

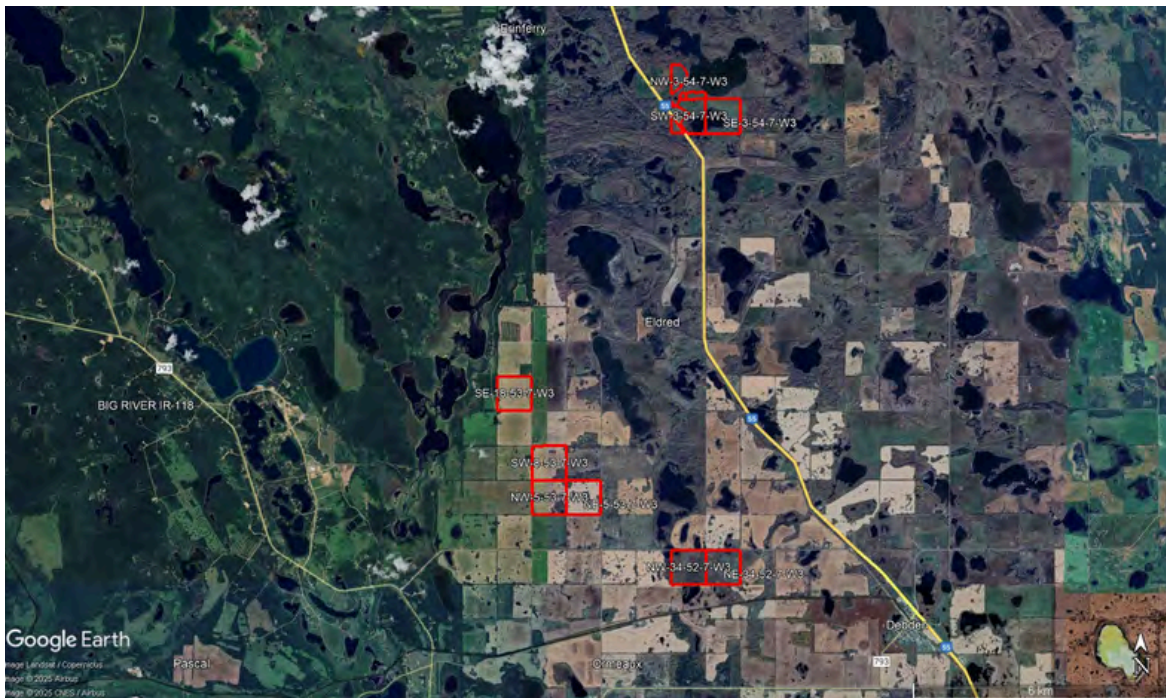


HAMMOND

R E A L T Y

\$4,500,000

RM of Canwood Farmland - 1,297 acres (Lockhart)



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9-Quarter Grain Farmland Package – RM of Canwood, Saskatchewan

This productive 1,297 acre grain farmland package is located north and west of Debden, SK, in the RM of Canwood (RM 494). The land is situated in a strong agricultural area and has been well managed.

The parcels feature Class 1 and Class 2 dark gray to dark gray wooded soils, primarily Whitewood, Pelly, and Waitville associations, with a loam texture. The land is predominantly cultivated, with gentle rolling topography and good overall productivity.

Farmland Summary

- 9 parcels
- 1,297.4 title acres (ISC)
- 1,083 reported seeded acres (owner)

SAMA Information (2025)

- 1,304 total acres
 - 1,039 cultivated
 - 119 native pasture
 - 146 wetland/bush
- \$2,009,600 total assessed value
- \$246,577 average per quarter
- 49.3 weighted average soil final rating
- SCIC Risk Zone 21 Classes H–L

Price

- \$4,500,000
- \$3,468 per title acre (ISC)
- \$4,331 per cultivated acre (SAMA)
- \$4,155 per cultivated acre (owner)
- 2.24x 2025 assessed value



