



\$460,000

St. Benedict RM 400 - 160 Acres 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:	SK050435	Title Acres (ISC):	159.53
Cultivated Acres:	96	Soil Final Rating:	42.1
Price:	\$460,000	\$/Titled Acres:	\$2,883.47
Avg AV/Qtr:	\$170,000	Farmland:	\$460,000
P/AV Multiple:	2.71		
Enterprise:	Grain, Pasture		

Description

St. Benedict RM 400 - 160 Acres Arable Farmland

One quarter section of farmland in the St. Benedict / Yellow Creek area of the Rural Municipality of Three Lakes #400, just south of Highway 41.

There are currently about 90 acres cultivated plus a yardsite and bush that could be opened up to provide approximately 40 to 45 acres of additional cultivated land, bringing the total potentially arable area to 135 acres.

This is Waitville soil, loam textures, Weighted Final Rating of 42.1 points per cultivated acre.

160 total acres

96 cultivated acres (per SAMA)

90 cultivated acres (per owners)

52 native pasture acres (bush)

\$170,000 total 2026 assessed value (AV)

42.1 soil final rating (weighted average)

Asking Price \$460,000

\$4,792 per cultivated acre

2.71 times the 2026 assessed value

Detailed Description of Farmland Property

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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
400	SE	1	43	24	2	0	159.53	90	160	96	0	52	12	\$170,000	Waitville	Loam	42.1	H	21	\$941.54
Totals							159.53	90	160	96	0	52	12	\$170,000	Weighted Average Final Rating 42.1					\$941.54

Average per 160 acres \$170,000

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>





