

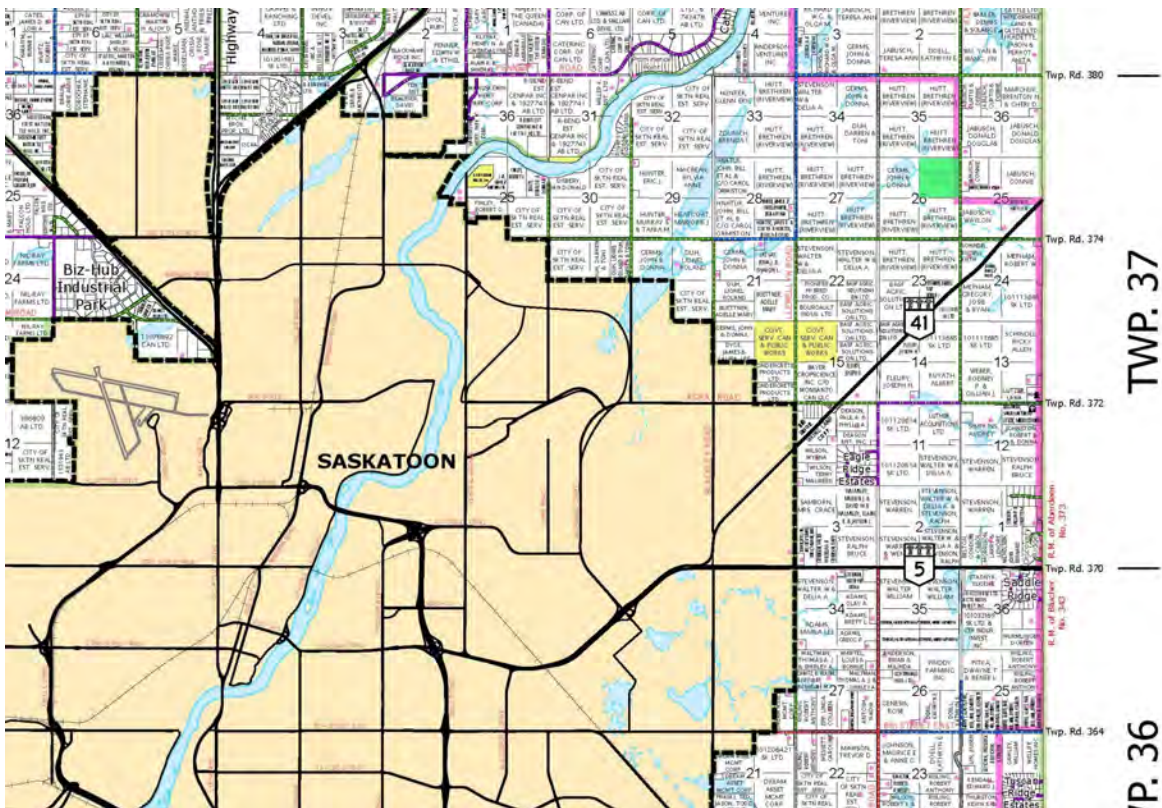


# HAMMOND REALTY

\$2,000,000

Saskatoon 159.4 acres Grain Farmland

*(Located within P4G Area)*



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## **Prime Grain Farmland in P4G Area**

Located approximately 6 miles northeast of Saskatoon near the HWY 5 and 41 junction, this farmland sits within the P4G area, offering future development potential. Currently rented for the next two years, it provides immediate income opportunities for investors. Don't miss out on this exceptional property!

### **Farmland & Price Summary**

1 parcel

159 title acres (ISC)

### **SAMA Information**

160 total acres

155 cultivated acres

5 wetland/bush acres

\$266,400 total 2021 assessed value (AV)

\$266,400 average assessment per 160 acres

64.0 soil final rating (weighted average)

\$2,000,000 Farmland Price

\$12,549 per title acre (ISC)

\$12,903 per cultivated acre (SAMA)

7.51 times the 2021 assessed value (P/AV multiple)



## Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information							SCIC	
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Other Acres	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
1	344	NE	26	37	4	3	0	159.4	160	155	5	\$266,400	Weyburn	Clay Loam	64.0	G	18
	Totals							159.4	160	155	5	\$266,400	Weighted Average Final Rating 64.0				

