

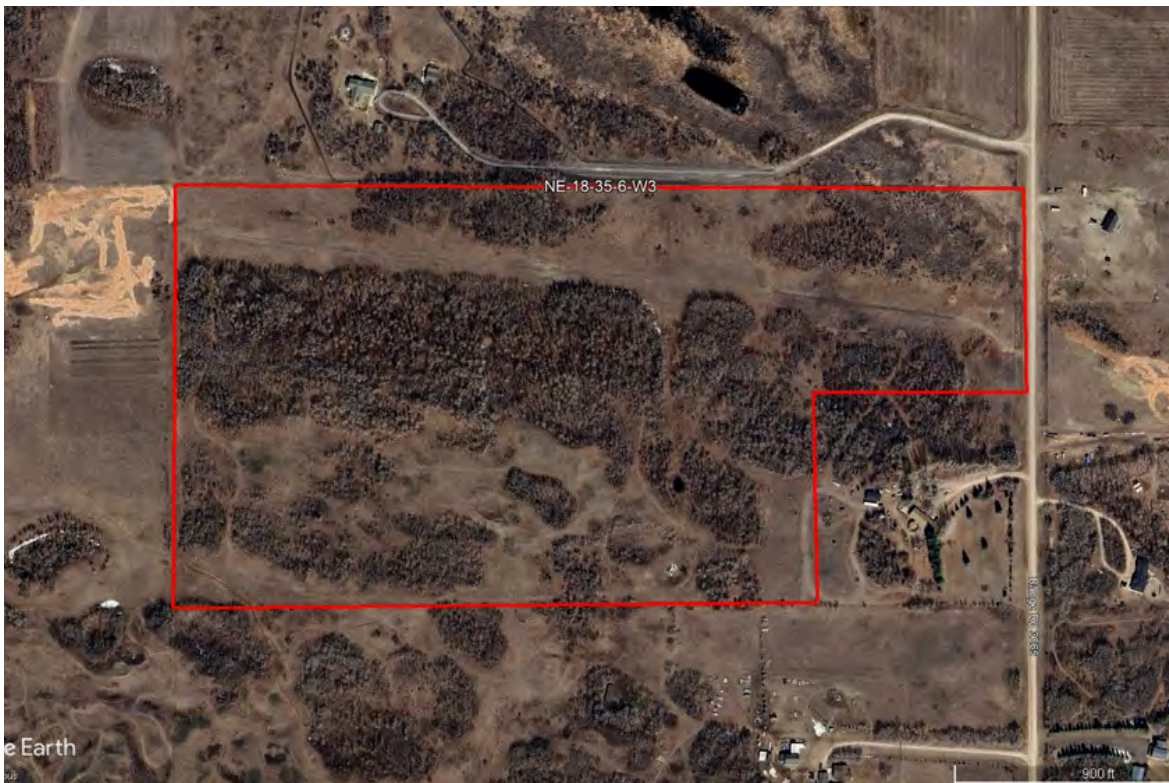


HAMMOND

R E A L T Y

\$280,000

Saskatoon 70 acres Pasture/Hay Land



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HAMMOND

REALTY

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Property Information:

70 acres of hay/pastureland located 11 miles southwest of Saskatoon, SK. This land is a potential building site with services just close by.

Farmland & Price Summary

2 parcels

70 title acres (ISC)

SAMA Information

70 total acres

70 native pasture acres

\$19,100 total 2024 assessed value (AV)

\$43,657 average assessment per 160 acres

\$280,000 Farmland Price

\$4,021 per title acre (ISC)



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	2024 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	344	LSD 10	18	35	6	3	137	40.1		70			70		\$19,100	Asquith	Loamy Sand		P	18	
2	344	LSD 9	18	35	6	3	138	29.6		0											
Totals								69.6	0	70	0	0	70	0	\$19,100	Weighted Average Final Rating #DIV/0!					\$0.00

Average per 160 acres \$43,657

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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