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	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
494	NE	5	53	7	3	0	157.6	150	160	150	0	10	\$300,200	Whitewood	Loam	53.2	J	21	\$1,220
494	NW	5	53	7	3	38	155.5	125	156	146	0	10	\$268,500	Whitewood	Loam	48.9	J	21	\$1,091
494	SW	8	53	7	3	0	157.3	139	159	139	0	20	\$276,800	Whitewood	Loam	52.9	K	21	\$1,125
494	SE	18	53	7	3	0	159.8	159	161	159	0	2	\$261,500	Waitville	Loam	43.7	K	21	\$1,063
494	NW	3	54	7	3	30,31,32,34	68.4	85	70	70	0	0	\$119,800	Pelly	Loam	45.5	L	21	\$487
494	SW	3	54	7	3	35,36	122.2	78	122	27	79	16	\$104,700	Whitewood	Loam	50.5	H	21	\$350
494	SE	3	54	7	3	0	159.6	102	160	88	40	32	\$159,900	Waitville	Loam	40.1	K	21	\$650
494	NW	34	52	7	3	1	158.5	124	157	132	0	25	\$267,800	Whitewood	Loam	53.9	J	21	\$1,088
494	NE	34	52	7	3	1	158.6	121	159	128	0	31	\$250,400	Whitewood	Loam	52.0	J	21	\$1,018
Totals							1,297.4	1,083	1,304	1,039	119	146	\$2,009,600	Weighted Average Final Rating 49.3					\$8,093

Average per 160 acres \$246,577

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

Print Date: 20-Oct-2025

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Municipality Name: RM OF CANWOOD (RM)

Assessment ID Number : 494-002105100

PID: 200215143



Civic Address:

Legal Location: Qtr NE Sec 05 Tp 53 Rg 07 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 119

Neighbourhood: 494-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 28-Sep-1989

Change Reason:

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	
8.00	KG - [CULTIVATED GRASS]	Soil association 1	PW - [PADDOCKWOOD]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,930.50
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	51.34
		Soil texture 2		Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	WH - [WHITEWOOD]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	CAL12 - [CHERN-CAL (CA 12+)]				
		Top soil depth	4-6				
62.00	KG - [CULTIVATED GRASS]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	2,297.03
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	61.09
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	WH - [WHITEWOOD]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	4-6				
80.00	K - [CULTIVATED]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	1,777.95
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	47.29
		Soil texture 2		Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
		Soil profile 1	DG10 - [DG CHERNOZEM 9-12]	Phy. Factor 2	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	WV1 - [WAITVILLE (OG)]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	GW - [GRAY WOODED]				
		Top soil depth	4-6				

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PID: 200215143

Acres	Waste Type
10	WASTE SLOUGH

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$300,200		1	Other Agricultural	55%	\$165,110				Taxable
Total of Assessed Values:	\$300,200				Total of Taxable/Exempt Values:	\$165,110				

Property Report

Print Date: 20-Oct-2025

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Municipality Name: RM OF CANWOOD (RM)

Assessment ID Number : 494-002105200

PID: 200215176



Civic Address:

Legal Location: Qtr NW Sec 05 Tp 53 Rg 07 W 3 Sup 00

Supplementary: EXCEPT:2AC IN LSD 12

Title Acres: 156.00

School Division: 119

Neighbourhood: 494-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 28-Sep-1989

Change Reason:

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	
22.00	K - [CULTIVATED]	Soil association 1	WH - [WHITEWOOD]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,757.93
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	46.75
		Soil texture 2		Phy. Factor 1	25% reduction due to PD3 - [75 : Poor Int. Drain - Strong]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	WH - [WHITEWOOD]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	4-6				
124.00	K-A - [K-OCCUPIED YARD]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	1,852.43
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	49.27
		Soil texture 2		Phy. Factor 1	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
		Soil profile 1	DG10 - [DG CHERNOZEM 9-12]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	WV1 - [WAITVILLE (OG)]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	GW - [GRAY WOODED]				
		Top soil depth	4-6				

