



# **HAMMOND**

**R E A L T Y**

**\$217,000**

Weirdale 160.77 acres Recreation/Grain land



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This single quarter section is almost fully treed, although there are approximately 10 cultivated acres on north end that is high quality soil, with weighted rating of 67 points per acre, H soil per Saskatchewan Crop Insurance Corporation. There is also a second open area accessible from road, approximately 12 acres. The balance of the quarter is lightly treed, with good access, excellent hunting habitat. Two quarters immediately south of this land is fully treed Crown owned designated Wildlife lands, that will remain treed. The area is within Wildlife Management Zone 50, which has regular seasons for white-tailed deer and elk as well as draw seasons for elk, moose and mule deer.

#### Farmland Summary; SAMA Information

1 parcel  
161 title acres (ISC)

#### SAMA Information

161 total acres  
10 cultivated acres  
151 native pasture acres

\$143,600 total 2024 assessed value (AV)  
\$142,708 average assessment per 160 acres  
67.0 soil final rating (weighted average)

\$217,000 Farmland Price  
\$1,350 per title acre (ISC)  
\$21,700 per cultivated acre (SAMA)  
1.51 times the 2024 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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
3	490	SE	7	51	22	2	0	160.77		161	10		151		\$143,600	Weirdale; Shellbrook	Clay Loam; Loam; Fine Sandy Loam	67.0	H	21	\$620.10
Totals								160.77	0	161	10	0	151	0	\$143,600	Weighted Average Final Rating 67.0					\$620.10

Average per 160 acres \$142,708

### 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)

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