



HAMMOND

R E A L T Y

\$550,000

Unity 318 acres Grain and Pastureland



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Property Information:

Two quarters of grain and pastureland, located just 9 miles west and 1/2 mile north of Unity, SK. Currently the land is cultivated except the 25 acres on NE 15 which is seeded to grass. The land has two (2) spring-fed dugouts and two (2) additional springs. If not sold by April 20, 2025, it will be rented out for 2025 season.

Farmland & Price Summary

2 parcels
319 title acres (ISC)
25 reported seeded acres

SAMA Information

307 total acres
112 cultivated acres
193 native pasture acres
2 wetland/bush acres
\$253,200 total 2021 assessed value (AV)
\$131,961 average assessment per 160 acres
53.2 soil final rating (weighted average)

\$550,000 Farmland Price
\$1,724 per title acre (ISC)
2.17 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
1	410	NE	15	40	24	3	0	159.4	25	160	54		104	2	\$127,500	Elstow	Loam	53.4	K	20	
2	410	NW	15	40	24	3	0	159.5		147	58		89		\$125,700	Elstow	Loam	53.2	K	20	
Totals								318.9	25	307	112	0	193	2	\$253,200	Weighted Average Final Rating 53.2					\$0.00

Average per 160 acres \$131,961

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)

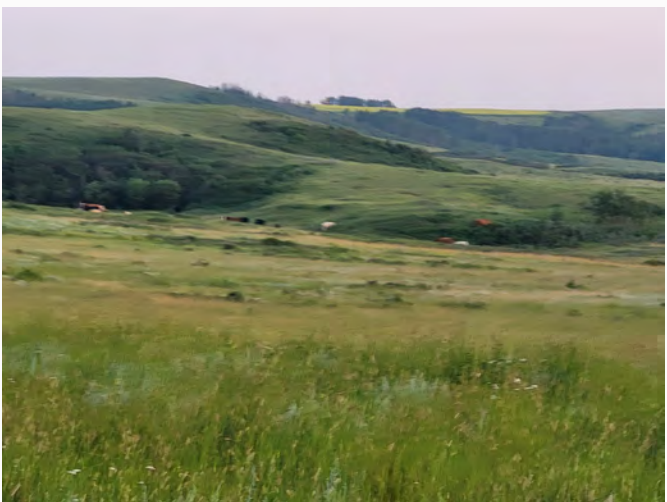
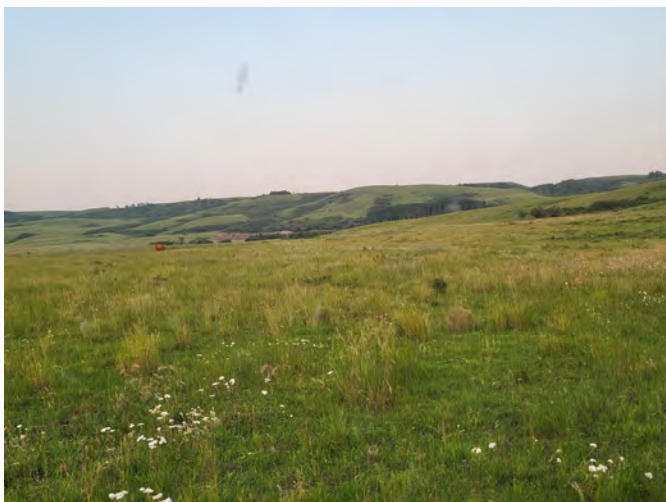
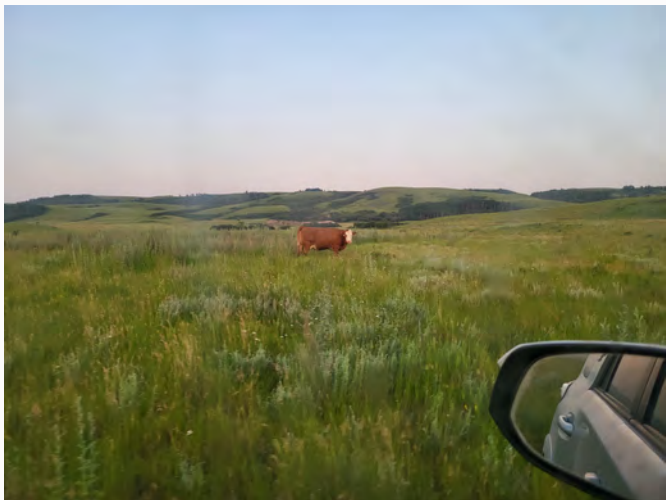
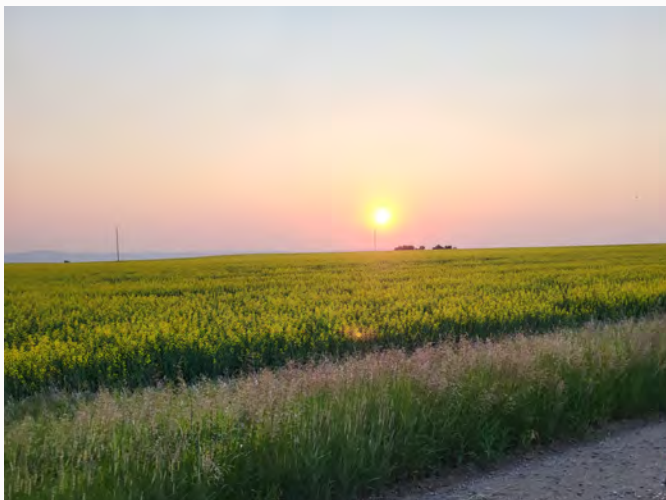
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

