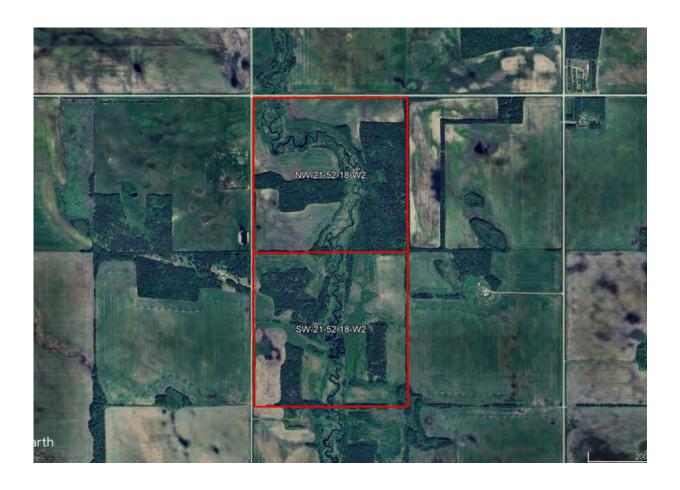


\$660,000

Choiceland 318 acres Grain & Pastureland





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Location

Two adjacent quarter sections located 10 km northwest of Choiceland and 95 km northeast of Prince Albert, Saskatchewan.

Farmland Description

The properties are very well suited for cultivation, hay, grazing, recreation or a combination of all four. With Bedard Creek winding through both quarters, this is very scenic and ideal for grazing cattle or bison, with the added benefit of hunting and passive recreation.

According to assessment records, there are 122 cultivated acres in total across both quarters. It should be noted that a portion of the open land is not currently farmed, with approximately 85 to 90 acres presently under cultivation, indicating additional potential for expansion, with previously cultivated acres easily converted back to cultivation.

NW-21-52-18-W2

158.53 title acres Smeaton and Garrick soil associations 31 point final rating per cultivated acre. 2025 assessment \$94,900

SW-21-52-18-W2

159.72 title acres Smeaton and Sylvania soil associations 28 point final rating per cultivated acre. 2025 assessment \$113,200

Farmland Price

\$660,000 Farmland \$2,074 per total acre (ISC) 3.17 times the 2025 assessment

\$660,000 Total Asking Price



Detailed Description of Farmland Property

Legal Land Description IS						ISC				SCIC		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
488	NW	21	52	18	2	0	158.53	159	58	98	3	\$94,900	aton; Garrick; Sylvania;	Sandy Loam; Loamy Sand	31.3	L	21	\$726.82
488	SW	21	52	18	2	0	159.72	160	101	24	35	\$113,200	Smeaton; Sylvania	Sandy Loam; Loamy Sand	28.4	L	21	\$898.27
Totals			318.25	319	159	122	38	\$208,100	,	Neighted Average Final Rating	29.5			\$1,625.09				

