



\$1,299,000

Warman 80 acres Grain Farmland with Yard and House



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Property Details

Service Type:	Listing	Rural Municipality:	RM 344 Corman Park
Closest Town:	Warman	Location:	Saskatchewan
MLS Number:	SK037083	Title Acres (ISC):	80.2
Cultivated Acres:	73	Soil Final Rating:	33.9
Price:	\$1,299,000	\$/Titled Acres:	\$16,197.01
Avg AV/Qtr:	\$185,800	Farmland:	\$1,299,000
P/AV Multiple:	13.98		
Enterprise:	Grain		

Description

Acreage with Extensive Agricultural Infrastructure – RM of Corman Park

Located north of Martensville in the RM of Corman Park, this well-developed acreage offers a rare combination of residential comfort, extensive agricultural infrastructure, and convenient access to Saskatoon and surrounding communities. From the Warman intersection of Centennial Blvd and Highway 305, travel north 0.5 miles to Powerline Road, 2 miles west, then ¼ mile north to the yard site.

The property consists of approximately 80 acres and is currently rented on a year-to-year basis. The total assessed value of the land and buildings is \$586,300. The owner reports say 65 acres are cultivated.

The 1,900 sq. ft. bungalow was built in 1984 and features 4 bedrooms and 3 bathrooms, including a partially finished basement. Numerous updates have been completed, including new asphalt shingles on the house in 2024, garage in 2026, and a free-standing natural gas stove installed in 2025. Heating is provided through a natural gas boiler with baseboard heat, plus a gas fireplace in the basement. Additional features include a water softener and under-sink water purification system.

The attached single car garage provides excellent storage and workspace, including a finished heated room (10'9"x25'2").

This property is exceptionally well-equipped for agricultural or livestock operations and includes:

- 64' x 40' x 13'7" insulated shop with metal cladding and roof, forced-air natural gas heat, floor sump, two overhead doors, and intact in-floor heat lines
- 172' x 35' insulated concrete dairy barn with stalls removed
- 18' x 30' insulated milk/mechanical room with primary water systems
- 16' x 16' insulated manure room

- 100' x 36' x 18' hay shelter with metal roof and pony walls
- 38' x 52' straw pack shelter
- 84' x 48' four-sided livestock shelter
- 18' x 32' three-sided shelter
- PTO backup generator and transfer box integrated into the power system

Historically used for dairy cattle with capacity for approximately 100 head. Property features a high-volume bored well described as having excellent water supply.

A unique opportunity to own a fully serviced country property with substantial infrastructure in a highly desirable location just minutes from Saskatoon.

Farmland & Price Summary

1	parcel
80	title acres (ISC)
SAMA Information	
80	total acres
73	cultivated acres
7	wetland/bush acres
\$92,900 total 2025 assessed value (AV)	
\$185,800	average assessment per 160 acres
33.9	soil final rating (weighted average)
\$1,299,000	Farmland Price
\$16,191 per title acre (ISC)	
\$17,795 per cultivated acre (SAMA)	
13.98	times the 2025 assessed value (P/AV multiple)



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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
344	HW SW	14	39	5	3	106	80.2	80	73	0	0	7	\$92,900	Whitesand	Gravelly Sandy Loam	33.9	M	18	
Totals							80.2	80	73	0	0	7	\$92,900	Weighted Average Final Rating 33.9					\$0.00

Average per 160 acres \$185,800

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/) <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) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>











