Average per 160 acres \$266,400

### 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>









NE-26-37-4-W3

Google Earth

Image © 2024 Airbus

Kimberly Rd

Kimberly Rd

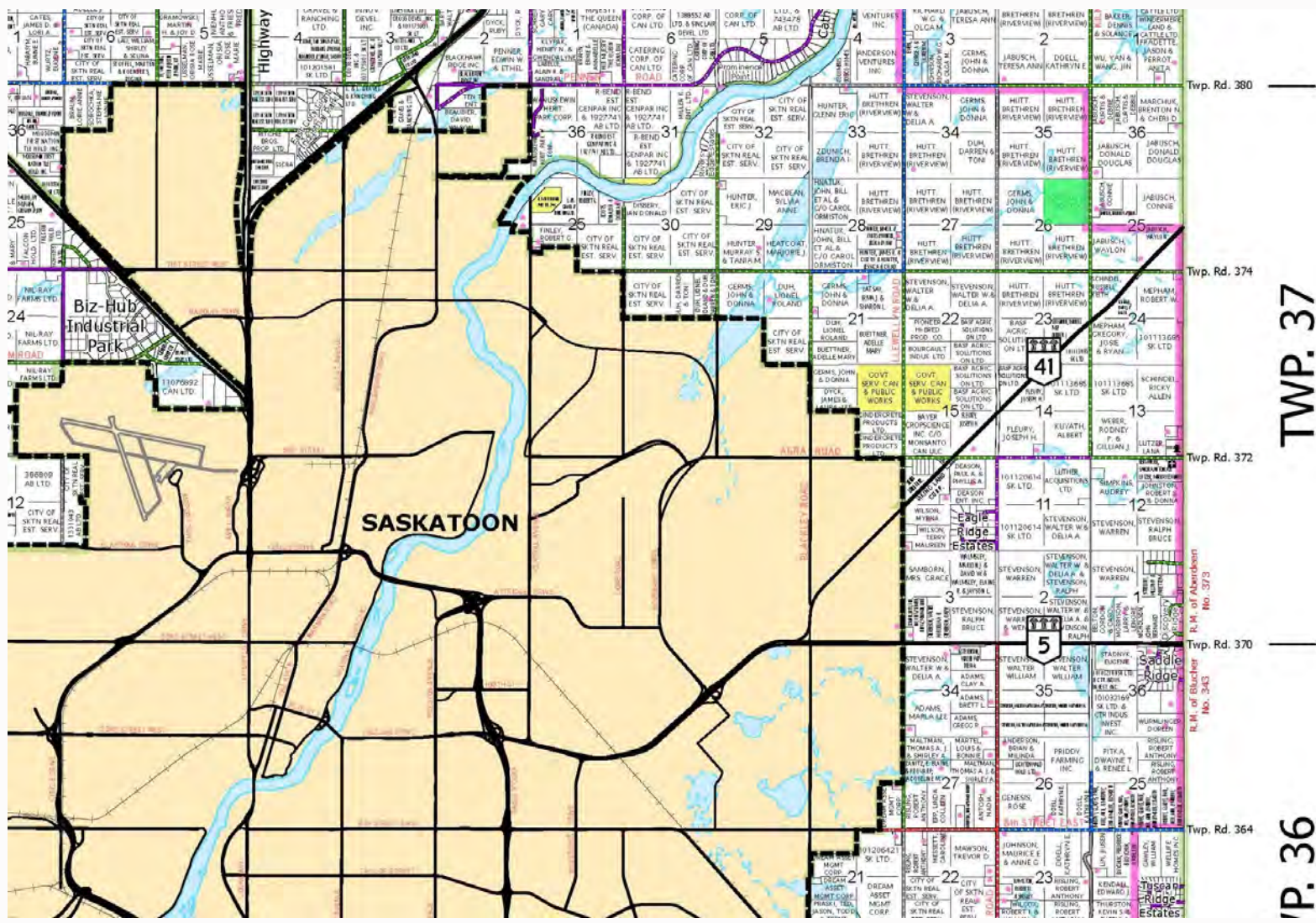
Kimberly Rd

300 m

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TWP. 37

TWP. 36