



HAMMOND

R E A L T Y

\$700,000

Carrot River 158 acres Grain Farmland



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Property Information:

158 acres of farmland located 17 miles east of Carrot River, SK. Vendor states that 158 acres are currently seeded.

Farmland & Price Summary

1 parcel

158.1 title acres (ISC)

SAMA Information

158 total acres

153 cultivated acres

5 wetland/bush acres

\$293,500 total 2025 assessed value (AV)

\$297,215 average assessment per 160 acres

51.0 soil final rating (weighted average)

\$700,000 Farmland Price

\$4,428 per title acre (ISC)

\$4,575 per cultivated acre (SAMA)

\$4,430 per cultivated acre (Owner)

2.39 times the 2025 assessed value (P/AV multiple)

Directions:

From Carrot River, go east 17 miles, then north 1.5 miles on grid road 690, land is on west side of the road.



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	486	NE	12	50	9	2	0	158.1		158	153			5	\$293,500	Arborfield	Heavy Clay	51.0	H	17	
Totals								158.1	0	158	153	0	0	5	\$293,500	Weighted Average Final Rating		51.0			\$0.00

Average per 160 acres \$297,215

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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