

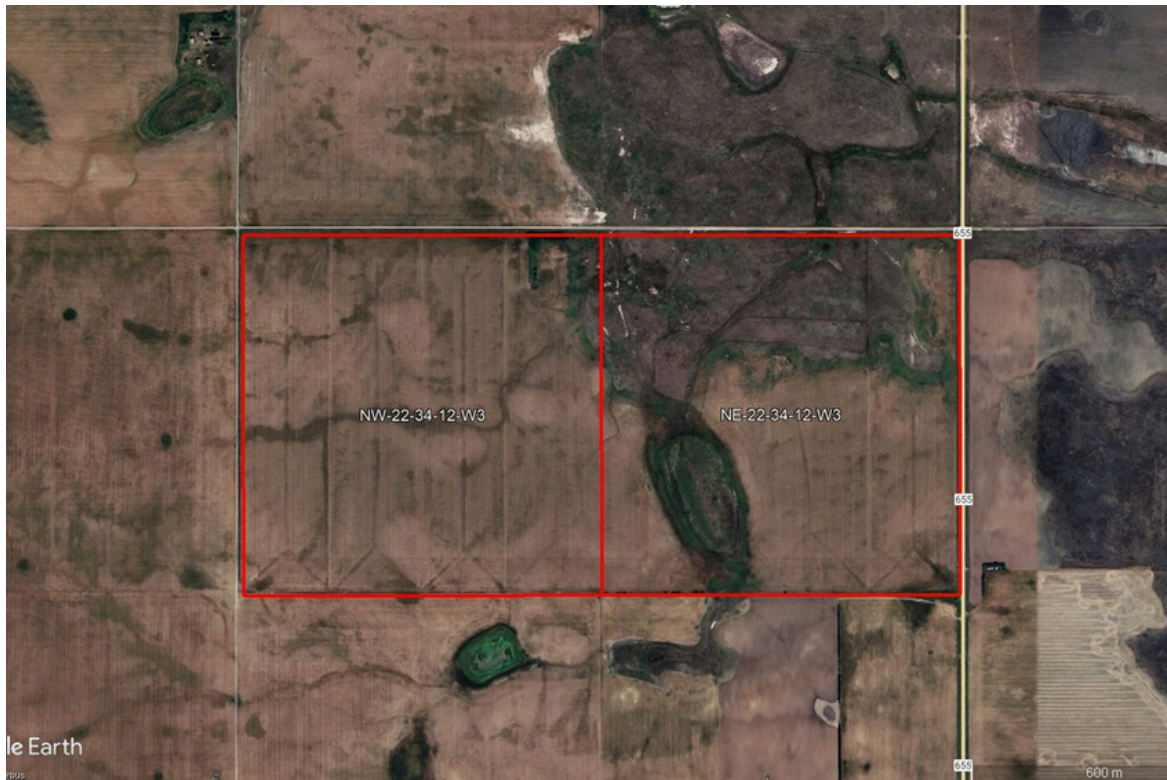


# HAMMOND

## REALTY

\$1,250,000

Perdue 318 acres Grain Farmland



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# HAMMOND

## REALTY

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This half-section of grain farmland is located 10 miles south of Perdue on secondary 655.

The grain farmland is comprised of a productive dark brown soil (Sutherland association) possessing a clay texture and is predominantly cultivated (81%). SAMA indicates that there are 259 cultivated acres with the NW quarter indicating 159 cultivated acres and the NE quarter indicating 100 cultivated acres, 49 pasture acres on the north portion of the quarter, and 10 acres of wetland/bush. The land was seeded to wheat in 2024 to a reported 265 acres.

There are few stones, and the topography of the land is level to nearly level. Overall, the farmland is considered to be an above-average property for the general area.

**Tenant occupied for 2025.**

### **Access**

The property has good access with a year-round gravel road running north-south and a seasonal road running east-west on the north perimeter of the land.

### **Farmland & Price Summary**

2 parcels

318 title acres (ISC)

265 reported seeded acres

### **Farmland SAMA Information**

319 total acres

259 cultivated acres

49 pasture

11 wetland/bush

\$755,300 total 2025 assessed value (AV)

\$378,834 average assessment per 160 acres

71.6 soil final rating (weighted average)

\$1,250,000 Farmland Price

\$3,928 per title acre (ISC)

\$4,826 per cultivated acre (SAMA)

1.65 times the 2025 assessed value (P/AV multiple)

\$0 Buildings, Bins, and Improvements

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Acres of Expertise.

# Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information									SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	346	NE	22	34	12	3	0	158.5		159	100		49	10	\$307,700	Tuxford	Clay	71.1	F	16	\$758.00
2	346	NW	22	34	12	3	0	159.7		160	159			1	\$447,600	Sutherland	Clay	72.0	E	16	\$1,085.00
	Totals							318.3	0	319	259	0	49	11	\$755,300	Weighted Average Final Rating		71.6			\$1,843.00

Average per 160 acres    \$378,834

## SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specific information such as: assessed value, uses of soil (cultivated, arable, pasture, wetlands, etc), number of acres for each use, soil profile information including association & texture, topography, stones, salinity and soil final rating.

## Soil Final Rating

The final rating (FR) is the productivity rating for the acres adjusted for economic factors that affect the average cost of production for specified features. The economic factors include stones, topography, natural hazards, man-made hazards, tree cover and miles to market. The final rating units are index points per acre. Soils are given a rating from 100 (best) to 0 (worst). Soils with a final rating under 30 are marginal and rarely cropped.

<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

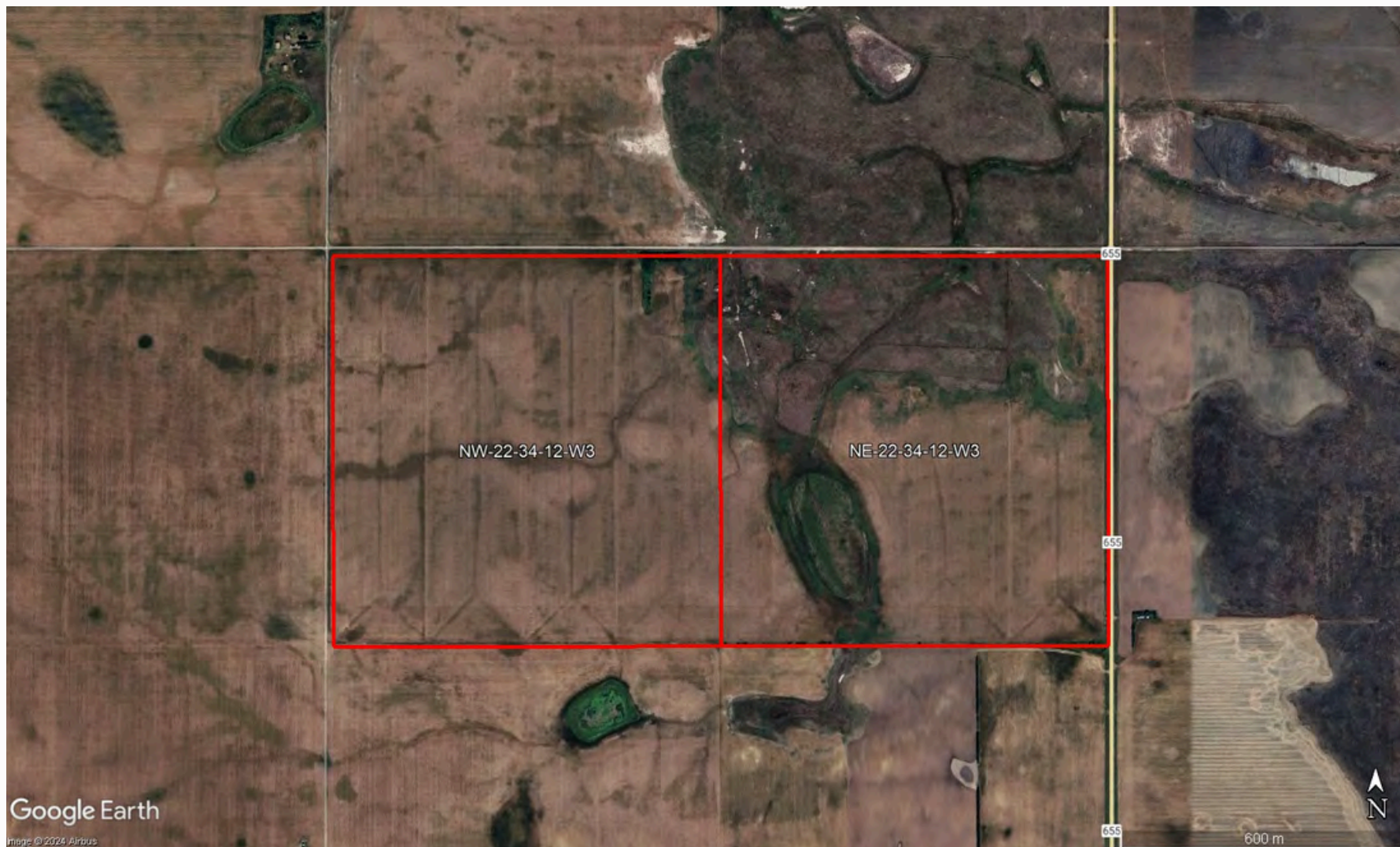
## Saskatchewan Crop Insurance Corporation (SCIC)

SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

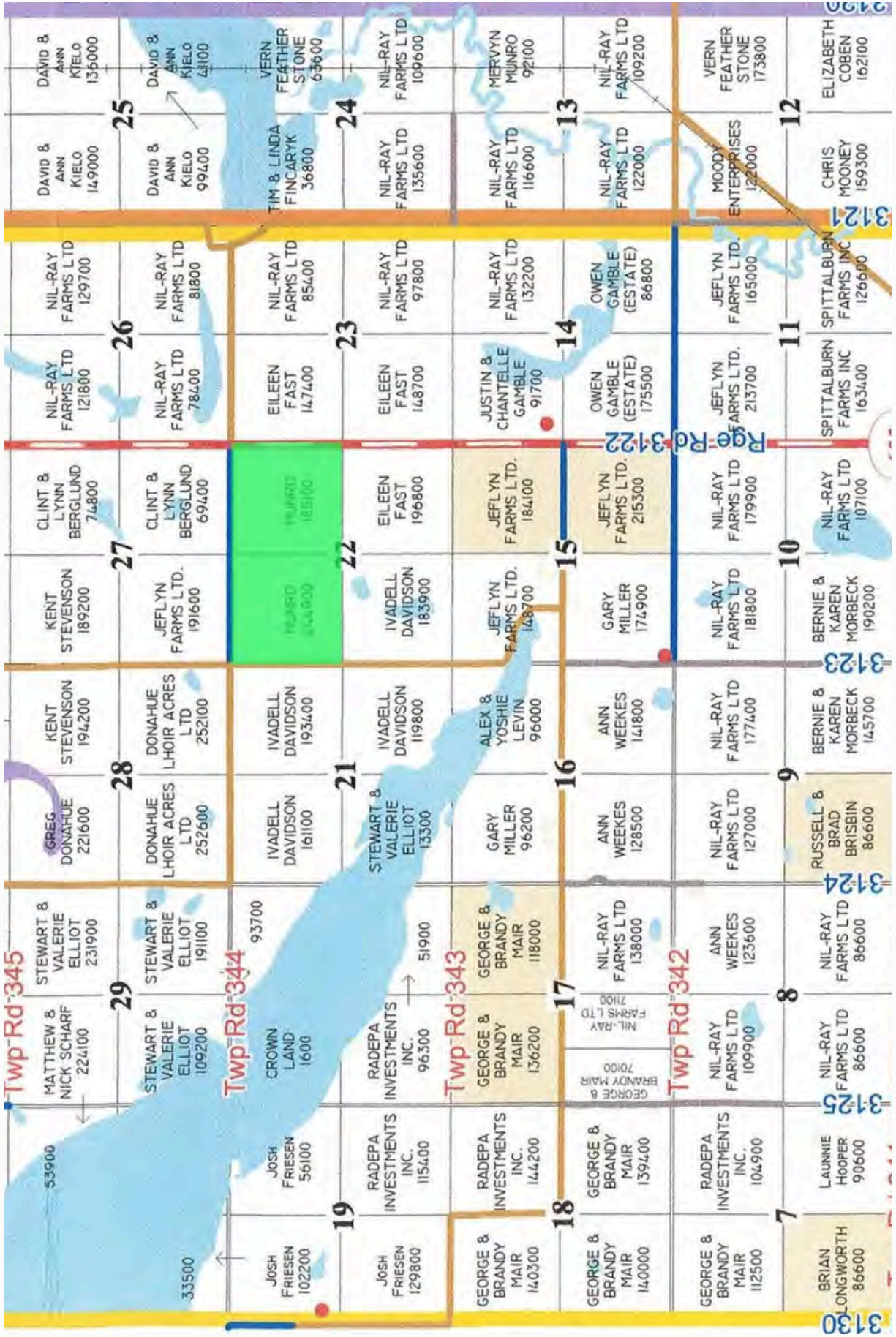
Sask Grains Risk Zones                      <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating              <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>

