



HAMMOND REALTY

\$725,000

Davidson 150 acres Land



Dave Molberg

Dave.Molberg@HammondRealty.ca

(306) 948-4478

HammondRealty.ca

150 Acres – Prime Farmland Adjacent to Davidson, SK – \$725,000

An exceptional opportunity to acquire 150 acres of productive farmland immediately bordering the Town of Davidson, Saskatchewan. Ideally located halfway between Saskatoon and Regina with excellent access to Highway 11, this parcel offers strong agricultural value with long-term development or investment potential.

Currently zoned agricultural and rented on a year-to-year basis, the land features high-quality Elstow association soils with a dark brown clay loam texture, flat topography, and no stones. A natural gas line and power are adjacent to the property.

Key Features:

- 150 titled acres (ISC)
- 148 reported seeded acres (as per Seller)
- 64.5 soil final rating (weighted average)
- SAMA: 144 cultivated acres, 1 wetland/bush acre
- Assessed Value (2025): \$337,700
- Price per cultivated acre (SAMA): \$5,035
- Price per title acre (ISC): \$4,834
- Price/Assessed Value (P/AV): 2.15×

Land Breakdown:

- **Ptn SE & SW 33-26-29 W2** – 150 Acres Total
 - Parcel 114265683 (51.81 acres) – Town of Davidson
 - Parcel 104504723 (40.57 acres) – RM of Arm River No. 252
 - Parcel 105416850 (57.61 acres) – Town of Davidson

This is an excellent addition to a local land base or a strategic acquisition for developers or investors looking to capitalize on the proximity to town infrastructure.



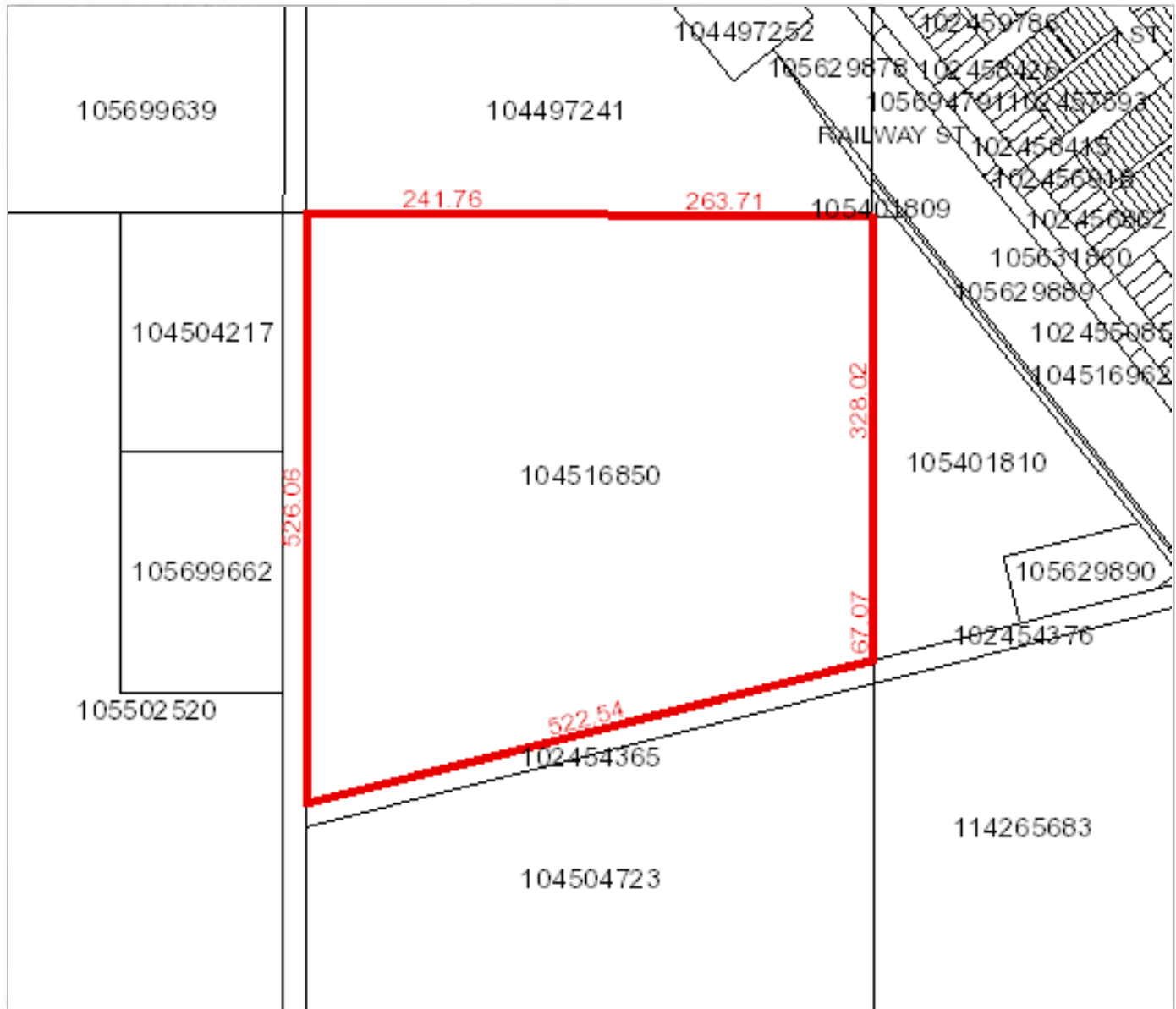
Detailed Description of Farmland Property

