



Tyler Badinski | 306.920.8787

In-House Exclusive
Kincaid Land - RM of Wood River
Listed at \$5,457,000

1871 ISC titled acres with 1863 owner cultivated acres for sale. The land has a variety of final soil ratings, but the primary range is 40-60. The topography is T1 for level and the stone rating is S1 for non to few. Soil class ranges for E to J and is primarily E-F.

2025 assessment is 3,577,200.

Land is currently rented out till 2033 with a very strong tenant.

1.53 x assessment, \$2,929/owner cultivated acre.

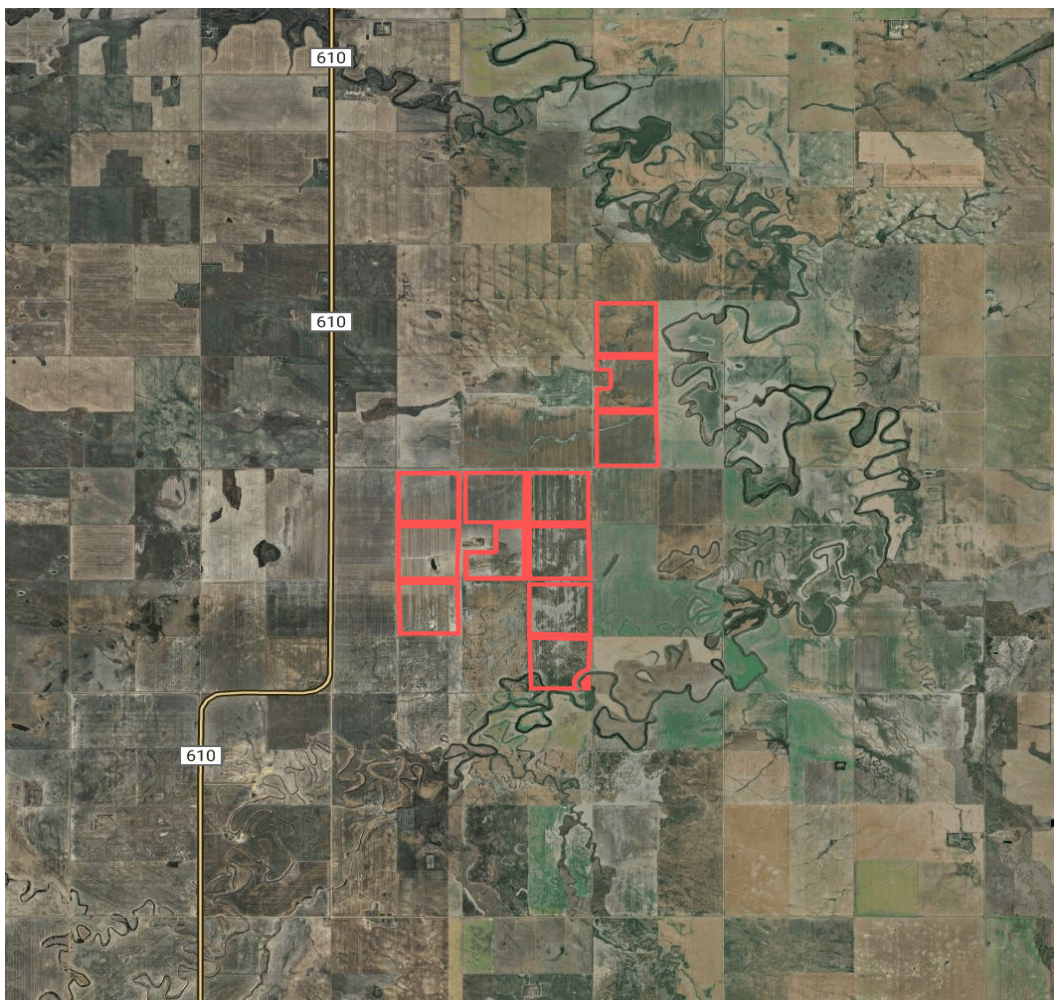


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Click on the link below to view the land:

<https://www.google.com/maps/d/u/0/edit?mid=10sPPzc7a3HtgZkBJJUiBYH4yYrimwOg&usp=sharing>





Description of Farmland Property

Owner (s) on Title	Surface Parcel No.	Legal Land Description							ISC	SAMA Information				
		RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	2025 Assessed Value	Soil Class	Property Taxes	Value
Kiwi & Mango Farms Ltd	105585105	74	NW	6	8	5	3	1	150.20	150	336500	F	\$1,049.37	\$460,000
Kiwi & Mango Farms Ltd	103588959	74	SW	6	8	5	3	0	160.04	160	356400	E	\$1,111.43	\$480,000
Kiwi & Mango Farms Ltd	103644301	74	SW	7	8	5	3	0	160.18	160	282700	J	\$881.60	\$379,000
Kiwi & Mango Farms Ltd	143402981	74	NE	25	7	6	3	0	160.44	160	255900	F	\$798.03	\$450,000
Kiwi & Mango Farms Ltd	143402969 & 143509125	74	SE	25	7	6	3	1 & 2	158.41	140	216300	G	\$674.53	\$429,000
Kiwi & Mango Farms Ltd	143403016	74	NE	26	7	6	3	0	160.28	160	286800	F	\$894.38	\$460,000
Kiwi & Mango Farms Ltd	143403296	74	NE	35	7	6	3	0	160.46	160	320600	E	\$999.79	\$480,000
Kiwi & Mango Farms Ltd	143407425	74	SE	35	7	6	3	0	160.38	160	305200	F	\$951.77	\$460,000
Kiwi & Mango Farms Ltd	143403320	74	NE	36	7	6	3	0	160.34	158	369500	E	\$1,152.29	\$480,000
Kiwi & Mango Farms Ltd	143407436	74	SE	36	7	6	3	0	160.39	160	292900	F	\$913.41	\$470,000
Kiwi & Mango Farms Ltd	143403319	74	NW	36	7	6	3	0	160.33	160	340900	E	\$1,063.10	\$480,000
Kiwi & Mango Farms Ltd	150586779	74	SW	36	7	6	3	2	12.38	120	213500	G	\$665.80	\$429,000
									1,871.83	1,848	3,577,200		\$11,155.50	\$5,457,000