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1 Quarter Section
Grainland For Sale
Fife Lake, SK Area
RM of Poplar Valley #12





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1 QUARTER SECTION FARMLAND FOR SALE

Fife Lake, SK Area | R.M. of Poplar Valley #12

ISC TITLED ACRES	SAMA CULTIVATED	SCIC SOIL CLASS	SAMA FINAL RATING
160.04	145	K	42.71
2025 ASSESSMENT	**2026 PROPERTY TAXES**	**ASKING PRICE**	**ASSESSMENT MULTIPLE**
$233,000.00	$822.72	$450,000.00	1.93×

ASKING PRICE	$/ISC TITLED ACRE	$/SAMA CULT. ACRE
$450,000.00	$2,811.80	$3,103.45

Buyers should complete their own due diligence.

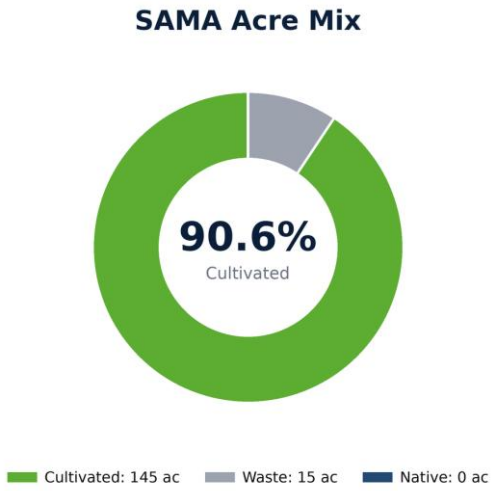
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LISTING HIGHLIGHTS

For Sale – Productive Farmland Near Fife Lake, SK

Land Quality

- This quarter includes 160.04 titled acres. SAMA field sheets report 145 cultivated acres.
- The acreage-weighted SAMA final soil rating is 42.71.
- The cultivated land is Fife Lake clay loam. Saskatchewan Crop Insurance assigns it soil class K.
- SAMA rates the land T2/T4 for topography and S2/S3 for stoniness.



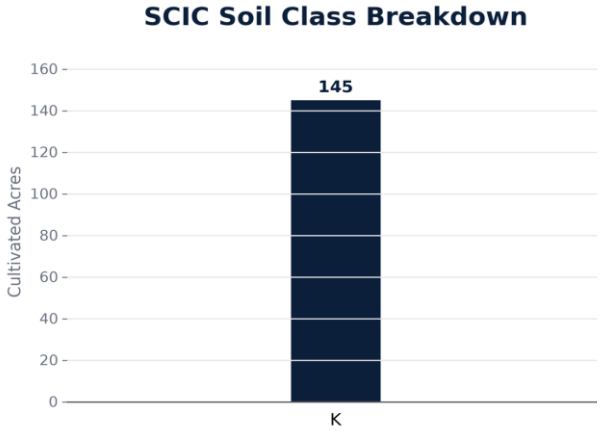
Land Occupancy

The land is vacant and available to farm in the 2027 cropping season.

