

\$699,900

Davidson 320 acres Grain Land





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Location

Two adjacent quarter sections located 20 km west of Davidson and 20 km east of Loreburn, Saskatchewan.

Farmland Description

These quarters are productive Clay Loam to Loam, Weyburn and Rosemae soil associations. Currently in hay and pasture, this land is best used for cultivation, as is the use for all surrounding land. The owner will see the benefit of added fertility from pasture use for many years to come.

Farmland Summary / SAMA Information

\$699,900 Farmland \$2,186 per total acre (ISC) \$2,788 per cultivated acre (SAMA) 1.80 times the 2024 assessment

\$699,900 Total Asking Price

Buildings and Improvements

Older buildings present on NE-25-26-03-W2, with no added value. Power and well are present within the yardsite.



Detailed Description of Farmland Property

	Leg	jal L	and	Des	cript	ion		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		2024 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	
1	253	NE	25	26	3	3	0	160.17		160	100	45		15	\$187,800	Weyburn, Rosemae	Clay Loam, Loam	48.2	K	12	\$921.35	
2	253	NW	25	26	3	3	0	160.01		160	151			9	\$200,200	Weyburn, Rosemae Clay Loam, Loam		49.4	K	12	\$982.18	
	Totals					320.18	0	320	251	45	0	24	\$388,000		Weighted Average Final Rating	48.8			\$1,903.53			