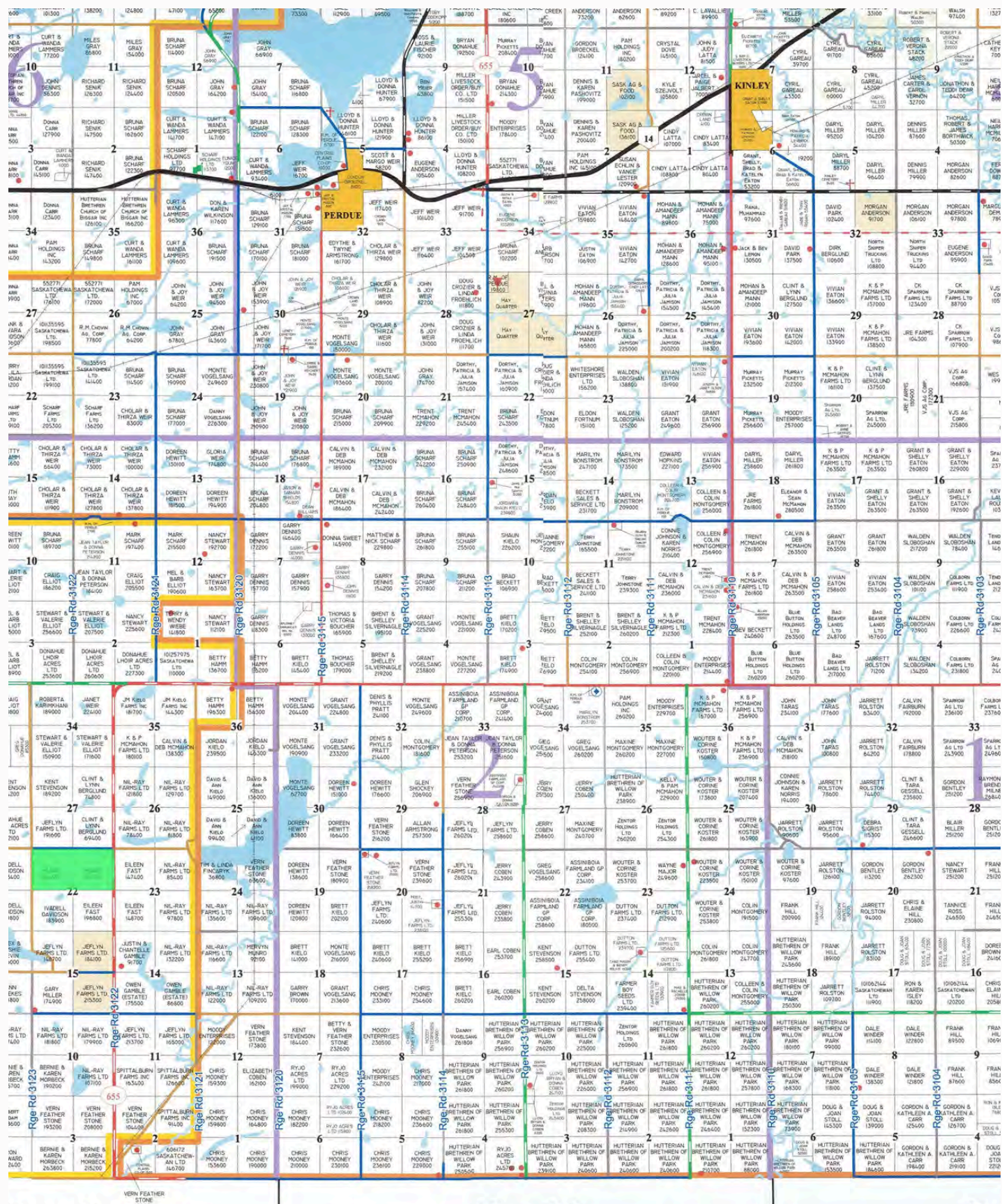












Rge 12

Rge 11

Rge 10