



HAMMOND

R E A L T Y

\$300,000

Saskatoon 70 acres Hay Farmland



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Property Information:

These 70 acres of hay farmland is located just over 8 and half miles northwest of Saskatoon, SK. The adjoining 10-acre potential building site is also available for sale for \$159,000.

Legal Land Location:

Blk/Par C-Plan 102387562 Ext 0



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
1	344	Blk/Par C-Plan 102387562 Ext 0						70.0		70	69			1	\$62,900	Asquith	Finse Sandy Loam	33.9	L	18	\$764.11
	Totals							70.0	0	70	69	0	0	1	\$62,900	Weighted Average Final Rating 33.9					\$764.11

Average per 160 acres \$143,771

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)

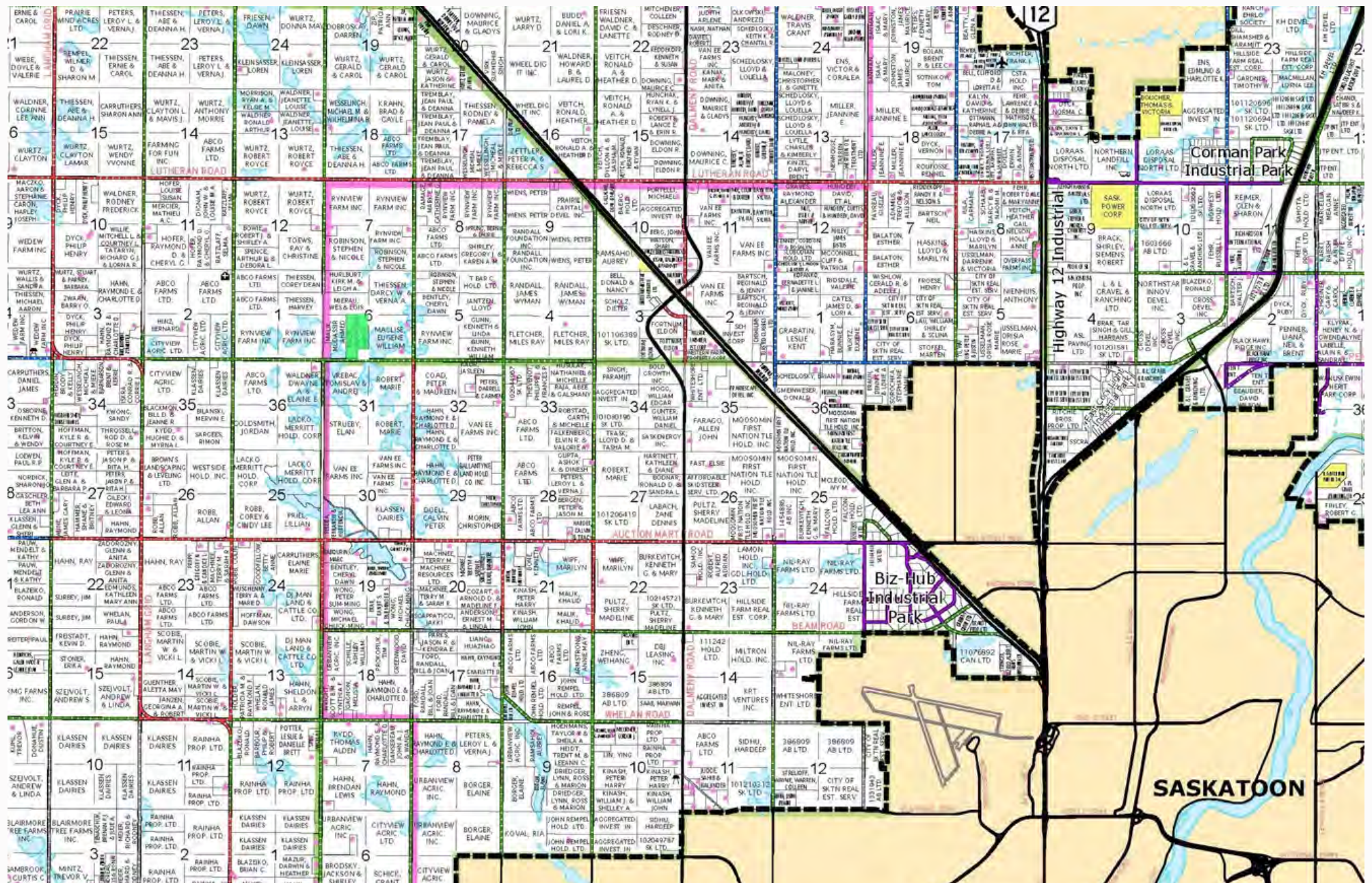
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as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







Corman Park Industrial Park

Highway 12 Industrial

Biz-Hub Industrial Park

SASKATOON