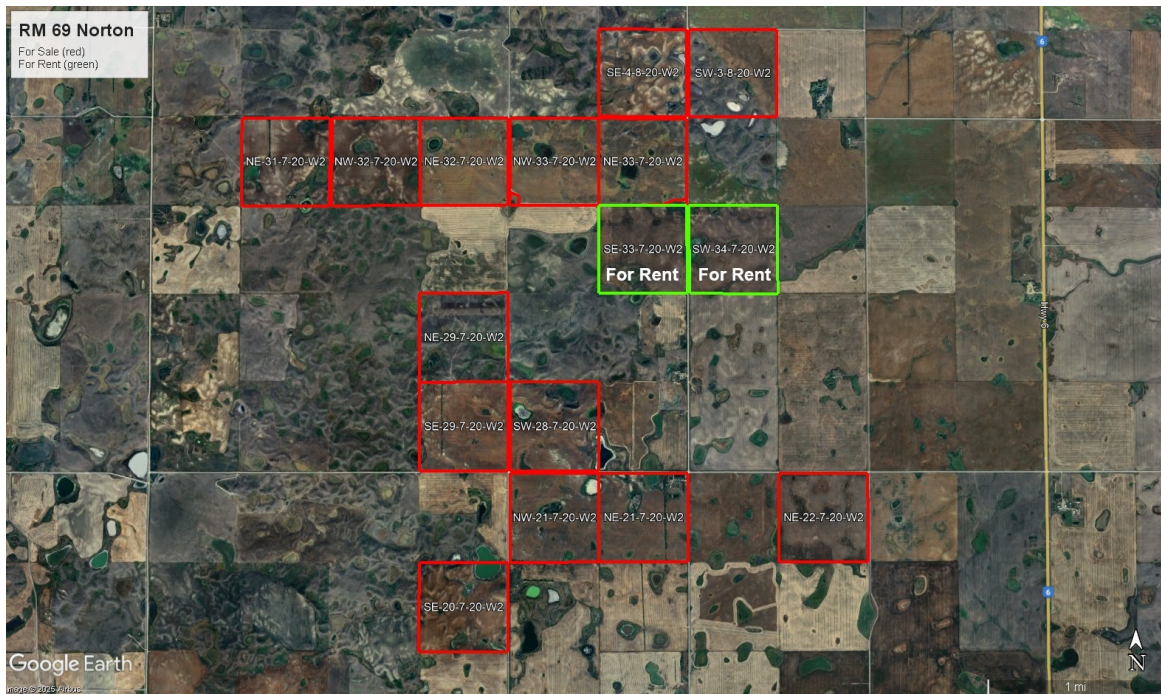




HAMMOND REALTY

\$6,000,000

Pangman 2,198 acres Grain Farmland



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

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

Location

This very attractive package of 14 grain farmland quarters is located just south of Pangman, SK.

Farmland & Price Summary

14 parcels
2,198 title acres (ISC)
2,034 Vendor stated seeded acres

SAMA Information

2,203 total acres
1,739 cultivated acres
292 native pasture acres
189 wetland/bush acres
\$3,191,800 total 2025 assessed value (AV)
\$231,815 average assessment per 160 acres
44.2 soil final rating (weighted average)

\$6,000,000 Farmland Price
\$2,730 per title acre (ISC)
\$3,450 per cultivated acre (SAMA)
\$2,950 per cultivated acre (Owner)
1.88 times the 2025 assessed value (P/AV multiple)

Vendor's yard (approx. 10 acres) in NE 21-7-20 W2 will be subdivided off including all buildings. Vendor is also going to subdivide and keep 10 acres along the east side of the NE 29-7-20 W2, the cost for subdivision will be paid by the Vendor. The sale closing for NE 21 and NE 29 will be once the subdivision is completed. Vendor is also keeping NW 33-07-20 W2 Ext 2, Surface Parcel 166037159 (1.73 acres). Steel bins on SW 28, NE 21, & NE 33 (10,000 bushels hopper and 20,000 bushels of flat bottom) are not included in the sale and to be removed.

Lease Opportunity

The following land are to be rented by the Purchaser for 2026 crop years at \$85 per vendors cultivated acres. Vendor states that there are 300 cultivated acres.

RM 69
SE 33-7-20 W2
SW 34-7-20 W2



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	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
	69	SE	20	7	20	2	0	158.6	135	159	144	0	0	15	\$227,800	Ardill	Clay Loam	42.1	K	6	
	69	NW	21	7	20	2	0	158.1	157	158	142	0	0	16	\$232,300	Ardill	Clay Loam	43.5	H	6	
	69	NE	21	7	20	2	0	148.9	143	149	141	0	0	18	\$230,100	Ardill	Clay Loam	43.4	G	6	
	69	NE	22	7	20	2	0	160.5	161	160	145	0	0	15	\$259,900	Ardill	Clay Loam	47.6	G	6	
	69	SW	28	7	20	2	0	160.4	148	159	134	0	0	25	\$203,500	Ardill	Clay Loam	40.3	H	6	
	69	SE	29	7	20	2	0	160.3	160	160	150	0	0	10	\$245,400	Ardill	Clay Loam	43.5	J	6	
	69	NE	29	7	20	2	0	150.8	143	150	0	0	150	0	\$159,500	Ardill	Clay Loam		G	6	
	69	NE	31	7	20	2	0	159.9	133	160	140	0	0	20	\$282,800	Ardill	Clay Loam	53.7	J	6	
	69	NE	32	7	20	2	0	158.5	158	160	150	0	0	10	\$271,100	Ardill	Clay Loam	48.1	H	6	
	69	NW	32	7	20	2	0	159.8	153	160	90	0	60	10	\$219,800	Ardill	Clay Loam	47.3	J	6	
	69	NE	33	7	20	2	1,2	152.9	158	159	144	0	0	15	\$232,900	Ardill	Clay Loam	43.0	G	6	
	69	NW	33	7	20	2	1,2	153.0	160	153	145	0	0	15	\$264,900	Ardill	Clay Loam	48.6	G	6	
	69	SW	3	8	20	2	0	157.1	80	157	75	0	82	0	\$221,900	Ardill	Clay Loam	49.7	G	6	
	69	SE	4	8	20	2	0	159.1	145	159	139	0	0	20	\$139,900	Ardill	Clay Loam	26.7	H	6	
	Totals							2,197.9	2,034	2,203	1,739	0	292	189	\$3,191,800	Weighted Average Final Rating 44.2					

Average per 160 acres \$231,815

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>

For Rent - 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	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
	69	SE	33	7	20	2	0	158.5	147	159	134	0	0	25	\$243,200	Ardill	Clay Loam	48.2	G	6	
	69	SW	34	7	20	2	0	161.1	152	159	139	0	0	20	\$247,200	Ardill	Clay Loam	47.3	H	6	
	Totals							319.6	299	318	273	0	0	45	\$490,400	Weighted Average Final Rating 47.7					

Average per 160 acres \$246,742

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>







