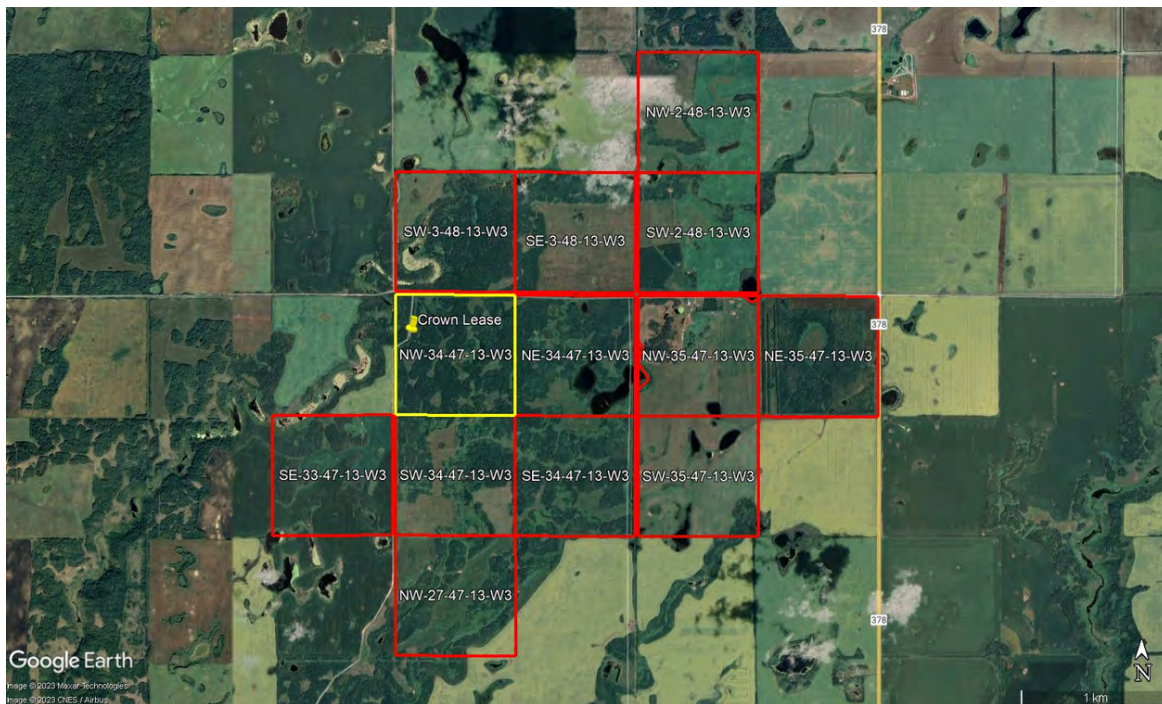




HAMMOND REALTY

\$3,715,000

**Rabbit Lake 1,922 acres Deeded
and 160 acres Crown Lease Mixed Farm**



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

This property is a rare opportunity to own a diverse farm in Saskatchewan. The deeded land consists of 12 parcels with a total of 1,921.7 title acres, as per ISC. The land has a mix of cultivated, hay/grass, native pasture and wetland/bush acres, as per SAMA.

The property also includes one quarter of Crown Lease land (NW 34-47-13 W3), which adds another 160 acres of pastureland to the farm.

The residence is a bungalow built in 1975, with 5 bedrooms and 2 bathrooms. It has a full, partially finished basement and a wood stove for extra warmth. The roof is asphalt shingles, and the exterior finish is siding. The heating system is forced air (energy efficient) with propane fuel. There are two yard

lights for security and convenience.

The farm has two metal bins for grain storage: one 1800 hopper and one 60T fertilizer bin. There is also a shop with a dirt floor, 110 V and 220 V power, metal clad steel posts foundation, wood frame,

insulation, lining, and radiant propane heat. The shop measures 40x60 feet and is ideal for storing and repairing equipment.

