

\$6,000,000

Pangman 2,198 acres Grain Farmland





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Location

This very attractive package of 14 grain farmland quarters is located just south of Pangman, SK.

Farmland & Price Summary

14 parcels

2,198 title acres (ISC)

2,034 Vendor stated seeded acres

SAMA Information

2,203 total acres

1,739 cultivated acres

292 native pasture acres

189 wetland/bush acres

\$2,323,800 total 2021 assessed value (AV)

\$168,773 average assessment per 160 acres

45.0 soil final rating (weighted average)

\$6,000,000 Farmland Price

\$2,730 per title acre (ISC)

\$3,450 per cultivated acre (SAMA) \$2,950 per cultivated acre (Owner)

2.58 times the 2021 assessed value (P/AV multiple)

Vendor's yard (approx.10 acres) in NE 21-7-20 W2 will be subdivided off including all buildings. Vendor is also going to subdivide and keep 10 acres along the east side of the NE 29-7-20 W2, the cost for subdivision will be paid by the Vendor. The sale closing for NE 21 and NE 29 will be once the subdivision is completed. Vendor is also keeping NW 33-07-20 W2 Ext 2, Surface Parcel 166037159 (1.73 acres). Steel bins on SW 28, NE 21, & NE 33 (10,000 bushels hopper and 20,000 bushels of flat bottom) are not included in the sale and to be removed.

Lease Opportunity

The following land are to be rented by the Purchaser for 2025 and 2026 crop years at \$85 per vendors cultivated acres. Vendor states that there are 455 cultivated acres.

RM 69 SE 33-7-20 W2 SW 34-7-20 W2 SE 2-8-20 W2



Detailed Description of Farmland Property

	Leç	gal L	and	Des	cript	tion		ISC	Owner						SAMA In	formation			SC	CIC	RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	69	SE	20	7	20	2	0	158.6	135	159	144			15	\$164,300	Ardill	Clay Loam	42.4	K	6	
2	69	NW	21	7	20	2	0	158.1	157	158	142			16	\$167,500	Ardill	Clay Loam	43.9	Н	6	
3	69	NE	21	7	20	2	0	148.9	143	149	141			18	\$170,300	Ardill	Clay Loam	44.0	G	6	
4	69	NE	22	7	20	2	0	160.5	161	160	145			15	\$191,100	Ardill	Clay Loam	49.0	G	6	
5	69	SW	28	7	20	2	0	160.4	148	159	134			25	\$146,700	Ardill	Clay Loam	40.7	Н	6	
6	69	SE	29	7	20	2	0	160.3	160	160	150			10	\$176,900	Ardill	Clay Loam	43.9	J	6	
7	69	NE	29	7	20	2	0	150.8	143	150			150		\$113,900	Ardill	Clay Loam		G	6	
8	69	NE	31	7	20	2	0	159.9	133	160	140			20	\$207,100	Ardill	Clay Loam	55.0	J	6	
9	69	NE	32	7	20	2	0	158.5	158	160	150			10	\$197,600	Ardill	Clay Loam	49.0	Н	6	
10	69	NW	32	7	20	2	0	159.8	153	160	90		60	10	\$159,800	Ardill	Clay Loam	48.4	J	6	
11	69	NE	33	7	20	2	1,2	152.9	158	159	144			15	\$167,900	Ardill	Clay Loam	43.4	G	6	
12	69	NW	33	7	20	2	1	153.0	160	153	145			15	\$194,000	Ardill	Clay Loam	49.8	G	6	
13	69	SW	3	8	20	2	0	157.1	80	157	75		82		\$160,700	Ardill	Clay Loam	50.8	G	6	
14	69	SE	4	8	20	2	0	159.1	145	159	139			20	\$106,000	Ardill	Clay Loam	28.3	Н	6	
						То	tals	2,197.9	2,034	2,203	1,739	0	292	189	\$2,323,800		Weighted Average Final Rating	45.0			\$0.00

Average per 160 acres \$168,773

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



For Rent - Detailed Description of Farmland Property

Legal Land Description							ISC	Owner				SC	CIC	RM							
Map 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
	69	SE	33	7	20	2	0	158.5	147	159	134			25	\$177,300	Ardill	Clay Loam	49.2	G	6	
	69	sw	34	7	20	2	0	161.1	152	159	139			20	\$181,200	Ardill	Clay Loam	48.5	Н	6	
	69	SE	2	8	20	2	0	156.1	156	156	132			24	\$144,000	Ardill	Loam	40.6	K	6	
	Totals								455	474	405	0	0	69	\$502,500		Weighted Average Final Rating	46.1			\$0.00

