



HAMMOND

R E A L T Y

\$1,100,000

Blaine Lake 414.5 acres Hay and Grain Farmland



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Property Information:

This package of farmland is located just 10 miles east of Blaine Lake, Sk towards the North Saskatchewan River.

There is a gravel deposit on the land. The Aggregate Potential Study is available.

Currently, all the cultivated acres mentioned in SAMA are now seeded to grass.

There are cross fences, power, well, water line, hydrant, (3) water troughs and water tires on the property.

Farmland & Price Summary

4 Parcels

414.5 Title Acres (ISC)

SAMA Information

439 Total Acres

252 Cultivated Acres

75 Hay/Grass Acres

112 Wetland/Bush Acres

\$505,500 Total Assessed Value

\$184,237 Average Assessment per 160 Acres

40.6 Soil Final Rating (Weighted Average)

\$850,000 Farmland Price

\$2,051 per Total acre (ISC)

\$3,373 per cultivated acre (SAMA)

1.68 times the 2025 Assessed Value

\$250,000 Gravel / Aggregate

\$1,100,000 Total Price



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
434	RL1	S1/2 35&36	44	5	3	1,2	127.0	123	20	75		28	\$143,400	Meota	Loamy Sand	39.5			
434	RL2	S1/2 35&36	44	5	3	1,2	119.5	132	102			30	\$162,000	Meota	Loamy Sand	38.5			
434	RL3	S1/2 35&36	44	5	3	1,2	119.7	136	104			32	\$157,900	Meota	Loamy Sand	42.6			
434	NW	26	44	5	3	Blk/Par A-Plan 101896645 Ext 0	48.3	48	26			22	\$42,200	Meota	Loamy Sand	44.3	J	18	
Totals							414.5	439	252	75	0	112	\$505,500	Weighted Average Final Rating 40.6					\$0.00

Average per 160 acres \$184,237

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.

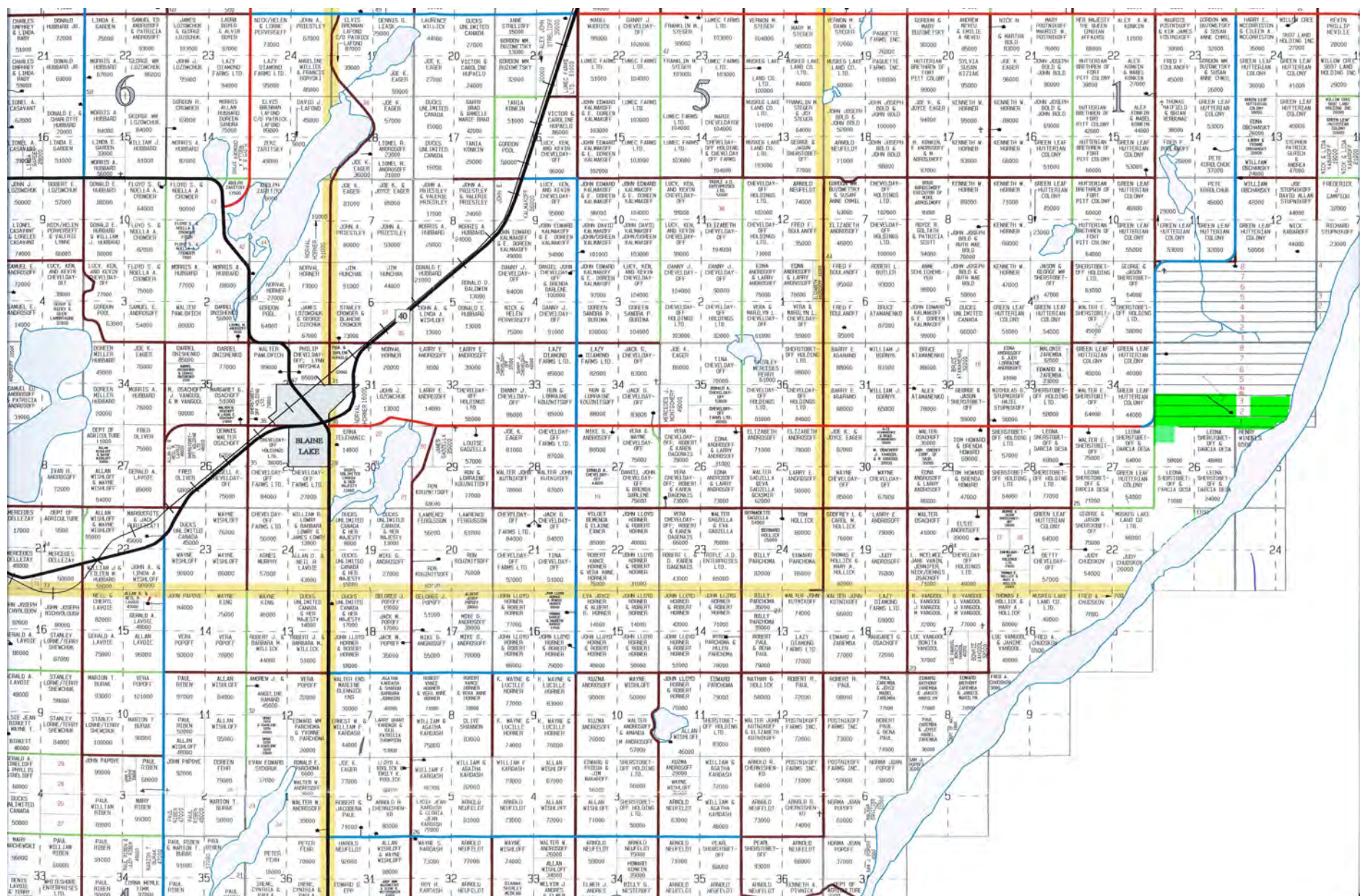
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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.

<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>





Google Earth

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NW-26-44-5-W3

North Saskatchewan River

North Saskatchewan River

3000 ft

N