

\$1,500,000

Pangman 156 acres Grain Farmland





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Prime Development Land near Pangman, SK

Located just southeast of Pangman, adjacent to Highway 6, this property offers a rare combination of location, water quality, and development potential. The water well is owned by the RM.

With approximately **156 cultivated acres** (as per owner), this parcel is ideally suited for a **business venture, country residential acreage, or agricultural development**. Its highway frontage ensures easy access, visibility, and versatility for a range of potential projects. Whether you're investing in your next enterprise or planning your dream home in the country, this land is a standout opportunity in southern Saskatchewan.

Farmland & Price Summary

1 parcel

156 title acres (ISC)

156 reported seeded acres

SAMA Information

156 total acres

132 cultivated acres

24 wetland/bush acres

\$198,600 total 2025 assessed value (AV) \$203,692 average assessment per 160 acres

40.6 soil final rating (weighted average)

\$1,500,000 Farmland Price \$9,609 per title acre (ISC)

\$11,364 per cultivated acre (SAMA) \$9,615 per cultivated acre (Owner)

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



Detailed Description of Farmland Property

	Legal Land Description								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		2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	
	69	SE	2	8	20	2	0	156.1	156	156	132	0	0	24	\$198,600	Ardill	Loam	40.6	K	6		
	Totals						tals	156.1	156	156	132	0	0	24	\$198,600							

