MARTIN HALF SECTION - WISETON

RM 287 St.Andrews

2 Quarters of Farmland 5 Miles from Wiseton, Saskatchewan

$1,300,000

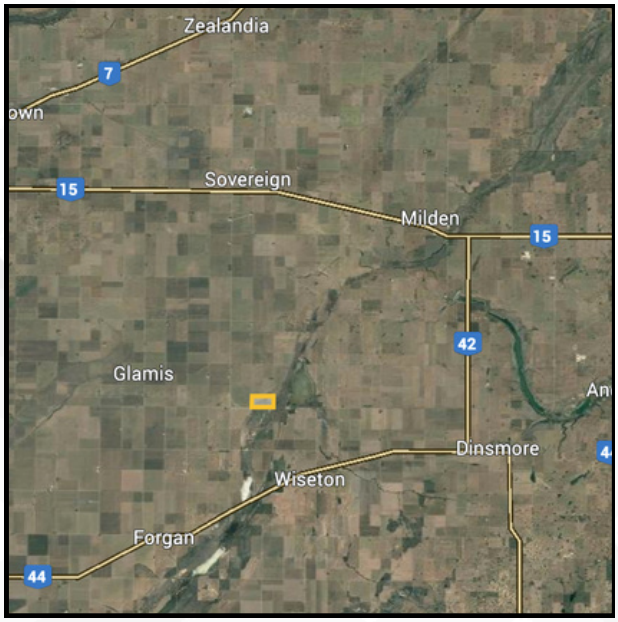
- SCIC soil class D & M
- Heavy clay soil
- 320 titled acres
- SAMA States
  - 320 Arable Acres
  - 0 Waste Acres

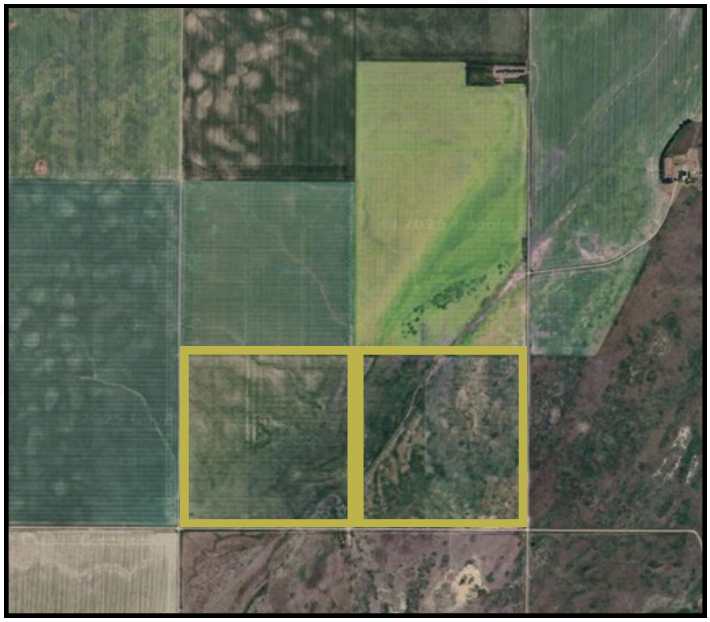
**Note: There could be reduction in arable acres due to overflow*

SW Sec 01 Tp 28 Rg 13 W3

SW Sec 01 Tp 28 Rg 13 W3

A productive, well-managed half section with heavy clay soils and strong rental potential. Located five miles from Wiseton, with excellent heavy haul access. A solid holding suitable for expanding an existing operation or securing a stable long-term investment.





DIR	SEC	TWP	RGE	MER	Soil Class	Arable Acres	Waste Acres	Titled Acres	2025 Assessment	ISC Parcel
SE	1	28	13	3	M	160	0	160.41	182,700	117980657
SW	1	28	13	3	D	160	0	160.35	366,100	117980668
TOTAL						**320**	**0**	**320.76**	**548,800**	

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

YOUR PRAIRIE PROFESSIONAL

MARTIN HALF SECTION - WISETON

RM 287 St.Andrews

SW Sec 01 Tp 28 Rg 13 W3

Soil Class D; 160 Cultivated acres, $366,100 Assess.