Average per 160 acres \$194,000

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-calculators







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	HENRY B GAYLLEN JOYCE VOLLMER 65/00	Howay W. J. Rossen 69800	DAND JON VOLLMER 65800	RONALD J. 8. CANDACE J. GLUBIS JUNO	Kenneth & Theresa F RBY 77500	RENNETH & THERESA FIREN 79000	KENNETH B. THERESA FIRELY 80200	RENNETH & THERESA FIRMY 77500	DARK Horst FARMS LTD 75 900	DALE M. SCOTT AA-100	BALE M. SCOTT 41700	ROMALE J. & EANDACE J. GLIERS 76500	LAURICE & DOUCLAS VOLLMER 60500	LAURCE B DOUGLAS VOLUMER 75400	REVIN & CORALTE VOLLMER 76000	JETTREY Dovis A9000	NEIL S SHARON PALMER 55000	Doublas AMES 64/00	WAYNE & ANNE BYLLNER 79100	Warne 8. Anne Willner 73820	CALVIN H. B. J. GRANT RUSSELL BORDO	CALVIN H. 6 J. GRANT RESSELL 82700
	AGETHAN H. VOLLMER 72000	ARTHUR HENRY & GAYLEEN JUNCE VOLLHER 65800	LEIGHT J. B. JOHN L. PALMER 75200	LENNY J. B. JOHN L. PALMER EGGOD	PETER & ANNE DAHL 77500	PETER B ANNAE DAHL 78200	FEMALE IN B. THERESA FREY 60000	Kennethi & Thesesa, FIRBY 68500	David Joh Vollher 4,9300	DAYD JON VOLLMER 49000	BRETT SROSKI 43400	BIETT SHOSKI 4/52/00	KLJ JOHNSON'S FARMS LTD. 57400	REVINI B. CORALLE VOLLMER 716,000	KLJ JOHNSON'S FARMS LTD. 69100	Douce.as Ares Ares	DOUCLAS AMES 45701	DOUGLAS APES 67500	CAIMAX FARMS LTD. 70100	CARMAX FARMS LTD. 76900	DOUGLAS AffES 76100	DOUGLAS APES 75800
	Astronger H. Volumer 70700	RODNEY VOLLMEN JACINE VOLLMER 66500	LENNY J. B. JOHN L. PALMER 35300	LENNY J. S. JOHN L. PALPER 50700	PETER & Assue Dave 69900	PETER & ANNUE DAME 71700	KENNETH B. THEHESA FRBY 67200	Annual FL Volumer 73100	DAND JOH VOLLHER 48700	DAVID JON VOLLMER 4/9000	TREVOR GLORIA & DOMALE BESSEY 71000	TREVOR GLORIA S DOMALS SCORY 66600	5104851 CANADA LTD. 58300	3104851 CANADA LTD. 69300	KLJ Joneson's FARPS LTD. 7H-00	DOUGLAS APES 49000	CARLA CHOMYSHEN 67800	CORT 8 CARLA CHOMPSIEN 63400	SHARON B. LANCE BARLON 69300	SHARON & LANCE BARLOW 73100	10038678 SASKATCHENA 1.10. 77400	10838478 SASKATOEK LTD. 74,800
	GLEN W. B. ELAMA M. VOLLMER 69700	REVIN S CONALINE VOLLMER 66500	LOSEBURN HUTURAN DIG THEN NC. 04-000	LOREBURN HITTERION DISCTHEIN TNC. EAGOID	PETER & Assist DAHL 66-000	PETER B ANAIR DAME 67900	PETER & ANNI BAHL 62500	DANEL J. B. JOSEPH D. PASSEN 34300	3/04/85/ CANNON LTD. 5/2/800	5106854 CANADA L.10. 70800	KLJ JOHNOVS FARMS LTD. 72100	CARMAX FAMS LTD. 6/9/00	G.L.C. JUNSON 75200	KLJ JOHNSON'S FARMS L 10 724.00	KLJ JOSEKOW'S F WPS A TD. 73000	SIGNASI CANNON LTD. 66200	CMS FILLIES LTD. 68600	CMS FEEDERS LTD. 72000	CMS Factores 5,3800	CMS FILIDIES L19 76200	SHARON IS LANCE BIZFLOW BIOD	DALE & CAROL BARLOW 79/100
	GLEN W. B ELAINE M. VOLLMER 70300	REVIN & CONALDE VOLLMER 664-00	LOREBURN HUTTERIAN BRETIREN NC. 69900	LOREBURN HUTTERIAN BRETHREN INC. 68400	PETER & ANNE DAVE 65600	SZMETH B THERESA FIREY 7/200	BENDEN FARMS LTD. 59500	DANEL J. B. JOSEPH D. MASICH 32200	ROSALIE BENDER 19700	MURRAY N. COLE 69400	DAVID L. & SHARON LEE COLE 6/27/X0	DAVID L. 8. SHARON LTT COLE 63100	CAPPIAX TAXPIS LTD. 73000	DARSELL SLLZ 74.000	3104858 CANADA LTB. 59900	GARY AMRIB A40000	CMS FEETENS LTD. 69000	CMS FEEDOWS £10. 71700	EMS Feesens LTD, 63700	CMS FEEDERS £13. 70400	SHARON B. LANEX BARLOW 70600*	DALE 6 CAROL BARLOW 80200