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
	\$268,500		1		55%					

Property Report

Municipality Name: RM OF CANWOOD (RM)		Assessment ID Number : 494-002105200		PID: 200215176
Agricultural		Other Agricultural	\$147,675	Taxable
Total of Assessed Values:	\$268,500	Total of Taxable/Exempt Values:	\$147,675	

Property Report

Print Date: 20-Oct-2025

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Municipality Name: RM OF CANWOOD (RM)

Assessment ID Number : 494-002108400

PID: 200215838



Civic Address:

Legal Location: Qtr SW Sec 08 Tp 53 Rg 07 W 3 Sup

Supplementary:

Title Acres: 159.00

School Division: 119

Neighbourhood: 494-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 18-Sep-2008

Change Reason: Reinspection

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	
139.00	K-PA - [K AND PA]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	1,989.72
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	52.92
		Soil profile 1	DG10 - [DG CHERNOZEM 9-12]				
		Soil association 2	WV1 - [WAITVILLE (OG)]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	GW - [GRAY WOODED]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
20	WS & WSB

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	\$276,800		1	Other Agricultural	55%	\$152,240				Taxable
Total of Assessed Values:	\$276,800				Total of Taxable/Exempt Values:	\$152,240				

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
60.00	K-KG - [K AND KG]	Soil association 1	WV1 - [WAITVILLE (OG)]	Topography	T2 - Gentle Slopes	\$/ACRE	1,676.78
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	44.60
		Soil profile 1	GW - [GRAY WOODED]				
		Soil association 2	WV1 - [WAITVILLE (OG)]				
		Soil texture 3	L - [LOAM]				
99.00	K-KG - [K AND KG]	Soil texture 4					
		Soil profile 2	GW - [GRAY WOODED]				
		Top soil depth	2/4				
		Soil association 1	WV1 - [WAITVILLE (OG)]	Topography	T3 - Moderate Slopes	\$/ACRE	1,624.92
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	43.22
		Soil profile 1	GW - [GRAY WOODED]				
		Soil association 2	WV1 - [WAITVILLE (OG)]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	GW - [GRAY WOODED]				
		Top soil depth	2/4				

AGRICULTURAL WASTE LAND

Acres	Waste Type
2	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	\$261,500		1	Other Agricultural	55%	\$143,825				Taxable
Total of Assessed Values:		\$261,500			Total of Taxable/Exempt Values:	\$143,825				

Property Report

Print Date: 20-Oct-2025

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Municipality Name: RM OF CANWOOD (RM)

Assessment ID Number : 494-002603200

PID: 200219954



Civic Address:

Legal Location: Qtr PT NW Sec 03 Tp 54 Rg 07 W 3 Sup 00

Supplementary: EXCEPT: LAKE & 1.65 AC SPC LEASE

Title Acres: 70.00

School Division: 119

Neighbourhood: 494-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 27-Jul-1989

Change Reason:

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	
7.00	K - [CULTIVATED]	Soil association 1	WV1 - [WAITVILLE (OG)]	Topography	T3 - Moderate Slopes	\$/ACRE	1,385.42
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	36.85
		Soil profile 1	GW - [GRAY WOODED]				
		Top soil depth	2/8+	Natural hazard	NH: Natural Hazard Rate: 0.94		
28.00	K-KG - [K AND KG]	Soil association 1	PY - [PELLY]	Topography	T2 - Gentle Slopes	\$/ACRE	1,439.66
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	38.29
		Soil texture 2		Phy. Factor 1	35% reduction due to PSA4 - [65 : Poor Drain/Sal. - VStrong]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]				
		Soil association 2	WH - [WHITEWOOD]	Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	4-6				
35.00	K-KG - [K AND KG]	Soil association 1	PY - [PELLY]	Topography	T2 - Gentle Slopes	\$/ACRE	1,993.38
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	53.02
		Soil texture 2		Phy. Factor 1	10% reduction due to PSA2 - [90 : Poor Drain/Sal. - Mod.]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]				
		Soil association 2	WH - [WHITEWOOD]	Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	4-6				

