



HAMMOND

R E A L T Y

\$822,000

Kindersley 158 acres Grain Farmland with Surface Lease



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Property Information:

This 158 acres of grain farmland with surface lease is located south west of Kindersley, SK.

Farmland & Price Summary

1 parcel

158 title acres (ISC)

SAMA Information

158 total acres

158 cultivated acres

\$245,400 total 2021 assessed value (AV)

\$248,506 average assessment per 160 acres

57.8 soil final rating (weighted average)

\$805,800 Farmland Price

\$5,090 per title acre (ISC)

\$5,100 per cultivated acre (SAMA)

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

\$16,200 Surface Lease (\$3,240/yr for 5 years)

\$822,000 Total Price

Directions:

Four (4) miles south of junction of HWY 21 & HWY 7 in Kindersley, go west 6 miles, 1.5 miles south, land on west side of the road.



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
	290	SE	16	28	24	3	0	158.3	158	158				\$245,400	Kindersley	Clay	57.8	G	16	\$512.21
Totals								158.3	158	158	0	0	0	\$245,400	Weighted Average Final Rating 57.8					\$512.21

Average per 160 acres \$248,506

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>







Google Earth

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