	CAPL 8 NAOM EFF 67100	KEVINI & CORALEE VOLLMER 69900	LOREDUPN HUTTERAN BRETHEN No. 71600	LOREBURN HUTTERAN BRETHREN INC. 69900	PEVIN B DEBUE OLELLETTE 484/00	REVIN B. DEBUT OUTLIETTE 48400	LOREDURN HUTTERAN SRETHREN INC. 75700	Hosey W. J. Rosen 56500	- EMPRELL 90.2 72800	DAPPELL SULZ 71500	DALE M. SCOTT 74500	LOREBURN HUTTERIAN BRETHREN INC. 74,800	Peron Molaren 64800	Danny Frieson Taga • Waskent in 66600	CARMAX FASHS LTB. 56000	CARMAX FARRS LTD. 46600	RANGALL SHAW 41700	GOFDON & LAURA MILLINER 50400	\$8090 FAING LTD. 62300	SIR0561 FARMS L.TD. 62400	RAYMOND D. PAULINE HENRICH 67600	Racmont I Practice Homore 82900
urn No. 254	DANEL BENDER 68300	Lovernoen Hutterian Bretineen Inc. 72000	Elencen FARMS L19. 74400	BENDEH FARMS L.ID. 70600	PEVIN S DEBSE DELETTE L9000	Scan 8 Despe Overlette 49000	Howar W. J Rossen 71400	NATHAN DORLL 4/9000	DREIT C. DOELL 70500	LORENARY HUTTERIAN DRETHER INC. 75/700	LOREBURN PROTESTANA ERETHIER INC. BILOG	LONGBURNA HUTTERIAN BRETHREN INC. 74,100	PETER	Danay Freesen Take Wandow is 6,34,00	CARMAX FAMIS LTD. 65800	FARPO LTD. 66700	CHARLES & FORM CHAMBERS 57700	Denous A. & Randoull A. Seaw 42200	Roseser Booker Besetzy Shaw 60000	POBERT BOOKER BEVERLY SHAW \$4000	Bruce Bare.ow 7L800	CAPMAN FARMS LT 70300
	ROSALIE BENDER 71600	ROSALEE BENDER 68900	DONEL BENDER 72500	LOREGUEN HUTTERAN BRETHREN INC. 20300	RON G085 65600	Rose Gross 6,7900	RONALD J. A CANDACE J. GLIBIS 674.00	LOREBURN HUTDERIAN BRETHEN INC. 71900	LOREBURN HUTTERIAN BRETHERN NC. 74400	DREMEA ANYLITON 72000	DAINELL SULZ 70400	DARRELL SULZ 73100	DARFEN EBENAL 75600	KLJ Joreann's FARMS LTD. 29500	NATION DOLL 56,700	CHARLES B. EDITH CHAMBERS 66/00	CHARLES B. EDITH CHAMBERS 664.00	EXERCIT E. VONNE L. JOHNSON 55800	DENNS A. I RANDALL A. SHAM A1000	ROBERT BOOKER BEWERLY SHAW 6.7500	GORDON & LAURA WILLIAM 71200	GERDON & LAURA WILLINGS JOSEOU
	KEVN L. VOLLHER 714.00	BENDER FAIR LTD. 33800	ROSALIE BENDER 71300	LOMESUM HUTTERIAN BRETHREN INC. 71500	Row GLUBIS 5/94/00	Fion Gaussis 60600	ROMALD J. 8 EANDACE J. GLUMB 70000	LONESUM HUTTERIAN BRETHREN INC. 77900	LOWESTING HUTTERIAN ENC. 74400	Doct Entermores LTD 57400	NATEAN DOTA 60,500	5/80590 F4895 LTD. 72/000	DAMEN 5 DELLEME FREMAL 74400	LTLE G. JOHNSON J7300	LOREBURN HUTTERIAN ERETTHEIN INC. 76900	Minus, Rene 8 Nathan Doess 53200	WILLIAM MRC JAMES RADANS MICHOPSOY 25700	Elesett E. Vone L. Joinson 26500	Wictor Wends 65000	ROBERT BOOKER BEVERLY SHAW 62100	ELIZABETH Scient 71600	ELIZABET SCHRIT 75100
	LOREBLEN HUTTERVIN BRETHEN INC. 76100	NOTE DAY	LOREBURN HUTTERIAN BRE THREN NC. 75000	LORESUM HUTTERIAN BRETHREN INC. 68900	PAINER CHARCLAIS LAND 8 CATTLE S1600	NORMA, RENE, NATHAN, PAREA DOELL SHIDO	LOREBURN HUTTERIAN BRETHREN INC. 72200	HUTTERIAN	DOMA ESENAL GRANT ESENAL 70000	DARREN EBENAL DONNA EBENAL 75200	LOREBURN HUTTERBAN BRETHREN INC. 81300	REGINALS ESENAL 65900	DARRIN EBENAL 70300	Victor Wiens 90300	Wens 71900	Minia, Rene 6 Nathan Doell 50200	47900	4000	49000	ROBERT BOOVER BEVERLY SHAW 65200	JACOB B MARE SCINE DOR 60600	ARENVALI FARMS INC 77300
	LORENING HUTTERVIN BRETHFEN INC, 72900	Danier Bender Vendo	LONGIUM HUTTERIAN ENETTIREN INC. 70400	LONEMUM HUTTERIAN BRETINEN INC. 69500	ROBERT S MONETTE PALMER L9000	PALMER CHAROLAIS LAND & CATTLE 60200	LONGBURN BUTTERING BRETHREN INC. 75200	LORERUM HUTTERIAN BRETHERN INC. 6.7200	DOMES. EREMAL SHELLEY LYNN KONSON 72300	DAUBEN EBENAL ERNAL ENEMAL A6900	Longuture Partiestand Bar Tosten INC. 82500	REGNALS EIENAL 75600	DARREN EBENAL 60900	Vacros Wess 574.00	WENS 64500	Rene M. S. Misseus Jane Dorss 568000	49000	49000	49000	47400	Jacon S. Plane Sowr per 64/00	AFENNALI FARMS IN 19700
