

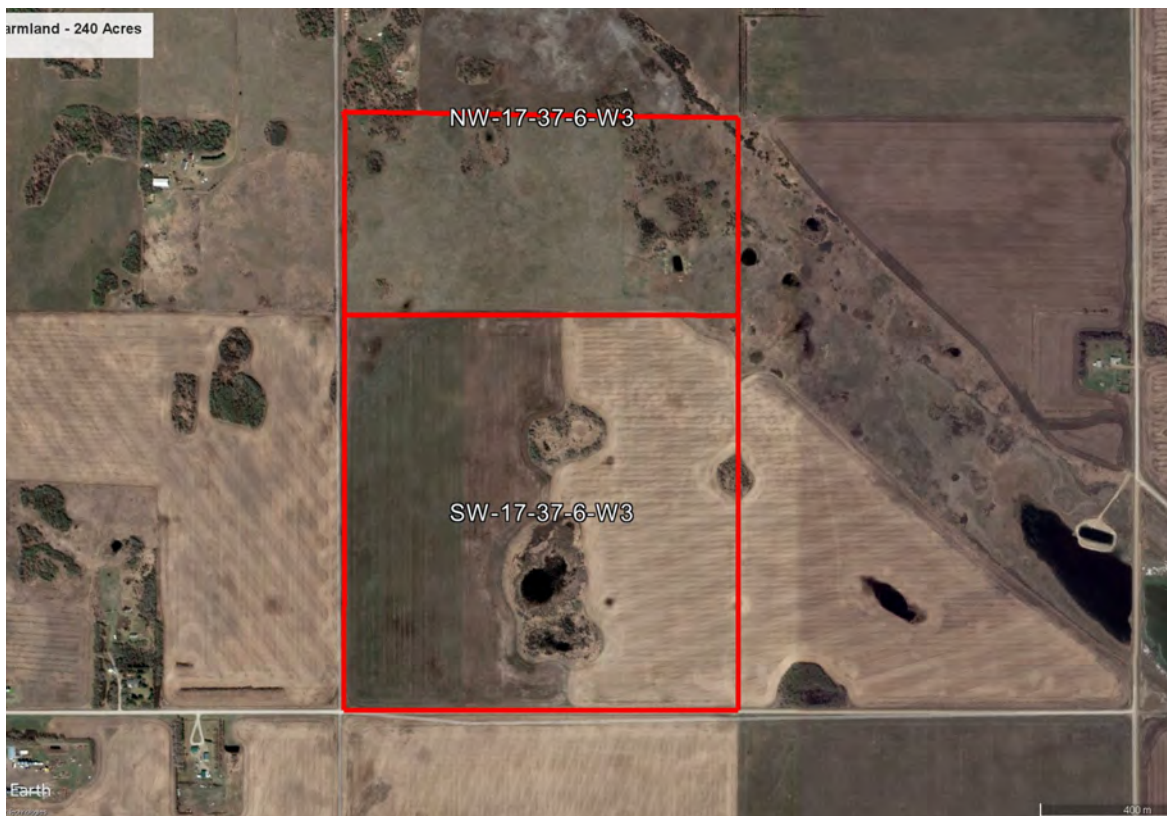


HAMMOND

R E A L T Y

\$1,350,000

Corman Park Farm / Development Land - 240 acres



Dave Molberg

Dave.Molberg@HammondRealty.ca

(306) 948-4478

HammondRealty.ca



HammondRealty.ca
113 3rd Ave. West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 948-5052 Office
(306) 948-5053 Fax

240 Acres – Prime Agricultural, Investment, or Development Opportunity

RM of Corman Park | 2.5 Miles West of Neault Road (Dalmeny Road), Saskatoon

A rare opportunity to acquire 240 acres of versatile farmland on the west side of Saskatoon. This prime agricultural parcel offers potential for expansion, immediate development, or long-term investment. Situated near the proposed future perimeter highway, this land holds strategic value for future growth.

