



POLICY *Brief*



JOHNSON
SHOYAMA

Who owns Saskatchewan's Farmland? An updated analysis

March 30, 2026



Policy Brief: Context

- Agriculture a critical economic driver in Saskatchewan
 - 34,000 farms earned \$21.5 billion revenue in 2024
 - Produced 41.9 million tonnes of crops in 2025
 - Farmland one of the province's most valuable natural endowments
 - Value of farmland has risen dramatically the past 20 years
 - Average annual increase of 11% from 2005 to 2024.
- Value of farmland raises public policy issues
- Ownership is captured in public land titles records
- Non-Canadians, non-permanent residents and corporations are not allowed to own farmland
- Farmland Security Board enforces Farm Ownership legislation
- Provincial Auditor General raised concerns about how residency requirements are verified

Policy Brief: Considerations

- Analysis focuses on private farmland owners, including farmers, farming corporations, and farmland investors
- Investors are those who acquire farmland primarily as a financial asset, that is for the purpose of realizing investment returns
- Ownership by investors increased 2014-2018, declined 2018-2023
- In 2018, there were 36 large farmland owners, owning a cumulative 617,410 acres
- By 2023, 87 large farmland owners owned over 1.5 million acres (2.5% of Saskatchewan farmland)
- Investor ownership and growing land concentration raise concerns among some in the agricultural industry and the wider public
- Investor demand and large operations drive increased value of farmland

Policy Brief: Questions

- What policy implications need to be considered?
 - Can farmland prices become detached from the income generating value of land?
 - What are the intergenerational transfer issues?
 - What are the issues related to renting versus owning?
 - Should government interfere in the market by restricting ownership?
 - What about current farmland owners who wish to sell to highest bidder?
 - Should large landowners receive government farm support?