

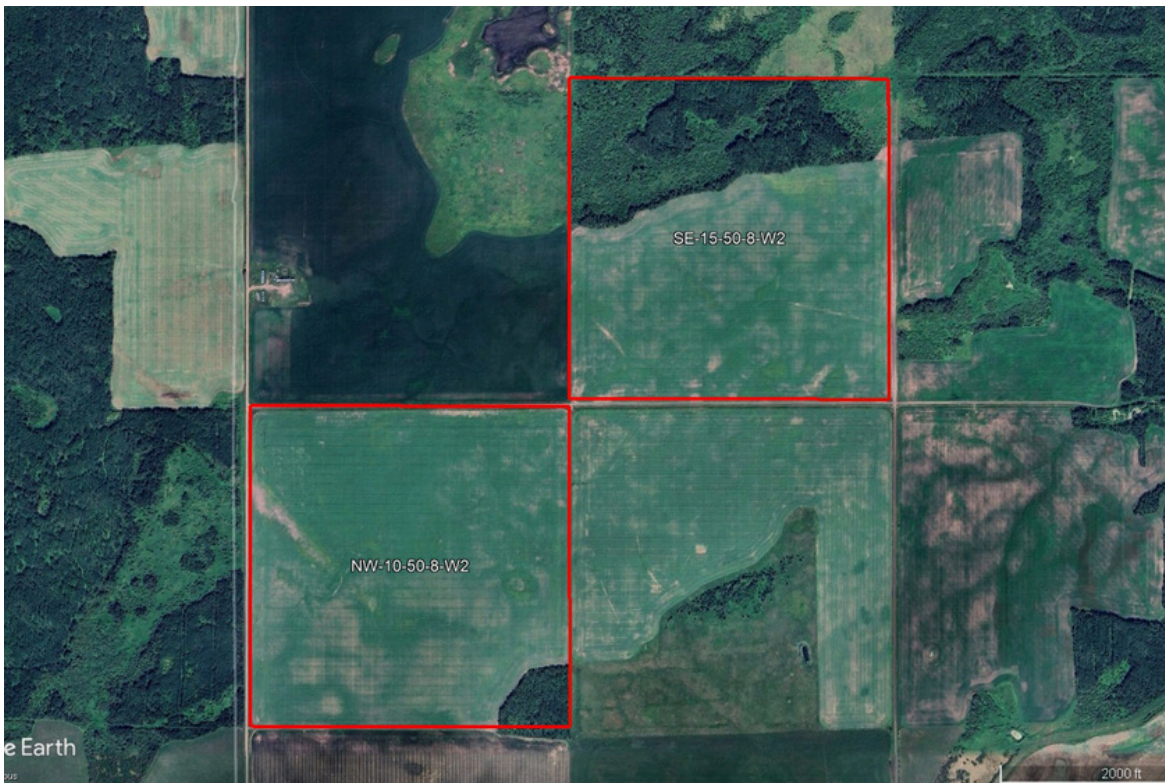


HAMMOND

R E A L T Y

\$750,000

Carrot River 319 acres Grain & Pastureland



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HAMMOND

REALTY

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Two quarters of grain and pastureland located east of Carrot River, SK.

Farmland & Price Summary

2 parcels
319 title acres (ISC)
255 reported seeded acres

SAMA Information

318 total acres
253 cultivated acres
55 native pasture acres
10 wetland/bush acres
\$469,400 total 2025 assessed value (AV)
\$236,176 average assessment per 160 acres
46.1 soil final rating (weighted average)

\$750,000 Farmland Price
\$2,353 per title acre (ISC)
\$2,964 per cultivated acre (SAMA)
\$2,941 per cultivated acre (Owner)
1.60 times the 2025 assessed value (P/AV multiple)



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Seeded 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
486	NW	10	50	8	2	0	159.3		159	149	0	0	10	\$264,700	Etomami	Clay Loam	47.2	J	17	
486	SE	15	50	8	2	0	159.4		159	104	0	55	0	\$204,700	Etomami	Clay Loam	44.5	J	17	
Totals							318.8	255	318	253	0	55	10	\$469,400	Weighted Average Final Rating 46.1					

Average per 160 acres \$236,176

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>

