

LAND DESCRIPTION and INFORMATION

For sale by progressive tender in the RM of BattleRiver #438 - 4 parcels consisting of 559.75 titled acres of choice agriculture land. Located approximately 10 kms NW of Delmas, SK alongside Highway 16 with 512 cultivated acres, depending on weather and farming practices of choice land for your crop needs.

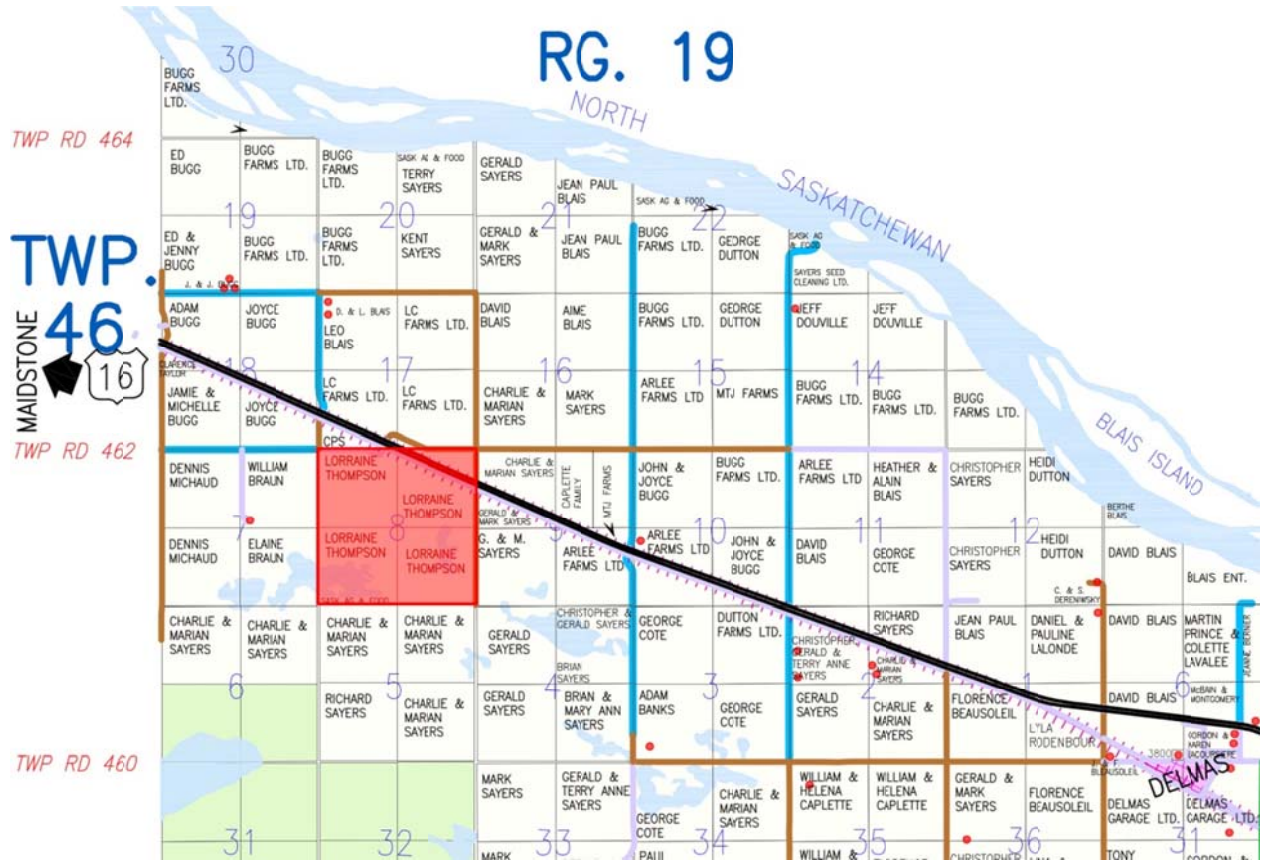


NE 08-46-19-W3: 131.76 titled acres. Soil Final Rating ranges from 55 to 77. SAMA profile designates 130 cultivated acres, with 1.76 acres waste- Hwy.16 and RR tracks.

NW 08-46-19-W3: 158.24 titled acres. Soil Final Rating ranges from 57 to 83. SAMA profile designates 152 cultivated acres, with 6.24 acres waste- Hwy.16 and RR tracks.

SE 08-46-19-W3: 160 titled acres. Soil Final Rating ranges from 43 to 55. SAMA profile designates 124 cultivated acres, with 36 acres waste- slough and bush.

SW 08-46-19-W3: 109.75 titled acres. Soil Final Rating ranges from 43 to 55. SAMA profile designates 106 cultivated acres, with 3.75 acres waste- portion crown land.