Loreburn	LOREBLEN HUTTERWIN BRETHEN INC. 78500	LOREBURN HUTTERIAN BRETHREN INC. 75000	LORGREN HUTTERIAN BRETHREN NC. 80003	LONGOLINA HUTTESHAN INC. 16500 →	ROBERT B. MONETTE PALMER 44500	ROBERT & MONETTE PALMER A9000	NATHAN Doors 75800	NATHAN DOELL GRZDO	Docores BAGER 67500	DAPPELL Sul.2 69100	LOREBURN HUTTOHAN BRETHREN NC. 674.00	LOREBURN HUTTERIAN BRETHREN INC. 770.00	GLENN A. D0005 67100	GLENN A DOIES 62500	47900	4.7900	46800	46800	49000	45200	EINEST Moscr 554.00	J.C.W. REMFALS L.10. 70200
R.M. of	LOREBURN HUTTERIAN BRETIREN INC. BZ000	LONEBURN BUTTERIAN BRETIREN PMC. 77200	LORENAN HUTTOMAN BRETHREN NC. 78700	LONESSINS HUTTERIAN BRETISEN INC. 77600	LOREBURN FUTTERIAN SPETIMEN INC. 74800	EXPERSION HUTTERIAN ERETHREN INC. 62700	LORESUMN HUTTERIAN BIRC THREN NC. 72000	LOVERSON HUTTERIAN BNCTHEEN INC. 73300	Jates (0050)	Daneell Sulz 72800	LOREGUEN BRITTERSAN BRETINEN INC. 72200	LOREBURN HUTTERIAN BRETHREN FNC. 74,300		GLINN A. DOSES 72800	49000	46800	47400	47900	23400	25400	ERNE A. Meur 66200	ERNE A. Many 56 900
	LOREILEN HUTTERIAN BRETHEN NC. 78600	LOREBLEN HATTERAM BRETHREN INC. 73000	17900 2700 4700 45	LORESKEN HUTTERIAN BRETHREN INC. 77/200	LOREBURN HUTTERIAN BRETHREN NC. 77100	LOREBURN HUTTERAN BRETHREN INC. 70500	LOREBURN HUTTERIAN BRETHEEN NC. 67600	LOREBURN HUTTERIAN BRETHREN INC. 66000	LOREBURN HUTTERFAN BRETHREN NC. 70800	LOREBURN HUTTERIAN BRETHREN INC. 71500	LOREDURN HETTERIAN BRETIREN INC. 70600	LONEISANA HUTTERIAN BRETHREN INC. 7/800	REGNALD EBENAL 64900	DIAMEN EBENAL EKNAL EBENAL 64-900	49000	49000	46800	47900	P.F.R.A. PAYMENT-IN- LEME 74-600	P.F.R.A. FAYMENT-N- LIEUE 70200	Jitao Zou 65500	AFENNALI FARMS INC 62500
	LORENDRA HUTTERIAN BRETHERN INC. BZ700	Jason Martins 76600	LOVERLING HUTTORAN ENETHMEN INC. 77800	America III. Designati Janeta 78600	HITTERIAN BIR THERW NC. 80000	LONGISCON HUTTERIAN SHETHERN INC. 794.00	LOREBURN HUTTERAN BRETHREIN BK, 63500	Kuset Wrannes 66600	LORESUM HUTTERIAN BRETHEN INC. 6/600	LORESIAN HUTTERIAN BRETHEN INC. 67900	LORENCE HALF LESIAN BACTERISM PAC. 76000	Rene M. S. Micon Jose Doi:1 72100	49000	49000	49000	49000	49000	47400	47900	P.F.R.A. PAYMENT-R- LIGHT 17900	JRAO Z00 67000	SPENOVALS FAMOUS TO 72800
	HANDERY FARMS LTD. 37600	LOUISE FAY MARTING 76400	LOFERURN HUTTERAN BRETHEN INC. 8000		LOREUPS HEITERAN BRETHFEN NC. 70100	APROLD H, DEBORAH JANEEN 29500	DAVIS GREENE 67700	DAFO GRINE 62300	Mine CHOROTER 704-00	DAVID K. B. APRIER GREENE 76200	LORDINE HITTERIAN BRETHREN INC. 75700		49000	4,7900	49000	49000	476.00 R.A	49200	474.00	49000	Ko Ac. Inc. 67700	TIMOTHY I JANICE MANZ 71500
	HANDESY FARMS L.10. 84000	70000 2001 2007	Louise Fax Martinas 82700	LOANSE FAY MARITEMEN 70,000	LORESUM HUTTERIAN NC. 85600	ARNOLD H. DEBORAM JANEEN 77800	HARDERY FARRS L.10. 664-00	DAVE General 64200	DANIB GIETRE 66700	BOUTER CAMELL 73900	DANEL DANE 71600	J. Dupp Campoli 66700	17900	47900	48500	49000	49000 ture	49000	47900	P.F.R.A. Headquarte	Ks As. Inc. 7100	TIMOTHY I JANKE MANY 70900
	GRANROCE	GRANIDOS	LOUISE FAY	RONALD J.	PEARL	PEARL	CAROL &	CAROL B	DAVID K. &	Dynam B.	DANEL	J. Durr			MATERIAL STREET	1		1	LAWY A.	Dwicerr	Torre V.	Torre V.