



\$1,600,000

St. Benedict - Three Quarters Arable Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 400 Three Lakes
Closest Town:	St. Benedict	Location:	Saskatchewan
MLS Number:	SK050432	Title Acres (ISC):	460.15
Cultivated Acres:	336	Soil Final Rating:	48.3
Price:	\$1,600,000	\$/Titled Acres:	\$3,477.13
Avg AV/Qtr:	\$222,126	Farmland:	\$1,600,000
P/AV Multiple:	2.5		
Enterprise:	Grain		

Description

St. Benedict RM 400 - Three Quarters Arable Farmland

Three adjacent quarter sections of farmland in the St. Benedict area of the Rural Municipality of Three Lakes #400.

All three quarters are currently cultivated, dominantly Waitville and Northern Light soil associations, loam textures, productive land, with Weighted Final Rating of 48.3 points per cultivated acre overall. This is well drained land with few stones and approximately 336 cultivated acres currently. Treed areas can be cleared and farmed, adding approximately 50 to 65 acres of cultivated land, bringing the total potentially arable area to 380 to 400 acres.

460 total acres

336 cultivated acres (per SAMA)

335 cultivated acres (per owners)

69 native pasture acres (bush)

\$640,000 total 2026 assessed value (AV)

\$222,126 average assessment per 160 acres

48.3 soil final rating (weighted average)

Asking Price \$1,600,000

\$4,762 per cultivated acre

2.50 times the 2026 assessed value

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
400	NE	14	42	24	2	0	153.82	138	154	138	0	0	16	\$254,000	Waitville; Northern Light	Loam	48.9	H	17	\$1,406.78
400	NE	23	42	24	2	1, 2	152.69	108	153	108	0	18	27	\$202,700	Waitville; Northern Light	Loam	47.9	H	17	\$1,122.65
400	SE	23	42	24	2	0	153.64	90	154	90	0	51	13	\$183,300	Waitville; Northern Light	Loam	47.9	H	17	\$1,015.21
Totals							460.15	336	461	336	0	69	56	\$640,000	Weighted Average Final Rating		48.3			\$3,544.64

Average per 160 acres \$222,126

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>