Average per 160 acres \$104.376

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





ENNIS &	DENNIS & RICHARD TRUEMAN	DENNIS & EILEEN TRUEMAN	DENNIS TRUEMAN	BRENDA APPLETON	GREDORY & GLYNESS PAGEN	& ROSE BACKLUNE	JAMES & CARMAN LONG	JAMES & CARMAN LONG	GINDY.	D.ROSS & JOYCE KING	DOROTHY	LEEANN CLARKE	WANDA FRIES	101086024 SASK, LTD.	101086024 SASK, LTD.	101086024 SASK, LTD.	DARREN & PAULA SEAMAN	RODNEY NAKONECHIVY	BRIAN MISSELBROOK	ROBERT & COLLEEN MACDONALD
66000	62300	197400	132000	248500	141300	770800	241700	237400	237100	219400	248400	244300	118900	150500	134300	130800	143900	235700	242100	143100
ARÓN & ENNIFER HAMBERLAIN	JAMES &: CARMAN LONG	KEVIN REIN & KAREN NEWTON	LENARD & SLYVIA WELYGAN	J.&J. WINNY HOLDINGS LTD.	GLYNESS PAGAN	BERNARD & PEGGY BOHMANN	NAKONECHNY	JAMES & CARMAN LONG	JAMES & CARMAN LONG	KOLTYN LEE	CLARKE	KEREN & JOHN ROUSE	MICHAEL FEDELLECK	J.STRINGER As M.FLEMING 1 42,00		MELANIE SMITH	DAVID & WAYNE LEYH	JOSEPH & HELEN HULAK	DARRÉN & PAULA SEAMAN	#AARON KING
201600 26	65200 JAMES &	195500 2 JAMES & 2	5 148400	229000 3	0 224000	90400	p 57	235300 2 JAMES &	BERNARD,	126400 2 DARRYI	7 191900 MARK	171000 2 BRENT	109800	86400 2	5 201500	182500 3 DAVID	9 217700 BRIAN	218500 2 AARON 2	9 233500 JAHET	244600
ENNIFER HAMBERLAIN	CARMAN LONG 166800	CARMAN LONG 178100	THERESA & ROBIN ZABEK 172800	HOLDINGS LTD.	RAYMOND SHYMANSKI	NAKONECHNY	NAKONECHNY NAKONECHNY	LONG	& TIMOTHY TETREAULT	MILLER 168800	FENRICH 201300	NAKONECHNY	NAKONECHNY	NAKONECHIY	DONNA NAKONECHNY 154300	& LYNN SHERIDAN 141500	& CINDY LEYH	KING 1469DD K.BAI TATLEW CHOIL 20400 AR	167000 CELAND	AARON KING 214300
207300	1BGGGG		RICHARD	218800 U.M. WINNY	228700 J.&J. WINNY	172600 J. J. WINNY	128200 CAMERON	/ 171900	205100 AARON		BRENT	241700 RDDNEY	241300	DAN &	RONALD	LAWRENCE	RODERICK	20400 AIR	STRIP22608()-1	
PATRICIA SCHEMENAUER	SCHEHENAUER	JAMES & CARMAN LONG	BRENDA PICKETT 159600	U.SAL WINNY HOLDINGS LTD. 182800 A.HOLLIDAY 8500 J.S.J. WINNY 950	HOLDINGS LTD.	HOLDINGS	& VAUNA NORDIN		KING 144000	KING	NAKONECHINY	NAKONECHNY	BRENT NAKONECHNY 261200	RODNEY NAKONECHNY 263000	& DEREK SHYMANSKI	& DONNA KAWA 161800	PEEBLES & DEBORAL PLUMMER	AARON KING	AARON KING 227900	AARON KING 224500 o
102900 2	3 120500 5	187600 KELLYZ	4	DAVID	JAS.J. WINNY	LENARD 2	NOEL B	600	144000	216600 2	206900 CECILIA	200000 2 DAN	LAWRENCE & DONNA KANA	DAN & Z	4 252100 LAWRENCE	LAWRENCE 1	9 179600 WILLIE	PAULA PAULA	AARON	AARON S
	SCHEMENAUER	WENDY PISTUN	WILDEMAN 55400	PELECH 139000	HOLDINGS LTD. 216900	WELYGAN 253800	VOCELAAR & KIMBERLEY GADE 165300	1102	BOYD KENNEY 235800	PISTUN 212600	STRUEBY 207000	NAKONECHNY	BREVI NAKONECHNY	NAKONECHNY 243600	& DOMINA KAWA 238300	& DONNA KAWA 218100	18220D	& KEMN SEAMAL	KING 180800 년 ■ 17900 新祭	181100
98200 OHN 6	122600	117300 CARMAN LONG & TRACY	LYLE & CORINA		initya	LENARD	D.ROSS	7		2000		CLINTON	BRENT	LAWRENCE	DAN	LAWRENCEPOL	OLAS WILLIE		PHILLIP ALCOCK	VIRGINIA