Average per 160 acres \$203,692

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.saskcr

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















MATT & ERII FUCHS 14000 PAUL	INC.	PAUL METKE FARMS INC. 222200	R. YUNG FARMS LTD. # 160909	METKE FARMS METKE FARMS MC 185200 PAUL	METHE & ASPILEY HISUK 202000	COUNTRY EXPRESS LTD. 188900	PROSPECT VALLEY FARMS INC.	148800 148800 10M 92200 WEBB	PACE, METRE PARMS INC.		JOYLENE WHITE 00906	JOHN & WENDY COLBOW 167200	MARK JOHNSON 190400 101256760	MARK JOHNSOM 127300 58 JOHN	FERN SILLJER 36400	FERN SILLJER 155300	JOHN & WENDY COLBOW 137400	JOHN & WENDY COLBOW 104500	EDWARD & ARLENE HOWSE 98700	EVELYN & PETER EROH 143990	KEITH, GAIL & SHAWN HOWSE 163900	PINGERT 7400 DRY LAKE 21	MARGARET TODO FROH 82600	7000 FROH 133000	BOB MAURER CONSTRUCTION & MAINTENANCE LTO. 154800 14 BOB MAURER	JIANGUO QIAN 147900 BCB MAURER	JIANGUO QIAN 179600	
METKE FARMS INC. 165700 REHARD	METKE FARMS INC. 168300	MEAGAN METKE 185700 PJB METKE FARMS INC. & RICHARD METKE	# METKE # FARMS # INC. # 209000 # PAUL METKE # FARMS	PARMS INC. 244800 244800 PARMS INC. EARMS INC. E RICHARD METRE	FARM LTD. 1845QO BIN THERE	JOHNSON 206300 MARK JOHNSON	FELLNER FARMS INC. J.GRII C.C.AL 235800 MARK JOHNSON	2400 VAN & SERBANK 4900 R COUNTRY EXPRESS	COUNTRY COUNTRY CONTROL OF THE COUNTRY	THOMAS WEBB 197700 LIGGET TO M & F FELLINER FARMS		JOHN & WENDY COLBOW 94200 ANDREW	135500 ANDREW	WAGNER 142000 142000	PATRICIA VAISS 121400 48 SASK INC. PATRICIA	PATRICIA VASS 147600 JUDITH SCHWINDT	JUDITH SCHWINDT	JUSTIN, JOHN & WENEY DOLBOW 140400	126700 126700 126700 ORAN PAUL	EVELYN & PETER FROH 52600 EVELYN & PETER	SUFLYN & PETER FROH 94400 LEON & DONNA VAN DE	TROY	MARGARET & TODD FROH 86500	CONSTRUCTION & CONTROL OF CONTROL	CONSTRUCTION & MANITENANCI LTU. 106700 MATHURIA ENTERPRISE LTS 306000	OONSTRUCTION & MAINTDIANCE LTD. 146100	NEWMAN FARMS LTD 141200	Twsp. R
16480 DURAND FRITZ 147700	11 172000 MAZER ESTATES	MAZER ESTATES LTD.	175600 KEITH WARREN	201700 251800 SHEILA & CHRISTINE LARSON	MARK JOHNSON	165200 MARK JOHNSON	8 225800 MARK JOHNSON 189500	222900 COUNTRY EXPRESS LTD.	187600 JAMES 2/20 DEBRA RETHOLDS T FELLINER FARMS INC.	208300 208300 BRADLEY FELLNER	0 149000 BRADLEY 176600	FELLMER FARMS INC.	FELLNER FARMS INC. 162100	COUNTRY EXPRESS LTD 28900 KADERINE, ALLAN & 114900 Z13500	VASS 150400 PHONALYN CARPENTER, LAMILEA LUPUL & INSTITON EDINICHAM	178100 ROBERT SVEDAHL	JUDITH SCHWINDT	151700 REESE PINGERT	REESE PINGERT	IVAN & SHEILA CLEVELAND	WALLE 151800 LEON & DONNA VAN DE WALLE 150700	FELLNER 133000 TROY FELLNER 128300	10 134500 TYE FROM	ZAYN HUT & NASTALGA MOOR 510007	NEWMAN FARMS LTD. 7340 NEWMAN FARMS LTD. 140800	SACE FARMS LTD. & DMS LTD. & DMS LTD. TD900	FARMS 00 LTD. 1 45500 NEWMAN FARMS LTD. 153800	
MAZER ESTATES LTD. 161800	LANDO C	FARMS HET RESTANDED TO THE FARMS TIZEDO	KEITH WARREN TO 169100 CHRISTINE	SHELA & S44600 CHRISTINE EARSON 124800 OFFREY ANGELA THOCLANN	172800 MARK JOHNSON 110100	159900 MARK JOHNSON 106900	WALTER & IRIS JOHNSON 110400	201400 ELWOOD & JOYLENE WHITE 140300	183600 COUNTRY EXPRESS LTD. 195000	& F FELLNER FARMS INC. 226000	M & F FELLNER FARMS INC. 215400	FELLNER FARMS INC. 159000	BRADLEY FELLNER	KATHERINE, ALLAN & TOOD KAUFMANN 143800	RHONALYN CARPENTER LANKEA LUPLK & BRITTON LETINCHAM 148000	131400 BLONALYN COMPACTER LANGE A BRITTON LEDINGHAM 160600	149800 3000 JUDICH SCHWIND 111200	JUDITH SCHWINDT 67700	JESSE MOORE	IVAN & SHEILA CLEVELAN	38400 HEDIVE 37500	00000	64300 CHANCE FROH 67600	CHANCE FROM	2 44600 J	SEGE FARMS LTD. & DAMB FARMS LTD.	MERVYSE RENZ 72300	Twsp. R
