



HAMMOND

R E A L T Y

\$750,000

Birsay 317 acres Grain Farmland (Flynn)



Dave Molberg

Dave.Molberg@HammondRealty.ca

(306) 948-4478

HammondRealty.ca



HAMMOND REALTY

HammondRealty.ca
113 3rd Ave. West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 948-5052 Office
(306) 948-5053 Fax

Ideal expansion opportunity or opportunity to establish a small farming operation! This 2-quarter package of productive farmland including a beautifully treed yardsite, house, and large quonset is located west of Lake Diefenbaker near Birsay, Saskatchewan in RM 255 Coteau.

The farmland is characterized by a class 3 dark brown soil (Weyburn associations) with a loam texture. The 317 total acres includes 276 acres of cultivated grainland and 41 acres of bush/slough. Topography is gently to moderately rolling, slight stoniness, crop insurance K, and average final rating of 43.9.

Farmland & Price Summary

NW 20-25-9 W3 Ext 0

SW 20-25-9 W3 Ext 0

318 title acres (ISC)

SAMA Information

317 total acres

276 cultivated acres

41 wetland/bush acres

\$456,200 total 2025 assessed value (AV)

\$230,259 average assessment per 160 acres

43.9 soil final rating (weighted average)

\$650,000 Farmland Price

\$2,047 per title acre (ISC)

\$2,355 per cultivated acre (SAMA)

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

\$100,000 Buildings and Improvements

\$750,000 Total Asking Price

Buildings and Improvements

Residence: 1,040 sqft bungalow on a full concrete basement features a 3-bedroom 1-bathroom layout. House is structurally sound however has not been lived in for 4-5 years, will require renovation.

Infrastructure:

Forced air furnace (oil), electric water heater, underground power.



HAMMOND
R E A L T Y

HammondRealty.ca
113 3rd Ave. West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 948-5052 Office
(306) 948-5053 Fax

Improvements:

Well and septic currently not in use.

Water: Shallow well not used for 5 years.

Sewer: Concrete septic tank

Outbuildings:

Quonset: 40ft x 80ft arch rib quonset, sliding doors, power. Concrete pad for first 20ft, remainder is dirt floor.

Grain Storage:

Bins: approx. 5,000bu flat bottom bin, several smaller flat bottom bins.

Legal Land Description								ISC	SAMA Information							SCIC		RM
ISC Surface Parcel No.	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
102762659	255	NW	20	25	9	3	0	158.3	158	147	11	\$246,400	Weyburn	Loam	44.6	K	13	\$826
102762648	255	SW	20	25	9	3	0	159.2	159	129	30	\$209,800	Weyburn	Loam	43.2	K	13	\$703
Totals								317.5	317	276	41	\$456,200	Weighted Average Final Rating 43.9					\$1,529

Average per 160 acres \$230,259

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>



Surface Parcel Number: 102762648

REQUEST DATE: Mon Dec 9 13:52:33 GMT-06:00 2024



Owner Name(s) : Flynn, John, Flynn, Kendal

Municipality : RM OF COTEAU NO. 255

Title Number(s) : 143032508

Parcel Class : Parcel (Generic)

Land Description : SW 20-25-09-3 Ext 0

Source Quarter Section : SW-20-25-09-3

Commodity/Unit : Not Applicable

Area : 64.414 hectares (159.17 acres)

Converted Title Number : 95MJ01309

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



Surface Parcel Number: 102762659

REQUEST DATE: Mon Dec 9 13:49:12 GMT-06:00 2024



Owner Name(s) : Flynn, John, Flynn, Kendal

Municipality : RM OF COTEAU NO. 255

Title Number(s) : 143032227

Parcel Class : Parcel (Generic)

Land Description : NW 20-25-09-3 Ext 0

Source Quarter Section : NW-20-25-09-3

Commodity/Unit : Not Applicable

Area : 64.074 hectares (158.33 acres)

Converted Title Number : 95MJ01309

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Property Report

Print Date: 27-Aug-2025

Page 1 of 2

Municipality Name: RM OF COTEAU (RM)

Assessment ID Number : 255-001020200

PID: 201978921



Civic Address:

Legal Location: Qtr NW Sec 20 Tp 25 Rg 09 W 3 Sup

Supplementary:

Title Acres: 158.32

School Division: 207

Neighbourhood: 255-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 11-Oct-2019