The land is fenced with barbed wire, both perimeter fence and cross fencing. The fencing is in good condition and suitable for livestock grazing. The farm currently supports 240 cow calf pairs, which are optional for purchase. Equipment is also optional.

The asking price for this property is \$3,715,000. This is a great chance to acquire a farm with a variety of land types, a residence, and outbuildings. Contact us today to arrange a viewing or for more information.

Farmland & Price Summary

13 Parcels

2,082 Title Acres (ISC)

1,164 Cultivated Acres (Seller, including some recent breaking)



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SAMA Information

2,080 Total Acres

523 Cultivated Acres (SAMA)

326 Hay/Grass Acres (SAMA)

1,118 Native Pasture Acres (SAMA)

112 Wetland/Bush Acres (SAMA)

\$2,282,200 Total Assessed Value (2025)

\$190,021 Average Assessment per 160 Acres

47.8 Soil Final Rating (Weighted Average)

Pricing Breakdown:

\$3,408,850 Farmland Price (Deeded)

\$1,773.87 per Total acre (ISC) (Deeded)

1.49 times the 2025 Assessed Value

\$281,150 Buildings and Improvements

\$25,000 Crown Lease (160 acres)

Owner' Breakdown:

2,080 Total Acres (1922 acres deeded) and (160 acres Crown Lease)

\$25,000 Crown Lease (160 acres)

\$2,760,125 Broke Acres that can be cultivated (\$2,371.24 x 1,164 acres)

\$673,725 Native Pasture or Other Acres (\$975 x 691 acres)

\$250,000 Yard, House, Shop, Well, Utilities

\$21,150 Corrals

\$10,000 Grain Bins

Note:

Assessments will increase on several quarters because of brushing and breaking that has been done recently.

Detailed Description of Farmland Property - All

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Broke Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
467	NW	2	48	13	3	0	160.6	136	161	136			25	\$317,400	Lorenzo	Loam	62.8	G	22	
467	SW	2	48	13	3	0	160.7	120	161	103		28	30	\$220,300	Meeting lake	Loam	52.8	H	22	
467	SE	3	48	13	3	0	160.2	140	160		90	68	2	\$172,900	Meeting lake	Loam	38.9	H	22	
467	SW	3	48	13	3	0	159.8	85	160	35		125		\$160,200	Lorenzo	Loam	70.3	G	22	
467	NW	35	47	13	3	1,2,3	157.4	99	157	99		50	8	\$230,700	Lorenzo	Loam	51.8	G	22	
467	SW	35	47	13	3	0	160.7	135	161	135			26	\$252,400	Lorenzo	Loam	50.3	G	22	
467	NE	34	47	13	3	0	160.7	55	161			161		\$105,300	Lorenzo	Loam		H	22	
467	SE	34	47	13	3	0	160.4	92	160			160		\$107,800	Lorenzo	Loam		H	22	
467	SW	34	47	13	3	0	160.4	50	160		50	110		\$171,400	Lorenzo	Loam	53.9	H	22	
467	SE	33	47	13	3	0	160.8	39	161		97	43	21	\$209,900	Lorenzo	Loam		H	22	
467	NE	35	47	13	3	1,2	159.6	150	160	16	26	118		\$163,300	Lorenzo	Loam	61.1	G	22	
467	NW	27	47	13	3	0	160.5	63	160		63	97		\$170,600	Lorenzo	Loam	55.1	H	22	
467	NW	34	47	13	3		160.0		159			159		\$104,200	Lorenzo	Loam		J	22	
Totals							2,081.7	1,164	2,080	523	326	1,118	112	\$2,386,400	Weighted Average Final Rating 47.8					\$0.00

