



\$5,500,000

Shop, Bin Yard & 290 B Class Soil Acres  
RM #129 Bratt's Lake



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## Property Details

|                          |             |                            |                     |
|--------------------------|-------------|----------------------------|---------------------|
| <b>Service Type:</b>     | Listing     | <b>Rural Municipality:</b> | RM 129 Bratt's Lake |
| <b>Closest Town:</b>     | Estlin      | <b>Location:</b>           | Saskatchewan        |
| <b>MLS Number:</b>       | SK051614    | <b>Title Acres (ISC):</b>  | 312                 |
| <b>Cultivated Acres:</b> | 312         | <b>Soil Final Rating:</b>  | 78.8                |
| <b>Price:</b>            | \$5,500,000 | <b>\$/Titled Acres:</b>    | \$17,628.21         |
| <b>Avg AV/Qtr:</b>       | \$474,051   | <b>Farmland:</b>           | \$2,000,000         |
| <b>Improvements:</b>     | \$3,500,000 | <b>P/AV Multiple:</b>      | 2.16                |
| <b>Enterprise:</b>       | Grain       |                            |                     |

## Description

This half-section property in the RM of Bratt's Lake No. 129 just south of Regina combines approximately 290 cultivated acres with a developed agricultural yard. A modern shop, substantial grain and fertilizer storage, and extensive electrical service provide an operating base for a farm or agricultural business.

Built in 2021, this forward thinking, fully functional 74' x 140' shop features 20-foot ceilings, in-floor and overhead heating, compressed-air distribution and an approximately 1,000-square-foot office area. The office, second-level space and bathroom facilities allow for finishing to the new owner's needs.

Grain storage totals approximately 280,000 bushels across four 50,000-bushel flat-bottom bins and eight 10,000-bushel hopper bins, with aeration and handling systems. Six, 200 tonne and 2,150 tonne smooth-wall fertilizer bins provide 11,000 tonnes of dry-fertilizer storage. Separate 800 amp electrical service supply the shop, with an additional 800 amp service for the flat-bottom bins and 600 amp service for the hopper-bin site.

The yard also includes approximately 75,000 litres of fuel-storage capacity and two dugouts supplying water for agricultural use. The combination of cultivated land, storage and shop infrastructure may suit an expanding farm operation, agricultural contractor or equipment business.

The owner may consider retaining the shop and an agreed surrounding yard area through subdivision while selling the farmland and remaining infrastructure. Any alternate sale configuration would be subject to agreement and applicable approvals.

Contact us for further details or to arrange a viewing.

### Farmland & Price Summary

2 parcels



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312 title acres (ISC)

SAMA Information

312 total acres

312 cultivated acres

\$924,400 total 2026 assessed value (AV)

\$474,051 average assessment per 160 acres

78.8 soil final rating (weighted average)

\$2,000,000 Farmland Price

\$17,626 per title acre (ISC)

\$6,410 per cultivated acre (SAMA)

2.16 times the 2026 assessed value (P/AV multiple)

\$3,500,000 Buildings and Improvements

\$5,500,000 Total Price

## 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    |
| 129                    | NW   | 34   | 15   | 19   | 2    | 1    | 151.4        | 151              | 151         | 0         | 0             | 0           | \$436,800                     | Regina                               | Heavy Clay   | 76.9              | B     | 8         | \$2,454.00        |
| 129                    | SW   | 34   | 15   | 19   | 2    | 0    | 160.6        | 161              | 161         | 0         | 0             | 0           | \$487,600                     | Regina                               | Heavy Clay   | 80.6              | B     | 8         | \$2,701.00        |
| <b>Totals</b>          |      |      |      |      |      |      | <b>312.0</b> | <b>312</b>       | <b>312</b>  | <b>0</b>  | <b>0</b>      | <b>0</b>    | <b>\$924,400</b>              | <b>Weighted Average Final Rating</b> |              | <b>78.8</b>       |       |           | <b>\$5,155.00</b> |

Average per 160 acres    \$474,051

### 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>









