

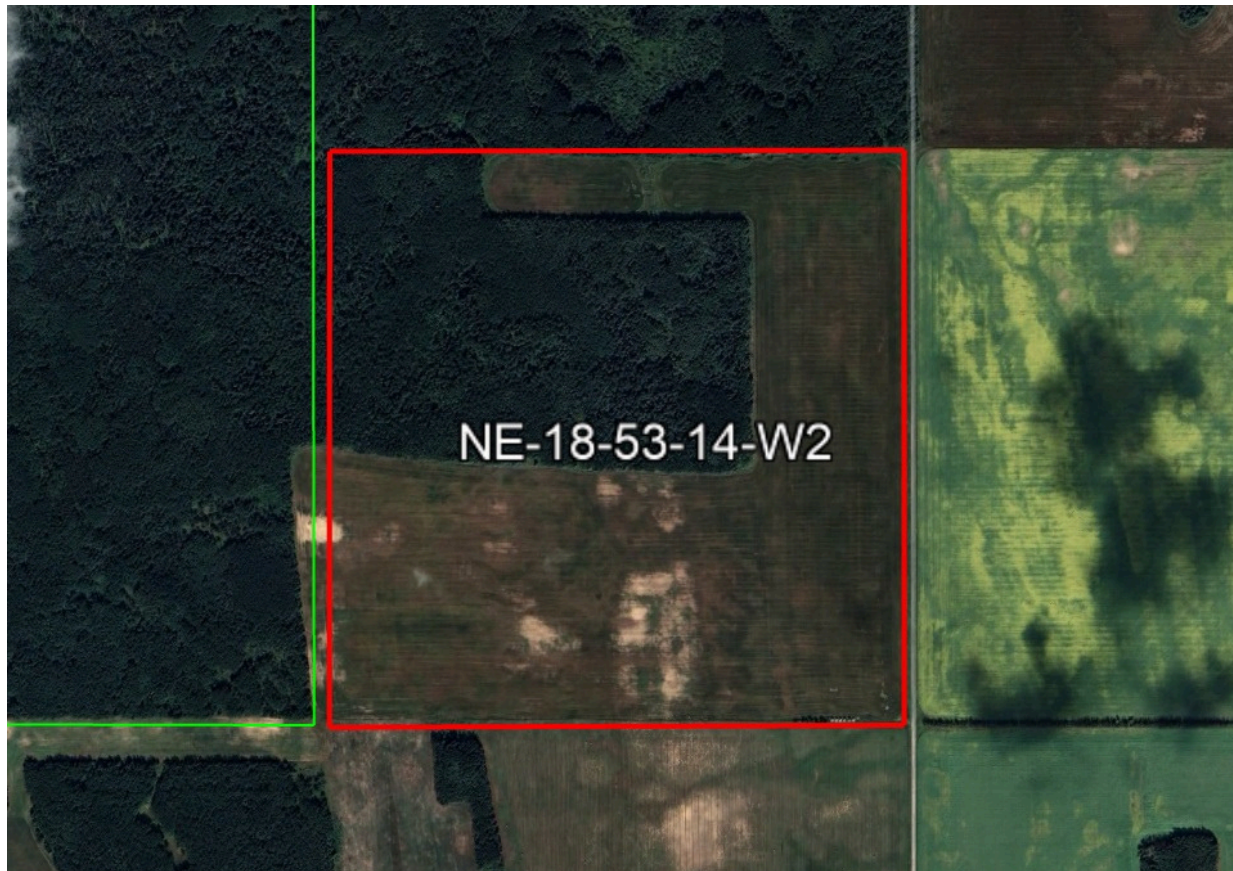


HAMMOND

REALTY

\$350,000

White Fox 160 acres Grain Farmland



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REALTY

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Location

This single quarter section is located 15 km north of White Fox, in northeastern Saskatchewan.

Farmland Description

This quarter features approximately 104 cultivated acres of Canada Land Inventory Class 3 soil, mapped as Dark Grey White Fox and Carrot River associations, very productive land for this area and in excellent condition.

The remaining 56 acres on the west boundary are treed, offering a scenic, private setting within Wildlife Management Zone 50. This quarter is immediately adjacent to a large expanse of Provincial Forest and Zone 62 to the west, with hunting trails extending from this land into the forest. This area is rich in wildlife, making it ideal for hunting, ATV use or all outdoor enthusiasts, with regular hunting seasons for elk in both zones.

Whether you're looking for quality farmland, a private retreat, or both - this property offers a rare combination of productivity and natural beauty.

Farmland Summary

\$350,000 Farmland

Saskatchewan Crop Insurance (SCIC) "K" rating

Canada Land Inventory Class 3 soil

\$2,190 per total acre (ISC)

\$3,365 per cultivated acre (SAMA)

2.18 times the 2023 assessment

\$350,000 Total Asking Price

| Legal Land Description | | | | | | | ISC | Owner | SAMA Information | | | | | | | | | SCIC | | RM |
|------------------------|------|------|------|------|------|------|-------------|-------------|------------------|-------------|-----------|---------------|-------------|-------------------------------|-------------------------------|----------------------------------|-------------------|-------|-----------|----------------|
| 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 |
| 488 | NE | 18 | 53 | 14 | 2 | 0 | 159.8 | | 160 | 104 | 0 | 56 | | \$160,600 | White Fox; Sylvania; | Sandy Loam; Very Fine Sandy Loam | 36.5 | K | 21 | |
| Totals | | | | | | | 159.8 | 0 | 160 | 104 | 0 | 56 | 0 | \$160,600 | Weighted Average Final Rating | | 36.5 | | | \$0.00 |

Average per 160 acres \$160,600

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>