ISC Information										SAMA Information							SCIC		RM
Surface Parcel No.	Legal Land Description	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	ISC Title Acres	Total Acres	Cult. Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
114265683	Blk/Par D-Plan BC4279 Ext 26	Davidson RM 252	SE	33	26	29	2	26 D	51.8	35	35	0	\$84,100	Elstow	Clay Loam	66.5	H	12	\$383.97
104504723	Blk/Par X-Plan BK2979 Ext 0	RM 252	SW	33	26	29	2	0 X	40.6	41	40	1	\$89,200	Elstow	Clay Loam	59.3	H	12	\$435.13
104516850	Blk/Par W-Plan BK2979 Ext 0	Davidson RM 252	SW	33	26	29	2	0 W	57.6	69	69	0	\$164,400	Elstow	Clay Loam	66.5	H	12	\$788.48
		Totals							150.0	145	144	1	\$337,700	Weighted Average Final Rating 64.5					\$1,607.58



Surface Parcel Number: 104516850

REQUEST DATE: Wed Jun 11 10:59:56 GMT-06:00 2025



Owner Name(s) : Schmit, James Dennis

Municipality : MULTIPLE

Title Number(s) : 154575524

Parcel Class : Parcel (Generic)

Land Description : Blk/Par W-Plan BK2979 Ext 0

Source Quarter Section : SW-33-26-29-2

Commodity/Unit : Not Applicable

Area : 23.312 hectares (57.61 acres)

Converted Title Number : 99MJ16084

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
51.00	K - [CULTIVATED]	Soil association 1	EW - [ELSTOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,389.41
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	63.55
		Soil texture 2	L - [LOAM]				
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Man made hazard RR/RD: Railroad/Road Rate: 0.98			
7.00	K - [CULTIVATED]	Top soil depth	3-5				
		Soil association 1	EW - [ELSTOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,150.47
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	57.19
		Soil texture 2	L - [LOAM]	Phy. Factor 1	10% reduction due to SA2 - [90 : Salinity - Moderate]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Man made hazard RR/RD: Railroad/Road Rate: 0.98			
		Top soil depth	3-5				

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	\$136,900		1	Other Agricultural	55%	\$75,295				Taxable
Total of Assessed Values:	\$136,900				Total of Taxable/Exempt Values:	\$75,295				

