

\$675,000

Debden 160 acres Grain Farmland





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Property Information:

Quarter section of good quality farmland located south of Debden, SK.

Farmland & Price Summary

1 parcel

160 title acres (ISC)

156 reported seeded acres

SAMA Information

160 total acres

140 cultivated acres

20 wetland/bush acres

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

\$300,300 average assessment per 160 acres

55.4 soil final rating (weighted average)

\$675,000 Farmland Price

\$4,220 per title acre (ISC)

\$4,821 per cultivated acre (SAMA) \$4,327 per cultivated acre (Owner)

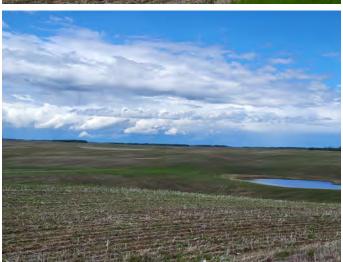
2.25 times the 2025 assessed value (P/AV multiple)

















Detailed Description of Farmland Property

| Legal Land Description | | | | | | ISC | Owner | SAMA Information | | | | | | | | | | | RM | | |
|------------------------|--------|------|------|------|-------|------|-------|------------------|----------------|----------------|----------------|--------------|------------------|----|----------------------------------|------------------|--------------|----------------------|-------|--------------|-------------------|
| Map ID | RM | Qtr. | Sec. | Twp. | Rng. | Mer. | Ext. | Title Acres | Cult. Acres | Total Acres | Cult. Acres | Hay Acres | Pasture Acres | | 2025 Assessed Fair Value (AV) | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone | Property Taxes |
| 1 | 494 | SW | 2 | 52 | 7 | 3 | 63 | 160.0 | 156 | 160 | 140 | | | 20 | \$300,300 | Makwa Loam | | 55.4 | Н | 21 | |
| | Totals | | | | 160.0 | 156 | 160 | 140 | 0 | 0 | 20 | \$300,300 | | | | \$0.00 | | | | | |

Average per 160 acres \$300,300

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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| RIVER BIG RIVER HALFNOW WOLDSE TON HALFNOW SELECTION S | 5900 | HARTMUT 8 REGINA REIHER \$8200 | HARMUT B REGINA REIHER 126400 | HARTMUT & REGINA FRUMER 117400 | EMEST B. LOPI COLUMS 91200 | ERNEST R LORI COLLINS 26300 | VACANT SASH AG. \$2000 | BRFN HOLDINGS INC. 140900 | LAROSE ACRES INC. 238500 | LAROSE ACRES INC. 271000 | Roy D. Johnson 188200 | KEITH B ARLENE MORITZ 23100 | CLAUDE 8 ELAIME RUEL 63500 POOD | Robert B. Janice Olson 172400 | PROBERT & JANICE DUSON 182400 | REAL & LORRAINE LEHOUILLIER 186000 | PATTE FARMS L 20320 |
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| ACK W. KLASSEN HOLDINGS HELDINGS NO. 218A | TORVAL HI@SON 53900 | HARTMUT 8 REGINA REIMER 34000 | VACANT 540K, AG, 25800 | HARTMUT B RESINA REIMER 59000 | Louise 5, Gaimago 60000 | ERNEST & LORY COLLINS 103700 | ERNEST B. LORI COLLINS 45000 | MARNIE ROMAN 100 | Tor. | Roy D: Johnson 259400 | LORI McLaren 243600 | DARRN HEN 190000 | KEITH B ARLENE MORITZ 47800 | MATTES FARMS LTD. 234100 | CAROLE: M; Moeitz 124600 | GUY 8 SUZANNE LEHOULLER 255300 | Robert JANIC OLSON 17930 |
| | JOSEPH PARENT 868001 | JOSEPH PARENT 94800 | VACANT BASK, AG, 52500 | DAN ANDRE SI MURIEL FRANCOEUR 79600 | Louise 5, Grimano 95800 | Louise 5, 5, 5, 6, 97200 | DARRIN B. NORMA Hen 12/100 | DARRIN B. NORMA HEN 104700 | BRFN HOLDINGS INC. 213400 | DARRIN Hein 24.7800 | DARRIN HEN 252800 | Gri LORI McLaren 25/400 | mard Rd Louise 6 Grimano 75500 | FARMS LTD. 120300 Bersson Acres No. 120800 | BENSOUN ACRES INC. 244800 | PATRICK P Rosemany Lehowillier 237200 | Louise G. GRIMAR 22160 |
| | GABRIEL MARCHILDON IISDOO | FIM OF CANWOOD NO. 694 | R.M. OF CANWOOD 73780 | Lourse 6. Garruso 65708 | Louise G Gamiliao 63600 | Louise G. Grimano 73300 | DARRIN & NORMA HERI LALOD | DARRIN B Norra Hein 80600 | STUART BENSON 8 Lisa Quessy 145590 | DASSN HEN DASSN | STUART BENSON 8: LICA QUESSY 143800 | 6 STUART BENSON 8 LISA QUESSY 187500 | Louise 6 Griedad 57300 | Roy D. Johnson 75900 | Roy D, JOHNSON 83400 | PATRIES () Protestant Level LL tal ISB-DI | Louisé 6 Garage 154000 |

