$1,650,000

Unity 321 acres Grain Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 410 Round Valley
Closest Town:	Unity	**Location:**	Saskatchewan
Title Acres (ISC):	321	**Cultivated Acres:**	275
Soil Final Rating:	64.1	**Price:**	$1,650,000
$/Titled Acres:	$5,140.19	**Avg AV/Qtr:**	$313,550
Farmland:	$1,650,000	**P/AV Multiple:**	2.63
Enterprise:	Grain		

Description

RM of Round Valley No. 410 – 321 Acres of Grain Land near Unity

Two adjoining quarters of good grain land, about 8 km east of Unity, with grid road access along the east side. The parcels total 321 acres: 260 cultivated acres according to SAMA, and 60 acres not cultivated. The seller says the renter pays on 275 cultivated acres. The land is flat to gently rolling, with some bush, sloughs and stones, and a creek runs seasonally through both quarters. The soil is SCIC classes G and H, with final soil ratings of 69.0 and 58.7. The total assessment is $627,100, and annual taxes are $3,273.60.

The land is rented for the 2027 growing season. It includes a 1,350 bu metal bin, an old wood shed, and a shooting range shack. Power is about ½ mile away, and the school bus serves the area. There are two shallow gas wells on the SW quarter. They are not operating and pay no surface lease income at this time. Mineral titles are not included. A dugout could be dug and the uncultivated land fenced for grazing.

Legal: SE & SW 12-40-22-W3
Price: $1,650,000 (about $6,000 per cultivated acre, based on 275 acres)
Directions: From the junction of Hwy 14 and Hwy 21 at Unity:

- West side of the land (grain bins and shooting range shack): go 4 miles east, then ½ mile south.
- East side of the land: go 5 miles east, then ½ mile south.

Farmland & Price Summary

2 parcels

321 title acres (ISC)

275 reported seeded acres

SAMA Information

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320 total acres

260 cultivated acres

60 wetland/bush acres

$627,100 total 2026 assessed value (AV)

$313,550 average assessment per 160 acres

64.1 soil final rating (weighted average)

$1,650,000 Farmland Price

$5,141 per title acre (ISC)

$6,346 per cultivated acre (SAMA)

$6,000 per cultivated acre (Owner)

2.63 times the 2026 assessed value (P/AV multiple)

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
410	SE	12	40	22	3	0	160.3		160	125	0	0	35	$276,400	Elstow	Silty Clay Loam	58.7	H	20	$1,447.23
410	SW	12	40	22	3	0	160.6		160	135	0	0	25	$350,700	Elstow	Silty Clay Loam	69.0	G	20	$1,826.37
						Totals	**321.0**	**275**	**320**	**260**	**0**	**0**	**60**	**$627,100**		**Weighted Average Final Rating**	**64.1**			**$3,273.60**

Average per 160 acres **$313,550**

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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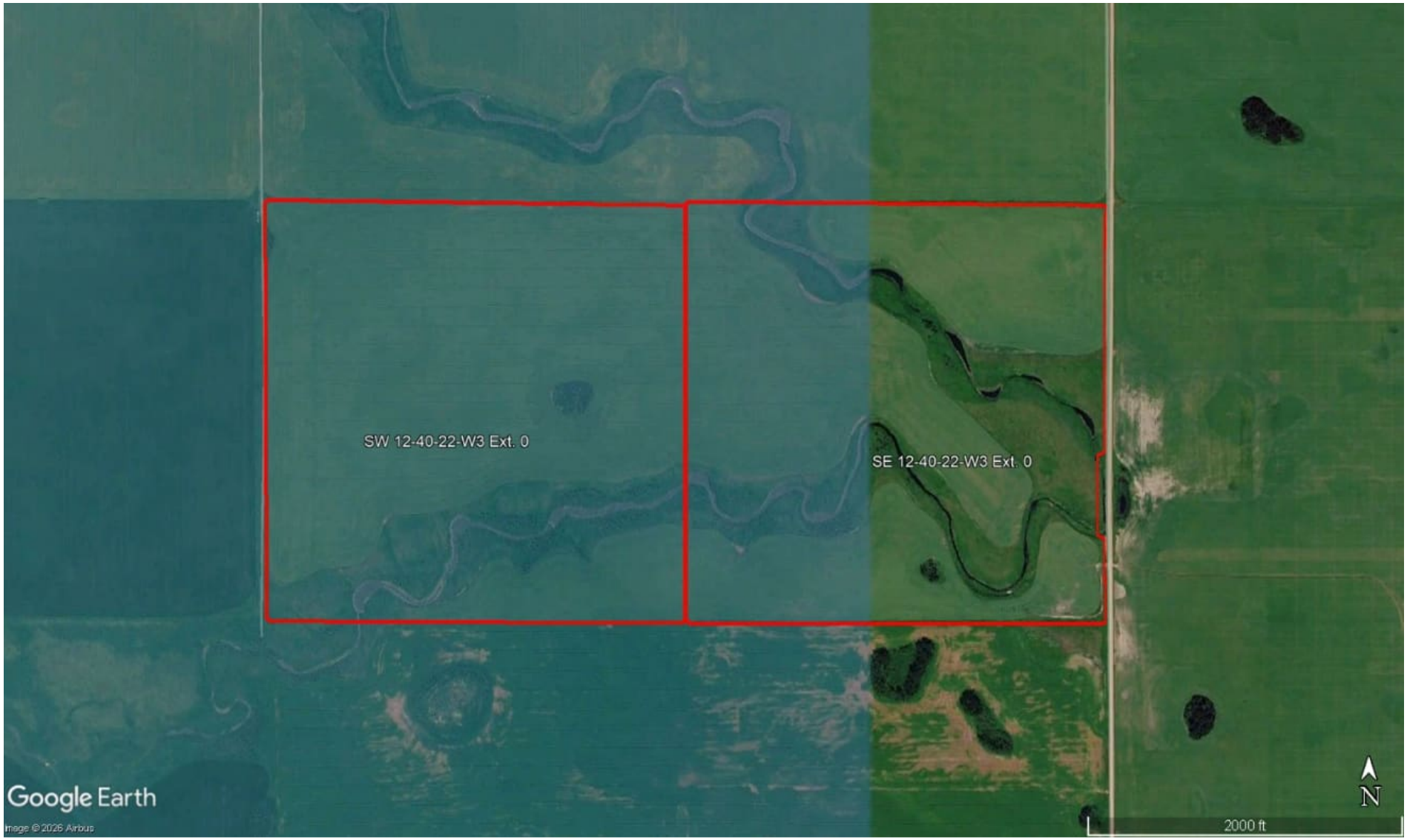



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