

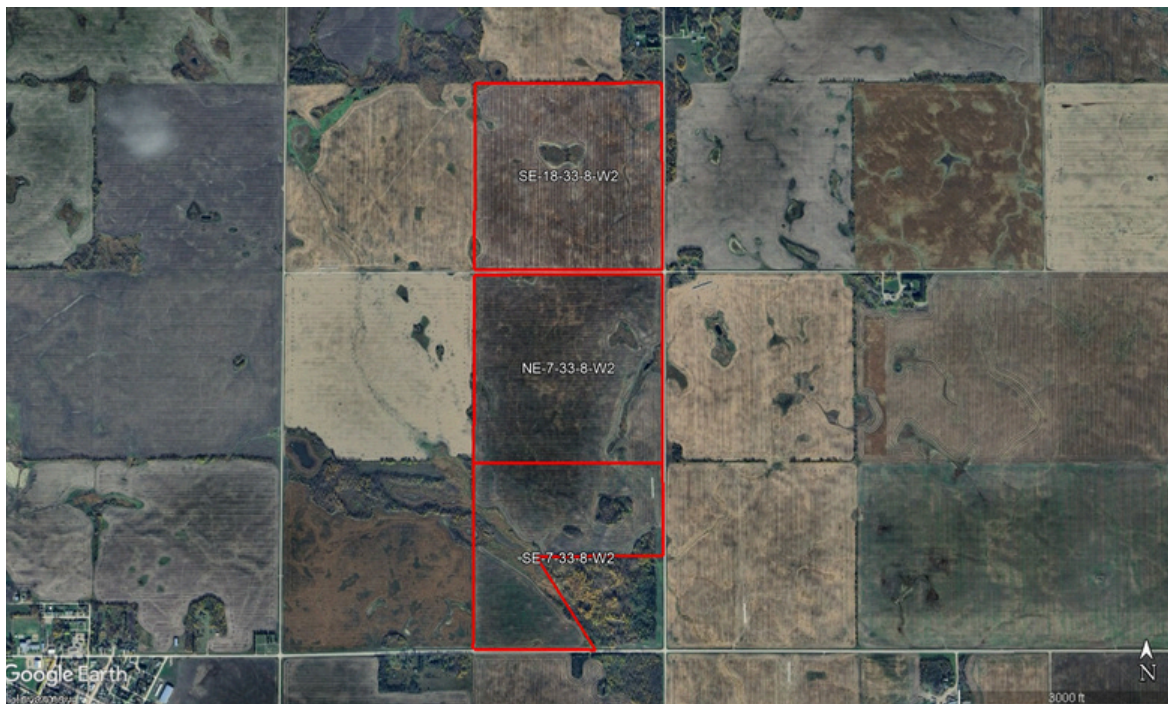


HAMMOND

R E A L T Y

\$1,680,000

Invermay 437 acres Grain Farmland



Wade Berlinic

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Property Information:

Three (3) quarters of very good producing black soil in the RM of Invermay #305. With a Clay Loam soil, top soil depth ranging from 4" to 6"+, Soil Class of F & G, and Final Rating average of 64.3, you know this land will look after you year in and year out. An excellent opportunity to add to an existing operation or perhaps as a solid addition to your investment portfolio. Assessments shown are the new 2025 values. Buyers are encouraged to perform their own due diligence regarding how many cultivated acres are available on the property prior to making offers to purchase the property.

Asking Price: \$1,680,000

1.79 x 2025 Assessment

\$4,000 per Owner Cultivated Acres

\$3,853 per Title Acre

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	Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
305	SE	7	33	8	2	2	116.7	110	117	97			20	\$214,300	Yorkton	Clay Loam	58.7	G	14	\$725.00
305	NE	7	33	8	2	0	159.7	155	160	145			15	\$358,700	Yorkton	Clay Loam	65.7	F	14	\$1,214.00
305	SE	18	33	8	2	0	159.7	155	160	150			10	\$365,200	Yorkton	Clay Loam	66.7	G	14	\$1,274.00
Totals							436.0	420	437	392	0	0	45	\$938,200	Weighted Average Final Rating		64.3			\$3,213.00

Average per 160 acres \$343,506

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.