	122300	BUTTERFIELD 107300	DONNA 4500 BAUMUNG	DAVID & B DONNA Z LITTLE Z 102600	CORINA LINDBERGH 10,7800	& STLVIA WELYGAN 184700 BEAN & SHEL PASLANSKI SHER	& JOYCE KING	PISTUN 0	PISTUN 223200	KENNEY 244600	BRENT NAKONECHNY 191800	WILBURN & MARIE MCCAFFREY 129000	NAKONECHNY	& DONNA KAWA 180900	NAKONECHNY 208000	LAWRENGEDOL & DONNA780 KAWA 121500	CMO	CELA	& PATRICIA DOERKSEN 157000	262200
ERESA	4MATRAMED	PERIO A	J.&J. WINNY	ROBERT	MARJORIE -	PASIANSKI ZBO	KELLY &	ADMINE 4-5	RUSSELL	JEFFERY &	LEEANN	LEEANN	LEEANN	CARSON &	DAWRENCE	RONALD	NUMBER &	TO VINCENIA	VIRGINIA	FRANCES
MIATKOWSKI 8000	MARGELL FARMS LTD. 145700	WENDY PISTUN 199100	LTD. 167200	BROWN 145400 BRIAN & LENA MIRASTY	MARDELL FARMS LTD 81000	134800 101049211	WENDY PISTUN 129600	KELLY PISTUN & PEGGY KILMER B73007	& SHERRY CASE 164500	ANNETTE SMITH 110200	139700	137900	158000	LISA SHYMANSKI 140200	& DONNA KAMA 185200	& STELLA SHYMANSKI 200100	PRICE CONTRACT	M NAPI FENRICH PENRICH PENRICH VIRIGINA	& MARK FENRICH 249100	792100
	140700	10200	CONTENTED	C.BICE & BOOK	AMY	WEAL.	BODDEY		ROBERT	M.CHARBY 6905 ALARO	BRADLE NAMA 22900		葱	RAY &	BEOO REC E	~	BERNARD	BERNARD		POMALD.
RICHARD & BRENDA PICKETT 152900	145300	THEODORE & ROSIE SLONSKI 192300	NOLA 180700	ROBERT & COLLEEN MARDELL 141400	ECKDAHL 117000	McCAFFREY	WHITEOW & ELDON & SHIRLEY WHITEOW 105800	ANNIE, KELLY A WENSPALLY PISTUN	ROBERTSON	CARSON SHYMANSKI 126400	CARSON & LISA SHYMANSKI	TYLER SHYMANSKI	STELLA SHYMANSKI 166100	BEATRICE WILBURN 157700	RONALD SHYMANSKI	LAWRENCE & DONNIA KAWA 134600	SCHULTZ & JANIGE BAKKER 220000 UPERW OIL	SCHULTZ & JANICE BAKKER 291100	RONALD SHYMANSKI 246900	SHYMANSKI 282800
STANLEY	STANLEY	JOSHUA	RODNEY CHARLES &	SHIRLEY	DANIEL WHITLEY	EST. NORBERT	CHRISTOPHER THALHEIMER	CARL SMEARS	104PE	ELEANOR BODNARUK	RONALD	TYLER	STELLA =	RONALD & DEREK	RONALD	CARSON O/	LANCE BULGIS &	SOLUTIONS	LANCE BULGIS &	JEANETTE & MURRAY
254000	171100	1B3600	MARCY BURKA-CHARLES 172400	147300	MARLEEN WHITE	SCHEMENAUER	76300 T	BISSETT OR	FRIESEN 23300	& LOUISE BRAZIER 127600)	SHYMANSKI 223300	SHYMANSKI 241000	SHYMANSKI 251000	SHYMANSKI 197300	& TYLER SHYMANSKI 247400	260000	BRITTANY THIBAULT 207000	DAVID BULGIS 294000	BRITTANY THIBAULT 266800	HIDLEBAUCH 235900
THEODORE & ROSIE SLONSKI	SYLVIA & LENARD WELYGAN	LYLE & CORINA LINDBERCH	LYLE & CORINA LINDBERGH	GEOGRE & MARY PICKETT & BARBARA	MERLE & BRIAN KOPACH	LESLIE & MARLENE WHITE	CARL & F WANDA SMEARS	KELLY PISTUN	CARL LINDBERGH & INGRID FENTON	NORMAN & MARK STENSRUD	KELSEY HOLDINGS INC.	KELSEY HOLDINGS INC.	KELSEY HOLDINGS INC.	STELLA SHYMANSKI	CARSON SHYMANSKI	CARSON & USA SHYMANSKI	GORDON & ROGER ELCHUK	LANCE BULGS & ERITANY THIBAULT 125300 BORDON &	LAWRENCE &: LAURA WARD	LAWRENCE & DONNA KAWA
249000	0 147800	144000	1 180200	124200 C	000001	132700	E 192100	18540D O	190500	72000	197900	197600	269900	261100	270800	330800	323300	ELEHUK 168300	203900	293300 0
