

\$1,250,000

# Perdue 318 acres Grain Farmland





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This half-section of grain farmland is located 10 miles south of Perdue on secondary 655.

The grain farmland is comprised of a productive dark brown soil (Sutherland association) possessing a clay texture and is predominantly cultivated (81%). SAMA indicates that there are 259 cultivated acres with the NW quarter indicating 159 cultivated acres and the NE quarter indicating 100 cultivated acres, 49 pasture acres on the north portion of the quarter, and 10 acres of wetland/bush. The land was seeded to wheat in 2024 to a reported 265 acres.

There are few stones, and the topography of the land is level to nearly level. Overall, the farmland is considered to be an above-average property for the general area.

## Tenant occupied for 2025.

### **Access**

The property has good access with a year-round gravel road running north-south and a seasonal road running east-west on the north perimeter of the land.

## Farmland & Price Summary

2 parcels

318 title acres (ISC)

265 reported seeded acres

### Farmland SAMA Information

319 total acres

259 cultivated acres

49 pasture

11 wetland/bush

\$755,300 total 2025 assessed value (AV)

\$378,834 average assessment per 160 acres

71.6 soil final rating (weighted average)

\$1,250,000 Farmland Price

\$3,928 per title acre (ISC)

\$4,826 per cultivated acre (SAMA)

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

\$0 Buildings, Bins, and Improvements

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## **Detailed Description of Farmland Property**

Legal Land Description					ISC	Owner	SAMA Information								SCIC		RM				
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	Property Taxes
1	346	NE	22	34	12	3	0	158.5		159	100		49	10	\$307,700	Tuxford	Clay	71.1	F	16	\$758.00
2	346	NW	22	34	12	3	0	159.7		160	159			1	\$447,600	Sutherland	Clay	72.0	Е	16	\$1,085.00
						То	tals	318.3	0	319	259	0	49	11	\$755,300	Weighted Aver	age Final Rating	71.6			\$1,843.00

Average per 160 acres \$378,834

#### **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.

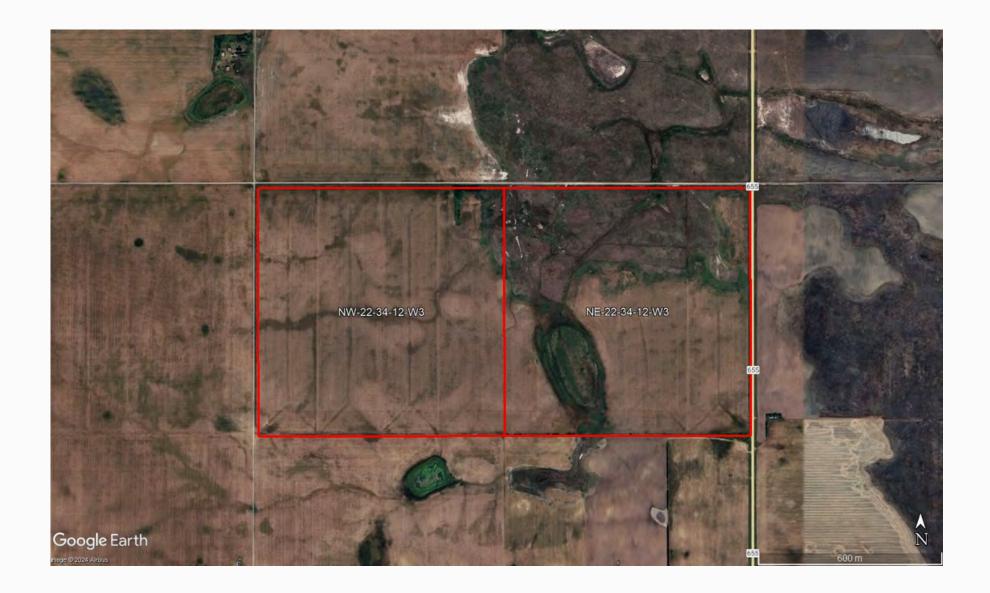
https://www.sama.sk.ca/property-owner-services/detailed-property-information