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
11.00	K - [CULTIVATED]	Soil association 1	WR - [WEYBURN]	Topography	T2 - Gentle Slopes	\$/ACRE	1,972.96
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	52.47
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard NH: Natural Hazard Rate: 0.96			
		Soil association 2	HR - [HAVERHILL]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				
136.00	K - [CULTIVATED]	Soil association 1	WR - [WEYBURN]	Topography	T3 - Moderate Slopes	\$/ACRE	1,651.22
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	43.92
		Soil profile 1	CAL10 - [CHERN-CAL (CA 9-12)]	Natural hazard NH: Natural Hazard Rate: 0.96			
		Soil association 2	HR - [HAVERHILL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
11	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$246,400		1	Other Agricultural	55%	\$135,520				Taxable
Total of Assessed Values:	\$246,400				Total of Taxable/Exempt Values:	\$135,520				

Municipality Name: RM OF COTEAU (RM)

Assessment ID Number : 255-001020200

PID: 201978921



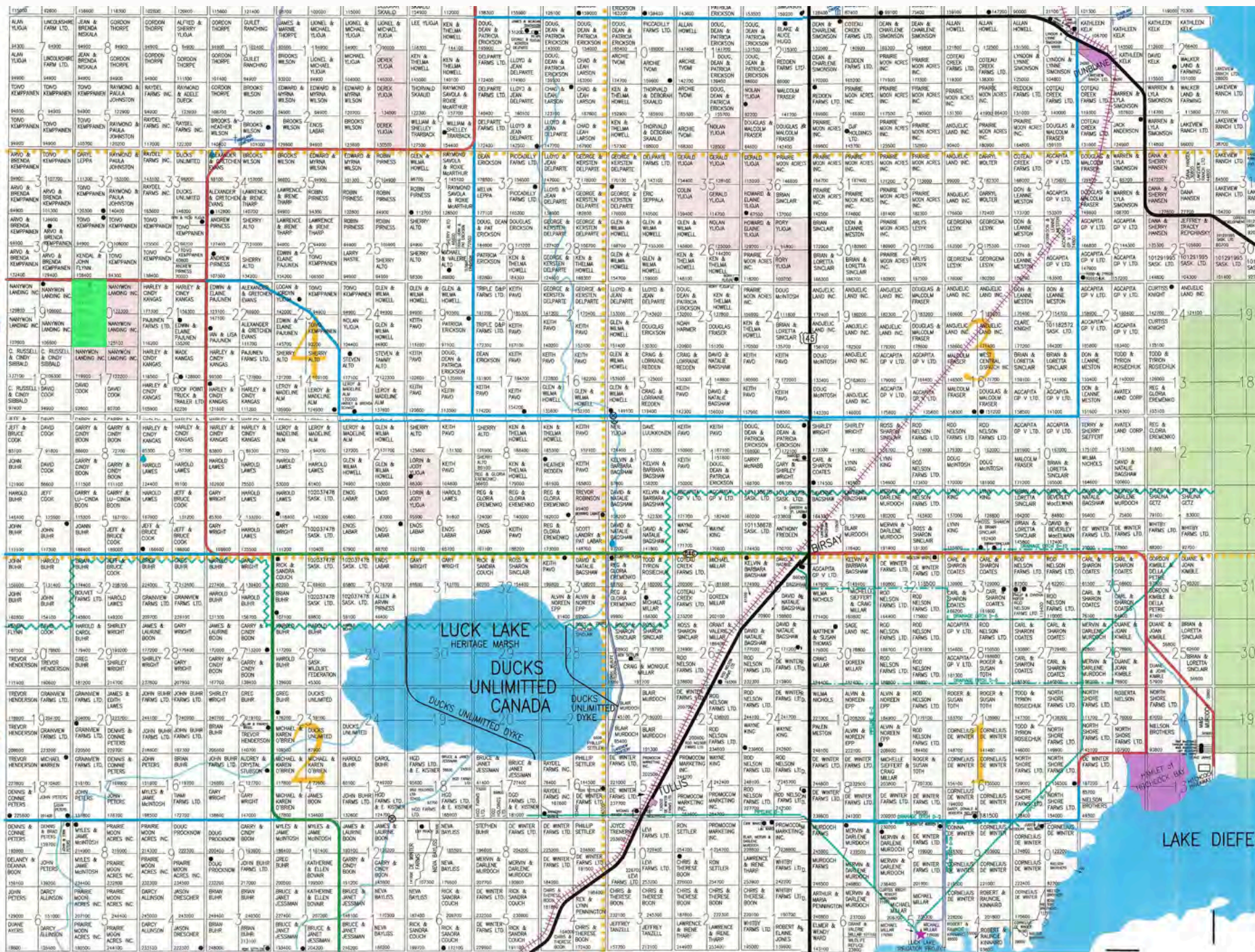




TWP 25

TWP 24

R.M. of KING GEORGE No. 256



NW-20-25-9-W3

SW-20-25-9-W3

Google Earth

image © 2024 Airbus

700 m

