



Tyler Badinski | 306.920.87871

In-House Exclusive
Mount Hope - Nokomis Land
Listed at \$13,800,000

Large block of land for sale in the RM of Mount Hope around
Nokomis, SK.

3,629.65 ISC titled acres and 3,466 owner cultivated acres.

This package has a 95.5% cultivation rate with soil classes of
primarily J.

Sama assessment of 4,513,500 and average assessment per quarter
at 199,007.

Final soil rating averages in the 50's. Land is leased till 2031.

Priced at \$13,800,000.00, \$3981/cult acre.

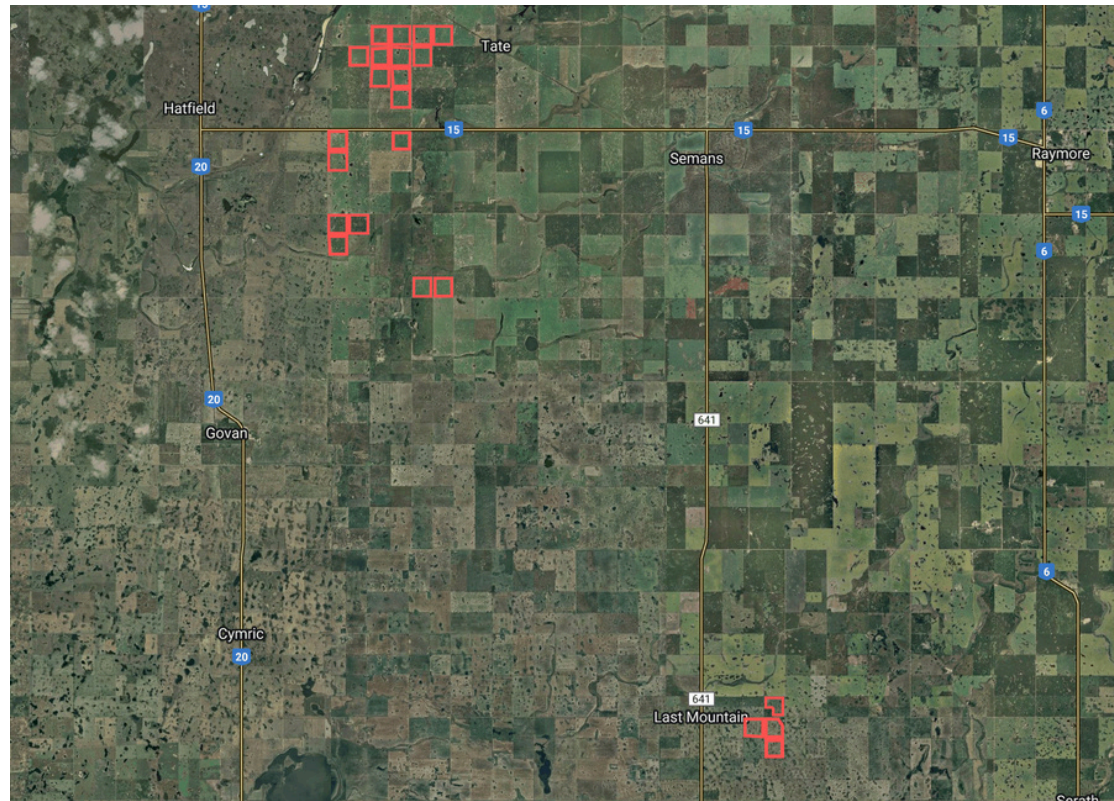


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Click on the link below to view land:

[https://www.google.com/maps/d/edit?
mid=1TkhDxqh1LDtjE0WMCKPAd8jleL2H9M&usp=sharing](https://www.google.com/maps/d/edit?mid=1TkhDxqh1LDtjE0WMCKPAd8jleL2H9M&usp=sharing)





