

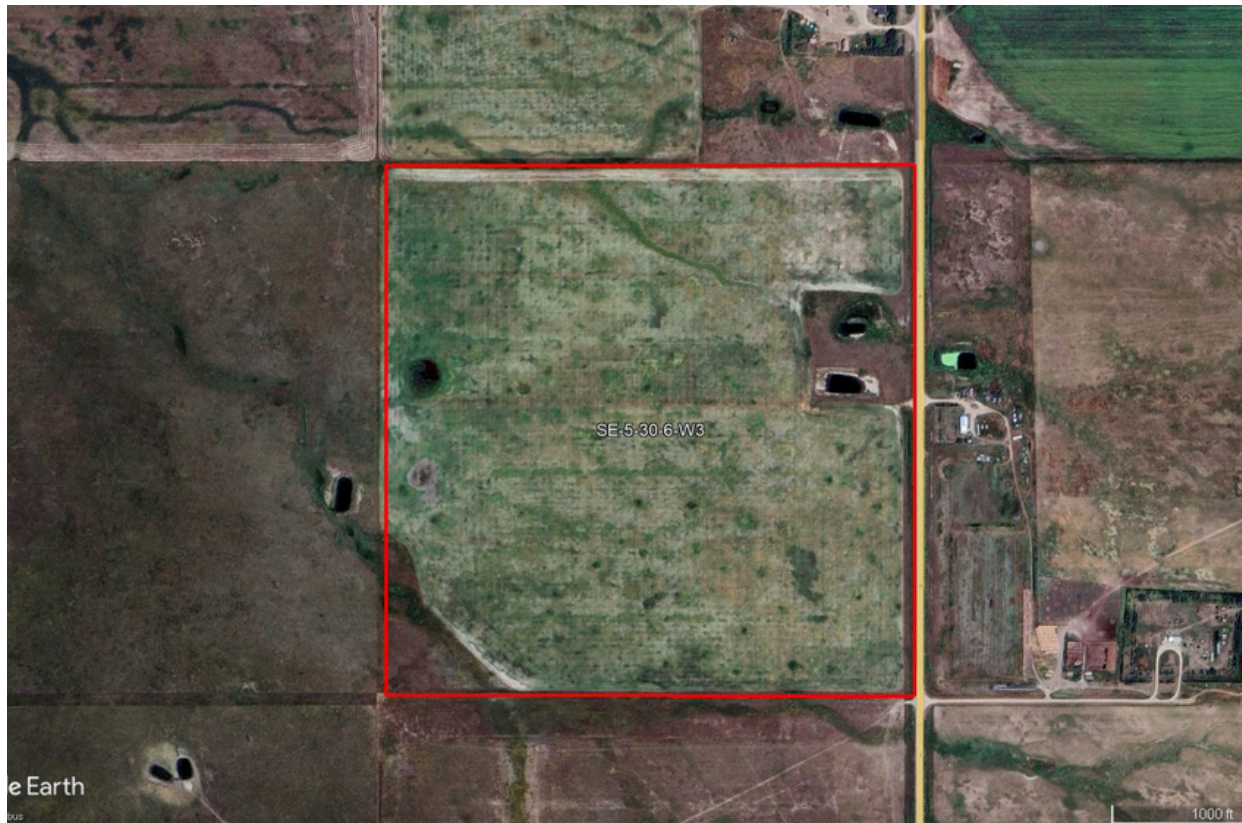


# **HAMMOND**

**R E A L T Y**

**\$425,000**

**Broderick 157 acres Grain Farmland**



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# HAMMOND

## REALTY

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Located northeast of Broderick along Highway 219, this quarter section offers a great expansion opportunity for producers in the area and will be available to farm for the 2026 growing season. This **certified organic** land features a clay loam soil texture, classified under the Tuxford association.

#### Farmland & Price Summary

1 parcel  
157 title acres (ISC)

#### SAMA Information

157 total acres  
146 cultivated acres  
3 native pasture acres  
8 wetland/bush acres  
\$276,500 total 2025 assessed value (AV)  
\$281,783 average assessment per 160 acres  
48.9 soil final rating (weighted average)

