REALTY

Tyler Badinski | 306.920.8787

In-House Exclusive
RM of Torch River No.488 - Pasture Land
Listed for $5,900,000

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24 continuous cross fenced pasture quarters for sale in a block.
When it comes to pasture land this is as good as it gets. All quarters are fenced with good access to water and grass. There is a handling facility with a mobile home, and sheds that come with the property. Area is known for good moisture and close to main highway for hauling.

Price per titled acre $1,500.00
Pole Shed: 40x80 with 14x14 overhead door, small utility/coffee area, power, tin with dirt floor.
Barn: 34x24 with stalls and tin.
Mobile home: 12x54 with propane heat and a 16x16 ad on entrance.

Breakdown:
Yard/handling facility: $150,000.00
Land: $5,750,000.00
Total: $5,900,000.00

The same owner has 784 seeded acres touching this to the West for sale as well to complete a ranch with land for pasture and feed growth.

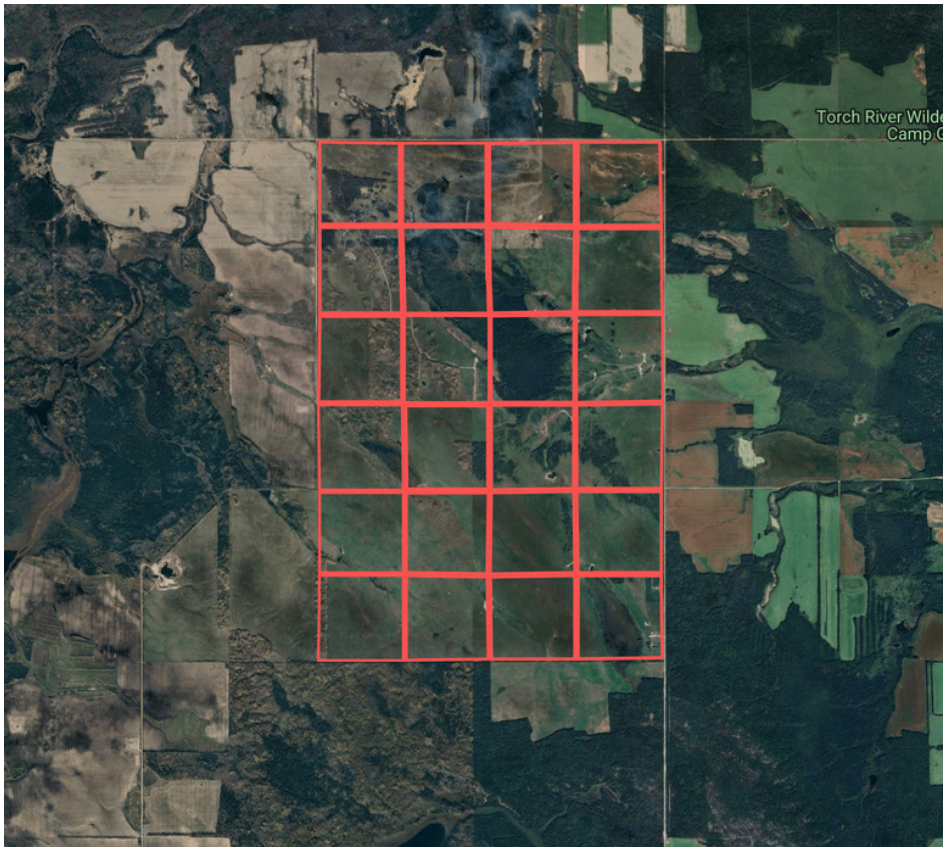
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Click on the link below to view land:

https://www.google.com/maps/d/edit?mid=1iX_YUQ0Fe1kQZVUXFJXhNRchT4vLnoM&usp=sharing



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Description of Farmland Property







306.920.8787 | tylerbadinski@teamserca.com | www.teamserca.com

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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	Pasture	2025 Assessed Value	Soil Class	Property Taxes	Value
Morsan Farms Ltd	134890522	488	NE	31	53	16	2	0	159.66	158	157,500	N/A	$681.48	$239,649.66
Morsan Farms Ltd	134890511	488	NW	31	53	16	2	0	159.67	153	150,400	N/A	$651.18	$239,664.67
Morsan Farms Ltd	134890498	488	SE	31	53	16	2	0	159.69	150	149,600	N/A	$647.78	$239,694.69
Morsan Farms Ltd	134890500	488	SW	31	53	16	2	0	159.98	155	148,000	N/A	$640.95	$240,129.98
Morsan Farms Ltd	134890555	488	NE	32	53	16	2	0	159.72	127	95,800	N/A	$418.26	$239,739.72
Morsan Farms Ltd	135065527	488	NW	32	53	16	2	0	159.62	160	152,500	N/A	$660.15	$239,589.62
Morsan Farms Ltd	134890533	488	SE	32	53	16	2	0	159.77	160	107,900	N/A	$469.89	$239,814.77
Morsan Farms Ltd	134890544	488	SW	32	53	16	2	0	159.54	149	148,600	N/A	$643.50	$238,553.15
Morsan Farms Ltd	135069969	488	NE	5	54	16	2	0	159.59	160	105,300	N/A	$458.79	$239,544.59
Morsan Farms Ltd	135069958	488	NW	5	54	16	2	0	159.62	160	35,800	N/A	$328.59	$239,589.62

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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	Pasture	2025 Assessed Value	Soil Class	Property Taxes	Value
Morsan Farms Ltd	135069947	488	SE	5	54	16	2	0	159.71	160	133,500	N/A	$579.09	$239,724.71
Morsan Farms Ltd	135074550	488	SW	5	54	16	2	0	159.72	160	108,300	N/A	$471.59	$239,739.72
Morsan Farms Ltd	135068575	488	NE	6	54	16	2	0	159.75	158	78,200	N/A	$351.11	$239,784.75
Morsan Farms Ltd	135069981	488	NW	6	54	16	2	0	160.19	160	167,000	N/A	$880.35	$240,445.19
Morsan Farms Ltd	135069970	488	SE	6	54	16	2	0	159.72	150	139,500	N/A	$604.69	$239,739.72
Morsan Farms Ltd	135074561	488	SW	6	54	16	2	0	159.7	148	127,600	N/A	$553.93	$239,709.70
Morsan Farms Ltd	135068610	488	NE	7	54	16	2	0	159.55	160	130,900	N/A	$567.99	$239,484.55
Morsan Farms Ltd	135068609	488	NW	7	54	16	2	0	159.56	160	127,800	N/A	$554.77	$239,499.56
Morsan Farms Ltd	135068586	488	SE	7	54	16	2	0	159.37	159	55,500	N/A	$339.03	$239,214.37

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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**	**Pasture**	**2025 Assessed Value**	**Soil Class**	**Property Taxes**	**Value**
Morsan Farms Ltd	135068597	488	SW	7	54	16	2	0	159.07	159	107,900	N/A	$469.84	$238,764.07
Morsan Farms Ltd	135068654	488	NE	8	54	16	2	0	159.6	157	113,700	N/A	$494.63	$239,559.60
Morsan Farms Ltd	135068643	488	NW	8	54	16	2	0	159.51	131	98,400	N/A	$789.58	$239,424.51
Morsan Farms Ltd	135068621	488	SE	8	54	16	2	0	159.57	150	123,600	N/A	$1,013.79	$239,514.57
Morsan Farms Ltd	135068632	488	SW	8	54	16	2	0	159.51	160	130,500	N/A	$566.29	$239,424.51
								Totals	**3,831.39**	**3,704**	**2,893,800**		**$13,837.25**	**$5,750,000.00**

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