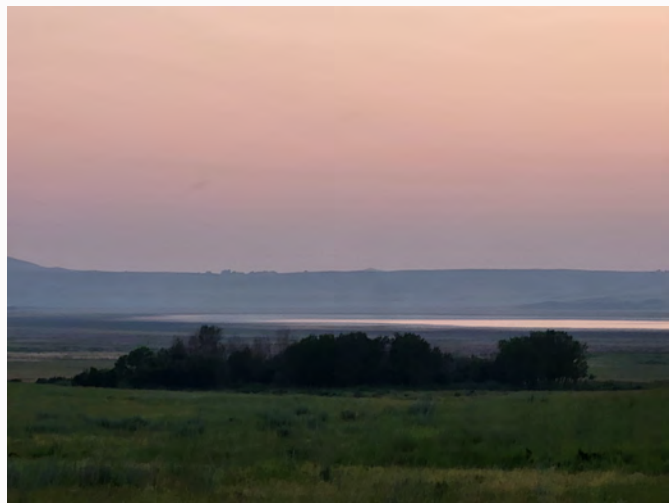
[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/)

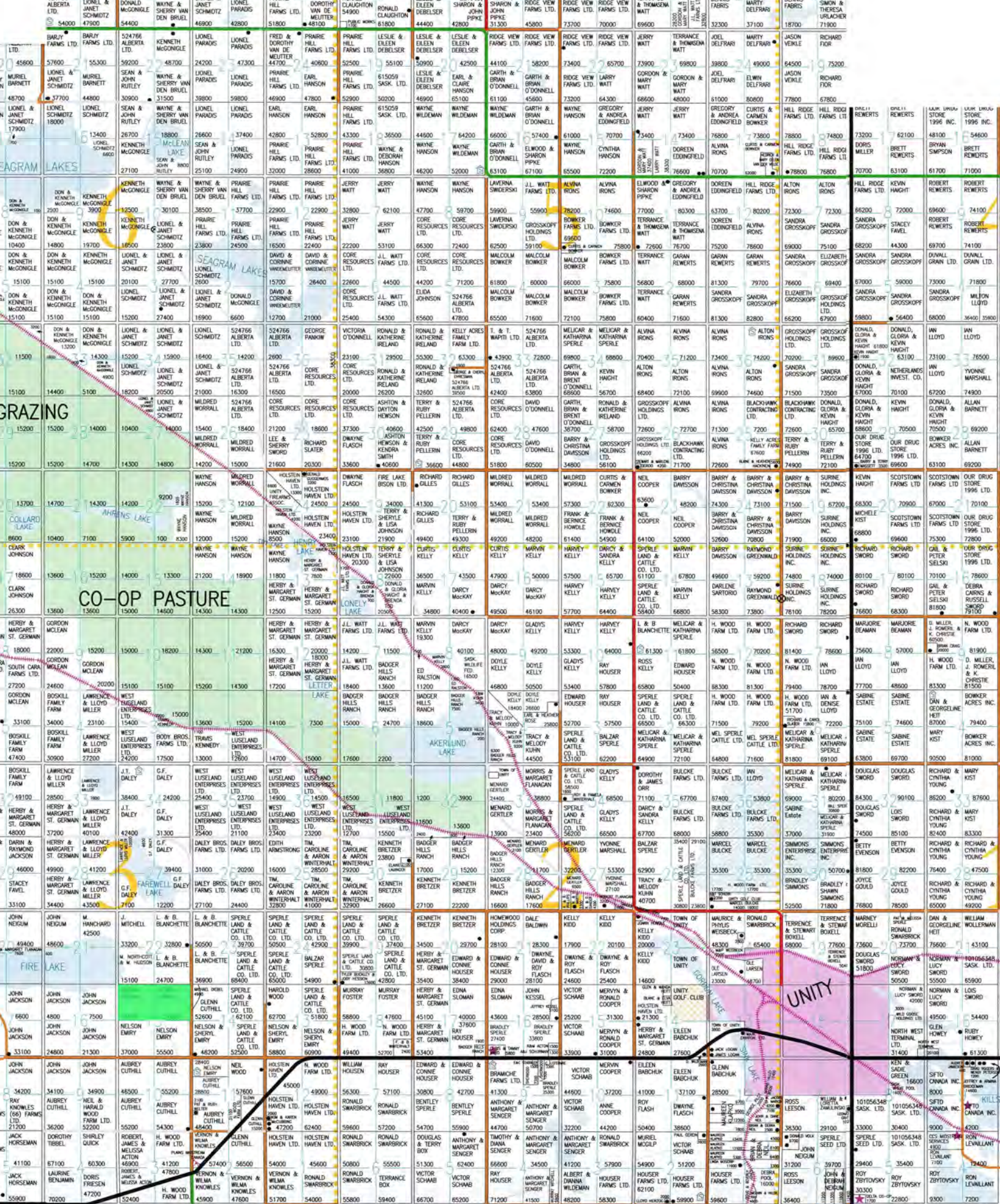
<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

[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>









Google Earth

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