



# **HAMMOND**

**R E A L T Y**

**\$619,000**

Davidson 320 acres Grain Land



Mark Dean

[Mark.Dean@HammondRealty.ca](mailto:Mark.Dean@HammondRealty.ca)

(306) 921-5445

[HammondRealty.ca](http://HammondRealty.ca)



# HAMMOND

## REALTY

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

### Location

Two adjacent quarter sections located 20 km west of Davidson and 20 km east of Loreburn, Saskatchewan.

### Farmland Description

These quarters are productive Clay Loam to Loam, Weyburn and Rosemae soil associations. Currently in hay and pasture, this land is best used for cultivation, as is the use for all surrounding land. The owner will see the benefit of added fertility from pasture use for many years to come.

### Farmland Price

\$619,000 Farmland

\$1,933 per total acre (ISC)

\$2,466 per cultivated acre (SAMA)

1.60 times the 2024 assessment

\$619,000 Total Asking Price

### Buildings and Improvements

Older buildings present on NE-25-26-03-W2, with no added value.

Power and well are present within the yardsite.



## 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 | 2024 Assessed Fair Value (AV) | Soil Association                   | Soil Texture    | Soil Final Rating | Class | Risk Zone | Property Taxes |
| 1                      | 253 | NE   | 25   | 26   | 3    | 3    | 0    | 160.17      |             | 160              | 100         | 45        |               | 15          | \$187,800                     | Weyburn, Rosemae                   | Clay Loam, Loam | 48.2              | K     | 12        | \$921.35       |
| 2                      | 253 | NW   | 25   | 26   | 3    | 3    | 0    | 160.01      |             | 160              | 151         |           |               | 9           | \$200,200                     | Weyburn, Rosemae                   | Clay Loam, Loam | 49.4              | K     | 12        | \$982.18       |
| Totals                 |     |      |      |      |      |      |      | 320.18      | 0           | 320              | 251         | 45        | 0             | 24          | \$388,000                     | Weighted Average Final Rating 48.8 |                 |                   |       |           | \$1,903.53     |

Average per 160 acres \$194,000

### 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/)

<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)

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











11

[illegible]