



\$438,000

Stoughton 173 acres Pastureland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 095 Golden West
Closest Town:	Stoughton	Location:	Saskatchewan
MLS Number:	SK041821	Title Acres (ISC):	172.99
Soil Final Rating:	49.88	Price:	\$438,000
\$/Titled Acres:	\$2,531.94	Avg AV/Qtr:	\$262,700
Farmland:	\$438,000	P/AV Multiple:	1.67
Enterprise:	Pasture		

Description

Located approximately 2 km east and 1 km north of Handsworth in the RM of Golden West, this 172.99-title-acre quarter presents an excellent opportunity to acquire productive pasture and hay land in a well-established agricultural area. According to SAMA, the property includes approximately 140 acres of hay land and 20 acres of other land, with a 2026 assessed value of \$262,700. The predominant soil is Weyburn Loam with a Soil Final Rating of 49.88 (SCIC Soil Class K). The property also features a dugout for livestock water and perimeter fencing, making it well suited for cattle producers. Two surface lease agreements provide approximately \$6,200 in annual revenue, offering dependable income in addition to the property's agricultural value. Vacant and available for immediate possession.

Farmland & Price Summary

173	Title Acres (ISC)
SAMA Information	
160	Total Acres
140	Hay/Grass Acres
20	Wetland/Bush Acres
\$262,700	Total Assessed Value
49.9	Soil Final Rating (Weighted Average)
\$438,000	Farmland Price
\$2,532	per Total acre (ISC)
1.67	times the 2026 Assessed Value

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	
95	SW	32	10	7	W2	0	172.99	160		140		20	262,700	Weyburn	Loam	49.88	K	5	\$519.40	
Totals							172.99	160	0	140	0	20	262,700	Weighted Average Final Rating			49.88			\$519.40

Average per 160 acres 262,700

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>