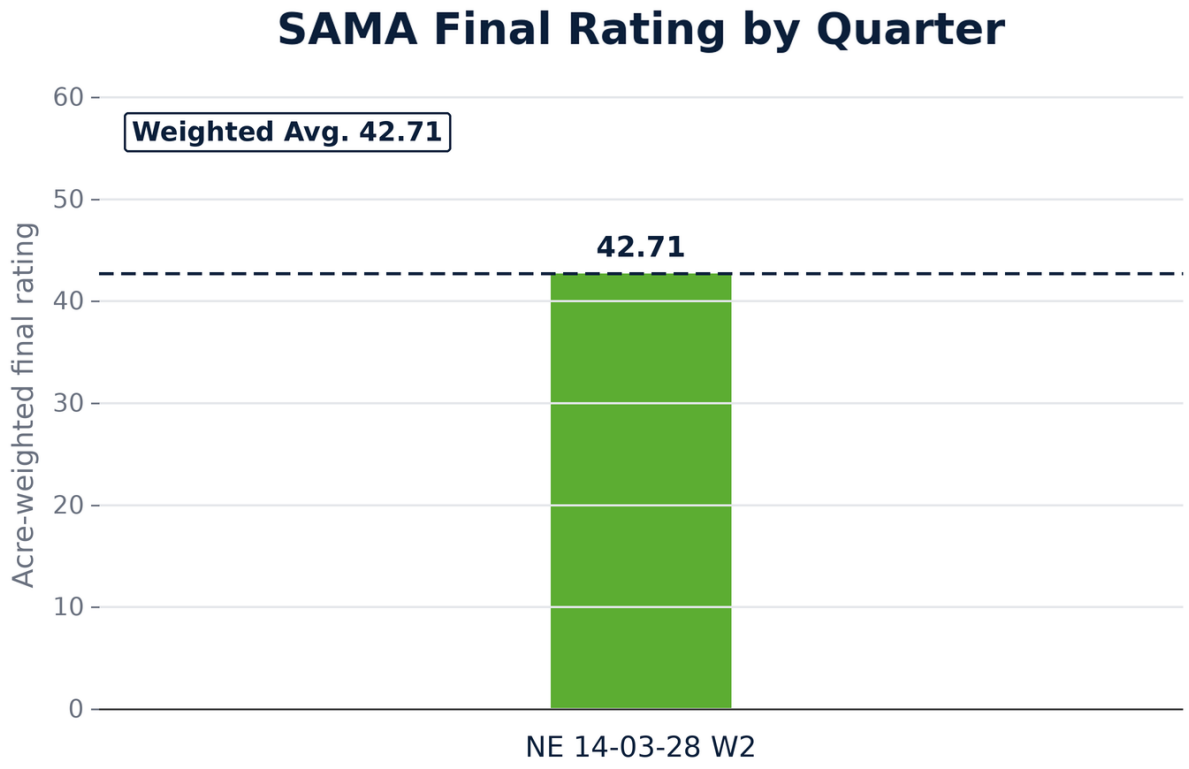
Metric	Result	Interpretation
Cultivated Share	90.6%	145 of the 160 acres classified by SAMA are cultivated.
Waste Acres	15 acres	SAMA records 9.4% as waste and zero native acres.
SCIC Soil Class	K	Class K applies to all 145 cultivated acres.

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ANALYTICS SNAPSHOT



Cultivated acres by SCIC soil class.



SAMA rates the 110-acre area at 45.78 and the 35-acre area at 33.07. Weighting the two ratings by their cultivated acres gives a final rating of 42.71.

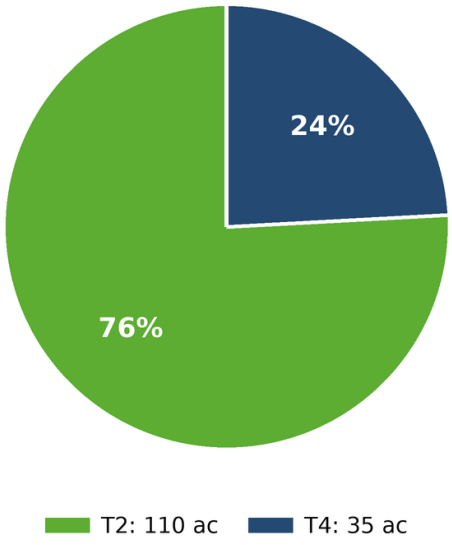
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QUARTER DETAILS

Legal description	SCIC	ISC Ac.	Cult. Ac.	2025 Assess.	Rating	Topo.	Stone
NE 14-03-28 W2	K	160.04	145	$233,000	42.71	T2/T4	S2/S3

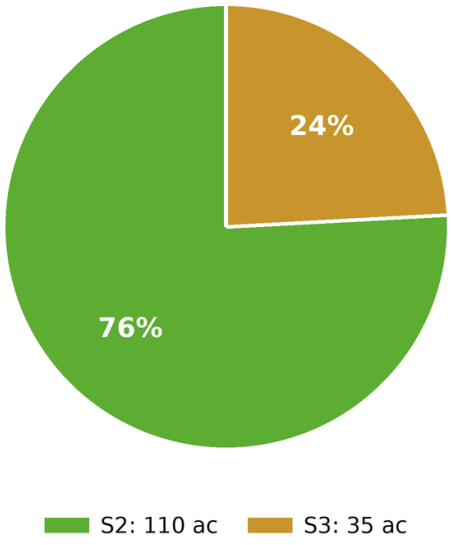
Extension 0 | ISC parcel number 102319321 | Crown-owned minerals | SCIC risk zone 3

Topography Distribution



T2/T4 topography across 145 cultivated acres.