Average per 160 acres \$169,620

SAMA Information

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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









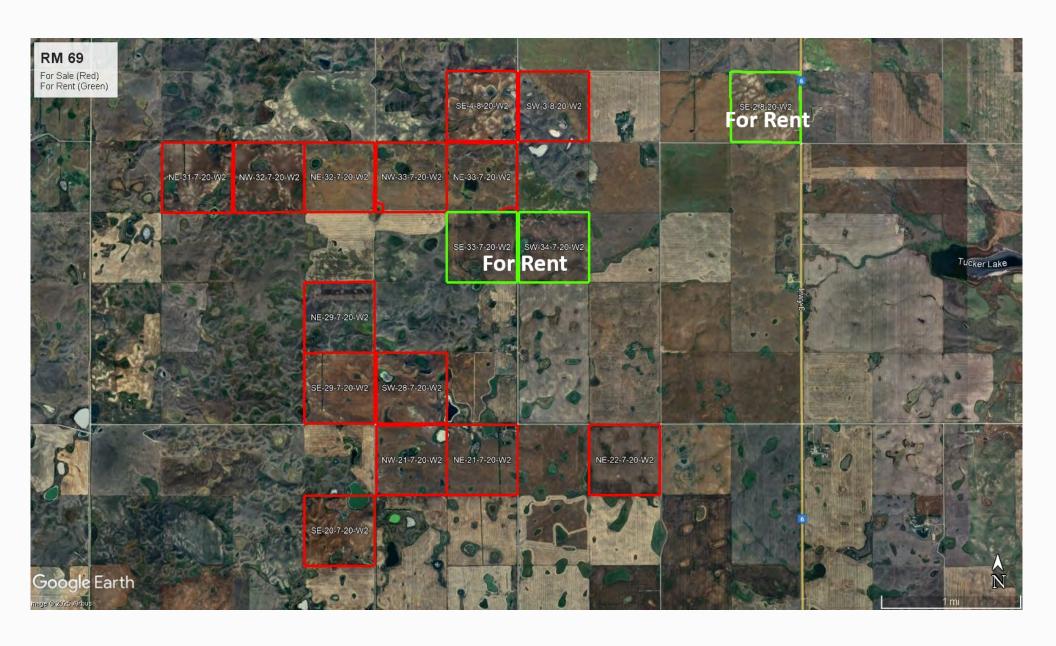












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PETERS 171100 MLLIAN & SUSAN	& SUSAN PETERS 197900 WLLIAM & SUSAN	PETERS 113900 WILLIAM & SUSAN	196100 ANDJELIC LAND INC.	NC. 111100 MLE HALF MLLEY	THOMAS WESS	113900 THOMAS	& JOYLENE WHITE 169000 KT LAKE VIEW FARM	VENTURES INC. 189500 DARRELL & CHERYL	183000 VERMEULEN AG	203400 THOMAS	203400 THOMAS	LTD. 175200 LARRY & SHARON	181900 VERMEULEN LAND CO.	CEYLON GAP	& JOYCE KAUFMANN 113900 CEYLON GAP	113900 BRADLEY NYHUS	113900 BRADLEY NYHUS	UARREN & BLANE	113900 LARRY & SUZANNE	SUZANNE VERHELST 170900 LARRY & SUZANNE	VERHELST 215600 LARRY & SUZANNE	238600 CATHERWOOD FARMS	LTD. 165500 COUNTRY EXPRESS	22700 COUNTRY EXPRESS	BINO DBUNTRY EXPASS	177700 ALNOOR BAMJI	& CHERYL FINK 151600 WARREN POTUER	Twsp. Rd
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	PETERS 292900	PETERS 197900	PETERS 239100	1/0/00	156500	HOLDINGS INC. 179200	HOLDINGS INC. 177200	164700	MEX S	WE88 198000	232500	NYHUS 174300 # 3000	NHHUS 192200	PEEDERS INC. 177200	FEEDERS 193000 *****	113200	THOMSON	151100	VERHELST 225300	INC. 212600	LORETTA COOPER 206200	NE. 200700	206300	190900	21000 55	185905	HENHEFFER 164000	Twsp. Rd