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PID: 203086723

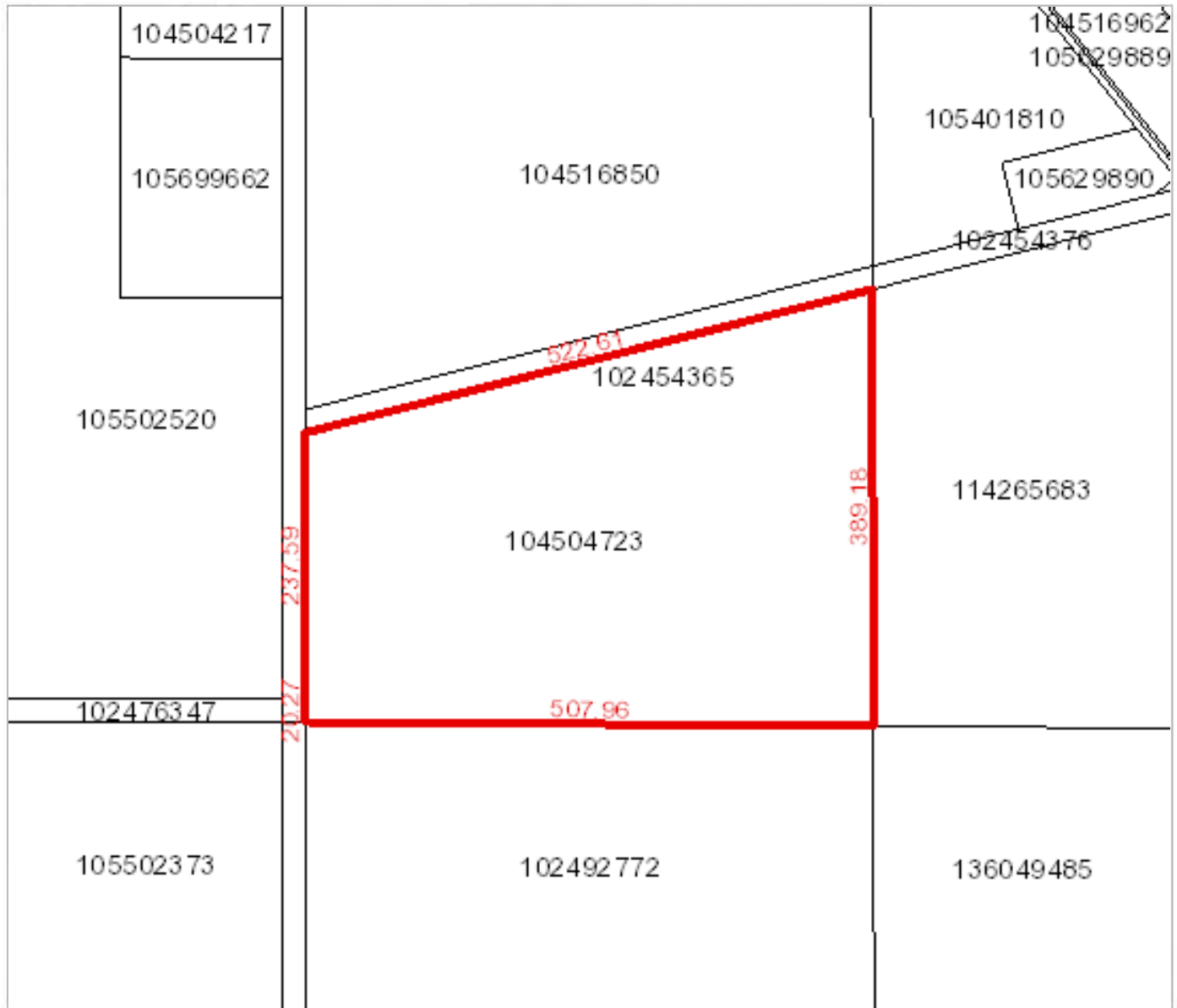


Data Source: SAMAVIEW



Surface Parcel Number: 104504723

REQUEST DATE: Wed Jun 11 10:59:27 GMT-06:00 2025



Owner Name(s) : Schmit, James Dennis

Municipality : RM OF ARM RIVER NO. 252

Title Number(s) : 154575478

Parcel Class : Parcel (Generic)