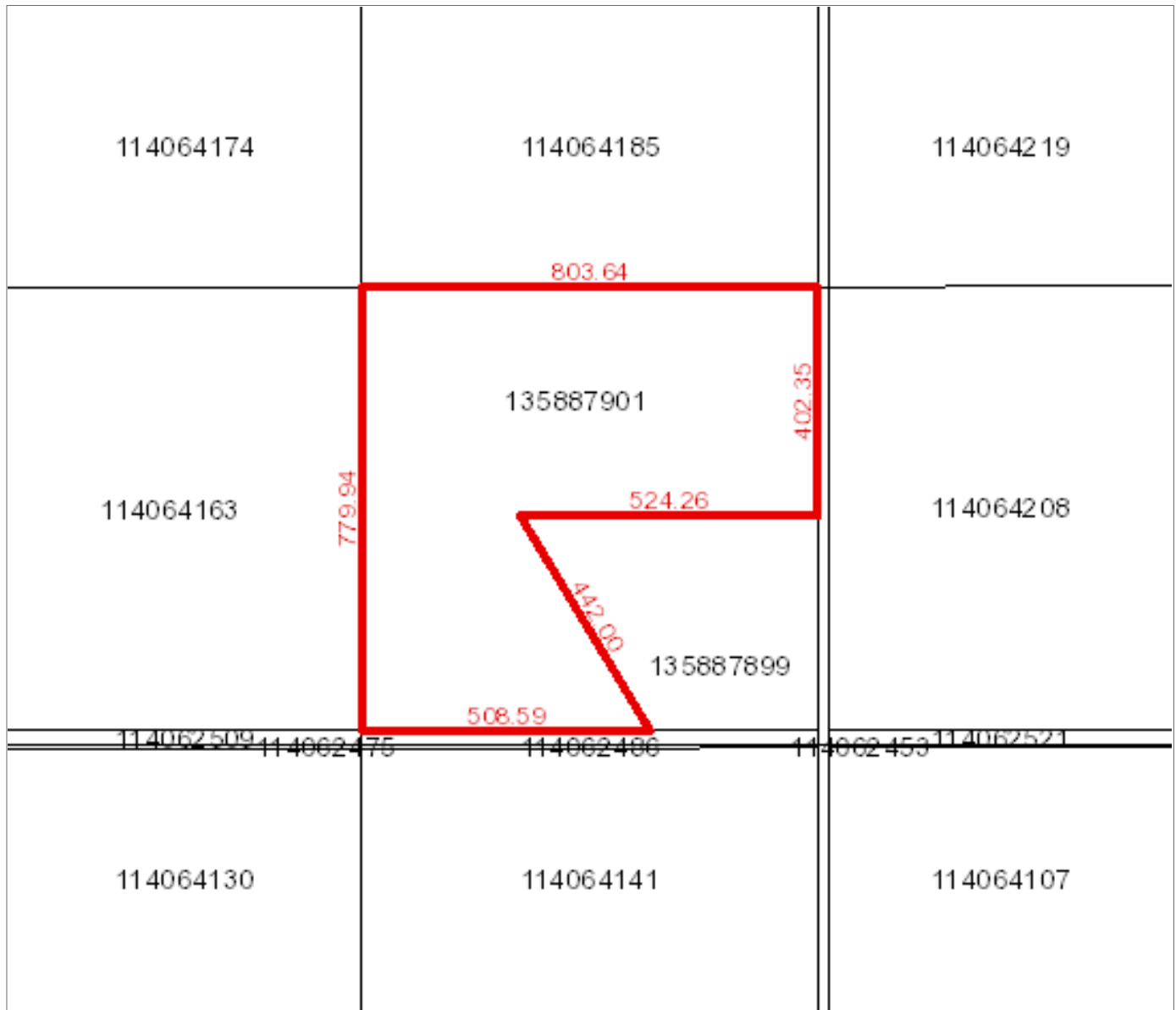
Sask Grains Risk Zones <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

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



Surface Parcel Number: 135887901

REQUEST DATE: Mon Jun 9 10:11:33 GMT-06:00 2025



Owner Name(s) : VELICHKA, LINDA

Municipality : RM OF INVERMAY NO. 305

Title Number(s) : 115774049

Parcel Class : Parcel (Generic)

Land Description : SE 07-33-08-2 Ext 2

Source Quarter Section : SE-07-33-08-2

Commodity/Unit : Not Applicable

Area : 47.209 hectares (116.66 acres)

Converted Title Number : 79H05976

Ownership Share : 1:1

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Property Report

Print Date: 09-Jun-2025

Page 1 of 2

Municipality Name: RM OF INVERMAY (RM)

Assessment ID Number : 305-000807300

PID: 455808



Civic Address:

Legal Location: Qtr PT SE Sec 07 Tp 33 Rg 08 W 2 Sup 00

Supplementary: ALL OF SE EXCEPT WHAT IS IN BUSH
BASICALLY: LSD 1

Title Acres: 116.85

School Division: 204

Neighbourhood: 305-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 19-Sep-1995

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	
67.00	K - [CULTIVATED]	Soil association 1	YK - [YORKTON]	Topography	T2 - Gentle Slopes	\$/ACRE	2,398.75
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	63.80
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	CAL12 - [CHERN-CAL (CA 12+)]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	4-6				
10.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T3 - Moderate Slopes	\$/ACRE	1,661.25
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	44.18
		Soil texture 2		Phy. Factor 1	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
		Soil profile 1	CAL10 - [CHERN-CAL (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil association 2	WS - [WHITESAND]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9)]				
		Top soil depth	ER10				
20.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	\$/ACRE	1,838.49
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	48.90
		Soil texture 2		Phy. Factor 1	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
		Soil profile 1	CAL10 - [CHERN-CAL (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil association 2	WS - [WHITESAND]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
		Soil profile 2	CAL12 - [CHERN-CAL (CA 12+)]				
		Top soil depth	4-6				

Property Report

Municipality Name: RM OF INVERMAY (RM)	Assessment ID Number : 305-000807300	PID: 455808
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AGRICULTURAL WASTE LAND

Acres	Waste Type
20	WASTE SLOUGH

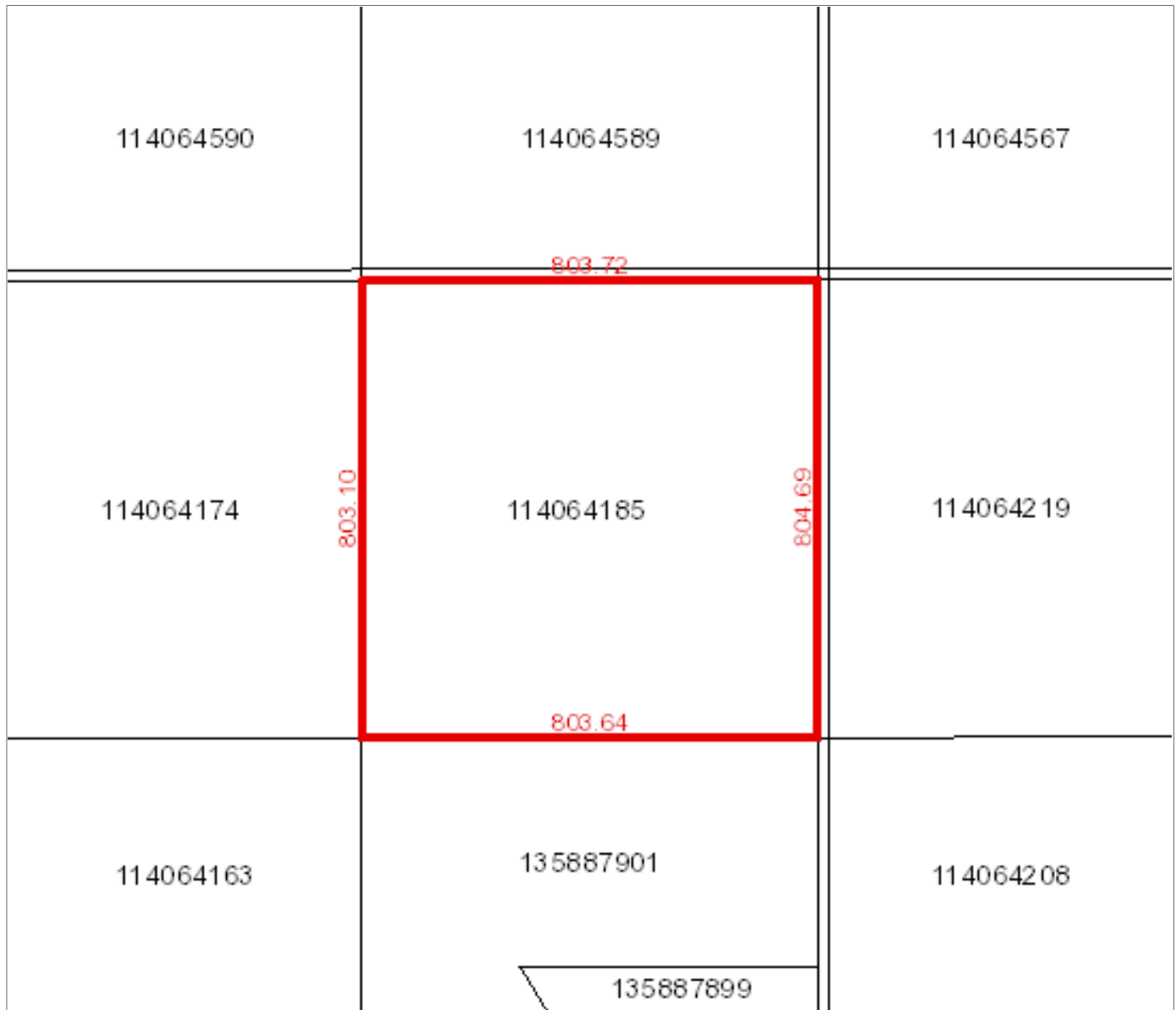
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$214,300		1	Other Agricultural	55%	\$117,865				Taxable
Total of Assessed Values:	\$214,300				Total of Taxable/Exempt Values:	\$117,865				



