

\$320,000

RM of Biggar Farmland - 160 acres (Robinson)





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Ideal expansion or investment opportunity! One quarter of productive farmland located in the RM of Biggar between Biggar and Perdue, 0.5 miles north of Highway 14.

This quarter section is characterized by a productive class 3 dark brown soil (Keppel association) with a loam texture, crop insurance K, soil final rating average 42.8, slight stoniness. Arable acres are currently seeded to grass and used as hayland, although offers excellent potential for crop production.

Farmland & Price Summary

NE 1-36-13 W3 Ext 0

160.88 title acres (ISC)

# SAMA Information

total acres

cultivated acreswetland/bush acres

\$241,200 total 2025 assessed value (AV)
\$241,200 average assessment per 160 acres
42.8 soil final rating (weighted average)

\$320,000 Farmland Price \$1,989 per title acre (ISC)

\$2,133 per cultivated acre (SAMA)

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



# Detailed Description of Farmland Property

Legal Land Description ISC							ISC			SC	CIC	RM						
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Pasture Acres		2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
347	NE	1	36	13	3	0	160.88	160	150	0	10	\$241,200	Keppel	Loam	42.8	K	16	\$621.00
Totals			160.9	160	150	0	10	\$241,200		Weighted Average Final Rating	42.8			\$621.00				

Average per 160 acres \$241,200

#### 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.

### 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

**Property Report** Print Date: 19-Jul-2025 Page 1 of 1

Municipality Name: RM OF BIGGAR (RM) **Assessment ID Number:** 

347-001101100 PID: 202365888

Civic Address:

Legal Location: Qtr NE Sec 01 Tp 36 Rg 13 W 3 Sup

School Division: 207

**Change Reason:** 

20-Mar-2012

Supplementary:

Neighbourhood: 347-200

160.00

Year / Frozen ID: 2025/-32560

Overall PUSE: 2000 **Predom Code:** 

Reviewed:

Method in Use: C.A.M.A. - Cost

Call Back Year:

Title Acres:

AGRICULTURAL ARABLE LAND

K - [CULTIVATED]

Acres

150.00

MANAGEMENT AGENCY

Land Use **Productivity Determining Factors Economic and Physical Factors** Rating

> Soil assocation 1 KP - [KEPPEL] L - [LOAM]

Topography T4 - Strg Slopes \$/ACRE

Soil texture 1 Soil profile 1

CAL8 - [CHERN-CAL (CA 7-9)]

Stones (qualities) S2 - Slight

42.75 Final

1,607.43

KP - [KEPPEL] Soil assocation 2

Soil texture 3 L - [LOAM]

Soil texture 4

Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)]

Top soil depth ER25 Natural hazard NH: Natural Hazard Rate: 0.98

**AGRICULTURAL WASTE LAND** 

Waste Type

10 WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$241,200		1	Other Agricultural	55%	\$132,660				Taxable
Total of Assessed Value	es: \$241,200			Total of Ta	axable/Exempt Values:	\$132,660				





ARK & MARK & CONNIE AROSHKO YAROSHKO 175800 170400	JASON MUNDT M FARMS LTD. FX	166200	KOALE & ROBIN LITWINOW 153600	KOALE & ROBIN LITWINOW	GLENDA HORNER 140900	GLEN & SANDRA KISSER 155100	WEEKES	GLEN & SANDRA KISSER	BRIAN & LAURA KOWALCHUK 139200	WILHELMINA NOOWELL	NODWELL 167000	NORMAN PRIOR NOOWELL 180300 05	WILHELMINA NODWELL 108500	89600 gg	89900	84800 %	82100	81800 Š	NADINE EVANOFF 186600	STEVEN SAGON 113600 Q	59300	83800 %	MARK & STACEY SAGON 129800	87100
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