Description of Farmland Property

ISC Information		Legal Land Description							ISC	Owner	SAMA Information SCIC				
Owner (s) on Title	Surface Parcel No.	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Cult. Acres	2025 Assessed Value	Soil. Class	Property Taxes	Value
Kiwi & Mango Farms Ltd.	203882429	279	NE	11	26	20	2	1	147.9	147	132	\$191,800.00	J	\$1,003.21	\$585,284.91
Kiwi & Mango Farms Ltd.	108660922	279	NW	11	26	20	2	0	157.47	150	144	\$213,000.00	J	\$1,114.09	\$597,229.50
Kiwi & Mango Farms Ltd.	108660900	279	SE	11	26	20	2	0	158.95	148	146	\$214,600.00	J	\$1,122.46	\$589,266.44
Kiwi & Mango Farms Ltd.	166137048	279	SE	14	26	20	2	1	129.26	135	114	\$162,400.00	J	\$849.43	\$537,506.55
Kiwi & Mango Farms Ltd.	112814748	279	SE	3	29	21	2	0	159.46	150	140	\$209,800.00	J	\$1,097.36	\$597,229.50
Kiwi & Mango Farms Ltd.	112814759	279	SW	3	29	21	2	0	159.55	142	136	\$187,000.00	J	\$978.11	\$565,377.26
Kiwi & Mango Farms Ltd.	112937632	279	SW	3	28	21	2	0	160.44	158	150	\$173,200.00	L	\$905.92	\$629,081.74
Kiwi & Mango Farms Ltd.	112937621	279	SE	3	28	21	2	0	160.7	160	157	\$219,400.00	K	\$1,147.57	\$637,044.80
Kiwi & Mango Farms Ltd.	112813589	279	SE	4	29	21	2	0	160.04	153	142	\$190,200.00	J	\$994.84	\$609,174.09
Kiwi & Mango Farms Ltd.	112813590	279	SW	4	29	21	2	0	159.57	145	127	\$162,600.00	J	\$850.48	\$577,321.85



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Kiwi & Mango Farms Ltd.	112937823	279	NE	8	28	21	2	0	160.19	148	138	\$200,800.00	J	\$1,050.28	\$589,266.44
Kiwi & Mango Farms Ltd.	112937812	279	NW	8	28	21	2	0	160.18	150	141	\$202,100.00	J	\$1,057.08	\$597,229.50
Kiwi & Mango Farms Ltd.	112926955	279	SW	8	28	21	2	0	160.14	158	149	\$200,200.00	K	\$1,047.15	\$629,081.74
Kiwi & Mango Farms Ltd.	112938183	279	NW	20	28	21	2	0	158.51	148	144	\$214,800.00	J	\$1,123.51	\$589,266.44
Kiwi & Mango Farms Ltd.	112927068	279	SW	20	28	21	2	0	160.73	153	154	\$234,400.00	J	\$1,226.03	\$609,191.11
Kiwi & Mango Farms Ltd.	112938228	279	NE	21	28	21	2	0	157.15	147	129	\$184,300.00	J	\$963.98	\$585,284.91
Kiwi & Mango Farms Ltd.	112935753	279	NE	28	28	21	2	0	160.05	154	126	\$184,200.00	J	\$963.46	\$613,155.62
Kiwi & Mango Farms Ltd.	112935900	279	NE	32	28	21	2	0	159.99	158	149	\$202,900.00	J	\$1,061.26	\$629,081.74
Kiwi & Mango Farms Ltd.	112935944	279	NE	33	28	21	2	0	160.26	155	139	\$181,800.00	J	\$950.91	\$617,137.15
Kiwi & Mango Farms Ltd.	112935922	279	SW	33	28	21	2	0	159.83	158	152	\$202,600.00	J	\$1,059.70	\$629,081.74



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Owner (s) on Title	Surface Parcel No.	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Cult. Acres	2025 Assessed Value	Soil. Class	Property Taxes	Value
Kiwi & Mango Farms Ltd.	112935933	279	NW	33	28	21	2	0	159.68	155	149	\$208,900.00	K	\$1,092.65	\$617,137.15
Kiwi & Mango Farms Ltd.	112935911	279	SE	33	28	21	2	0	160.1	142	135	\$175,400.00	J	\$936.92	\$565,377.26
Kiwi & Mango Farms Ltd.	112935977	279	NW	34	28	21	2	0	159.5	152	142	\$197,100.00	J	\$1,030.94	\$605,192.56
Total									3,629.65	3,466.00	3,235.00	4,513,500.00		\$23,627.34	\$13,800,000.00