



# **HAMMOND**

**R E A L T Y**

**\$600,000**

**Borden 462 acres Pastureland**



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**Property Information:**

Pasture Land for Sale – RM of Redberry No. 435 & RM of Great Bend No. 405. An excellent opportunity to acquire three quarters of pastureland located within the RMs of Redberry No. 435 and Great Bend No. 405, just 31 km from Borden, Saskatchewan. This land is fenced with 3-wire barbed wire and features water sources ideal for livestock, including a dugout on SE 18-42-8 W3 and a slough on NE 7-42-8 W3. The property also includes a corral in fair condition, located on NE 7-42-8 W3. The topography is flat to gently rolling with some bush, sloughs, and scattered stones, providing both open grazing and natural shelter.

Historically, the vendor has successfully run approximately 75 cow/calf pairs on this land for many years. The property is currently not rented and is available for immediate use. It is important to note that there is a Nature Conservancy caveat on the title, meaning the land cannot be broken, and no buildings or permanent structures can be constructed. This parcel presents a strong opportunity for cattle producers seeking additional grazing capacity with reliable natural water and fencing infrastructure already in place.

**Farmland & Price Summary**

3 parcels  
462 title acres (ISC)

**SAMA Information**

462 total acres  
458 native pasture acres  
4 wetland/bush acres  
\$387,700 total 2025 assessed value (AV)  
\$134,268 average assessment per 160 acres

\$600,000 Farmland Price  
\$1,299 per title acre (ISC)  
1.55 times the 2025 assessed value (P/AV multiple)



## 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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	435	SE	18	42	8	3	0	158.9		159			159		\$153,400	Meota	Loamy Sand	N/A	M	22	
2	435	NE	18	42	8	3	1	143.2		143			143		\$102,000	Hamlin	Loam	N/A	K	22	
3	405	NE	7	42	8	3	0	159.9		160			156	4	\$132,300	Meota	Loamy Sand	N/A	L	22	
<b>Totals</b>								<b>462.0</b>	<b>0</b>	<b>462</b>	<b>0</b>	<b>0</b>	<b>458</b>	<b>4</b>	<b>\$387,700</b>	<b>Weighted Average Final Rating #DIV/0!</b>					<b>\$0.00</b>

Average per 160 acres    **\$134,268**

### 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>



















RM 435 & RM 405

NE-18-42-8-W3

SE-18-42-8-W3

NE-7-42-8-W3

Google Earth

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1 km





TWP. 42