



\$580,000

[illegible]Type: **Farm and Ranch** Style: **Other**

Details

Property Summary

Type: **Farm and Ranch**

Style: **Other**

Garage: **No**

Lot size: **476.4 acres**

Taxes: **\$800 (2022)**

Description

Excellent 3 Quarter Grazing Package (476 acres)

This pasture is located ~4 miles southeast of Springwater, SK (1.5 miles east of Springwater on 656 Grid, follow curve south for 2 miles, east on Triumph Road for 1 mile).

Grass

Over the past 24 years, the quality and carrying capacity of the grass has been improved and optimized with thoughtful and meticulous planned grazing management. The arable acres on the north half section are seeded to grass. This grass is more suited for late spring grazing and greatly enhances the overall capacity of the package. Livestock are moved from paddock to paddock every 7 to 14 days and do not return again to that paddock for a full year. This allows the grass time to fully recover. There are 8 paddocks. The topography is gently to medium rolling with several low spots that hold spring run-off water. The property is mostly open with low spots having bush for shelter.

Capacity

The owner typically grazes 220 pair for 40 days later in spring. This is based on a 1,300 lbs cow with April calf. Total carrying capacity of the property is estimated around 8,800 ADs (220 cow/calf units x 40 days = 8,800 Animal Days). The grazing season runs from June 1 to November 1 (five months) or longer depending on snow cover. Based on 8,800 ADs, it is reasonable to expect the property to carry 55 cow/calf pairs for 150 days (50 to 60 depending on the year and management).

Fencing

Perimeter fencing includes 3 strand barb wire in good



condition. The eight interior paddocks are managed with high tensile electric fencing that is powered by a portable solar power system.

Water

#1 Water Well #22 NW-26-34-17-3 (solar powered) is centrally located on the north side of the north half section. well drilled in 2000-05 by Elk Point Drilling Corp, 106' deep, 5.5" stainless steel casing, water at 9', originally pumped at 16.6 igpm, considered to be of artesian quality with an abundant supply

#1 Dugout #23 SW-26-34-17-3 (very SE corner of parcel) fed by run-off water

Note: portable solar power equipment not included.

Access

Triumph Road runs east-west along the south side of the property. It is an all-season grid road with an approach into the property. Seasonal dirt roads run north-south along the east and west boundaries. There is a legal forced road allowance along the north end of the north half section. It is 20.1 m wide (66') and runs the full mile of the northern boundary. This road allowance has a seasonal dirt road that provides good access for maintaining the fence line. It is also serves as a buffer for the neighbor's pasture to the north.

Farmland Summary

3 Parcels

476 Title Acres (ISC)

SAMA Information

476 Total Acres

145 Hay/Grass Acres

331 Native Pasture Acres

\$348,600 total assessed value

\$117,176 average assessment per 160 acres

39.4 soil final rating (weighted average)

\$580,000 Farmland Price

\$1,217 per Total acre (ISC)

\$2,003 per arable grass acre

\$875 per pasture acre

1.66 times the 2021 Assessed Value

Same owners have 20 quarters of pasture in Argo bush for sale SK914977, asking \$2,300,000

Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information							SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Arable Hay Acres	Pasture Acres	2021 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
21	347	NE	26	34	17	3	0	159.8	159	90	69	\$136,100	Asquith	Sandy Loam	39.6	O	16	\$300.00
22	347	NW	26	34	17	3	0	159.7	159	55	104	\$126,500	Weyburn	Loam	39.1	O	16	\$300.00
23	347	SW	26	34	17	3	1,2	156.9	158		158	\$86,000	Weyburn	Loam		Not	Rated	\$200.00
Totals								476.4	476	145	331	\$348,600	Weighted Average Final Rating 39.4					\$800.00

Average per 160 acres \$117,176

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)

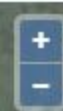
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as 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>





×

#21 NE-26-34-17-W3

2021 Assessed Value \$136,100
Title ac. 159.78
90 arable acs. grass
69 pasture acs.
Soil: Asquith Sandy Loam
Soil Final Rating: 39.6
Crop Ins. Class: 0

Well

#21 NE-26-34-17-W3





×

#22 NW-26-34-17-W3

2021 Assessed Value \$126,500
Title ac. 159.71
55 arable grass acs.
104 pasture acs.
Soil: Weyburn Loam
Soil Final Rating: 39.12
Crop Ins. Class: 0

