REALTY

Tyler Badinski | 306.920.8787

In-House Exclusive
RM of Torch River No.488 - Grain Land
Listed for $2,000,000

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784 Sama cultivated acres for sale in RM of Torch River. This land has been cleaned up and is in great shape for seeding. 2025 assessment of 1,353,000, soil classes K-M. $2,552/cultivated acre, $1,709/titled acre.

It is in a block and can accompany the 24 pasture quarters for sale to the East of it. Together they make a great ranch.

REALTY

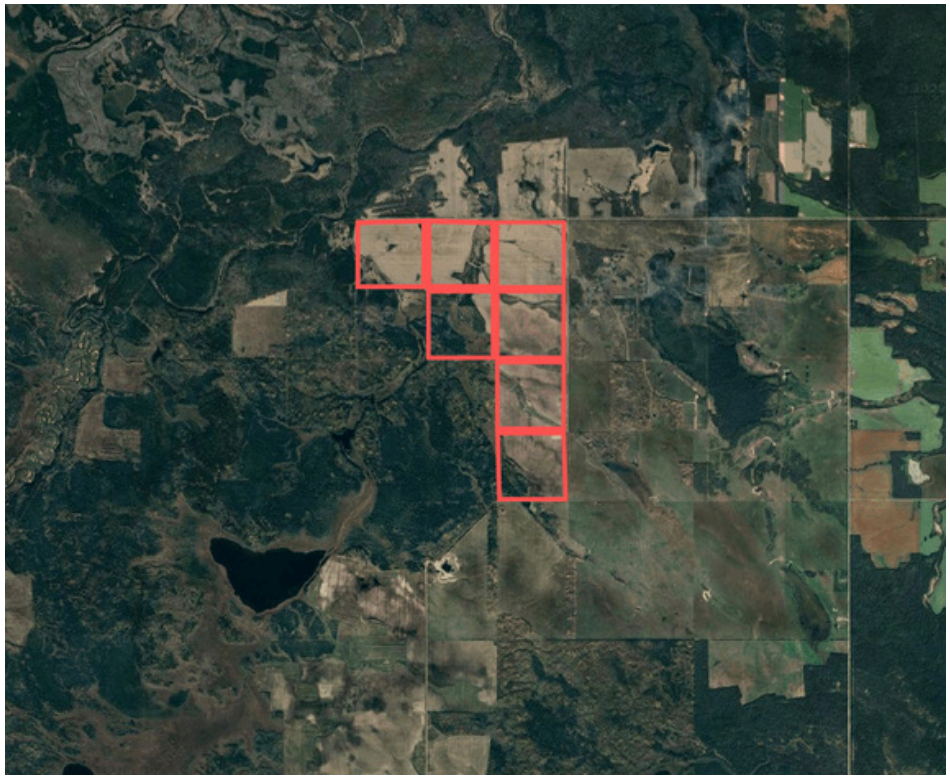
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## Click on the link below to view land:

https://www.google.com/maps/d/edit?mid=1mccz7aa9LJ_zcbxhEXoxYsaA6n4Hg5I&usp=sharing



REALTY

## Description of Farmland Property

| | | Legal Land Description | | | | | | | ISC | Sama Information | | SCIC | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Owner (s) on Title** | **Surface Parcel No.** | **RM** | **Qtr.** | **Sec.** | **Twp.** | **Rng.** | **Mer.** | **Ext.** | **Title Acres** | **Cult. Acres** | **2025 Assessed Value** | **Soil Class** | **Property Taxes** | **Value** |
| Morsan Farms Ltd | 135070028 | 488 | SE | 1 | 54 | 17 | 2 | 0 | 159.7 | 116 | 211,700 | L | $1,113.39 | $290,000 |
| Morsan Farms Ltd | 135070051 | 488 | NE | 1 | 54 | 17 | 2 | 0 | 159.64 | 117 | 191,700 | L | $1,009.11 | $292,500 |
| Morsan Farms Ltd | 135070455 | 488 | NE | 11 | 54 | 17 | 2 | 0 | 159.54 | 127 | 226,600 | L | $1,191.06 | $317,500 |
| Morsan Farms Ltd | 135070499 | 488 | NE | 12 | 54 | 17 | 2 | 0 | 159.55 | 154 | 246,500 | L | $1,294.82 | $385,000 |
| Morsan Farms Ltd | 135070488 | 488 | NW | 12 | 54 | 17 | 2 | 0 | 159.55 | 101 | 170,600 | K | $899.08 | $252,500 |
| Morsan Farms Ltd | 135070466 | 488 | SE | 12 | 54 | 17 | 2 | 0 | 159.58 | 140 | 230,800 | M | $1,212.96 | $350,000 |
| Morsan Farms Ltd | 135070477 | 488 | SW | 12 | 54 | 17 | 2 | 0 | 159.63 | 29 | 75,100 | L | $349.46 | $73,995 |
| | | | | | | | | **TOTALS:** | **1117.19** | **784** | **1,353,000** | | **$7,069.88** | **$2,000,000** |

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