

\$525,000

# Spalding 120 acres Grain Farmland





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**120** acres of quality farmland just south of Spalding, SK in the Rural Municipality of Spalding #368. Canada Land Inventory mapping shows this as dominantly Class 2 Yorkton, Oxbow and Naicam Loam soils, within the Black soil zone. Overall soil final rating is 65.7 points per cultivated acre. There are approximately **95** cultivated acres (per owner), available to farm in **2026**, with potential to increase cultivated area.

Property tax assessment data shows 75 cultivated acres, although this is inaccurate, there are actually approximately 95 acres cultivated.

Very good access via all-season gravel road.

## NE-26-38-18-W2 Ext 7

119.51 title acres (ISC)

95 arable acres \$186,000 2025 assessed value (AV) 65.7 soil final rating (weighted average)

## **Sale Information**

\$525,000 Farmland \$4,393 per Total acre (ISC) \$5,526 per cultivated acre (SAMA) 2.82 times the 2025 assessment (note, assessment is artificially low)

\$525,000 Total List Price



# **Detailed Description of Farmland Property**

	Legal Land Description ISC on								Owner				SCIC		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	368	NE	26	38	18	2	7	119.51	95	120	75	0	0	45	\$186,000	Yorkton; Oxbow; Naicam	Loam	65.7	F	17	\$1,102.34
	Totals						tals	119.5	95	120	75	0	0	45	\$186,000				\$1,102.34		

Average per 160 acres \$248,000

### **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-calculator







BRUCE EBERLE ON 00 671 67100		PPER 47200 S A S T T T T T T T T T T T T T T T T T	SEED FARM NYS	RELL CIRCLE TUEN FARMS 700 65400		UNDA MISSLER	ANDERSON D	AUK 3	MLBUR & 28 BEANNETTE COHNSON FO	RIAN & HANDRAI REDIN 500	V. & V.	MARLYN & BETTS WALLAKER		KE JEROWE MISSLER 29900	The same of the sa	ALLAN THOMSON \$ 53200	1000	
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DAVID & DARLENE EBERLE 30800	DAVID NORE NYSTUEN & RI STRA 70800 749	DBERT WHITE	FARMS NYS	RENDA OLSON TUEN 72100	OLSON 73700	ROBIN & DEBRA PARRY 67100	KJELSHUS A		STIDO SER	ACE NO.	& BETTY WALLAKER	CEVIN & CATHY ON CHINSON S	PUFAHL	JOANNE WY MISSLER 67100	THOMSON 51600	FLORENCE DEWING 64100	MISSLER	G. & B. AGRA PRODUCTS LTD. 58500
DAVID & DARLENE EBERLE	DAVID EINE ROB STR	NOSIZ NOSIZ	DINAH, DALLAS, ANNA OLSON 78100	RANDY & MARK ARION OLSON IN 79500	DALLAS, KIM & DINAH OLSON 55900	ELSIE & BETTY MICKELSON 63900	L.	D.	HO	DLORES DEFMAN 7100 VO	DONNA JOHNSON	HELEN OLSON & DEBORA HAGEN 74200 6	JEANNETTE	EILEEN, LORNA & REYNAUD PEDERSON 63700 55	ALLAN THOMSON 53100	ARCH E CAMPBELL 51600	MISSLER	VINCENT & FLORENCE DEWING 56400
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ROBERT & GERALDINE	GORDON GORDO NYSTUEN SR. 68200		CORY & KARA CECIL	WARREN BROBERG & SANDRA MCINTORS BROBERG 53400	EDWARD & JANE FIELDER	PALMER & MARY RUTEN	756 LA	ARRY OFFMAN	RACE IV	RCY &	MAXINE SOUTH SALE NELSON	56200 ELWIN JOHNSON SOBOO 3*	25.17	HOWARD DYNNA	DIRK DENKENS 2900	IRIS KAMINSKAS	RICKY	SUNSET LAKE ROBERT & GORDON OLYNICK
PALMA LITTLE 73000	MURRAY & WHISA NATICE 73000 610	51700 611 TOO 611	WILMER &	S3400 7470  DUWEN RON & PATRICIA  ARREN & PATRICIA  EMENDA  74900	LYLE ADDERLY	LARRY RUTEN 61300	73100 5 HAYES LEO H	ARRY OFFMAN	54400 CLA CET MARREN & 1 08ENG-1500 A FOOD CRO 1800 HAY 509 160		NATURALLY NUTRITIOUS N	ATURALLY OTRITIOUS OOOS	ELAINE GULUTZAN	ELAINE ST GULUTZAN 59500	55500 ELAINE GULUTZAN 61800	ROBERT & S GORDON OLYNICK 51800	49100 KIRK	ROBERT & GORDON OLYNICK
6600 HO	DEFMAN HOFFMAN 59300 60	B. & J. BROBER HOFFMAN & SANC FARMS LTD MCINTOS BROBER	BROBERG	BROBERG S	100	H & MARK HUBNE FELD HOLDII	DENNIS AUREL NGS ULRICK	& RANDY 8 CATHY SMITH	CECILIA & WARREN BROBERG	RON & PATRIC HETCAN	STEPHEN WOLOSHY	N CRONE	KEVIN CRONE	TERRY FRANK	MORRI MARCINO	DOUG WSKI BEVERII & MAR	STEPHE WOLOSH	M JULIA ELIZA LUCH
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JL PAU JOS CRO	4700 VENTURES 55800 8	CECIL 15 DOSCH HUDSON FARMS	DALE	WENDY 50	67100 13 6800 BOE SHIRL GEYER MOLEC	EY WENDY	GEORGE	481000 DOSCH FARMS	UNDA & CSWALD LEICHT 17 23900 HENRY NC. GALLANT	INDIAN  LAKE  CARSON	16 57900 DEAN LEE	KO KEAT S 54700 KENNE LOREN KENNE WILLIAM REAY	15 58600	& MORRIS	14 5480	55700 Ma A & WM, 33	& S. J.	& P. J
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