



Tyler Badinski | 306.920.8787

In-House Exclusive
Lucky Lake Land
Listed at \$1,785,000

3 quarters for sale in the RM of Canaan.

477.28 ISC titled acres with 476 owner cultivated acres.
Final soil rating primarily in the 40's and the soil classes are
H and J. Stone rating of S1 for non to few and topography is
T1-T2 for level to gentle slopes.

2025 assessment of 778,500. \$2,930/owner cultivated acre.

Any potential for irrigation will be at the sole cost of Buyer.

teamserca

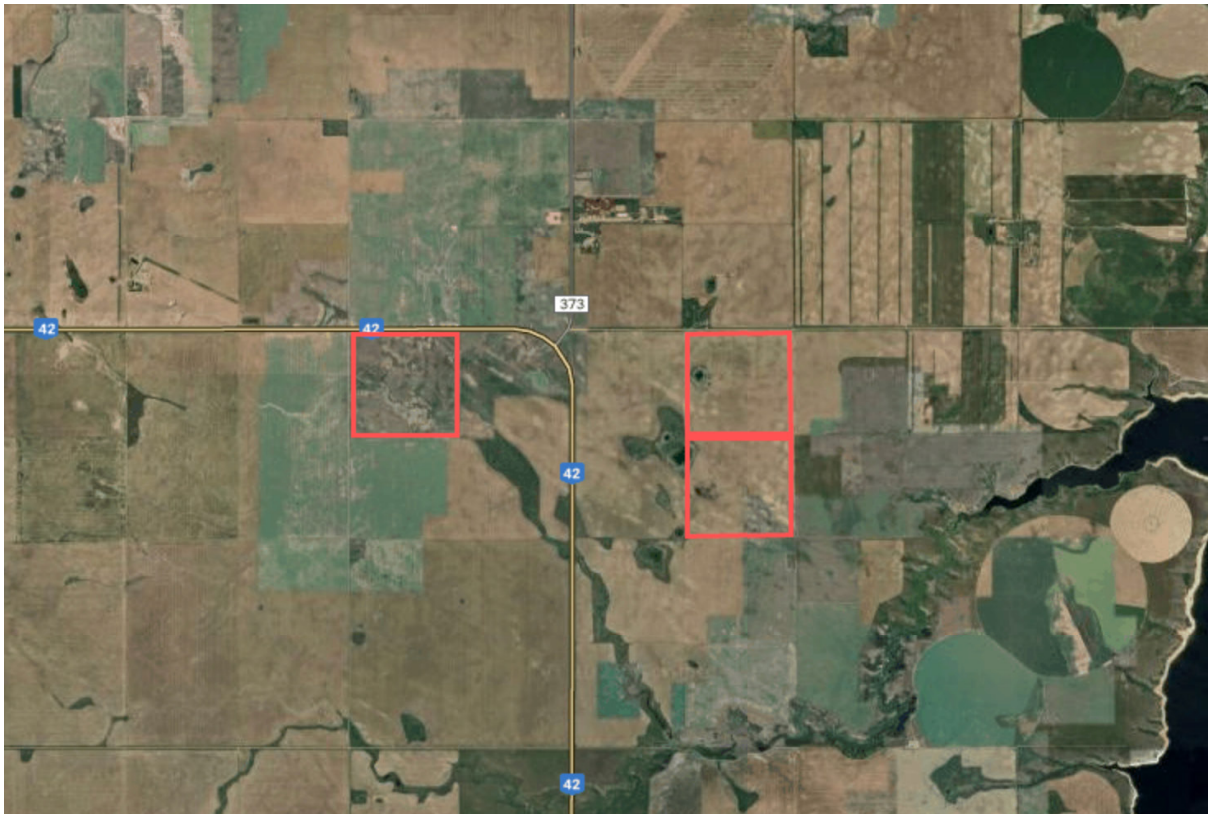
REALTY

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Click on the link below to view the land:

https://www.google.com/maps/d/u/0/edit?mid=1Zru5-fw6Xq6FV4t2dGOXetLK9Lj_oJ8&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	102929520	225	SE	19	23	7	3	0	160.02	150	167,600	J	\$748.11	\$595,000
Kiwi & Mango Farms Ltd	102929553	225	NE	19	23	7	3	0	159.74	160	175,800	J	\$775.36	\$595,000
Kiwi & Mango Farms Ltd	102923681	225	NW	24	23	8	3	0	157.52	152	212,700	H	\$887.15	\$595,000
									477.28	462	556,100		\$2,410.62	\$1,785,000