Property Highlights

- **Zoning:** Agricultural
- **Topography:** Flat to slightly rolling
- **Soil:** Dark brown (Elstow-Bradwell-Asquith association) with clay to fine sandy loam texture
- **Water:** Dugout in the southeast corner of the 80-acre pasture

Legal Land Description

- **SW 17-37-6 W3:** Arable grainland
- **S ½ NW 17-37-6 W3:** Pasture / Hayland (dugout in southeast corner)

Farmland & Price Summary

- **Total Acres:** 240 title acres (195 cultivated, 25 native pasture, 20 wetland/bush)
- **Soil Final Rating:** 53.8 (weighted average)
- **Farmland Price:** \$1,350,000 (\$5,619 per title acre)
- **2021 Assessed Value:** \$294,000 (4.59 times 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 | 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 |
| 344 | LSD 3 | 17 | 37 | 6 | 3 | 76 | 40.07 | | 80 | 70 | 0 | 0 | 10 | \$130,100 | Elstow | Clay | 69.1 | J | 18 | |
| 344 | LSD 6 | 17 | 37 | 6 | 3 | 77 | 40.05 | | | | | | | | | | | | | |
| 344 | LSD 4 | 17 | 37 | 6 | 3 | 70 | 40.05 | | 80 | 75 | | | 5 | \$96,900 | Asquith, Bradwell, Elstow | Fine Sandy Loam Sandy Loam to Light Loam to Clay Loam | 48.1 | J | 18 | |
| 344 | LSD 5 | 17 | 37 | 6 | 3 | 71 | 40.03 | | | | | | | | | | | | | |
| 344 | LSD 11 | 17 | 37 | 6 | 3 | 60 | 40.03 | | 80 | 50 | 0 | 25 | 5 | \$67,000 | Asquith, Elstow | Fine Sandy Loam Sandy Loam to Clay | 40.9 | M | 18 | |
| 344 | LSD 12 | 17 | 37 | 6 | 3 | 61 | 40.01 | | | | | | | | | | | | | |
| Totals | | | | | | | 240.24 | 0 | 240 | 195 | 0 | 25 | 20 | \$294,000 | Weighted Average Final Rating | | 53.8 | | | \$0.00 |

Average per 160 acres \$196,000

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>







Property Report

| | | | | | |
|--------------------|---|-----------------------|---------------|-------------------|-----------------|
| Municipality Name: | CORMAN PARK (RM) | Assessment ID Number: | 344-000917400 | PID: | 203329834 |
| Civic Address: | | Title Acres: | 80.00 | Reviewed: | 03-Jul-1998 |
| Legal Location: | Qtr E 1/2 SW Sec 17 Tp 37 Rg 06 W 3 Sup | School Division: | 206 | Change Reason: | |
| Supplementary: | | Neighbourhood: | 344-140 | Year / Frozen ID: | 2023/-3 |
| | | Puse Code: | 2000 | Predom Code: | |
| | | Call Back Year: | | Method in Use: | C.A.M.A. - Cost |

AGRICULTURAL ARABLE LAND

| Acres | Land Use | Productivity Determining Factors | | Economic and Physical Factors | | Rating | |
|-------|------------------|----------------------------------|-------------------------------|-------------------------------|---|---------|----------|
| 70.00 | K - [CULTIVATED] | Soil association 1 | EW - [ELSTOW] | Topography | T1 - Level / Nearly Level | \$/ACRE | 1,856.74 |
| | | Soil texture 1 | C - [CLAY] | Stones (qualities) | S1 - None to Few | Final | 69.13 |
| | | Soil texture 2 | CL - [CLAY LOAM] | Phy. Factor 1 | 5% reduction due to SD1 - [95 : Sand Pockets - Slight] | | |
| | | Soil profile 1 | OR12 - [CHERN-ORTH (CA 12+)] | | | | |
| | | Top soil depth | 3-5 | Natural hazard | WS: Waste Slough Rate: 0.98 | | |

AGRICULTURAL WASTE LAND

| Acres | Waste Type |
|-------|-------------------|
| 10 | WASTE SLOUGH BUSH |

Assessed & Taxable/Exempt Values (Summary)

| Description | Appraised Values | Adjust Reason | Liability Subdivision | Tax Class | Percentage of value | Taxable | Adjust Reason | Exempt | Adjust Reason | Tax Status |
|---------------------------|------------------|---------------|-----------------------|--------------------|---------------------------------|----------|---------------|--------|---------------|------------|
| Agricultural | \$130,100 | | 1 | Other Agricultural | 55% | \$71,555 | | | | Taxable |
| Total of Assessed Values: | \$130,100 | | | | Total of Taxable/Exempt Values: | \$71,555 | | | | |

Property Report

Print Date: 02-Feb-2024

Page 1 of 2

Municipality Name: CORMAN PARK (RM)

Assessment ID Number:

344-000917201

PID: 203329743

Civic Address:

Legal Location: Qtr NW Sec 17 Tp 37 Rg 06 W 3 Sup

Supplementary S1/2 of qtr (LSD 11 & 12)
: ISC #135909221, 135909243

Title Acres: 80.04

Reviewed: 19-Feb-1985

School Division: 206

Change Reason:

Neighbourhood: 344-140

Year / Frozen ID: 2023/-3

Puse Code: 2000

Predom Code:

Call Back Year:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

| Acres | Land Use | Productivity Determining Factors | | Economic and Physical Factors | | Rating | |
|-------|------------------|----------------------------------|-------------------------------|-------------------------------|--|---------|----------|
| 25.00 | K - [CULTIVATED] | Soil association 1 | AQ - [ASQUITH] | Topography | T1 - Level / Nearly Level | \$/ACRE | 1,034.97 |
| | | Soil texture 1 | SL - [SANDY LOAM] | Stones (qualities) | S1 - None to Few | Final | 38.53 |
| | | Soil texture 2 | | Phy. Factor 1 | 10% reduction due to SD2 - [90 : Sand Pockets - Moderate] | | |
| | | Soil profile 1 | OR10 - [CHERN-ORTH (CA 9-12)] | | | | |
| | | Soil association 2 | AQ - [ASQUITH] | Natural hazard | WS: Waste Slough Rate: 0.98 | | |
| | | Soil texture 3 | | | | | |
| | | Soil texture 4 | | | | | |
| | | Soil profile 2 | OR10 - [CHERN-ORTH (CA 9-12)] | | | | |
| | | Top soil depth | ER10 | | | | |
| 25.00 | K - [CULTIVATED] | Soil association 1 | AQ - [ASQUITH] | Topography | T1 - Level / Nearly Level | \$/ACRE | 1,160.84 |
| | | Soil texture 1 | FL - [FINE SANDY LOAM] | Stones (qualities) | S1 - None to Few | Final | 43.22 |
| | | Soil texture 2 | SL - [SANDY LOAM] | Phy. Factor 1 | 5% reduction due to SD1 - [95 : Sand Pockets - Slight] | | |
| | | Soil profile 1 | OR10 - [CHERN-ORTH (CA 9-12)] | | | | |
| | | Top soil depth | 3-5 | Natural hazard | WS: Waste Slough Rate: 0.98 | | |

AGRICULTURAL PASTURE LAND

| Acres | Land Use | Productivity Determining Factors | | Productivity Determining Factors | | Rating | |
|-------|---------------------|----------------------------------|------------------|----------------------------------|-------------------------|---------|--------|
| 25.00 | NG - [NATIVE GRASS] | Soil association 1 | EW - [ELSTOW] | Range site | SAU: SALINE UPLAND | \$/ACRE | 481.62 |
| | | Soil texture 1 | C - [CLAY] | Pasture Type | N - [Native] | | |
| | | Soil texture 2 | CL - [CLAY LOAM] | Pasture Topography | T1: Level 0-2.5% Slopes | | |
| | | | | Grazing water source | N: No | | |
| | | | | Pasture Tree Cover | NO - [NO] | | |
| | | | | Aum/Acre | 0.25 | | |
| | | | | Aum/Quarter | 40.00 | | |

AGRICULTURAL WASTE LAND

| Acres | Waste Type |
|-------|-------------------|
| 5 | WASTE SLOUGH BUSH |

Assessed & Taxable/Exempt Values (Summary)

| Description | Appraised Values | Adjust Reason | Liability Subdivision | Tax Class | Percentage of value | Taxable | Adjust Reason | Exempt | Adjust Reason | Tax Status |
|---------------------------|------------------|---------------|-----------------------|---------------------------------|---------------------|----------|---------------|--------|---------------|------------|
| Agricultural | \$67,000 | | 1 | Other Agricultural | 55% | \$36,850 | | | | Taxable |
| Total of Assessed Values: | \$67,000 | | | Total of Taxable/Exempt Values: | | \$36,850 | | | | |

Property Report

Print Date: 02-Feb-2024

Page 1 of 2

Municipality Name: CORMAN PARK (RM)

Assessment ID Number:

344-000917401

PID: 203329842

Civic Address:

Legal Location: Qtr W 1/2 SW Sec 17 Tp 37 Rg 06 W 3 Sup

Supplementary

:

Title Acres: 80.00

Reviewed: 03-Jul-1998

School Division: 206

Change Reason:

Neighbourhood: 344-140

Year / Frozen ID: 2023/-3

Puse Code: 2000

Predom Code:

Call Back Year:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

| Acres | Land Use | Productivity Determining Factors | | Economic and Physical Factors | | Rating | |
|-------|------------------|----------------------------------|-------------------------------|-------------------------------|--|---------|----------|
| 15.00 | K - [CULTIVATED] | Soil association 1 | EW - [ELSTOW] | Topography | T1 - Level / Nearly Level | \$/ACRE | 1,856.74 |
| | | Soil texture 1 | C - [CLAY] | Stones (qualities) | S1 - None to Few | Final | 69.13 |
| | | Soil texture 2 | CL - [CLAY LOAM] | Phy. Factor 1 | 5% reduction due to SD1 - [95 : Sand Pockets - Slight] | | |
| | | Soil profile 1 | OR12 - [CHERN-ORTH (CA 12+)] | Natural hazard | WS: Waste Slough Rate: 0.98 | | |
| 15.00 | K - [CULTIVATED] | Top soil depth | 3-5 | Topography | T1 - Level / Nearly Level | \$/ACRE | 1,160.84 |
| | | Soil association 1 | AQ - [ASQUITH] | Stones (qualities) | S1 - None to Few | Final | 43.22 |
| | | Soil texture 1 | FL - [FINE SANDY LOAM] | Phy. Factor 1 | 5% reduction due to SD1 - [95 : Sand Pockets - Slight] | | |
| | | Soil texture 2 | SL - [SANDY LOAM] | Natural hazard | WS: Waste Slough Rate: 0.98 | | |
| | | Soil profile 1 | OR10 - [CHERN-ORTH (CA 9-12)] | Topography | T1 - Level / Nearly Level | \$/ACRE | 1,284.12 |
| 20.00 | K - [CULTIVATED] | Soil association 1 | BR - [BRADWELL] | Stones (qualities) | S1 - None to Few | Final | 47.81 |
| | | Soil texture 1 | LL - [LIGHT LOAM] | Phy. Factor 1 | 5% reduction due to SD1 - [95 : Sand Pockets - Slight] | | |
| | | Soil texture 2 | | Natural hazard | WS: Waste Slough Rate: 0.98 | | |
| | | Soil profile 1 | OR10 - [CHERN-ORTH (CA 9-12)] | Topography | T1 - Level / Nearly Level | \$/ACRE | 1,034.97 |
| 25.00 | K - [CULTIVATED] | Soil association 2 | AQ - [ASQUITH] | Stones (qualities) | S1 - None to Few | Final | 38.53 |
| | | Soil texture 3 | | Phy. Factor 1 | 10% reduction due to SD2 - [90 : Sand Pockets - Moderate] | | |
| | | Soil texture 4 | | Natural hazard | WS: Waste Slough Rate: 0.98 | | |
| | | Soil profile 2 | OR10 - [CHERN-ORTH (CA 9-12)] | Topography | T1 - Level / Nearly Level | \$/ACRE | 1,034.97 |
| | | Top soil depth | 3-5 | Stones (qualities) | S1 - None to Few | Final | 38.53 |
| | | Soil association 1 | AQ - [ASQUITH] | Phy. Factor 1 | 10% reduction due to SD2 - [90 : Sand Pockets - Moderate] | | |
| | | Soil texture 1 | SL - [SANDY LOAM] | Natural hazard | WS: Waste Slough Rate: 0.98 | | |
| | | Soil texture 2 | | Topography | T1 - Level / Nearly Level | \$/ACRE | 1,034.97 |
| | | Soil profile 1 | OR10 - [CHERN-ORTH (CA 9-12)] | Stones (qualities) | S1 - None to Few | Final | 38.53 |

| | |
|--------------------|-------------------------------|
| Soil association 2 | AQ - [ASQUITH] |
| Soil texture 3 | |
| Soil texture 4 | |
| Soil profile 2 | OR10 - [CHERN-ORTH (CA 9-12)] |
| Top soil depth | ER10 |

AGRICULTURAL WASTE LAND

| | |
|-------|-------------------|
| Acres | Waste Type |
| 5 | WASTE SLOUGH BUSH |

Assessed & Taxable/Exempt Values (Summary)

| Description | Appraised Values | Adjust Reason | Liability Subdivision | Tax Class | Percentage of value | Taxable | Adjust Reason | Exempt | Adjust Reason | Tax Status |
|---------------------------|------------------|---------------|-----------------------|---------------------------------|---------------------|----------|---------------|--------|---------------|------------|
| Agricultural | \$96,900 | | 1 | Other Agricultural | 55% | \$53,295 | | | | Taxable |
| Total of Assessed Values: | \$96,900 | | | Total of Taxable/Exempt Values: | | \$53,295 | | | | |

Ford Farmland - 240 Acres

NW-17-37-6-W3

SW-17-37-6-W3

