



\$3,150,000

Saskatoon 265 acres Grain Farmland with Yard



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## Property Details

<b>Service Type:</b>	Listing	<b>Rural Municipality:</b>	RM 344 Corman Park
<b>Closest Town:</b>	Saskatoon	<b>Location:</b>	Saskatchewan
<b>MLS Number:</b>	SK040140	<b>Title Acres (ISC):</b>	265
<b>Cultivated Acres:</b>	259	<b>Soil Final Rating:</b>	76.4
<b>Price:</b>	\$3,150,000	<b>\$/Titled Acres:</b>	\$11,886.79
<b>Avg AV/Qtr:</b>	\$411,894	<b>Farmland:</b>	\$3,150,000
<b>P/AV Multiple:</b>	4.62		
<b>Enterprise:</b>	Grain, Acreage		

## Description

### 265 Acres – Prime Farmland & Former Feedlot – Just West of Saskatoon, SK

An exceptional opportunity to acquire 265 acres of grain farmland located just ½ mile from the west boundary of Saskatoon. This versatile property offers agricultural potential, valuable infrastructure, and a prime location for investment or development. This property is ideal for continued agricultural use, agribusiness expansion, or investment purposes. With city water, rail access, and proximity to major industrial operations, this is a rare find near Saskatoon.

### Property Highlights:

- 265 acres currently in grain production; historically used as a feedlot.
- Independent city water line to the property.
- 3-phase power available adjacent to the land.
- CN Rail line borders the south side of the property – ideal for logistics or agribusiness.
- Located just south of DG Global West Inc., and only 1.5 miles from the PotashCorp mine entrance.
- Paved access from the north via Twp Rd 364.
- Excellent proximity to Saskatoon – easy access via 11th Street West and Hwy 7.

### Residence & Outbuildings:

- **Bungalow Residence (1,274 sq. ft.)**, built in 1940, includes a 17.5' x 27' attached garage.
- **Red Barn / Shop (40' x 90' plus 27' x 14' addition)**, asphalt shingles, cement foundation & floor, 110V and 220V power, propane forced-air heat, divided into 4 main floor rooms, with solid upstairs loft designed for heavy storage, reinforced metal-sheet flooring – ideal for equipment or grain storage
- **White Barn (34' x 128')**, asphalt shingles, cement floor, includes power and partial hay loft
- **Guard House (20' x 20')**, stucco finish, metal roof, power, currently used for storage



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Numerous additional outbuildings, corals, and cement slabs provide flexibility for livestock, equipment, or future development (no added value).

### **Farmland & Price Summary**

2 parcels  
266 title acres (ISC)

#### SAMA Information

265 total acres  
259 cultivated acres  
6 wetland/bush acres  
\$531,600 total 2025 assessed value (AV)  
\$320,966 average assessment per 160 acres  
76.4 soil final rating (weighted average)

\$3,150,000 Farmland Price

### **Location Directions:**

From Saskatoon, take 11th Street West to Highway 7. Cross Hwy 7 and continue west on Township Road 364 for 1.5 miles. Property is on the south side of the road.

**Saskatoon 265 acres Grain Farmland with Yard**



<b>Prop Type:</b>	Farm	<b>Location:</b>	Corman Park Rm No. 344
<b>SubType:</b>	Grain	<b>Nearest Town:</b>	Saskatoon
<b>Waterbody:</b>		<b>Postal Code:</b>	
<b>Style:</b>	Bungalow	<b>Possession:</b>	TBD
<b>Bldg Type:</b>	House		
<b>Prop Offer:</b>	Buildings And Land		
<b>Min Rights:</b>	Not Included, Not Owned By Seller		
<b>Tot Lnd Area:</b>	265.66 / Acres		
<b>Legal:</b>	PT NW 20-36-6 W3 PT NE 20-36-6 W3		
<b>Ownership:</b>		<b>Tax Amt/Yr:</b>	

**Public Remarks:** 265 Acs – Prime Farmland & Former Feedlot – Just West of Saskatoon, SK An exceptional opportunity to acquire 265 acres of grain farmland located just minutes west of Saskatoon. This versatile property offers agricultural potential, valuable infrastructure, and a prime location for investment or development. This property is ideal for continued agricultural use, agribusiness expansion, or investment purposes. With city water, rail access, and proximity to major industrial operations, this is a rare find near Saskatoon. Property Highlights: • 265 acres currently in grain production; historically used as a feedlot. • Independent city water line to the property. • 3-phase power available adjacent to the land. • CN Rail line borders the south side of the property – ideal for logistics or agribusiness. • Located just south of DG Global West Inc., and only 1.5 miles from the PotashCorp mine entrance. • Paved access from the north via Twp Rd 364. • Excellent proximity to Saskatoon – easy access via 11th Street West and Hwy 7. Residence & Outbuildings: • Bungalow Residence (1,274 sq. ft.), built in 1940, includes a 17.5' x 27' attached garage. • Red Barn / Shop (40' x 90' plus 27' x 14' addition), asphalt shingles, cement foundation & floor, 110V and 220V power, propane forced-air heat, divided into 4 main floor rooms, with solid upstairs loft designed for heavy storage, reinforced metal-sheet flooring – ideal for equipment or grain storage • White Barn (34' x 128'), asphalt shingles, cement floor, includes power and partial hay loft • Guard House (20' x 20'), stucco finish, metal roof, power, currently used for storage Numerous additional outbuildings, corrals, and cement slabs provide flexibility for livestock, equipment, or future development. SAMA Information 265 total acres 259 cultivated ac 6 wetland/bush ac. \$531,600 total 2025 assessed value (AV) \$320,966 average assessment per 160 ac 76.4 soil final rating (weighted ave.)  
**Directions:** From Saskatoon, take 11th Street West to Highway 7. Cross Hwy 7 and continue west on Township Road 364 for 1.5 miles. Property is on the south side of the road.