Well

#22 NW-26-34-17-W3

#21 NE-26-34-





#22 NW-26-34-17-W3

#21 NE-26-34-17-W3

#23 SW-26-34-17-W3

2021 Assessed Value \$86,000
Title ac. 156.9
158 pasture acs.
Soil: Weyburn Loam
Soil Final Rating: N/A

#23 SW-26-34-17-W3

Dugout

Image © 2022 Maxar Technologies
Image © 2022 CNES / Airbus

Google Earth

Imagery Date: 5/12/2011 51°56'36.41" N 108°18'47.36" W elev 722 m eye alt 1.66 km

1985



Well

#22 NW-26-34-17-W3

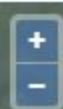
#21 NE-26-34-17-W3

#23 SW-26-34-17-W3

Dugout

Image © 2022 Maxar Technologies
Image © 2022 CNES / Airbus

Google Earth



200 m

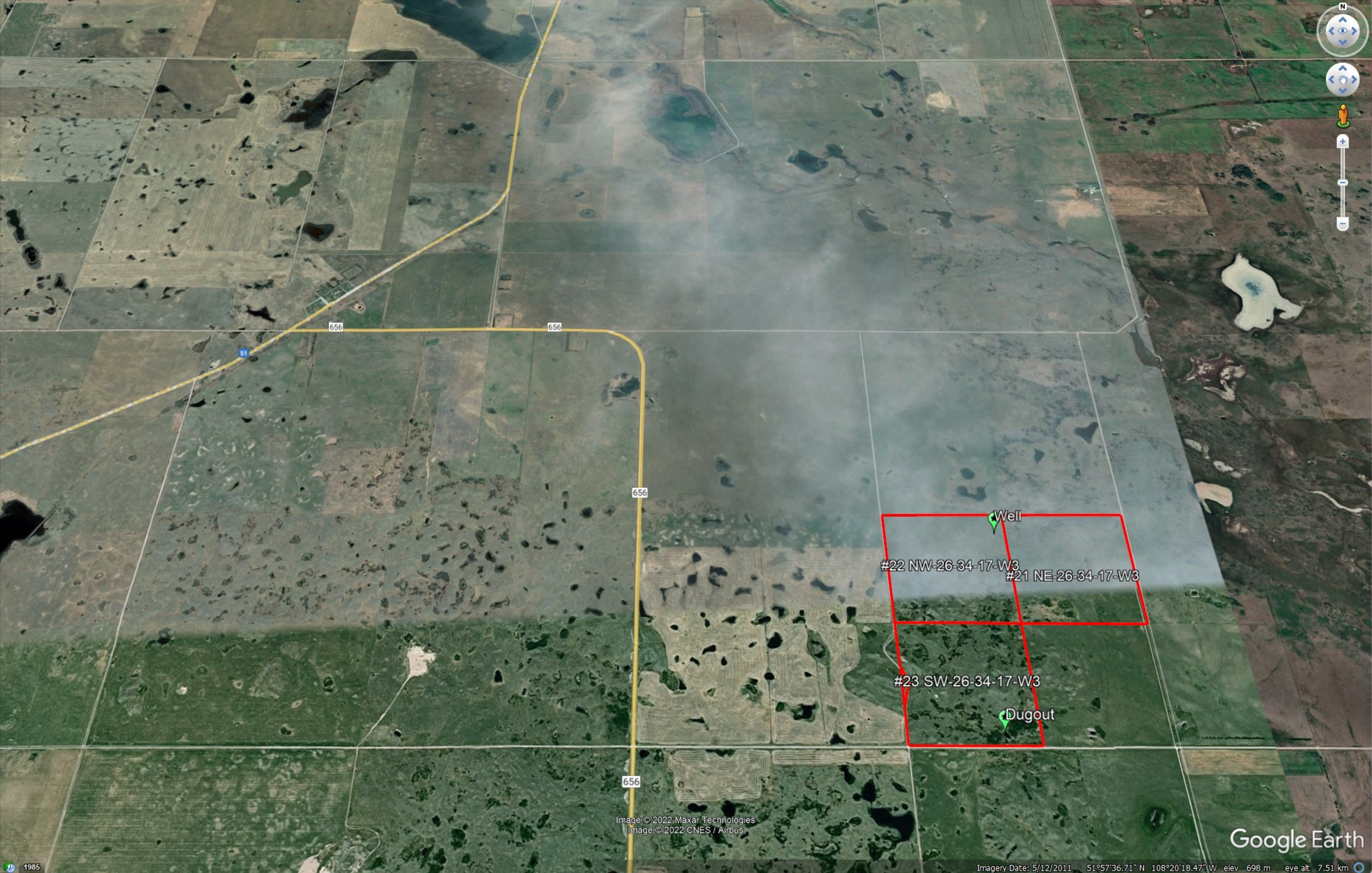
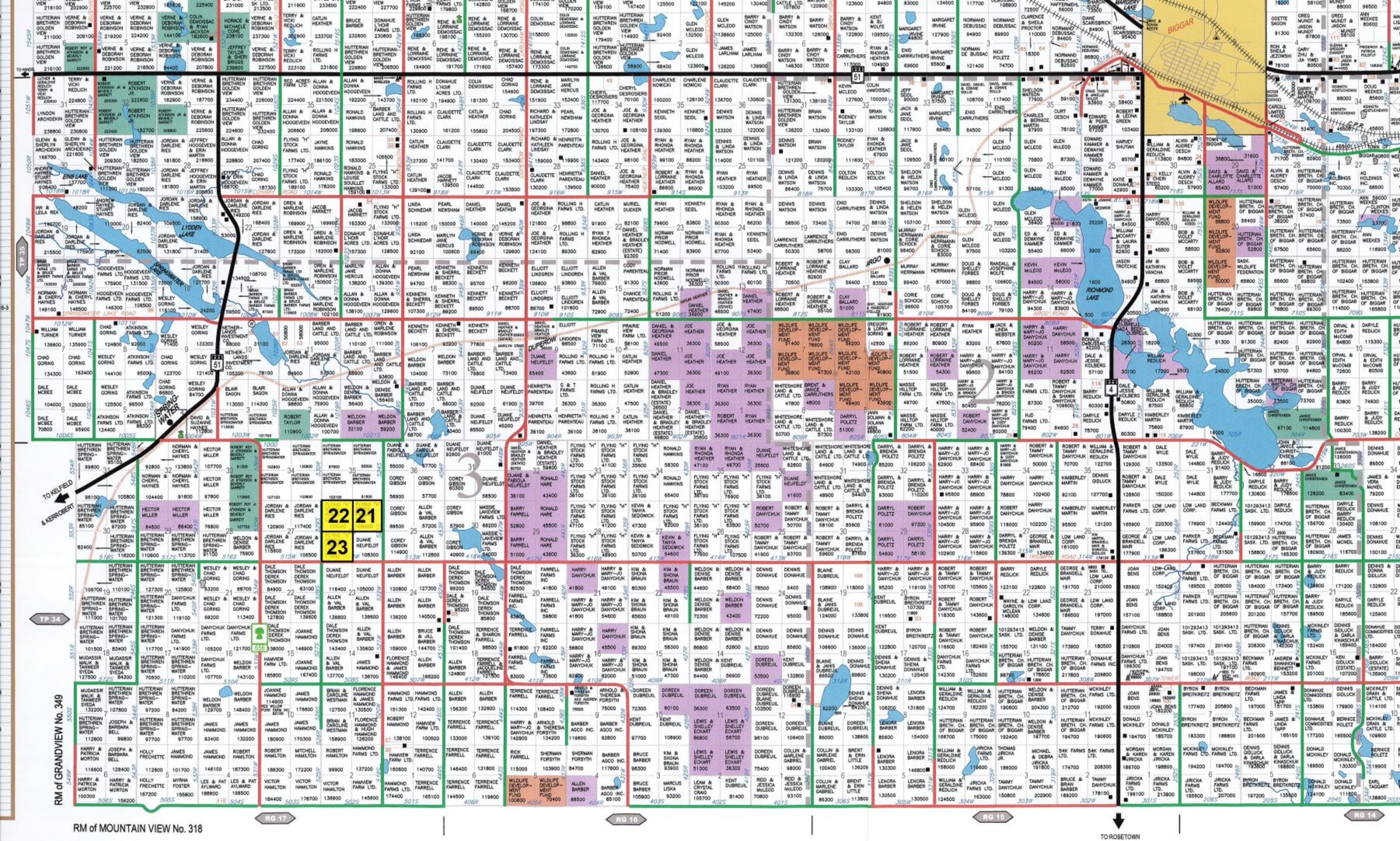


Image © 2022 Maxar Technologies
Image © 2022 CNES / Airbus

Google Earth



RM of MOUNTAIN VIEW No. 318

RM of MOUNTAIN VIEW No. 318

RM of MARIOTT No. 317

TO ROSETOWN