



HAMMONDTM
REALTY

\$537,000

St. Denis 147 acres Grain Farmland



Mark Dean

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Property Details

Service Type:	Listing	Rural Municipality:	RM 372 Grant
Closest Town:	St. Denis	Location:	Saskatchewan
MLS Number:	SK029354	Title Acres (ISC):	147
Cultivated Acres:	140	Soil Final Rating:	46.5
Price:	\$537,000	\$/Titled Acres:	\$3,653.06
Avg AV/Qtr:	\$199,619	Farmland:	\$537,000
P/AV Multiple:	2.93		
Enterprise:	Grain		

Description

This quarter section is one mile east of St. Denis and 35 km east of Saskatoon, offering farm and residential potential with access just off Highway 5. Soils are Dark Brown Clay Loam, final rating of 46.5 points per cultivated acre, very open quarter. Seeded to wheat in 2024 and canola in 2025.

The 12.90 acre yardsite in northwest corner is in the process of being subdivided and is not included in this listing, approximate boundaries can be seen in photos.

After subdivision, this quarter will include 140 approximately cultivated acres.

The yardsite may also be available for purchase - interested buyers are encouraged to inquire with listing agent for further details.

Owners have advised there is a well present on Block A Plan 102282005, although it has not been used for approximately 20 years.

This parcel is leased for 2026; available to farm in 2027.

Farmland & Price Summary

- 147.36 title acres (estimated based on proposed subdivision)

Property Information

- 147 total acres (as proposed)
- 140 cultivated acres
- 7 wetland/bush acres



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- \$272,400 total 2025 assessed value (AV)
- 46.5 soil final rating

\$537,000 Farmland Price

- \$3,644 per title acre
- \$3,836 per cultivated acre
- 1.97 times the 2025 assessed value (P/AV multiple)



Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information								SCIC		RM		
Map ID	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	2025 Property Taxes	2025 Crop History
1	372	NW	3	37	1	3	Plan 102182194 Ext 1	139.60	139	133	0	0	9	\$260,300	Keppel	Clay Loam	46.6	J	15	\$936.59	Canola - 2025
2	372	Blk/Par A-Plan 102282005 Ext 0						7.76	8	7	0	0	1	\$12,100	Keppel	Clay Loam	44.6	J	15	\$43.54	Canola - 2025
	Totals							147.36	147	140	0	0	10	\$272,400	Weighted Average Final Rating 46.5					\$980.13	

Average per 160 acres \$296,490

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.

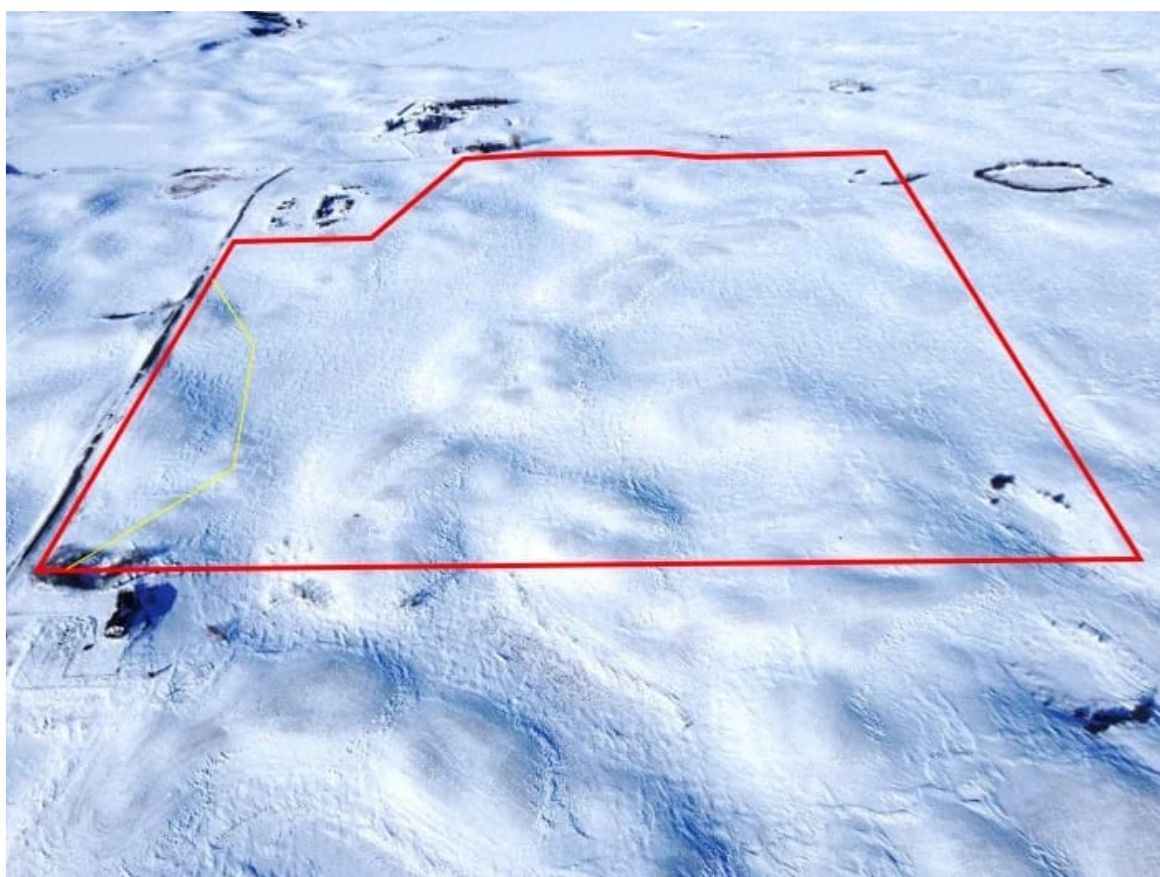
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>





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