



Blaine Lake 157 acres Grain and Pastureland with Yard



HammondRealty.ca

Property Information:

This 157 acres of farmland is located 4.5 miles east of Blaine Lake, Sk. Seller broke up 145 acres in fall of 2023.

There is another quarter that is available for sale:

SW 32-44-6 W3 for \$175,000

Farmland & Price Summary

1 parcels

157 title acres (ISC)

145 reported seeded acres

SAMA Information

157 total acres

48 cultivated acres

63 native pasture acres

46 wetland/bush acres

\$105,100 total 2021 assessed value (AV)

\$107,108 average assessment per 160 acres

53.6 soil final rating (weighted average)

\$375,000 Farmland Price

\$2,382 per title acre (ISC)

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

It currently has old yard site, house, 2 Quonsets, 1 coverall, and other old buildings.

Quonsets and coverall are useable but house has no value. (flooded in wet years)

The power was taken out. Well has to be tested as it was flooded before.



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	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
	434	NE	26	44	6	3	0	157.4	145	157	48		63	46	\$105,100	Hamlin	Loam	53.6	G	18	
	Totals							157.4	145	157	48	0	63	46	\$105,100	Weighted Average Final Rating 53.6					\$0.00

Average per 160 acres \$107,108

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)

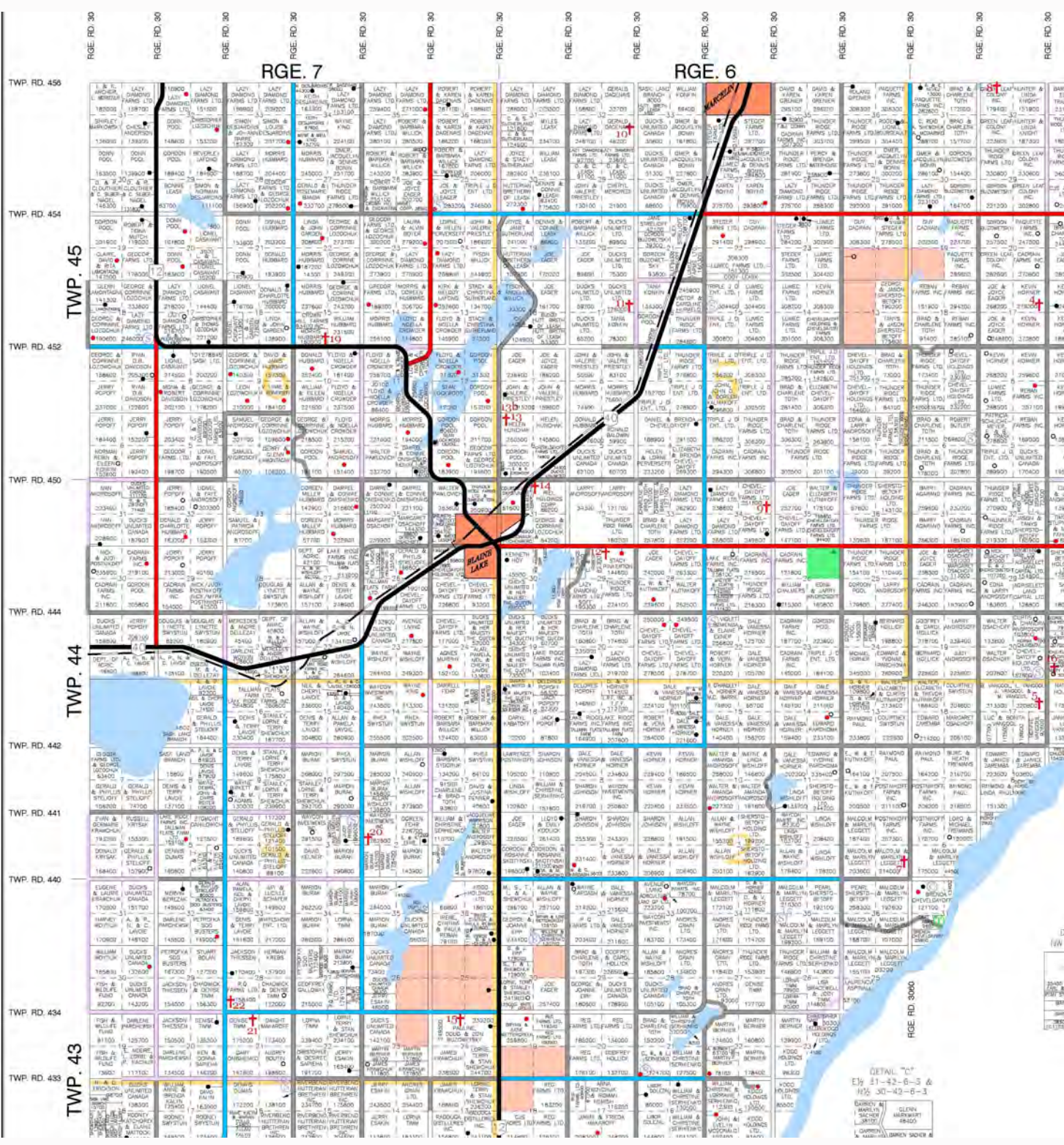
<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>











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