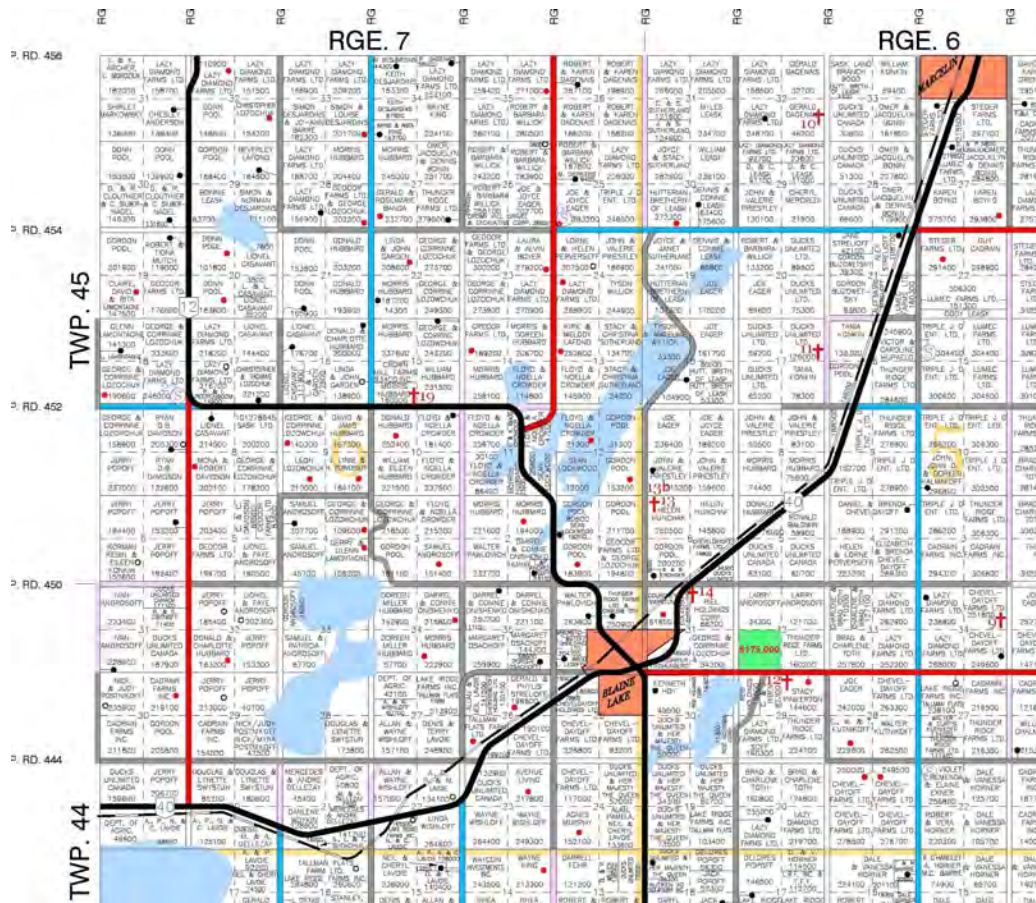




HAMMOND REALTY

\$175,000

Blaine Lake 155 acres Hay and Pastureland



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HammondRealty.ca

Property Information:

This 155 acres of farmland is located one mile east of Blaine Lake, Sk.

There is another quarter that is available for sale:

NE 26-44-6 W3 for \$375,000

Farmland & Price Summary

1 parcel

155 title acres (ISC)

SAMA Information

155 total acres

31 arable hay/grass acres

36 native pasture acres

88 wetland/bush acres

\$48,000 total 2021 assessed value (AV)

\$49,548 average assessment per 160 acres

32.2 soil final rating (weighted average)

\$175,000 Farmland Price

\$1,126 per title acre (ISC)

3.65 times the 2021 assessed value (P/AV multiple)



Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information									SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
	434	SW	32	44	6	3	1,2	155.4	155		31	36	88	\$48,000	Hamlin	Loam	32.2	K	18	
Totals								155.4	155	0	31	36	88	\$48,000	Weighted Average Final Rating 32.2					\$0.00

Average per 160 acres \$49,548

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/) <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) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>





RGE. 6

2, RD. 444

TWP. 44

