



\$1,150,000

Tompkins 640 Acres Grain Farmland



Dallas Pike

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Property Details

Service Type:	Listing	Rural Municipality:	RM 110 Piapot
Closest Town:	Tompkins	Location:	Saskatchewan
MLS Number:	SK035143	Title Acres (ISC):	640
Cultivated Acres:	377	Soil Final Rating:	51.2
Price:	\$1,150,000	\$/Titled Acres:	\$1,796.88
Avg AV/Qtr:	\$265,595	Farmland:	\$1,150,000
P/AV Multiple:	1.08		
Enterprise:	Grain		

Description

Located north of Tompkins, this productive four-quarter package of farmland offers 640.38 ISC titled acres that are primarily cultivated. SAMA reports 491 cultivated and hay acres, 132 pasture acres, and 19 other acres. The land is comprised of productive Fox Valley Clay Loam soil and carries an average Soil Final Rating of 51.21. This property presents an excellent opportunity to expand an existing farming operation. The sale of individual quarters will be considered; please call for more information.

Farmland & Price Summary

4 parcels

640 title acres (ISC)

SAMA Information

642 total acres

377 cultivated acres

114 arable hay/grass acres

132 native pasture acres

19 wetland/bush acres

\$1,065,700 total 2025 assessed value (AV)

\$265,595 average assessment per 160 acres



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51.2 soil final rating (weighted average)

\$1,150,000 Farmland Price

\$1,796 per title acre (ISC)

\$3,050 per cultivated acre (SAMA)

1.08 times the 2025 assessed value (P/AV multiple)

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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
110	NW	17	15	22	W3	0	160.2	161	114	0	41	6	\$267,900	Fox Valley	Clay Loam	53.8	K	10	\$516.78
110	SE	17	15	22	W3	0	159.6	160	157	0	0	3	\$312,100	Fox Valley	Clay Loam	52.9	K	10	\$602.04
110	NE	20	15	22	W3	0	160.2	160	0	114	42	4	\$225,100	Haverhill	Loam	43.6	K	10	\$434.22
110	SE	20	15	22	W3	0	160.3	161	106	0	49	6	\$260,600	Fox Valley	Clay Loam	54.2	K	10	\$502.70
Totals							640.4	642	377	114	132	19	\$1,065,700	Weighted Average Final Rating		51.2			\$2,055.74

Average per 160 acres \$265,595

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>









