



\$3,915,000

Scotsguard 1,440 Acres Grain & Mixed Farmland



Dallas Pike

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Property Details

Service Type:	Listing	Rural Municipality:	RM 78 Grassy Creek
Closest Town:	Admiral	Location:	Saskatchewan
MLS Number:	SK048020	Title Acres (ISC):	1,440
Cultivated Acres:	1,191	Soil Final Rating:	49.64
Price:	\$3,915,000	\$/Titled Acres:	\$2,718.75
Avg AV/Qtr:	\$267,054	Farmland:	\$3,915,000
P/AV Multiple:	1.65		
Enterprise:	Grain		

Description

Scotsguard 1,440 Acres Grain & Mixed Farmland

Asking Price: \$3,915,000

A substantial nine-quarter farmland package located in the Scotsguard area of the RM of Grassy Creek No. 78 in southwest Saskatchewan.

The property comprises 1,439.9 ISC title acres with 1,191 SAMA cultivated acres and an additional 160 acres classified as native pasture. Ardill clay loam is the consistent soil association throughout the package, with a weighted average Soil Final Rating of 49.6.

The individual quarters carry SCIC ratings ranging from Class G through J within Risk Zone 3. Several quarters contain a particularly high proportion of cultivated acres, including the SE 23 with all 160 SAMA acres classified as cultivated and the NE 23 with 159 of 160 acres cultivated.

The combination of scale, cultivated acreage and additional pasture makes this an attractive southwest Saskatchewan agricultural holding. The nine-quarter package offers an established producer the opportunity to make a meaningful expansion to their land base in a single acquisition.

There is no existing lease or right of first refusal affecting the property. Fall possession is available, allowing the purchaser to plan and prepare the land for the 2027 crop year. Please call for more information!

Farmland & Price Summary

9 Parcels

1,440 Title Acres (ISC)



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SAMA Information

1,420 Total Acres
1,191 Cultivated Acres
160 Native Pasture Acres
69 Wetland/Bush Acres
\$2,370,100 Total Assessed Value
\$267,054 Average Assessment per 160 Acres
49.6 Soil Final Rating (Weighted Average)
\$3,915,000 Farmland Price
\$2,719 per Total acre (ISC)
\$3,287 per cultivated acre (SAMA)
1.65 times the 2021 Assessed Value

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
78	NW	14	8	16	W3	0	160.22	140	104	0	35	1	234,500	Ardill	Clay Loam	48.31	H	3	\$624.24
78	NE	22	8	16	W3	0	159.80	160	85	0	75	0	214,800	Ardill	Clay Loam	50.01	J	3	\$571.80
78	NW	22	8	16	W3	0	159.87	160	153	0	0	7	266,000	Ardill	Clay Loam	46.14	H	3	\$708.09
78	SE	22	8	16	W3	0	159.82	160	110	0	50	0	233,500	Ardill	Clay Loam	45.47	J	3	\$621.57
78	SW	22	8	16	W3	0	159.89	160	155	0	0	5	266,300	Ardill	Clay Loam	45.69	J	3	\$708.89
78	NE	23	8	16	W3	0	159.99	160	159	0	0	1	298,100	Ardill	Clay Loam	49.87	H	3	\$793.54
78	NW	23	8	16	W3	0	160.05	160	135	0	0	25	268,100	Ardill	Clay Loam	52.77	H	3	\$713.69
78	SE	23	8	16	W3	0	160.14	160	160	0	0		327,200	Ardill	Clay Loam	54.40	G	3	\$871.01
78	SW	23	8	16	W3	0	160.12	160	130	0	0	30	261,600	Ardill	Clay Loam	53.45	H	3	\$696.38
Totals							1,439.90	1,420	1,191	-	160	69	2,370,100	Weighted Average Final Rating		49.64			\$6,309.21

Average per 160 acres 267,054

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/>

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