Municipality Name: RM OF ST. ANDREWS (RM) **Assessment ID Number :** 287-000101400 **PID:** 394486

sama
SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr SW Sec 01 Tp 28 Rg 13 W 3 Sup
Supplementary:

Title Acres: 160.35
School Division: 207
Neighbourhood: 287-100
Overall PUSE: 2000
Call Back Year:

Reviewed: 25-Sep-2023
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
35.00	K - [CULTIVATED]	Soil assocation 1	RA - [REGINA]	Topography	T1 - Level / Nearly Level	$/ACRE	1,706.89
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	45.40
		Soil texture 2		Phy. Factor 1	35% reduction due to PSA4 - [65 : Poor Drain/Sal. - VStrong]		
		Soil profile 1	MC-M - [CHERN-MASS CLAY MOD]				
		Top soil depth	3-5				
95.00	K - [CULTIVATED]	Soil assocation 1	RA - [REGINA]	Topography	T2 - Gentle Slopes	$/ACRE	2,990.31
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	79.53
		Soil profile 1	VERT- [CHERN-VERT]				
		Soil assocation 2	SU - [SUTHERLAND]				
		Soil texture 3	C - [CLAY]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	VERT				
30.00	K - [CULTIVATED]	Soil assocation 1	RA - [REGINA]	Topography	T1 - Level / Nearly Level	$/ACRE	744.03
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	19.79
		Soil texture 2		Phy. Factor 1	70% reduction due to PSA6 - [30 : Poor Drain/Sal. - Excess]		
		Soil profile 1	MC-STR - [CHERN-MASS CLAY STR]				
		Top soil depth	3-5				

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	$366,100		1	Other Agricultural	55%	$201,355				Taxable
Total of Assessed Values:	$366,100			Total of Taxable/Exempt Values:		$201,355				

MARTIN HALF SECTION - WISETON

RM 287 St.Andrews

SE Sec 01 Tp 28 Rg 13 W3

Soil Class M; 160 Cultivated acres, $182,700 Assess.



Municipality Name: RM OF ST. ANDREWS (RM) **Assessment ID Number :** 287-000101300 **PID:** 394445

sama
SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr SE Sec 01 Tp 28 Rg 13 W 3 Sup
Supplementary:

Title Acres:	160.41	**Reviewed:**	25-Sep-2023
School Division:	207	**Change Reason:**	Reinspection
Neighbourhood:	287-100	**Year / Frozen ID:**	2025/-32560
Overall PUSE:	2000	**Predom Code:**	
		Method in Use:	C.A.M.A. - Cost
Call Back Year:			

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
25.00	K - [CULTIVATED]	Soil assocation 1	BG - [BIGGAR]	Topography	T1 - Level / Nearly Level	$/ACRE	923.38
		Soil texture 1	GSL - [GRAVELLY SANY LOAM]	Stones (qualities)	S1 - None to Few	Final	24.56
		Soil texture 2		Phy. Factor 1	35% reduction due to PSA4 - [65 : Poor Drain/Sal. - VStrong]		
		Soil profile 1	OR/G - [CHERN ORTHIC GRAVEL]				
		Top soil depth	ER10				
100.00	K - [CULTIVATED]	Soil assocation 1	BG - [BIGGAR]	Topography	T1 - Level / Nearly Level	$/ACRE	1,278.53
		Soil texture 1	GSL - [GRAVELLY SANY LOAM]	Stones (qualities)	S1 - None to Few	Final	34.00
		Soil texture 2		Phy. Factor 1	10% reduction due to PSA2 - [90 : Poor Drain/Sal. - Mod.]		
		Soil profile 1	OR/G - [CHERN ORTHIC GRAVEL]				
		Top soil depth	ER10				
30.00	K - [CULTIVATED]	Soil assocation 1	RA - [REGINA]	Topography	T1 - Level / Nearly Level	$/ACRE	744.03
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	19.79
		Soil texture 2		Phy. Factor 1	70% reduction due to PSA6 - [30 : Poor Drain/Sal. - Excess]		
		Soil profile 1	MC-STR - [CHERN-MASS CLAY STR]				
		Top soil depth	3-5				
5.00	K - [CULTIVATED]	Soil assocation 1	RA - [REGINA]	Topography	T1 - Level / Nearly Level	$/ACRE	1,896.54
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	50.44
		Soil texture 2		Phy. Factor 1	35% reduction due to PSA4 - [65 : Poor Drain/Sal. - VStrong]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				

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	$182,700		1	Other Agricultural	55%	$100,485				Taxable
Total of Assessed Values:	$182,700				Total of Taxable/Exempt Values:	$100,485				