WUNSCH QUARTER - HANLEY

RM 283 Rosedale

$500,000

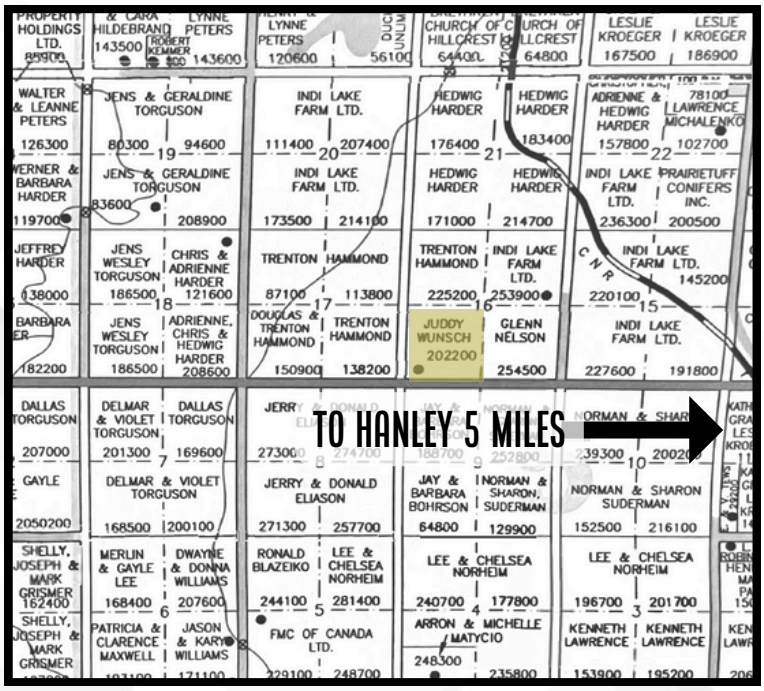
SW Sec 16 Tp 31 Rg 4 W3

1 Quarters of Farmland 3 Miles West, 2 Miles North of Hanley, SK

Positioned a short distance west of Hanley, SK, this property is conveniently accessed via excellent heavy haul roads in the RM of Rosedale.

Yard recently subdivided.
SAMA has not been reassessed since subdivision.

- SCIC soil classification is J
- Loam soil
- 150 total acres:
  - 120 cultivated acres
  - 30 non-cultivated acres





**Yard Recently Subdivided*

DIR.	SEC.	TWP.	RGE.	Merid	SCIC Soil Class	Cult	Native Grass	Not Cult
SW	16	31	4	3	J	120		30

DALE MURDOCH | 306-774-6100 | Dale@saskranches.com

YOUR PRAIRIE PROFESSIONAL

WUNSCH QUARTER - HANLEY

RM 283 Rosedale

SW Sec 16 Tp 31 Rg 4 W3

**Note: SAMA has not been updated since subdivision of 10.54 acres.*

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
75.00	K - [CULTIVATED]	Soil assocation 1	EW - [ELSTOW]	Topography	T1 - Level / Nearly Level	$/ACRE	1,641.75
		Soil texture 1	L - [LOAM]	Stones (qualities)	S1 - None to Few	Final	61.12
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	DW: Shallow Draw Rate: 0.98		
		Top soil depth	3-5				
60.00	K-KGA - [K-KG-OCCUPIED YA	Soil assocation 1	EW - [ELSTOW]	Topography	T1 - Level / Nearly Level	$/ACRE	1,231.31
		Soil texture 1	L - [LOAM]	Stones (qualities)	S1 - None to Few	Final	45.84
		Soil texture 2		Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	DW: Shallow Draw Rate: 0.98		
		Top soil depth	3-5				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
18.00	NG - [NATIVE GRASS]	Soil assocation 1	EW - [ELSTOW]	Range site	L/SA: LOAMY/SALINE UPLAND	$/ACRE	649.14
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T2: Gentle 3-5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.35		
				Aum/Quarter	56.00		

Acres	Waste Type
4	DRAW

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics		Rates and Factors		Other Information		Liability Subdivision	Tax Class	Tax Status
/	Country Residential	Acreage		Prime Rate:	$1,505.00	Std.Parcel Size:	1.00	1	R	Taxable
		Width(ft)		Urban - Acreage		Land Size Multiplier:	100			
		Side 1 (ft)				Adjustment reason:				
		Side 2 (ft)								
		Area/Units	3.00							

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