**Parcel Information**

RM	Parcel	Dir	Sec	TWP	RGE	Mer	CI	Soil	Asse	Tax	Cult	Nt Cult	Ntv Gr	Total	SI Stat
Corman Park RM No. 344	118171919	NW	20	36	6	W3		G	\$323,500	\$0	126.00	4.00	0.00	129.93	
Corman Park RM No. 344	118171920	NE	20	36	6	W3		G	\$358,700	\$0	132.00	4.00	0.00	135.73	

**Property Information**

<b>Existing Real Property Report:</b>	No	<b>PCDS:</b>		<b>GST:</b>		<b>PST:</b>	
<b>Env Audit:</b>	No	<b>Marketing Quota:</b>	No	<b>Irrigated:</b>			
<b>Bush:</b>	Some			<b>Sloughs:</b>	Some		
<b>Stones:</b>	Some			<b>Wrkshp Ht:</b>			
<b>Det Package:</b>		<b>Yard Light:</b>	Yes	<b>Drink Water:</b>	Yes	<b>Power:</b>	Yes
<b>Phone:</b>	Yes	<b>Town:</b>	3	<b>High School:</b>	6	<b>Schl Bus:</b>	
<b>Distance To:</b>				<b>Elem Schl:</b>	6		
<b>Topography:</b>	Flat			<b>Wtr Treat:</b>			
<b>Fences:</b>	Barbed Wire						
<b>Propane Tank:</b>	Rented						
<b>Water Supply:</b>	City/Town, Public Water Line						
<b>Sewage Disp:</b>	Liquid Surface Dis, Septic Field						
<b>Easements/Restrictions:</b>							
<b>Monitoring Disclosure:</b>	None						

**House Information**

<b>AG SqFt:</b>	1,274	<b>Levels AG:</b>	1.0	<b>Year Built:</b>	1940	<b>Age Unknown:</b>	
<b># Rooms:</b>		<b># Bedrooms:</b>		<b># Bathrooms:</b>	2	<b>Other Buildings:</b>	
<b>Construction:</b>	Wood Frame						
<b>Roof:</b>	Asphalt Shingles						
<b>Exterior Fin:</b>	Siding						
<b>Basement:</b>	Full Basement, Partially Finished						
<b>Base Walls:</b>	Concrete						
<b>Heating:</b>	Forced Air, Natural Gas			<b>Wtr Heat Type:</b>	Gas		
<b>Water Heater:</b>	Included						
<b>Furnace:</b>	Furnace Owned						

**Garage Size:** 17.5' x 27'  
**Garage Desc:** 1 Car Attached

**Heated Garage:** No

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This information is believed to be reliable but should not be relied upon without verification.



# Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information										SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes (2022)	
344	Ptn NW	20	36	6	3	0	129.93	129	126	0	0	3	\$323,500	Elstow	Silty Clay Loam	76.4	G	18	\$5,977.37	
344	Ptn NE	20	36	6	3	0	135.73	136	133	0	0	3	\$358,700	Elstow	Silty Clay Loam	76.4	G	18	\$1,377.62	
<b>Totals</b>							<b>265.66</b>	<b>265</b>	<b>259</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>\$682,200</b>	<b>Weighted Average Final Rating 76.4</b>					<b>\$7,354.99</b>	

Average per 160 acres    \$411,894

## SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specific information such as: assessed value, uses of soil (cultivated, arable, pasture, wetlands, etc), number of acres for each use, soil profile information including association & texture, topography, stones, salinity and soil final rating.

## Soil Final Rating

The final rating (FR) is the productivity rating for the acres adjusted for economic factors that affect the average cost of production for specified features. The economic factors include stones, topography, natural hazards, man-made hazards, tree cover and miles to market. The final rating units are index points per acre. Soils are given a rating from 100 (best) to 0 (worst). Soils with a final rating under 30 are marginal and rarely cropped.

<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

## Saskatchewan Crop Insurance Corporation (SCIC)

SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/)                      <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator)                      <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>