#### 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



DAVID 8. ANN KTELO 135000	DAVID 8 ANN KIELO	VERN FEATHER STONE 65000	NIE-RAY FARMS LTD 109600	MERVYN MUNRO 92100	NIIL-RAY FARMS LTD 109200	VERN FEATHER STONE 173800	ELIZABETH C COBEN 162100
DAVID 8. ANN KIELO 14,9000	DAVID 8. ANN KIELO 994,000	TIM 8 LINDA FINCARYK 36800	NIL-RAY FARMS LTD 135600	NIL-RAY FARMS LTD 116600	NIL-RAY FARMS LTD 122000	MOODY ENTERPRISES 122000	CHRIS MOONEY 159300
NIL-RAY FARMS LTD 129700	NIL-RAY FARMS LTD 81800	NIL-RAY FARMS LTD 85400	NIL-RAY FARMS LTD 97800	NIL-RAY FARMS LTD 132200	OWEN GAMBLE (ESTATE) 86800	JEFLYN FARMS LTD. 165000	SPITTALBURN FARMS INC 126600
NIL-RAY FARMS LTD 121800	NIL-RAY FARMS LTD 78400	EILEEN FAST I47400	ELLEEN FAST 148700	CHANTELLE GAMBLE 91700	OWEN OWEN SA GAMBLE SO (ESTATE) TS500	OFLYN OFARMS LTD. P. 213700	SPITTALBURN FARMS INC 163400
CLINT 8 LYNN BERGLUND 74,800	CLINT & LYNN BERGLUND 69400	1 UNACC 16E100	EILEEN FAST 196800	JEFLYN FARMS LTD. 184100	JEFLYN FARNS LTD. C 215300	NIL-RAY FARMS LTD	NIL-RAY FARMS LTD 107100
KENT STEVENSON 189200	JEFLYN FARMS LTD. 191600	00867H	IVADELL DAVIDSON 183900	JEFLYN FARMS LTD. 148700	GARY MILLER 174900	NIL-RAY FARMS LTD 181800	BERNIE 8 KAREN MORBECK
KENT STEVENSON 194200	DONAHUE LHOIR ACRES LTD 252100	IVADELL DAVIDSON 193400	IVADELL DAVIDSON 119800	ALEX 8 YOSHIE LEVIN 96000	ANN WEEKES 141800	NIL-RAY FARMS LTD 1774.00	BERNIE 8 KAREN MORBECK
GREG DONAHUE 221600	DONAHUE LHOIR ACRES L LTD 252600	IVADELL DAVIDSON I61100	STEWART 8 VALERIE ELLIOT 13300	GARY MILLER 96200	ANN WEEKES 128500	NIL-RAY FARMS LTD 127000	RUSSELL 8 BRAD BRAD BRISBIN 86600
STEWART 8 VALERIE ELLIOT 231900	STEWART & VALERIE ELLIOT 191100	344	21000	343 GEORGE 8 BRANDY MAIR 118000	NIL-RAY FARMS LTD 138000	ANN WEEKES 123600	NIL-RAY FARMS LTD 424 86600
MATTHEW 8 STEV VAINCK SCHARF EL 224100 23	STEWART 8 STELLIOT 109200	Twp Rd 344 crown LAND 1600	RADEPA INVESTMENTS INC. 96300	GEORGE 8 GEO BRANDY BE MAIR 136200 III	6 SOROSO MIAMO WINARE OCIOT MIAMO WINA TAR-JN GTJ SKRAS TOOIN	FARMS LTD WE	NIL-RAY SPENS LTD 86600
\$3900		Josh Friesen 56100	RADEPA INVESTMENTS INC. IIS4.00	RADEPA INVESTMENTS INC. 144200	GEORGE 8 BRANDY MAIR 1394.00	RADEPA INVESTMENTS INC. 104900	LAUNNIE K HOOPER 9
	33500	Josh Friesen 102200	Josh Friesen 129800	GEORGE 8 BRANDY MAIR 140300	GEORGE 8 BRANDY MAIR 140000	GEORGE 8 BRANDY MAIR 112500	BRIAN COLONGWORTH 86600

