

\$1,500,000

Maidstone 241 acres (Former Dairy Farm)





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Property Information:

This is your chance to own a farm (former dairy farm) with three parcels of land located near Maidstone, Saskatchewan. It has 241 total titles, 145 cultivated acres and 75 acres of Hay/ Alfalfa.

Residence

The property includes a 1,300 sqft, mobile home which was built in 1982 (14 x 74 plus 2 additions). It has 4 bedrooms and 1 bathroom (4pc). The roof is asphalt shingles/metal and has vinyl/metal exterior finish. Heating used are propane (rented from Coop) and forced air.

The building would make a calving barn, riding arena, storage building or suitable for other livestock, or chemical storage.

Storage Bins (metal), total of 6,400 Bushels capacity:

2 x 2,200 Bushels capacity, hoppers

1 x 2,000 Bushels flat bottom.

Well: 25 GMP, 54' bored, 24" casing into underground river.

Farmland Summary

3 Parcels

241 Title Acres (ISC)

SAMA Information

241 Total Acres

223 Cultivated Acres

18 Wetland/Bush Acres

\$510,000 Total 2025 Assessed Value

\$338,589 Average Assessment per 160 Acres

61.2 Soil Final Rating (Weighted Average)

\$935,000 Farmland Price

\$3,877 per Total acre (ISC)

\$4,193 per cultivated acre (SAMA)

1.83 times the 2025 Assessed Value

The farmland and buildings price: \$1,500,000, which includes:

- Farmland: \$935,000 (241 acres x \$3,877)
- Barn (2020): \$500,000 (14,400 sq.ft. x \$34.72, Replacement cost \$1,200,000)
- Mobile Home: \$20,000 (1300 sq.ft. / \$15.38 per sq.ft.)
- Utilities: \$30,000, power & Natural Gas
- Well: \$15,000, drilled into underground river, lots of water



Detailed Description of Farmland Property

	Le	gal L	and	Des	crip	tion	ISC	SAMA Information												
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone		
470	SE	30	47	22	3	6	153.1	153	145	0	0	8	\$329,600	Hamlin	Light Loam	60.8	K	20		
470	NW	19	47	22	3	52	85.0	85	75	0	0	10	\$173,500	Hamlin Light Loam		61.9	K	20		
471	NE	24	47	23	3	Blk/Par E-Plan 102265411 Ext 0	3.0	3	3	0	0	0	\$6,900	Hamlin	Light Loam	61.0	K	20		
	Totals						241.2	241	223	0	0	18	\$510,000	Weighted Average Final Rating 61.2						

Average per 160 acres

\$338,589

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 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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