Average per 160 acres \$183,549

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>

Detailed Description of Farmland Property - Deeded

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Broke Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
467	NW	2	48	13	3	0	160.6	136	161	136			25	\$317,400	Lorenzo	Loam	62.8	G	22	
467	SW	2	48	13	3	0	160.7	120	161	103		28	30	\$220,300	Meeting lake	Loam	52.8	H	22	
467	SE	3	48	13	3	0	160.2	140	160		90	68	2	\$172,900	Meeting lake	Loam	38.9	H	22	
467	SW	3	48	13	3	0	159.8	85	160	35		125		\$160,200	Lorenzo	Loam	70.3	G	22	
467	NW	35	47	13	3	1,2,3	157.4	99	157	99		50	8	\$230,700	Lorenzo	Loam	51.8	G	22	
467	SW	35	47	13	3	0	160.7	135	161	135			26	\$252,400	Lorenzo	Loam	50.3	G	22	
467	NE	34	47	13	3	0	160.7	55	161			161		\$105,300	Lorenzo	Loam		H	22	
467	SE	34	47	13	3	0	160.4	92	160			160		\$107,800	Lorenzo	Loam		H	22	
467	SW	34	47	13	3	0	160.4	50	160		50	110		\$171,400	Lorenzo	Loam	53.9	H	22	
467	SE	33	47	13	3	0	160.8	39	161		97	43	21	\$209,900	Lorenzo	Loam		H	22	
467	NE	35	47	13	3	1,2	159.6	150	160	16	26	118		\$163,300	Lorenzo	Loam	61.1	G	22	
467	NW	27	47	13	3	0	160.5	63	160		63	97		\$170,600	Lorenzo	Loam	55.1	H	22	
Totals							1,921.7	1,164	1,922	523	326	960	112	\$2,282,200	Weighted Average Final Rating 47.8					\$0.00

Average per 160 acres \$190,021

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)

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[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>

Detailed Description of Farmland Property - Crown Lease

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Broke Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
467	NW	34	47	13	3		160.0		159			159		\$104,200	Lorenzo	Loam		J	22	
Totals							160.0	0	159	0	0	159	0	\$104,200	Weighted Average Final Rating					\$0.00

Average per 160 acres \$105,126

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>

Well Name: Fehr

WWDR #: 44127

Well Location

Land Location	NW-35-47-13-3	Location of Well (in Quarter)
LSD		ft from N/S Boundary
Reserve		ft from E/W Boundary
RM:	467	
NTS Map:	73G04	Major Basin:
Elevation (ft)	2425	SubBasin: 29
Aquifer		

Well Information

Driller	Nicholson Waterwell Drilling	Length (ft)	0	Btm (ft)	10	Dia (in)	36	Material	Steel Curbing
Completion Date	1974.07.04		0		87		36		Wood
Hole #	001								
Install Method	Bored								
Borehole Depth (ft)	87								
Bit Dia (in)	36								
Water Level	46								
Flowing Head	0								
Water Use	Domestic								
Well Use	Withdrawal								
Completion Method	Curbed								
E-Log	None								

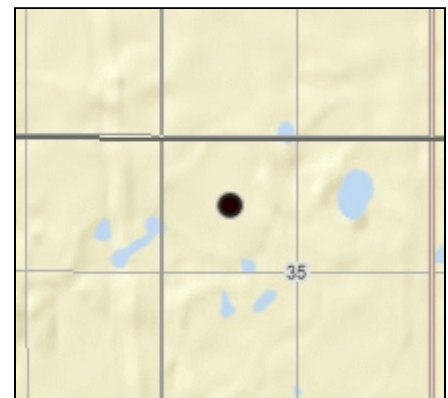
		Well Casings			
		Length (ft)	Bottom (ft)	Dia (in)	Slot (in)
		0	10	36	
		0	87	36	

		Well Screens			
		Length (ft)	Bottom (ft)	Dia (in)	Slot (in)

		Pump Test	
		Draw Down	7 ft
		Duration	4 hrs
		Pumping Rate	55 igpm
		Temperature	deg. F
		Rec. Pumping Rate	500 igpm

