



HAMMOND

REALTY

\$214,500

Rosetown 148 acres Hay/Pastureland



Grant Anderson

Grant.Anderson@HammondRealty.ca

(306) 831-9214

HammondRealty.ca



HammondRealty.ca
113 3rd Ave. West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 948-5052 Office
(306) 948-5053 Fax

Property Information:

Excellent opportunity to buy an established hay field that can be converted back to grain land if desired. Here is a chance to buy crop/forage land at less than \$2,900 per acre. The balance of the quarter is suitable for pasture depending on flooding in wet years. The forage area of approximately 75 acres produced about 2 tons (2000 lbs/ton) per acre last year. It is an alfalfa grass mix.

The yard site exemption is in the southwest corner of the quarter. The Transfer Approval has been issued, so the acreage is ready to be registered immediately. This means the land can be farmed or hayed this year by a potential buyer.

Farmland & Price Summary

1 parcel
149 title acres (ISC)
75 reported seeded acres

SAMA Information

148 total acres
79 arable hay/grass acres
57 native pasture acres
12 wetland/bush acres
\$158,900 total 2025 assessed value (AV)
\$171,784 average assessment per 160 acres
46.1 soil final rating (weighted average)

\$214,500 Farmland Price
\$1,444 per title acre (ISC)
\$2,860 per cultivated acre (Owner)
1.35 times the 2025 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 |
| 1 | 317 | SW | 20 | 31 | 14 | 3 | 0 | 148.5 | 75 | 148 | 0 | 79 | 57 | 12 | \$158,900 | DK Brown Alluvium | Clay | 46.1 | J | 16 | \$400.06 |
| | Totals | | | | | | | 148.5 | 75 | 148 | 0 | 79 | 57 | 12 | \$158,900 | Weighted Average Final Rating 46.1 | | | | | \$400.06 |

Average per 160 acres \$171,784

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)

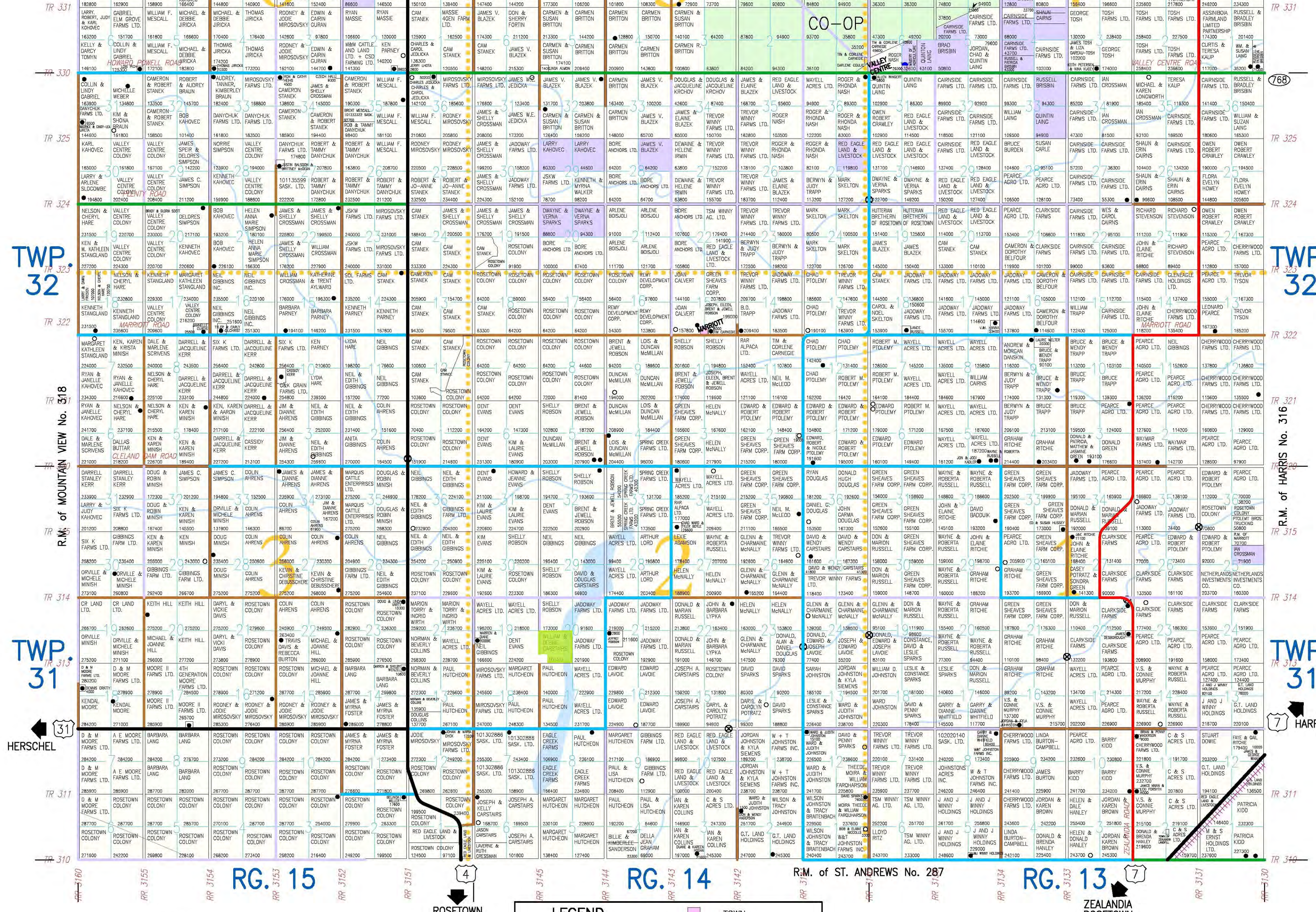
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as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



TWP. 32

TWP. 32

TWP. 31

TWP. 31

HERSCHEL

HARRIS

RM 317

SW-20-31-14-W3

Google Earth

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