E DEBOIE	SYLVIA & LENARD WELYGAN 219200	JOHN & MARK PICKETT	JOHN & RICHARD PICKETT	& MARY PICKETT & BARBARA	JOSHUA LINDBERGH	JOHN & RICHARD PICKETT	JOHN KWIATKOWSK (ESTATE)	JOHN KWIATKOWSK (ESTATE)	DENNIS BOEHLER	NORMAN & MARK STENSRUD 113900	PATE WITHOUT THE PROPERTY SECURITY SECU	KELSEY HOLDINGS INC.	DONALD & SHELLEY KELSEY	RONALD & STELLA SHYMANSKI	STELLA SHYMANSKI	DONNA NAKONECHN	EDNA MOLLISON	MODISON	JACOBSON	DAVID BULGIS
NGUSH 3000	219200	138300	157200	205600	117800	174000	240700	229300	215400		35 B	152700	272800	291000	315800	342400	325600	BB 113400	294900	294200
BRENT BURKA	JEAN & BRENT BURKA	MARDELL FARMS LTD.	JOHN & RICHARD PICKETT	& MARY PICKETT & BARBARA	DENNIS BOEHLER	& SYLVIA WELYGAN	KAREN BROWN	LANCE BULGIS 4 BRITTANY THIBAULT 184000	LORNE & SHARON LINDBERGH	LORNE 1020 LINDBERGH	TORCH TRAIL BIBLE CAMP (CSSM)	CARL & INGRID LINDBERGH	M SHELLEY KELSEY	RONALD & TYLER SHYMANSKI	BERRARD SCHULTZ & JANICE BAKKER 335600	BERNARD SCHULTZ & JANICE BAKKER	KEITH SCHULTZ	BUDDY & COLLEGY EROMAN 14000 SHYMANSKO FARMS LTD.	HOLDINGS	NOREEN MADRICA & BARBARA WWICHAR
253100 X	5 226600	238100 CIBUSE 11508	6 186700 WALTER	195500 G	261500	144400	138600	LENARD 3	3 129600	82800 3	77700	187900 DOUGLAS	284200 DONALD	322800 SERNARD	6 EDNA	342500 g	303600	274000 RONALD	24880D	302100 REUSEY
MARDELL	JEAN & LEE BURKA	RICHARD & DEBBIE BURKA	BURKA	DARRY, DARREN & TRIMA TESSMER & LORRAINE	DORIAN & ELLEN BAMBER 241800	PARYL & ROXANNE LEE	& ANITA LEE	& SYLVIA WELYGAN	RHONDA GERGELY	& SHARON LINDBERGH	TORCH TRAI	BROWN	& SHELLEY KELSEY	& JANICE BAKKER	MOLLISON	SCHULTZ & JANICE BAKKER	SCHULTZ	SHYMANSK	DARREN & PAULA SEAMAN	HOUDINGS
239900	205100	196600	191800 JOHN	ERENT SABOD	JAMES	288100	142200 LEBUE &	203200 L & M	117800 TERRY	154900 LOIS	90800	212700 GLEN &	270800 DONALD	332B00 BERNARD	334200 DOUGLAS	344000 G.R. LAND	J35300 LANCE	334800 20900 N.STENSRUO	291000	Z92100 KELSEY
SA ABEK	PARTICIA MOLITWENIK & CHRISTOPHER JANZ	(ESTATE)	KWIATKÓWSKI (ESTÁTE)	BURKA	BURKA	NAKONECHN DONNA	COOPER A BETH	FARMS LTD.	REED	165700	RATHEL	KELSEY	KELSEY KELSEY	SCHULTZ & JANICE BAKKER	& KATHY HICKS 323800	& HOLDING	BULGIS & BRITTANY THIBAULT	DAVID BULGIS	& DOREEN KELSEY	HOLDINGS
38500 2	6 149300 LEE	143700 Z	5 GEORGE	224400 - LESLIE &	QUEHAEL	248300 DOMNA	O TTATE OF	CARL &	95100 LYLE &	CARL &	MURRAY	215500 2	GLEN &	BERNARD	5	ROOFR	315300 ROGER .	300900 , PAUL &	325200 PAYMOND	293200 g
WIATKOWSKI ESTATE)	& LORI BURKA	DARRELL &	MARY PICKETT & BARBARA	MARLEEN WHITE - & BETH	BRAZIER	NAKONECHN		INGRID LINDBERGH	CORINA LINDBERGH	INGRID LINDBERGH	A ELAINE MOLEAN	CONSTANC		SCHULTZ A JANICE BAKKER S	HICKS	ELCHUK		6 CHRISTINE ELCHUK	& DOREEN KELSEY	HOLDINGS
241100	182600	SHYMANSKI 221000	GAUDET 159900	SOTHERAN 127700	134200	123200	SOTHERWY 106300	118300	95900	178600	195300	12840021	200500	198600 \$	249900	+ 247200	231300	303100	260900	269700
CHARD 2	WALTER BURKA & ARLEEN STEN	BRENT BURKA	DARRIN & BRANDY	L & M WHITE	100 L & M	STEFANY	KENDALL DYCK &	RICHARD & DEBBIE	TERRY REED	JAMES & GAIL	MURRAY	GLEN &	GLEN &	KELSEY	DONNA KOOIMAN	ALDONNA	KELSEY HOLDINGS	LANCE BULGIS &	P.&C. ELCHUK 26700	ALICE