Property Report

Print Date: 06-Mar-2024

Municipality Name:	BATTLE RIVER (RM)	Assessment ID Number:	438-001408200	PID:	202055950
Civic Address:		Title Acres:	158.24	Reviewed:	08-Jun-2004
Legal Location:	Qtr PT NW Sec 08 Tp 46 Rg 19 W 3 Sup 00	School Division:	202	Change Reason:	Reinspection
Supplementary	EXCEPT: HWY #16 AND RR	Neighbourhood:	438-100	Year / Frozen ID:	2023/-3
:		Puse Code:	2000	Predom Code:	
		Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
94.00	K - [CULTIVATED]	Soil association 1 BB - [BLAINE LAKE] Soil texture 1 SIL - [SILT LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Soil association 2 CF - [CUTKNIFE] Soil texture 3 Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few	\$/ACRE Final	2,233.68 83.16
57.00	K - [CULTIVATED]	Soil association 1 HM - [HAMLIN] Soil texture 1 VL - [VERY FINE SANDY LOAM] Soil texture 2 FL - [FINE SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few	\$/ACRE Final	1,543.60 57.47

AGRICULTURAL WASTE LAND

Acres	Waste Type
7	WS & WSB

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	\$298,000		1	Other Agricultural	55%	\$163,900				Taxable
Total of Assessed Values:	\$298,000					\$163,900				



Property Report

Print Date: 06-Mar-2024

Municipality Name: BATTLE RIVER (RM) **Assessment ID Number:** 438-001408100 **PID:** 202055893

Civic Address:		Title Acres:	131.76	Reviewed:	01-Jun-2004
Legal Location:	Qtr PT NE Sec 08 Tp 46 Rg 19 W 3 Sup 00	School Division:	202	Change Reason:	Reinspection
Supplementary	EXCEPT: HWY #16 AND RR	Neighbourhood:	438-100	Year / Frozen ID:	2023/-3
:		Puse Code:	2000	Predom Code:	
		Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
73.00	K - [CULTIVATED]	Soil association 1 BB - [BLAINE LAKE] Soil texture 1 SIL - [SILT LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Soil association 2 CF - [CUTKNIFE] Soil texture 3 Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 4-6	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Man made hazard RRD: Railroad & Road Rate: 0.96	\$/ACRE 2,058.56 Final 76.64
57.00	K - [CULTIVATED]	Soil association 1 HM - [HAMLIN] Soil texture 1 VL - [VERY FINE SANDY LOAM] Soil texture 2 FL - [FINE SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Man made hazard RRD: Railroad & Road Rate: 0.96	\$/ACRE 1,481.85 Final 55.17

AGRICULTURAL WASTE LAND

Acres	Waste Type
2	WASTE SLOUGH BUSH

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	\$234,800		1	Other Agricultural	55%	\$129,140				Taxable
Total of Assessed Values:	\$234,800				Total of Taxable/Exempt Values:	\$129,140				



Property Report

Print Date: 06-Mar-2024

Municipality Name:	BATTLE RIVER (RM)	Assessment ID Number:	438-001408400	PID:	202055992
Civic Address:		Title Acres:	109.75	Reviewed:	01-Jun-2004
Legal Location:	Qtr PT SW Sec 08 Tp 46 Rg 19 W 3 Sup 00	School Division:	202	Change Reason:	Reinspection
Supplementary	EXCEPT: CROWN LAND	Neighbourhood:	438-100	Year / Frozen ID:	2023/-3
:		Puse Code:	2000	Predom Code:	
		Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
66.00	K - [CULTIVATED]	Soil association 1 HM - [HAMLIN] Soil texture 1 VL - [VERY FINE SANDY LOAM] Soil texture 2 FL - [FINE SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard WSB: Waste Slough Bush Rate: 0.96	\$/ACRE Final	1,481.85 55.17
40.00	K - [CULTIVATED]	Top soil depth ER10 Soil association 1 ME - [MEOTA] Soil texture 1 FL - [FINE SANDY LOAM] Soil texture 2 SL - [SANDY LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard WSB: Waste Slough Bush Rate: 0.96	\$/ACRE Final	1,155.48 43.02
		Top soil depth ER25			

AGRICULTURAL WASTE LAND

Acres	Waste Type
4	WS & WSB

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	\$144,100		1	Other Agricultural	55%	\$79,255				Taxable
Total of Assessed Values:	\$144,100					\$79,255				
					Total of Taxable/Exempt Values:	\$79,255				



Property Report

Print Date: 06-Mar-2024

Municipality Name:	BATTLE RIVER (RM)	Assessment ID Number:	438-001408300	PID:	202055976
Civic Address:		Title Acres:	160.00	Reviewed:	01-Jun-2004
Legal Location:	Qtr SE Sec 08 Tp 46 Rg 19 W 3 Sup	School Division:	202	Change Reason:	Reinspection
Supplementary	:	Neighbourhood:	438-100	Year / Frozen ID:	2023/-3
		Puse Code:	2000	Predom Code:	
		Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
74.00	K - [CULTIVATED]	Soil association 1 HM - [HAMLIN] Soil texture 1 VL - [VERY FINE SANDY LOAM] Soil texture 2 FL - [FINE SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard WSB: Waste Slough Bush Rate: 0.96	\$/ACRE Final	1,481.85 55.17
50.00	K - [CULTIVATED]	Top soil depth ER10 Soil association 1 ME - [MEOTA] Soil texture 1 FL - [FINE SANDY LOAM] Soil texture 2 SL - [SANDY LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard WSB: Waste Slough Bush Rate: 0.96	\$/ACRE Final	1,155.48 43.02
		Top soil depth ER25			

AGRICULTURAL WASTE LAND

Acres	Waste Type
36	WS & WSB

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	\$167,800		1	Other Agricultural	55%	\$92,290				Taxable
Total of Assessed Values:	\$167,800					\$92,290				
					Total of Taxable/Exempt Values:	\$92,290				