Land Description : Blk/Par X-Plan BK2979 Ext 0

Source Quarter Section : SW-33-26-29-2

Commodity/Unit : Not Applicable

Area : 16.418 hectares (40.57 acres)

Converted Title Number : 95MJ06656A

Ownership Share : 1:1

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Property Report

Print Date: 11-Jun-2025

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Municipality Name: RM OF ARM RIVER (RM)

Assessment ID Number : 252-000633401

PID: 387704



Civic Address:

Legal Location: Parcel X Block Plan BK2979 Sup 0

Supplementary: SW-33-26-29-W2

Title Acres: 40.57

School Division: 207

Neighbourhood: 252-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 26-Jan-2023

Change Reason: Maintenance

Year / Frozen ID: 2025/-32560

Predom Code:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
34.00	K - [CULTIVATED]	Soil association 1	EW - [ELSTOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,243.12
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	59.66
		Soil texture 2	L - [LOAM]				
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Man made hazard RR/RD: Railroad/Road Rate: 0.92			
6.00	K - [CULTIVATED]	Top soil depth	3-5				
		Soil association 1	EW - [ELSTOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,150.47
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	57.19
		Soil texture 2	L - [LOAM]	Phy. Factor 1	10% reduction due to PSA2 - [90 : Poor Drain/Sal. - Mod.]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Man made hazard RR/RD: Railroad/Road Rate: 0.98			
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