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DWKW FARMS INC. 195000	BILL & KAY GURSKEYS 161000 P	TERRY WEBB	COUNTRY EXPRESS LTD. 153300	LARRY & TRINA WEBB ROMP SOOO 116000 LIB LARRY	ISABEL JESSE 139000	CHRISTINE LARSON & RIEL LAFORGE 94900	6517633 CANADA LTO. 94900 6517633	BARRY SAMPLE 113900	ELWOOD & JOYLENE WHITE \$ 148600 \$	ELWOOD & JOYLENE WHITE 185800	MARK JOHNSON 228000	DWKW FARMS INC. 213390	KENNETH & JOYCE KAUFMANN 189900	SOUTHERN	SOUTHERN SRY FARMS LTD. 211700	ARTECA FROHIP	ARTHUR PROPERTY AND ARTHUR	PAUL METKE FARMS INC.	PAUL METIKE FARMS INC. 178600	DWKW FARMS INC. 152900 2	SOUTHERN SKY FARMS LTD. 8 158500	4 LAZY FARMS & 16660 ACRES FARMS	DUCKS UNLIMITED CANADA	DUCKS UNLIMITED CANADA	101193906 SASK. LTD.	DOUBLE BARREL AG LTD. 149500	DOUBLE BARREL AG LTD. 178700	Twsp. F
FARMS INC. 13520 KRISTOPHE & CHRISS WEBB	FARMS NG. 49600	MEBB 168000 TERRY WEBB	COUNTRY EXPRESS LTD. 102700 ISABEL JESSE & PATRICK	& TRINA WEBB 146500 L/B COUNTRY TELES EXPRESS	COUNTRY EXPRESS LTD. 106900	EXPRESS LTD. 113900 DUCKS UNLIMITED	B517633 CANADA LTD. 176900 ELSIE PERKINS	6517633 CANADA LTD. 146700 6517633 CANADA	& JOYLENE WHITE 159800 65176338 CANADA	GILBERT & DOROTHEA TRITHARDT 180900 ELWOOD & JOYLENE WHITE	MARK JOHNSON 199400 6517633 CANADA LTD.	201900 DWKW FARMS	CAROLE WHITE 200700 WAYNE & DONNA LILLEJORD	BRITTON & #OCELTN LEDOINGHAM	MERVYN FELLNER 196900 MERVYN FELLNER	LEANNE LILLEJORD 122700 135700 LOND & LEANNE ULLEJORD	& DONNA LILLEJORD 96100 WAYNE & DONNA ULLSJORD	WAYNE & DONNA ULLEJORD	LEANNE LILLEJORD 124200 WAYNE & DONNA LILLEJORD	FARMS INC. 195400	& HARD ACRES FARMS 190800 4 LAZY FARMS & HARD ACRES FARMS	158600	LLOYD & LEANNE ULLEJORD 120600 EDWIN & WAYNE POWERS	UNLIMITED FANADA 91300 SOUTHERN SKY FARMS	SOUTHERN SKY FARMS	CANADA 60300 PAUL METKE FARMS	METKE	Twsp. R
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CHAD HUDSON 113900 EDWIN &	KRISTOPHER & CHRISSY WEBB	THOMAS WEBB 142900 THOMAS	ISABEL JESSE & PATRICK MADIGAN 139700 3	PROSPECT VALLEY FARMS INC. 128600	PROSPECT VALLEY FARMS INC, 171000 THOMAS	ISOBEL SAMPLE 153200 BARRY	BARRY SAMPLE 155100 7 4200	ELSIE PERKINS 158700 WALTER	MARK JOHNSON 192700 6 VERMEULEN	MARK JOHNSON 196600 VERMEULEN	COUNTRY EXPRESS LTD. 188600 5	COUNTRY EXPRESS LTD. 191100	LANDON & LARRY LILLEJORD 142600	COUNTRY EXPRESS LTD. 197900	WAYNE & DONNA LILLEJORD 186900	WAYNE & DONNA ULLEJORD 207500	WAYNE & DONNA LILLEJORD	MARGARET & TODO FROH 143200 MARGARET	DWKW FARMS INC. 203700 7 MARGARET	BILL GURSKEY 186500	SOUTHERN SKY FARM	SOUTHERN SKY FARMS LTD. 117600	SOUTHERN SKY FARMS LTD, 167300 15 60 4 LAZY S FARMS LTI	CALVIN & KATHY OAKLEY 1146000 4 LAZY S FARMS LTD.	SOUTHERN SKY FARMS LTD. 177600	SOUTHERN SKY FARMS LTD. 159400	FRADETTE 177700	