\$425,000 Farmland Price  
\$2,711 per title acre (ISC)  
\$2,911 per cultivated acre (SAMA)  
1.54 times the 2025 assessed value (P/AV multiple)

| 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 (AV) | Soil Association                   | Soil Texture | Soil Final Rating | Class | Risk Zone | Property Taxes |
| 284                    | SE   | 5    | 30   | 6    | 3    | 1    | 156.8       | 157              | 146         | 0         | 3             | 8           | \$276,500                     | Tuxford                            | Clay Loam    | 48.9              | L     | 12        | \$1,417.00     |
| Totals                 |      |      |      |      |      |      | 156.8       | 157              | 146         | 0         | 3             | 8           | \$276,500                     | Weighted Average Final Rating 48.9 |              |                   |       |           | \$1,417.00     |

Average per 160 acres \$281,783

## 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>

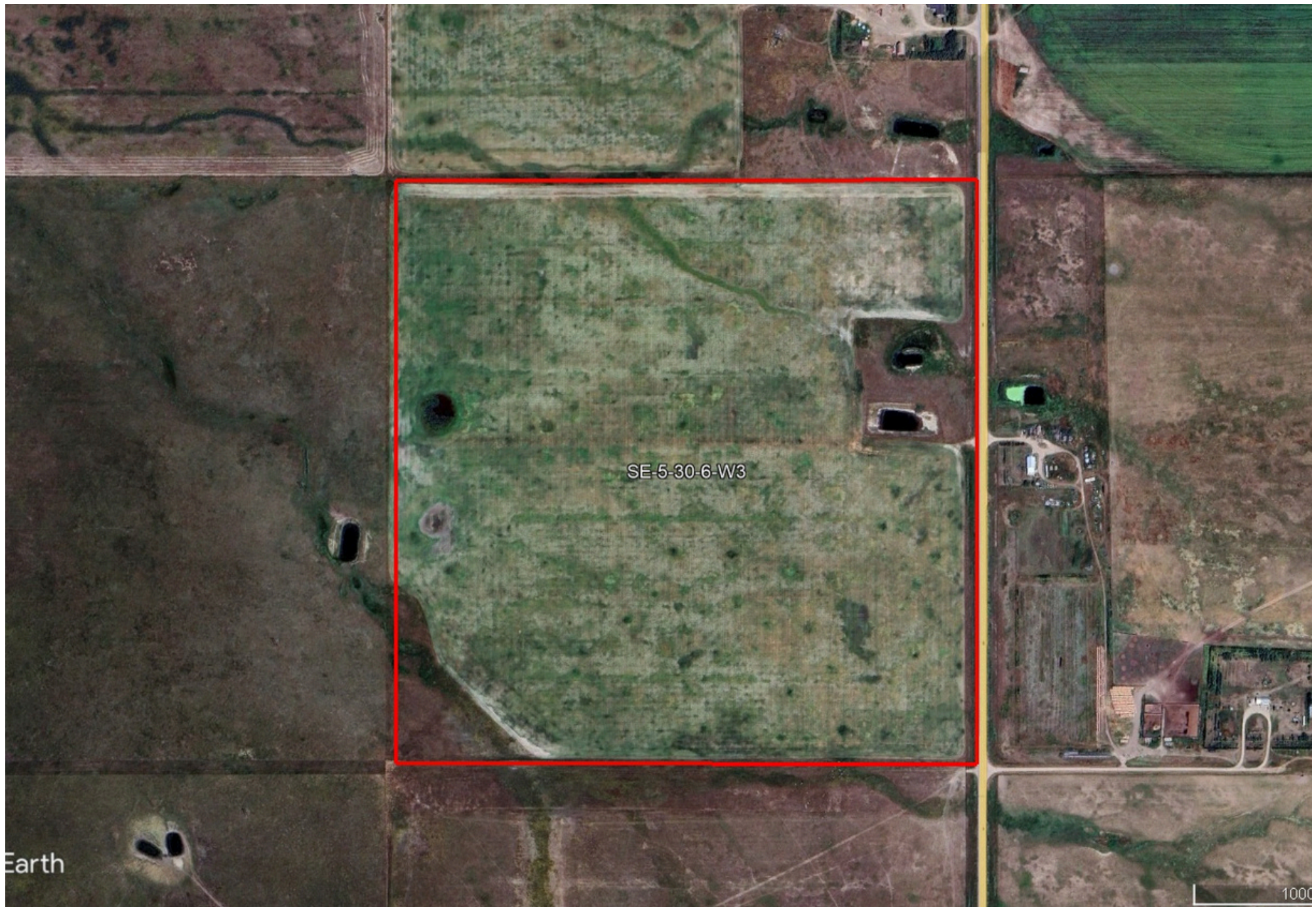
## Saskatchewan Crop Insurance Corporation (SCIC)

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>





SE-5-30-6-W3

Earth

1000



