



HAMMOND

R E A L T Y

\$995,000

Perdue 480 acres Mixed Farmland (Robinson)



Dave Molberg

Dave.Molberg@HammondRealty.ca

(306) 948-4478

HammondRealty.ca

Prime Mixed Farm with Yardsite – 480 Acres

Located approx. 65km west of Saskatoon on HWY 14 between Biggar and Perdue, this 3-quarter farmland package offers a mix of cultivated land and pasture. The moderately rolling land is characterized by a Class 3 dark brown soil (Alert & Keppel associations) with a loam texture, average soil final rating 41.2.

Residence & Improvements

A **1,948 sq. ft. home** (built in 1979, with a 1988 addition) provides a spacious 3-bedroom 2-bathroom layout:

- **Main Floor:** Large mudroom with plenty of storage leads to the well-designed kitchen, opening to an spacious dining and living room with wood burning fireplace. Adjacent to the dining room is a sunken family room and bedroom. Completing the main floor, the principal bedroom and renovated bathroom.
- **Basement:** The partially finished basement includes a large rec room with laundry and furnace, smaller family room, bedroom, den with closet, 3-piece bathroom, and cold storage room.

Additional Home Features:

- 4-year-old forced air oil furnace, electric water heater
- Septic tank with pump-out
- Two wells (house & livestock use)
- 12' x 32' north-facing covered deck overlooking the back yard

Outbuildings & Infrastructure

- **40' x 80' Arch Rib Shop** – Concrete pony wall, dirt floor. Building is solid, but requires renovation to the roof and end walls
- **12' x 32' Barn** – Steel frame, 3 stalls,

Land

- **Total Acres:** Approx. 270 acres hayland, balance in pasture
- **Fencing:** the 3 quarters are perimeter fenced & cross-fenced
- Water supply previously supported up to 100 cows

This well-located and versatile farmland package is an excellent investment for mixed farming or cattle operations

Farmland & Price Summary

- **480** title acres (ISC)
- NW 6-36-12 W3 Ext 0 and SW 6-36-12 W3 Ext 0 (RM of Perdue)
- NE 1-36-13 W3 (RM of Biggar)

SAMA Information

- **479** total acres
- **306** cultivated acres
- **155** native pasture acres
- **18** wetland/bush acres
- **\$427,500** total 2021 assessed value (AV)
- **\$142,797** average assessment per 160 acres
- **41.2** soil final rating (weighted average)

Farmland Price – \$800,000

- **\$1,667** per title acre (ISC)
- **\$2,614** per cultivated acre (SAMA)
- **1.87x** the 2021 assessed value (P/AV multiple)

Buildings and Improvement Price – \$195,000

Total Price – \$995,000

Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information								SCIC		RM
	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Pasture Acres	Other Acres	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
	346	NW	6	36	12	3	0	160.6	161	50	111		\$110,900	Alert	Loam	39.1	J	16	\$343.00
	346	SW	6	36	12	3	0	158.4	158	106	44	8	\$146,300	Keppel	Loam	40.8	J	16	\$560.00
	347	NE	1	36	13	3	0	160.9	160	150		10	\$170,300	Keppel	Loam	42.3	K	16	\$621.00
	Totals							479.8	479	306	155	18	\$427,500	Weighted Average Final Rating 41.2					\$1,524.00

Average per 160 acres \$142,797

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>

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
150.00	K - [CULTIVATED]	Soil association 1	KP - [KEPPEL]	Topography	T4 - Strg Slopes	\$/ACRE	1,134.78
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	42.25
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard WS: Waste Slough Rate: 0.98			
		Soil association 2	KP - [KEPPEL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER25				

AGRICULTURAL WASTE LAND

Acres	Waste Type
10	WASTE SLOUGH1


Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$170,300		1	Other Agricultural	55%	\$93,665				Taxable
Total of Assessed Values:	\$170,300				Total of Taxable/Exempt Values:	\$93,665				

Property Report

Print Date: 14-Feb-2025

Page 1 of 2

Municipality Name: RM OF PERDUE (RM)			Assessment ID Number : 346-000906200			PID: 200033686		
	Civic Address:			Title Acres:	160.59	Reviewed:	06-Jul-2023	
	Legal Location: Qtr NW Sec 06 Tp 36 Rg 12 W 3 Sup			School Division:	207	Change Reason:	Reinspection	
	Supplementary:			Neighbourhood:	346-200	Year / Frozen ID:	2024/-32560	
				Overall PUSE:	2100	Predom Code:		
				Call Back Year:		Method in Use:	C.A.M.A. - Cost	