Lithology List

Depth (ft):	Material	Colour	Description
10	Clay	Yellow	Stoney
38	Clay	Grey	Hard
85	Clay	Grey	Stoney
87	Sand	Grey	Water



Well Name: **Plumber**

WWDR #: **109718**

Well Location

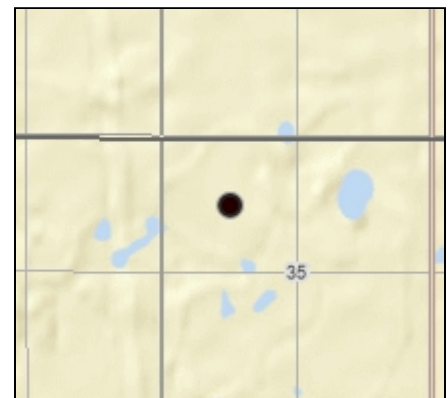
Land Location	NW-35-47-13-3	Location of Well (in Quarter)
LSD		400 ft from N/S Boundary N
Reserve		900 ft from E/W Boundary W
RM:	467	
NTS Map:	73G04	Major Basin:
Elevation (ft)	2425	SubBasin: 29
Aquifer		

Well Information

Driller	E Z Enterprises Ltd.	Length (ft)	Well Casings	Btm (ft)	Dia (in)	Material
Completion Date	1998.09.03	80		80	24	Fiberglass
Hole #	001					
Install Method	Bored					
Borehole Depth (ft)	80		Well Screens			
Bit Dia (in)	36	Length (ft)	Bottom (ft)	Dia (in)	Slot (in)	Material
Water Level	0	40	80	24	30	Fiberglass
Flowing Head	0					
Water Use	Domestic			Pump Test		
Well Use	Withdrawal	Draw Down		53 ft		
Completion Method	Perforated Casing	Duration		36 hrs		
E-Log	None	Pumping Rate		19 igpm		
		Temperature		deg. F		
		Rec. Pumping Rate		10 igpm		

Lithology List

Depth (ft):	Material	Colour	Description
1	Topsoil	Unknown	Unknown
24	Clay	Unknown	Oxidized
45	Clay	Grey	Fractured
48	Sand	Unknown	Water
58	Shale	Unknown	Fractured
65	Gravel	Unknown	Water
68	Shale	Unknown	Unknown
80	Shale	Unknown	Fractured



