



HAMMOND

REALTY

\$537,000

St. Denis 147 acres Grain Farmland



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Property Information:

This quarter section is one mile east of St. Denis and within 35 km of Saskatoon, offering farm and residential potential with access just off Highway 5. Soils are Dark Brown Clay Loam, final rating of 46.5 points per cultivated acre, very open quarter. Seeded to wheat for the 2024 season, the land is ready for canola in 2025. The 12.90 acre yardsite in northwest corner is in the process of being subdivided and is not included in this listing, approximate boundaries can be seen in photos. The yardsite may also be available for purchase—interested buyers are encouraged to inquire with listing agent for further details. After subdivision, this quarter will include 140 cultivated acres on the two parcels. Owners have advised there is a well present on Block A Plan 102282005, although it has not been used for approximately 20 years. Note, assessment data is estimated, based on information after subdivision.

Farmland & Price Summary

2 parcels
147 title acres (ISC)

SAMA Information

147 total acres
140 cultivated acres
10 wetland/bush acres
\$183,400 total 2021 assessed value (AV)
\$199,619 average assessment per 160 acres
46.5 soil final rating (weighted average)

\$537,000 Farmland Price
\$3,644 per title acre (ISC)
\$3,836 per cultivated acre (SAMA)
2.93 times the 2021 assessed value (P/AV multiple)



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	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	Crop History
1	372	NW	3	37	1	3	Plan 102182194 Ext 1	139.60		139	133			9	\$175,000	Keppel	Clay Loam	46.6	J	15	\$874.15	Wheat-2024
2	372	Blk/Par A-Plan 102282005 Ext 0						7.76		8	7			1	\$8,400	Keppel	Clay Loam	44.6	J	15	\$40.75	Wheat-2024
	Totals							147.36	0	147	140	0	0	10	\$183,400	Weighted Average Final Rating 46.5					\$914.90	

Average per 160 acres \$199,619

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>





