



HAMMOND

REALTY

\$790,000

Eatonia 322 acres Farmland



Bobby Montreuil

Bobby.Montreuil@HammondRealty.ca

(306) 831-9371

HammondRealty.ca



HAMMOND

REALTY

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

Opportunity to acquire a half section of hay land in the RM of Chesterfield No. 261. Located north of the town of Eatonia, this property is perimeter fenced (3-wire), and both quarters contain a spring-fed dugout. The land is currently seeded to alfalfa and an alfalfa/brome mix. The seller advises the property was previously in grain production and could be transitioned back to grain if desired.

The soil features a loam texture, classified under the Flaxcombe association. The land is available to be farmed for the 2026 season.

Farmland & Price Summary

2 parcels
322 title acres (ISC)

SAMA Information

322 total acres
305 arable hay/grass acres
17 wetland/bush acres
\$416,400 total 2025 assessed value (AV)
\$206,907 average assessment per 160 acres
36.3 soil final rating (weighted average)

\$790,000 Farmland Price
\$2,454 per title acre (ISC)
1.90 times the 2025 assessed value (P/AV multiple)

Legal Land Description							ISC	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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
261	NE	21	27	25	3	0	160.9	161	0	155	0	6	\$211,600	Flaxcombe	Loam	36.3	L	16	\$554.00
261	SE	21	27	25	3	0	161.0	161	0	150	0	11	\$204,800	Flaxcombe	Loam	36.3	L	16	\$573.00
Totals							321.9	322	0	305	0	17	\$416,400	Weighted Average Final Rating		36.3			\$1,127.00

Average per 160 acres \$206,907

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>



Earth

2000 ft