Additional Photos



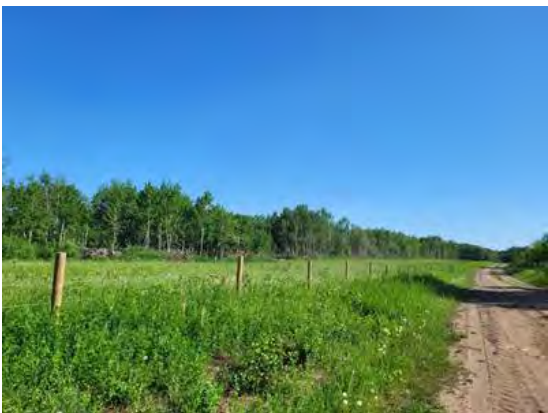
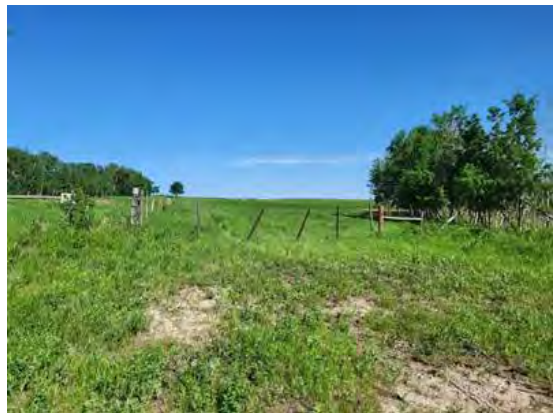
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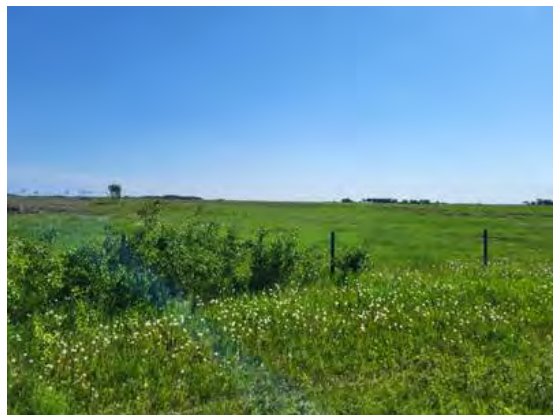
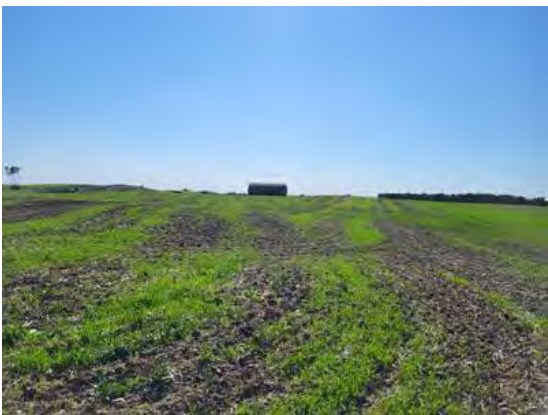
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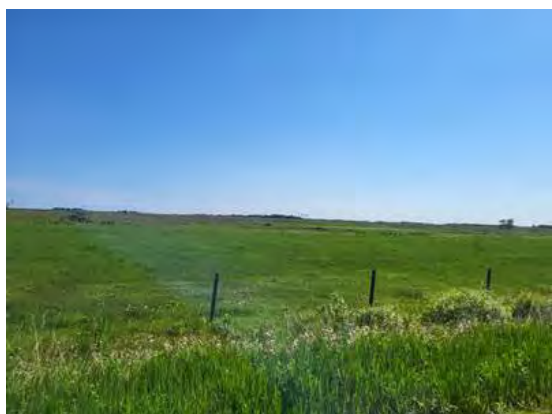
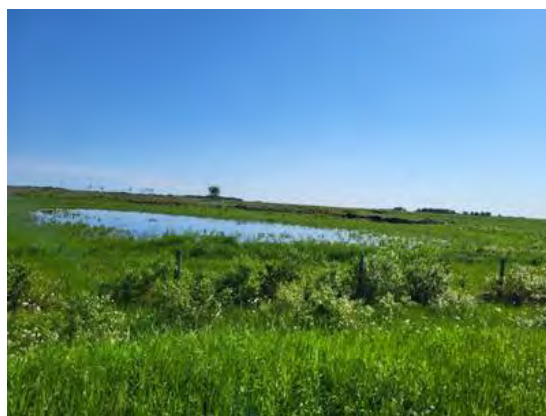
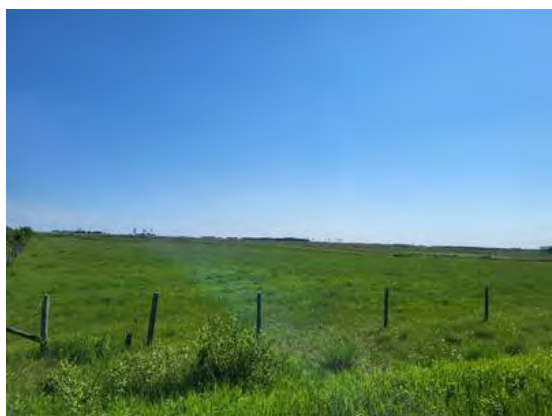
Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Information is deemed to be correct but not guaranteed.

