



HAMMOND

REALTY

\$825,000

Prince Albert 227 acres Grain Land / Yardsite



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Located just 18 km northeast of the City of Prince Albert, with seven km only on gravel, this package includes one full quarter section, plus the adjacent half quarter, for a total of 227.72 acres. Within this is an existing, well treed yardsite with power and two wells, although power is disconnected.

This farmland is productive, with 62 point final rating, Canada Land Inventory Class 2 and 3 soils and Crop Insurance F Ratings. SAMA data shows 200 potentially arable acres (including yardsite), although current tenant farms 175 acres (excluding yardsite). There are opportunities to drain to improve field efficiency and number of acres.

This is a perfect opportunity for residential development, with the farmland leased out as an investment, or to subdivide the yardsite and offer it for sale, while keeping the farmland for your own use. Farmland is leased for the 2025 season, available for 2026.

SW-18-50-25-W2

150.90 title acres (ISC)

SAMA Information

135 potentially arable acres

15 wetland/bush acres

\$305,900 total 2023 assessed value (AV)

61 soil final rating (weighted average)

West ½ SE-18-50-25-W2

76.82 title acres (ISC)

SAMA Information

65 potentially arable acres

12 wetland/bush acres

\$157,400 total 2023 assessed value (AV)

65 soil final rating (weighted average)

Asking Price \$825,000 for both Farmland and Yardsite

\$3,623 per total acre (ISC)

\$4,125 per cultivated acre (SAMA), although allocation to yardsite is included within this.

Abandoned road allowance (2.97 acres) is excluded from acres, although is being farmed.

1.78 times the 2023 assessment

\$825,000 Total Asking Price



Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information									SCIC		RM
Map ID	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
1	491	SW	18	50	25	2	1, 2	150.90		150	135			15	\$305,900	Kamsack; Shellbrook	Silt Loam; Loam	60.5	F	21	\$802.77
2	491	WH SE	18	50	25	2	25,26, 50,51	76.82		77	65			12	\$157,400	Blaine Lake; Kamsack; Shellbrook	Silt Loam; Loam	64.7	F	21	\$413.82
Totals								227.72	0	227	200	0	0	27	\$463,300	Weighted Average Final Rating 61.8					\$1,216.59

Average per 160 acres \$326,555

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.

<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)