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
50.00	K - [CULTIVATED]	Soil association 1	KP - [KEPPEL]	Topography	T4 - Strg Slopes	\$/ACRE	1,051.25
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	39.14
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
				Natural hazard	DW: Shallow Draw Rate: 0.98		
		Soil association 2	KP - [KEPPEL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
87.00	NG - [NATIVE GRASS]	Soil association 1	AT - [ALERT]	Range site	SY/TH: SANDY/THIN	\$/ACRE	607.26
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% SI		
				Grazing water source	N: No		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.33		
				Aum/Quarter	52.00		
24.00	NG - [NATIVE GRASS]	Soil association 1	AT - [ALERT]	Range site	SY/TH: SANDY/THIN	\$/ACRE	230.34
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% SI		
				Grazing water source	N: No		
				Pasture Tree Cover	SH - [SHRUB]		
				Aum/Acre	0.10		
				Aum/Quarter	16.12		

Property Report

Municipality Name: RM OF PERDUE (RM)	Assessment ID Number : 346-000906200	PID: 200033686
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Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$110,900		1	Non-Arable (Range)	45%	\$49,905				Taxable
Total of Assessed Values:	\$110,900				Total of Taxable/Exempt Values:	\$49,905				

Property Report

Print Date: 05-Dec-2024

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Municipality Name: RM OF PERDUE (RM)		Assessment ID Number : 346-000906400		PID: 200033744	
		Civic Address:		Title Acres:	158.34
Legal Location: Qtr SW Sec 06 Tp 36 Rg 12 W 3 Sup 00		School Division: 207		Reviewed:	08-Sep-2023
Supplementary:		Neighbourhood: 346-200		Change Reason:	Reinspection
		Overall PUSE: 0360		Year / Frozen ID:	2024/-32560
		Call Back Year:		Predom Code:	SR002 Single Family Dwell
				Method in Use:	C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
3.00	A - [OCCUPIED YARD SITE]	Soil association 1	KP - [KEPPEL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,165.73
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	43.40
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard	WN: Waste Knoll Rate: 0.94		
		Soil association 2	KP - [KEPPEL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
		Soil association 1	KP - [KEPPEL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,165.73
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	43.40
45.00	K - [CULTIVATED]	Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard	WN: Waste Knoll Rate: 0.94		
		Soil association 2	KP - [KEPPEL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
		Soil association 1	KP - [KEPPEL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,043.02
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	38.83
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard	WN: Waste Knoll Rate: 0.94		
		Soil association 2	KP - [KEPPEL]				
61.00	K - [CULTIVATED]	Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
		Soil association 1	KP - [KEPPEL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,043.02
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	38.83
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard	WN: Waste Knoll Rate: 0.94		
		Soil association 2	KP - [KEPPEL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					

Property Report

Print Date: 05-Dec-2024

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Municipality Name: RM OF PERDUE (RM)		Assessment ID Number : 346-000906400		PID: 200033744
	Soil association 2	KP - [KEPPEL]		
	Soil texture 3	L - [LOAM]		
	Soil texture 4			
	Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]		
	Top soil depth	ER25		

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
44.00	NG - [NATIVE GRASS]	Soil association 1	AT - [ALERT]	Range site	SY/TH: SANDY/THIN	\$/ACRE	607.26
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% SI		
				Grazing water source	N: No		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.33		
				Aum/Quarter	52.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH1

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence		Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4240108	0	5 - Good	(0.9) - Above Average	39	0	0.85	1	R	Taxable
		Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
		SFR - 1 Storey		1948	1979		48.0 X 30.0 + 24.0 X 19.0 + 4.0 X 13.0		
		Basement		1948	1979		48.0 X 30.0 + 24.0 X 19.0 + 4.0 X 13.0		
		Deck		624	1979		12.0 X 20.0)		
							DECK(384) ADD(D3.1) TXT(DIMENSION TYPE: O -> 12.0 X 32.0)		

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey		Building ID: 4240108.0		Section Area: 1948	
Quality: 5 - Good		Res Effective Rate: Structure Rate		Res Wall Height : 08 ft	
Heating / Cooling Adjustment: Heating Only		Res Hillside Adj:		Res Incomplete Adj :	
Plumbing Fixture Default: Good (11 Fixtures)		Plumbing Fixture Adj: -3		Number of Fireplaces : 1	
Basement Rate: Basement		Basement Height: 08 ft		Basement Room Rate : Basement Rooms	
Percent of Basement Area: 20% - Approx 1/4 Finished		Att/B-In Garage Rate:		Garage Finish Rate :	

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PID: 200033744

Incomplete Adjustment :

Garage Wall Height Adjustment :

Shed Rate :

Deck Rate: Deck with Roof

Section Area: 1948

Basement Garage :

Percent of Basement Area : 20% - Approx 1/4 Finished

Section Area: 624

Deck Rate: Deck with Roof

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$3,500		1	Residential	80%	\$2,800				Taxable
Agricultural	\$142,800		1	Other Agricultural	55%	\$78,540				Taxable
Improvement	\$237,500		1	Residential	80%	\$0	Z	\$190,000	Z	Taxable
Total of Assessed Values:	\$383,800				Total of Taxable/Exempt Values:	\$81,340		\$190,000		











NE-1-36-13-W3

NW-6-36-12-W3

SW-6-36-12-W3

14

14

14

le Earth

rbus

1 km



