



HAMMOND

R E A L T Y

\$847,250

Glidden 163 acres Grain Farmland



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Property Information:

This 163 acres of grain farmland with two surface leases is located northwest of Glidden, SK.

Farmland & Price Summary

1 parcel

163 title acres (ISC)

SAMA Information

163 total acres

163 cultivated acres

\$210,500 total 2021 assessed value (AV)

\$206,626 average assessment per 160 acres

48.1 soil final rating (weighted average)

\$815,000 Farmland Price

\$5,014 per title acre (ISC)

\$5,000 per cultivated acre (SAMA)

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

\$32,250 Two (2) Surface Leases

(\$3,600/yr & \$2,850/yr for 5 years)

\$847,250 Total Price

Directions:

Six (6) miles west of Glidden 2 miles north, land on northwest side of the road.



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	260	SE	4	27	24	3	0	162.6		163	163				\$210,500	Kindersley	Clay	48.1	H	16	\$801.16
Totals								162.6	0	163	163	0	0	0	\$210,500	Weighted Average Final Rating		48.1			\$801.16

Average per 160 acres \$206,626

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)

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