Property Report

Municipality Name: RM OF CANWOOD (RM)	Assessment ID Number : 494-002603200	PID: 200219954
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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	\$119,800		1	Other Agricultural	55%	\$65,890				Taxable
Total of Assessed Values:	\$119,800				Total of Taxable/Exempt Values:	\$65,890				

Property Report

Print Date: 20-Oct-2025

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Municipality Name: RM OF CANWOOD (RM)

Assessment ID Number : 494-002603400

PID: 200220200



Civic Address:

Legal Location: Qtr SW Sec 03 Tp 54 Rg 07 W 3 Sup 00

Supplementary: ISC: 150493620 & 203948219

Title Acres: 122.19

School Division: 119

Neighbourhood: 494-200

Overall PUSE: 2100

Call Back Year:

Reviewed: 21-Mar-2023

Change Reason: Maintenance

Year / Frozen ID: 2025/-32560

Predom Code: SR002 Single Family Dwell

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
10.00	KG - [CULTIVATED GRASS]	Soil association 1	PY - [PELLY]	Topography	T2 - Gentle Slopes	\$/ACRE	1,737.23
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	46.20
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]				
		Soil association 2	WH - [WHITEWOOD]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	4-6				
17.00	KG - [CULTIVATED GRASS]	Soil association 1	PY - [PELLY]	Topography	T2 - Gentle Slopes	\$/ACRE	1,993.38
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	53.02
		Soil texture 2		Phy. Factor 1	10% reduction due to PSA2 - [90 : Poor Drain/Sal. - Mod.]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]				
		Soil association 2	WH - [WHITEWOOD]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	4-6				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
79.00	NG - [NATIVE GRASS]	Soil association 1	WH - [WHITEWOOD]	Range site	SAU: SALINE UPLAND	\$/ACRE	674.36
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.25		

Soil association 2PW - [PADDOCKWOOD]
Soil texture 3L - [LOAM]
Soil texture 4

AGRICULTURAL WASTE LAND

Acres	Waste Type
16	WS & WSB

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Eff. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub	ST
555 - Archrib / Quonset Occupancy - Base Rate	D (Wood Frame)	C	5113186	0	2000	1.0	2160	2160			48		92	A	1	Exempt
Dimensions: 36 x 60																

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 555 - Archrib / Quonset	Type: Occupancy - Base Rate	Building ID & Seq: 5113186/0	Section Area/Vol: 2160	Perimeter: 192
Act. Year Built: 2000				

Description: ag quonset	Occupancy Type: Occupancy - Base Rate	Construction Class : D (Wood Frame)
Construction Quality: C - Low Cost	Missing Floor Area:	Heating Type 1 : 100% - No Heating
Heating Type 2:	Ventilation 1: 100% - No Ventilation	Ventilation 2 :
Air Conditioning Type 1: 100% - No Air Conditioning	Air Conditioning Type 2:	Sprinklers 1 : 100% - No Sprinklers
Sprinklers 2:	Storey Height: 15	Total # of Storeys: Section : 01 Storey
Total # of Storeys: Building: 01 Storey	No. of Identical Units:	Physical Depreciation : Physical Depreciation
Physical Condition: 1.0	CAF Adjustment: 100	

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	\$104,700		1	Non-Arable (Range)	45%	\$47,115				Taxable
Improvement	\$35,400		1	Other Agricultural	55%	\$0		\$19,470		Exempt
Total of Assessed Values:	\$140,100				Total of Taxable/Exempt Values:	\$47,115		\$19,470		