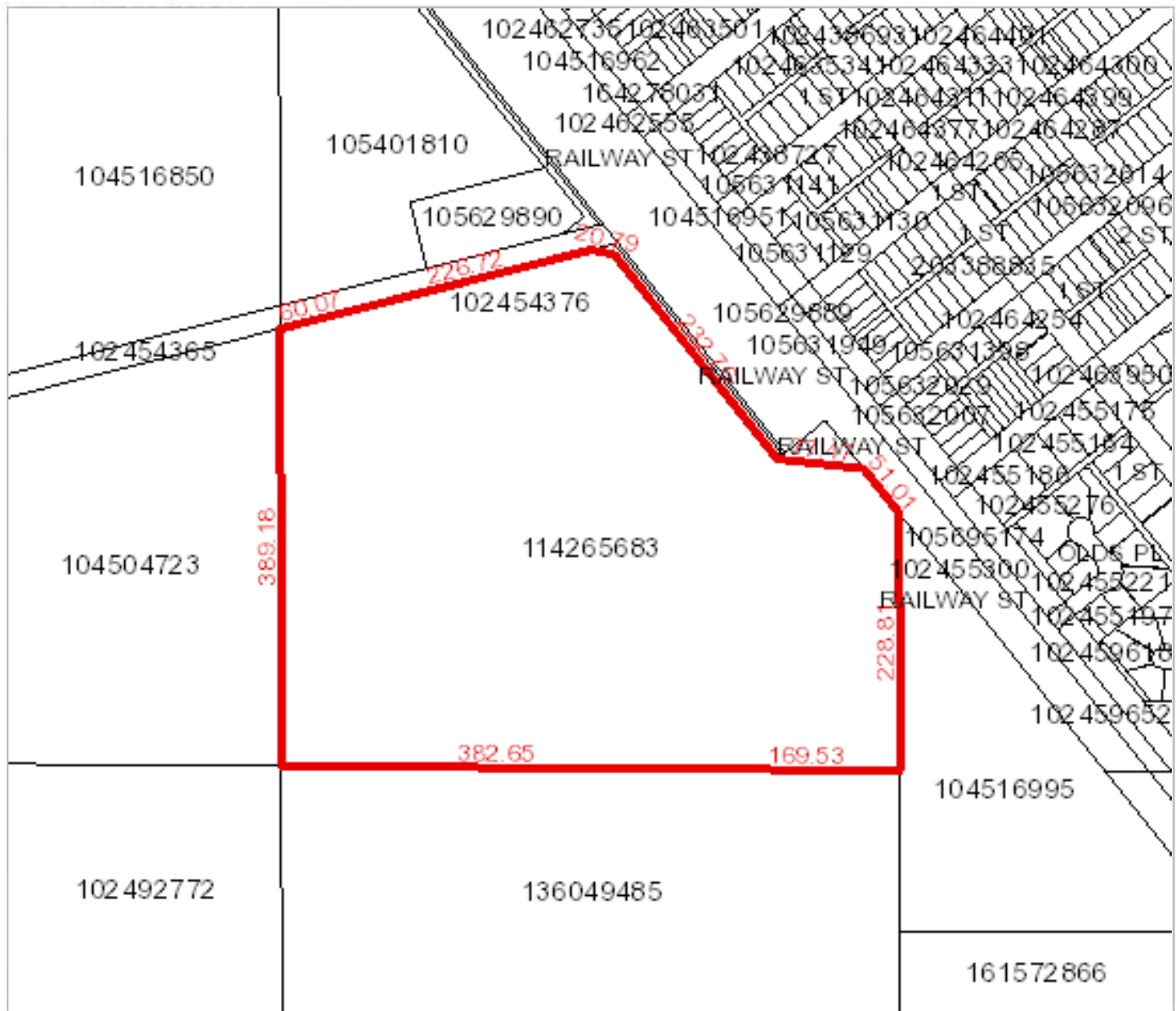
Acres	Waste Type
1	WASTE SLOUGH

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	\$89,200		1	Other Agricultural	55%	\$49,060				Taxable
Total of Assessed Values:	\$89,200				Total of Taxable/Exempt Values:	\$49,060				

Surface Parcel Number: 114265683

REQUEST DATE: Wed Jun 11 10:58:59 GMT-06:00 2025



Owner Name(s) : Schmit, James Dennis

Municipality : MULTIPLE

Title Number(s) : 154575412

Parcel Class : Parcel (Generic)

Land Description : Blk/Par D-Plan BC4279 Ext 26

Source Quarter Section : SE-33-26-29-2

Commodity/Unit : Not Applicable

Area : 20.967 hectares (51.81 acres)

Converted Title Number : 95MJ06656

Ownership Share : 1:1

Property Report

Print Date: 11-Jun-2025

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Municipality Name: TOWN OF DAVIDSON				Assessment ID Number : DAVID-504900050		PID: 203079744	
	Civic Address:			Title Acres:	35.00	Reviewed:	15-Oct-2005
	Legal Location: Parcel D Block Plan BC4279 Sup			School Division:	207	Change Reason:	Reinspection
	Supplementary:			Neighbourhood:	DAVID-300	Year / Frozen ID:	2025/-32560
				Overall PUSE:	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	
30.00	K - [CULTIVATED]	Soil association 1	EW - [ELSTOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,499.13
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	66.47
		Soil texture 2	L - [LOAM]				
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
		Soil association 2	EW - [ELSTOW]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors		Other Information		Liability Subdivision	Tax Class	Tax Status
1 / 1	Commercial Land	Square Footage	Prime Rate:	\$4.57	Std.Parcel Size:	8,160.00	1	A	Taxable
		Width(ft)	Urban - Square Foot		Land Size Multiplier:	187			
		Side 1 (ft)			Adjustment reason:				
		Side 2 (ft)							
		Area/Units	217,800.00						

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	\$84,100		1	Other Agricultural	55%	\$46,255				Taxable
Total of Assessed Values:	\$84,100				Total of Taxable/Exempt Values:	\$46,255				





L. of Willner No. 253