Surface Parcel Number: 114064185

REQUEST DATE: Mon Jun 9 10:12:37 GMT-06:00 2025



Owner Name(s) : VELICHKA, LINDA

Municipality : RM OF INVERMAY NO. 305

Title Number(s) : 114997966

Parcel Class : Parcel (Generic)

Land Description : NE 07-33-08-2 Ext 0

Source Quarter Section : NE-07-33-08-2

Commodity/Unit : Not Applicable

Area : 64.607 hectares (159.65 acres)

Converted Title Number : 83H04930

Ownership Share : 1:1

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Property Report

Print Date: 09-Jun-2025

Page 1 of 2

Municipality Name: RM OF INVERMAY (RM)

Assessment ID Number : 305-000807100

PID: 455725



Civic Address:

Legal Location: Qtr NE Sec 07 Tp 33 Rg 08 W 2 Sup

Supplementary:

Title Acres: 160.00

School Division: 204

Neighbourhood: 305-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 16-Jul-1998

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	
15.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T3 - Moderate Slopes	\$/ACRE	1,679.96
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	44.68
		Soil texture 2		Phy. Factor 1	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	WS - [WHITESAND]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9)]				
		Top soil depth	ER10				
130.00	K - [CULTIVATED]	Soil association 1	YK - [YORKTON]	Topography	T2 - Gentle Slopes	\$/ACRE	2,564.10
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	68.19
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	CAL12 - [CHERN-CAL (CA 12+)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	6+				

