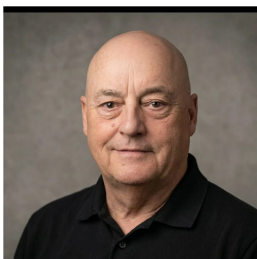




\$600,000

White Fox 306 acres Grain Farmland



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 488 Torch River
Closest Town:	White Fox	Location:	Saskatchewan
MLS Number:	SK048538	Title Acres (ISC):	305.5
Cultivated Acres:	217	Soil Final Rating:	43
Price:	\$600,000	\$/Titled Acres:	\$1,963.99
Avg AV/Qtr:	\$149,193	Farmland:	\$600,000
P/AV Multiple:	2.11		
Enterprise:	Grain		

Description

305.9 acres of grain farmland located northeast of White Fox, SK.

Farmland & Price Summary

2 parcels

306 title acres (ISC)

211 reported seeded acres

SAMA Information

305 total acres

221 cultivated acres

79 native pasture acres

5 wetland/bush acres

\$371,800 total 2025 assessed value (AV)

\$195,043 average assessment per 160 acres

42.7 soil final rating (weighted average)

\$600,000 Farmland Price

\$1,961 per title acre (ISC)

\$2,715 per cultivated acre (SAMA)

\$2.844 per cultivated acre (Owner)

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

Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information									SCIC	
Map ID	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
1	488	SW	34	53	14	2	0	159.5	71	159	77	0	79	3	\$134,200	Carrot River	Fine Sandy Loam	40.4	L	21
2	488	SW	35	53	14	2	1	146.4	140	146	144	0	0	2	\$237,600	Sylvania	Sandy Loam	43.9	K	21
Totals								305.9	211	305	221	0	79	5	\$371,800	Weighted Average Final Rating 42.7				

Average per 160 acres \$195,043

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>





