



\$1,600,000

Speers 297 acres Grain Farmland



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Property Details

Service Type: Listing **Rural Municipality:** RM 436 Douglas

Closest Town: Speers **Location:** Saskatchewan

MLS Number: SK050746 **Title Acres (ISC):** 297.4

Cultivated Acres: 283 **Soil Final Rating:** 73.5

Price: \$1,600,000 **\$/Titled Acres:** \$5,379.96

Avg AV/Qtr: \$418,355 **Farmland:** \$1,600,000

P/AV Multiple: 2.05

Enterprise: Grain

Description

An excellent opportunity to acquire a highly assessed, productive half section of grain farmland, comprising approximately 297.4 titled acres, immediately north of Speers, Saskatchewan, in the RM of Douglas No. 436. The farmland consists of the NE and NW quarters of Section 20-43-11-W3 and features predominantly clay loam soils, a weighted average soil final rating of 73.5, and a combined 2025 assessed value of \$781,800.

SAMA reports 283 cultivated acres. Additional acres have recently been brought into production on the east quarter following the clearing of former grass and treed areas. GPS farming equipment estimates the cultivated area at approximately 300 acres.

The farmland will have a tenant in place for the 2027, 2028, & 2029 crop seasons. The tenancy includes a ROFR.

The adjoining 12.53-acre roadside parcel is not advertised as part of this offering but may be available for purchase at an additional price, subject to selling concurrently with or subsequent to the farmland.

Farmland & Price Summary

2 parcels

297 title acres (ISC)

288 reported seeded acres

SAMA Information

299 total acres

283 cultivated acres



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16 wetland/bush acres

\$781,800 total 2026 assessed value (AV)

\$418,355 average assessment per 160 acres

73.5 soil final rating (weighted average)

\$1,600,000 Farmland Price

\$5,380 per title acre (ISC)

\$5,654 per cultivated acre (SAMA)

\$5,556 per cultivated acre (Owner)

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

Legal Land Description							ISC	Owner	SAMA Information							SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
436	NE	20	43	11	3	9	141.8	138	143	133	10	\$344,900	Blaine Lake	Clay Loam	68.9	F	22	\$1,009.17
436	NW	20	43	11	3	0	155.6	150	156	150	6	\$436,900	Blaine Lake	Clay Loam	77.5	F	22	\$1,278.37
Totals							297.4	288	299	283	16	\$781,800	Weighted Average Final Rating 73.5					\$2,287.54

Average per 160 acres \$418,355

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>



