

\$1,068,000

# Creelman 356 acres Grain Farmland





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## **Property Information:**

356 acres of prime grain farmland located in the RM of Fillmore #96 and the Village of Creelman. This package is comprised of Brooking//Estevan Clay Loam soil with SAMA stating 313 cultivated and 41 other acres for a combined Soil Final Rating of 51.1. There is a ½ section located north of Creelman and a smaller parcel on the south side of the Village of Creelman. Can be yours for the 2026 growing season, please call for more information!

### **Farmland & Price Summary**

3 Parcels

356 Title Acres (ISC)

### **SAMA Information**

354 Total Acres

313 Cultivated Acres

41 Wetland/Bush Acres

\$602,800 Total Assessed Value

\$272,452 Average Assessment per 160 Acres

51.1 Soil Final Rating (Weighted Average)

\$1,068,000 Farmland Price \$2,999 per Total acre (ISC) \$3,412 per cultivated acre (SAMA) 1.77 times the 2025 Assessed Value



## **Detailed Description of Farmland Property**

Legal Land Description							ISC	Owner	SAMA Information SCIC RI											RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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	Property Taxes
Village of Creelman	sw	16	10	10	W2	26	35.45		33	28			5	59,300	Brooking	Clay Loam	56.3	L	5	\$761.56
96	NE	10	11	10	W2	0	159.86		160	140			20	285,000	Estevan	Clay Loam	54.0	K	5	\$1,115.73
96	NW	10	11	10	W2	0	160.84		161	145			16	258,500	Estevan	Clay Loam	47.4	L	5	\$1,036.98
Totals					356.15	0	354	313	0	0	41	602,800		Weighted Average Final Rating	51.1			\$2,914.27		

Average per 160 acres

272,452

### **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.

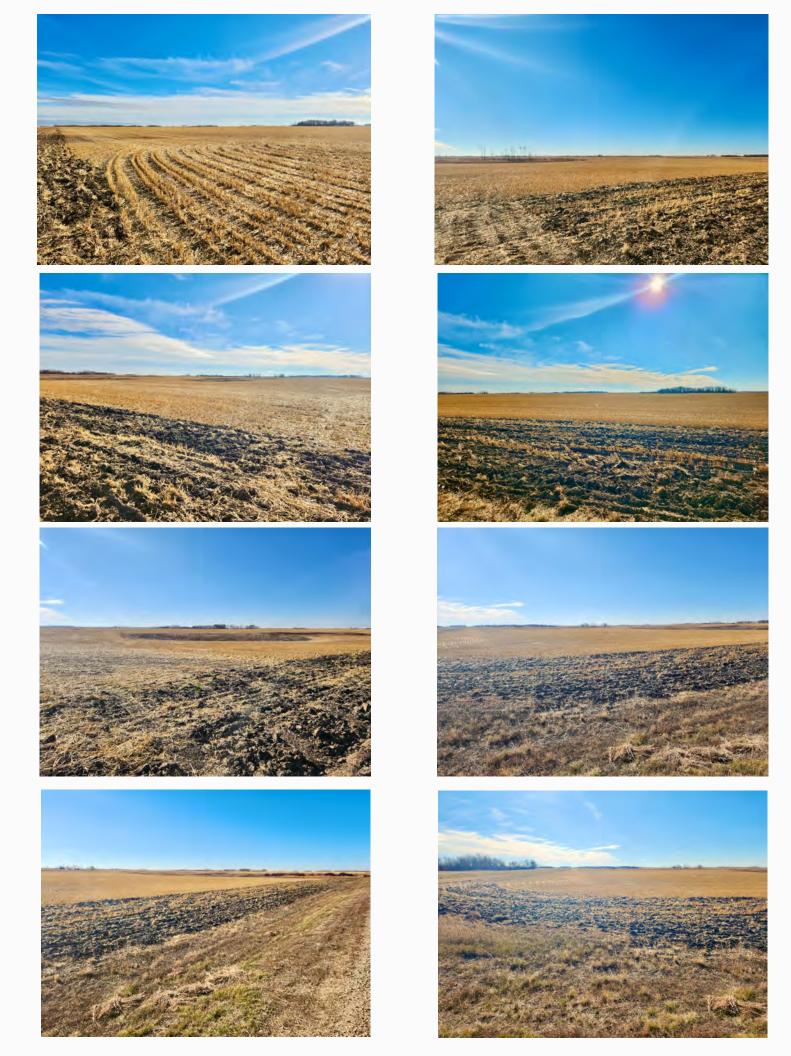
https://www.sama.sk.ca/property-owner-services/detailed-property-information

### 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















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TRACY & SANDRA OGDEN	VINCENT SIGOA	TRACY & SANDRA OGDEN	BARRY & ELAINE COOD	CEOFFREY WHITE & ENNIFER EUAS-WHITE	GEOFFREY WHITE & JENNIFER BLIAS-WHITE	GEOFFREY WHITE & JENNIFER ELIAS-WHITE	LICHEL KETH & KYLE KOSIOR	WORL KETH WOSION	PRO-FIELD WANAGEVENT NC.	PRO-FIELD MANAGEMENT INC.	BAYNE & LORNA BOSSENBERRY	BRAUN & VIOLA CARNEGIE	BRAD & VIOLA CARNECIE	VINCENT VAN STAVEREN FARMS LITD.			DIV.
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