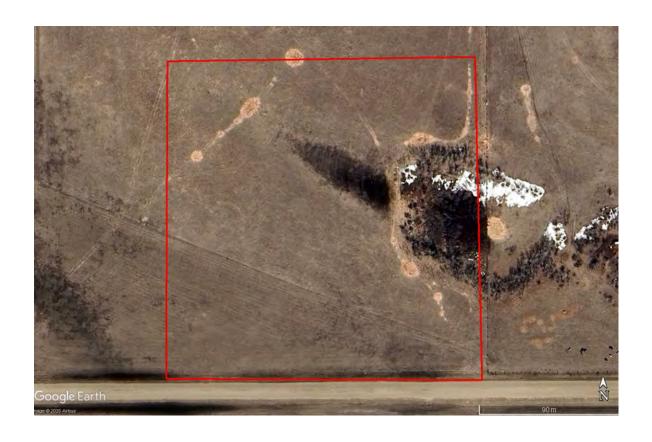


\$159,000

Saskatoon 10-acre Potential Building Site





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Property Information:

This 10-acre potential building site is located just over 8 and half miles northwest of Saskatoon, SK. The adjoining 70 acres is also available for sale for \$300,000.

Land Location: Blk/Par B-Plan 102387562 Ext 0



Detailed Description of Farmland Property

		Leg	jal L	and	Des	cript	ion		ISC	Owner		SAMA Information SC										RM
N	lap ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres		2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
		344 Blk/Par B-Plan 102387562 Ext 0							10.0		10				10	\$89,900						\$1,473.89
		Totals								0	10	0	0	0	10	\$89,900		Weighted Average Final Rating	#DIV/0!			\$1,473.89

Average per 160 acres \$1,438,400

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