Stoniness Distribution



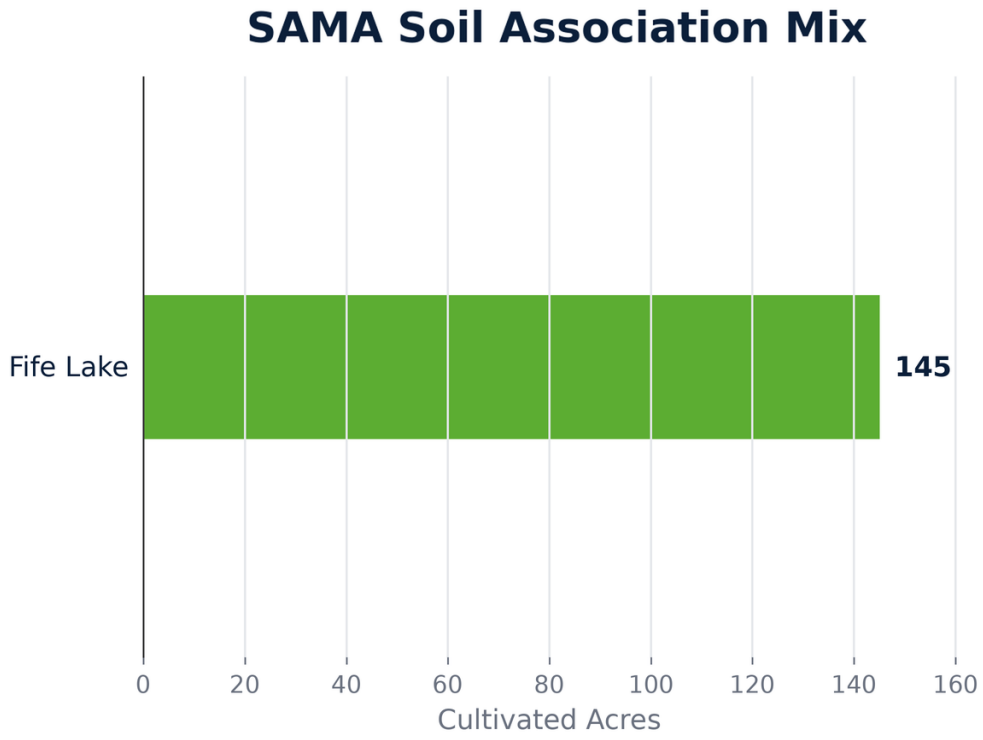
S2/S3 stoniness across 145 cultivated acres.

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SAMA RATING GUIDE

SAMA rates slope and stoniness for each cultivated area. The two areas on this quarter share the same soil association and texture, but differ in their terrain and final ratings.

Rating	Description	Fife Lake Result
Soil Final Rating	SAMA's productivity rating after adjustments for farming costs.	42.71 weighted average
T2 Topography	Gentle slopes averaging 3–5%.	110 cultivated ac.
T4 Topography	Strong slopes averaging 10–15%.	35 cultivated ac.
S2 Stones	Slight stoniness (ST2 in the SAMA manual).	110 cultivated ac.
S3 Stones	Moderate stoniness (ST3 in the SAMA manual).	35 cultivated ac.
Acre Mix	Cultivated, waste and native acres recorded by SAMA.	145 / 15 / 0 ac.



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Contact the listing agents for additional information or to submit an offer.

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Farmland Property For Sale

RM of Poplar Valley #12

Coronach, SK Area

Legal Land Description						RM			ISC		SCIC	SAMA			
Qtr.	Sec.	Twp.	Rg.	Mer.	Ext.	RM#	Property Tax	MapID#	SPN	Titled Acres	Soil Class	2025 Assessed Value	Cult Acres	Native Acres	Waste Acres
NE	14	3	28	W2	0	12	$822.72	1	102319321	160.04	K	$233,000.00	145	0	15
Totals							$822.72			160.04		$233,000.00	145	0	15

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