HAZEL ROWLANE 178100 EOWIN HAZEL ROWLA	& CHERYL ROWLAND 114600 & WILLIAM	WEBB 155000 WILLIAM & SUSAN PETERS	JESSE & PATRICK MADIGAN 144300 ANDJELIC LAND INC.	138800 MILE HALF VALLEY	DARRELL & CHERYL ROWLAND	& ISOBEL SAMPLE 123700 ELWOOD & JOYLENE WHITE	SAMPLE 189400 ELWOOD & JOYLENE WHITE	& IRIS JOHNSON 180000 WALTER & IRIS JOHNSON	AG VENTURES INC. 192600 KT LAKE VIEW FARM HOLDINGS	LAND CO. LTD. 195200 VERMEULEN LAN CO. LTD. VERMEULEN AS ADVENTURES &	184500 BARRY SAMPLE	& IVA POWERS 184600 VERMEULEN LAND CO. LTD.	LILLEJORD 180700	EXPRESS LTD. 175400 BRENT & LAURIE VERMEULEN	BRENDA FELLNER 168100 BRADLEY NYHUS	TODD FROH	FROH 113900 TODD FROH	& TODD FROH 119000 TODD FROH	& TODD FROH 165300 MARGARET & TODD FROH	149100	FARMS LTD. 112000 CATHERWOOD FARMS INC.	79700 101240343 SK LTD. 0	7,000	122200 CKBURN 5500	FARMS	FARMS LTD. 149200 4 LAZY FARMS 8 MARD ACRES FARMS	CHRISTINA	Twsp. F
WILLIAM & SUSAN PETERS	WILLIAM & SUSAN PETERS	113900 WILLIAM	2 153500 ANDJELIC LAND INC. 196100	INC. 147500 - MILE HALF VALLEY CATTLE INC. 1111100	DARRELL & CHERYL ROWLAND	113900 ELWOOD & JOYLENE WHITE 113900	183100 ELWOOD & JOYLENE WHITE 169000	198200 VERMEULEN AG VENTURES INC. 189500	MARILOU TRAVLAND	THOMAS WEBB	0 THOMAS WEBB 203400	195200 VERMEULEN LAND CO. LTD. 175200	11 189800 LARRY & JUDY LILLEJORD 181900	137100 1 CEYLON	2 129400 CLIFFORD. SUSAN, KENNETH & JOYCE KAUFMANN 1,13900	113900 . TODD FROH 113900	TOOD FROH	113900 TODO FROH 57000 CLAYTON NYHUS 57000	113900 CAROL FROH 113900	144200 g LARRY & SUZANNE VERHELST 170900	138200 LARRY & SUZANNE VERHELST 215600		10	SASK AG & FOOD	11 183800 4 027 FARMS 8 1870 ACRES FARMS	187(DC 4 LAZY FARMS & HARD ACRES FARMS 1777DD	HEIDE 114800 WARREN POTUER & CHERYL FINK 151800	Torin 1
WILLIAM & SUSAN PETERS 138300 WILLIAM	WILLIAM & SUSAN PETERS 204300 5100	WILLIAM & SUSAN PETERS 152600	ANDJELIC LAND INC. 148600 WILLIAM	VALLEY CATTLE TNC. 1132000 WILLIAM & SUSAN	THOMAS WEBB 135800 RODNEY	THOMAS WEBB 204000 KT LAKE VIEW FARM	KT LAKE VIEW FARM HOLDINGS INC. 220300 KT LAKE	DARRELL & CHERYL ROWLAND 211800 DARRELL	VERMEULEN AG VENTURES INC. 211800	THOMAS WEBB 200600	THOMAS WEBB 204800 THOMAS	LARRY & SHARON NYHUS 178500 LARRY &	VERMEULEN LAND CO. LTD. 2 164200	CEYLON GAP FEEDERS INC. 137300 CEYLON	CEYLON GAP FEEDERS INC. 151400 CEYLON	BRADLEY NYHUS 139400 WILFRED & MARGARET	BRADLEY NYHUS 6 125800 WARREN &	WARREN & BLAINE THOMSON 169100	LARRY & SUZANNE VERHELST 211200	LARRY & SUZANNE VERHELST 197600 CATHERWOOD	LARRY & SUZANNE VERHELST 208900	CATHERWOOD FARMS INC. 231100	COUNTRY EXPRESS LTD. 226500 GORDON	COUNTRY EXPRESS LTD. 196400	COUNTRY EXPRESS LTD. 184200	ALNOOR RAMJI	WARREN POTUER & CHERYL FINK 170600	Twsp. F
& SUSAN PETERS 213000	& SUSAN PETERS 292900	& SUSAN PETERS 197900	& SUSAN PETERS 239100	A SUSAN PETERS 140/00	& PAMELA ROWLAND 156500	VIEW FARM HOLDINGS INC. 179200	VIEW FARM HOLDINGS INC. 177200	& CHERYL ROWLAND 164700 SASKPI	154300 DARCY MASSOCIATION TO THE CONTROL OF THE CON	198000	WEBB 232500	SHARON NYHUS 174300 174300 WASCANA PIPELINE	SHARON NYHUS 192200	GAP FEEDERS INC. 177200	GAP FEEDERS INC. 4000 153000	MARGARET NYHUS 113200	THOMSON	151100	SUZANNE VERHELST 225300	FARMS INC. 212600	LORETTA COOPER 206200	EATHERWOOD FARMS.	206300	BULLOCK 190900	21000 31	SCOTT 185900	CARRI HENHEFFER 164000	Twsp: 1