AGRICULTURAL WASTE LAND

Acres	Waste Type
15	WS & DRAW

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
	\$358,700		1		55%					

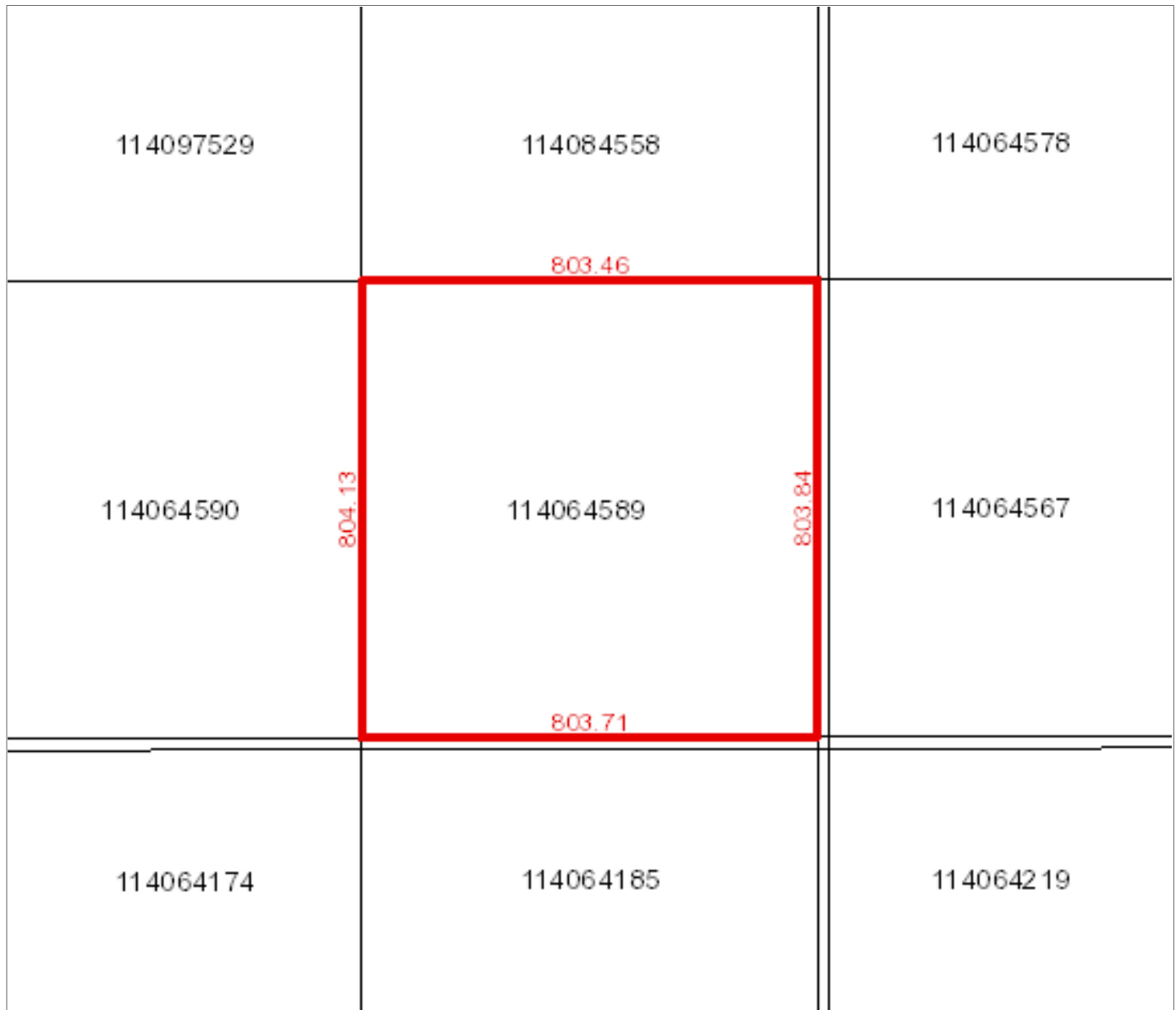
Property Report

Municipality Name: RM OF INVERMAY (RM)		Assessment ID Number : 305-000807100		PID: 455725
Agricultural		Other Agricultural	\$197,285	Taxable
Total of Assessed Values:	\$358,700	Total of Taxable/Exempt Values:	\$197,285	



Surface Parcel Number: 114064589

REQUEST DATE: Mon Jun 9 10:13:37 GMT-06:00 2025



Owner Name(s) : VELICHKA, LINDA

Municipality : RM OF INVERMAY NO. 305

Title Number(s) : 131879975

Parcel Class : Parcel (Generic)

Land Description : SE 18-33-08-2 Ext 0

Source Quarter Section : SE-18-33-08-2

Commodity/Unit : Not Applicable

Area : 64.607 hectares (159.65 acres)

Converted Title Number : 79H05976A

Ownership Share : 1:1

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Property Report

Print Date: 09-Jun-2025

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Municipality Name: RM OF INVERMAY (RM)

Assessment ID Number : 305-000818300

PID: 458059



Civic Address:

Legal Location: Qtr SE Sec 18 Tp 33 Rg 08 W 2 Sup

Supplementary:

Title Acres: 160.00

School Division: 204

Neighbourhood: 305-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 21-Nov-1994

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	
125.00	K - [CULTIVATED]	Soil association 1	YK - [YORKTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,586.03
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	68.78
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PSA1 - [95 : Poor Drain/Sal. - Slight]		
		Soil profile 1	CAL12 - [CHERN-CAL (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
				Man made hazard DD:	Drainage Ditch Rate: 0.98		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	6+				
25.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T4 - Strg Slopes	\$/ACRE	1,673.48
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	44.51
		Soil texture 2		Phy. Factor 1	5% reduction due to LG1 - [95 : Luvic Gleysol - Slight]		
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
				Man made hazard DD:	Drainage Ditch Rate: 0.98		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
10	WASTE SLOUGH

Property Report

Print Date: 09-Jun-2025

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Municipality Name: RM OF INVERMAY (RM)	Assessment ID Number : 305-000818300	PID: 458059
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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	\$365,200		1	Other Agricultural	55%	\$200,860				Taxable
Total of Assessed Values:	\$365,200				Total of Taxable/Exempt Values:	\$200,860				

Twp 33

Twp 32

