

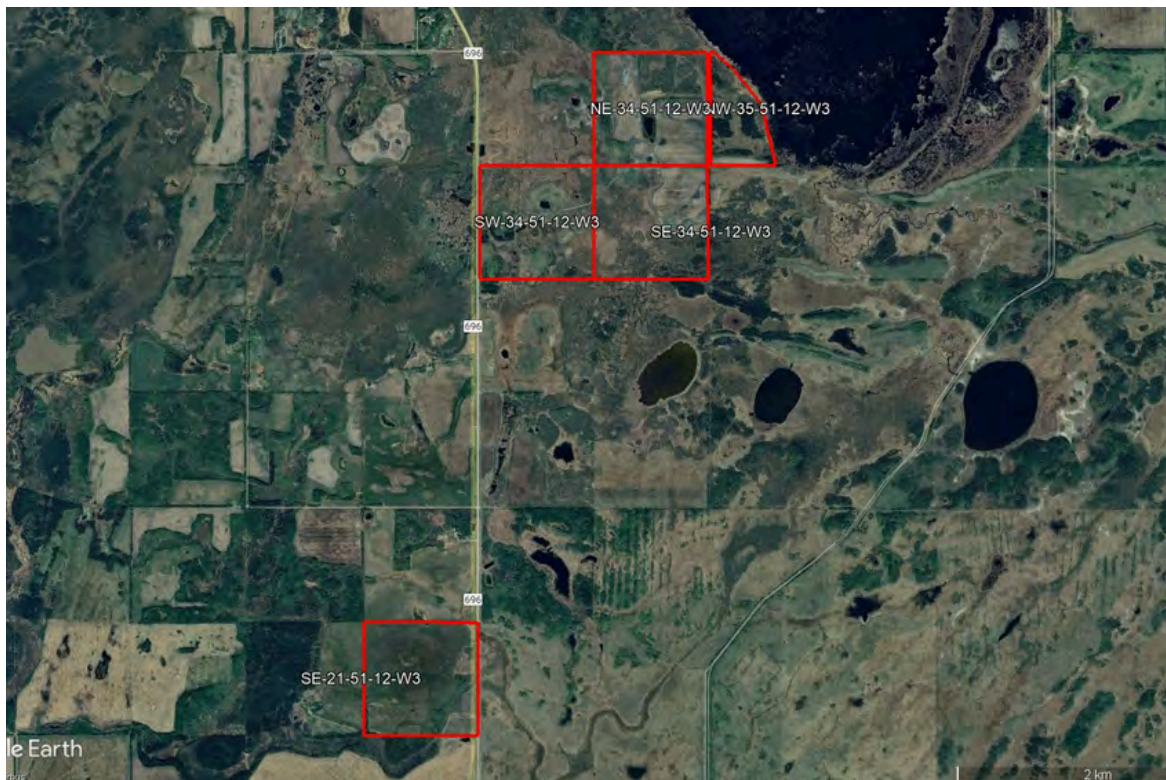


HAMMOND

R E A L T Y

\$1,900,000

Spiritwood 702 acres Grain Farmland



Howard Nodwell

Howard.Nodwell@HammondRealty.ca

(306) 918-7106

HammondRealty.ca

These 5 parcels of farmland are located 12 km west of Spiritwood on Hwy 3 and 9 km north on secondary 696.

The grain farmland is predominantly comprised of a productive dark grey soil (Dark Grey Alluvium and Pelly associations) possessing a loam texture. The parcels are currently pasture (57%), tame hay (18%), cultivated (19%) and slough/bush (6%).

SAMA Information

	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Slough/Bush
SE 21-51-12-W3	158	0	128	0	30
NE 34-51-12-W3	160	82	0	70	8
SE 34-51-12-W3	160	44	0	116	0
SW 34-51-12-W3	158	0	0	152	6
NW 35-51-12-W3	66	5	0	61	0

The land is tenant occupied until November 15, 2025.

There are few stones, and the topography of the land is level to nearly level. There is considerable opportunity to transition hay and pasture acres into grain acres. The pasture acres are contained by well maintained fence lines and there is access to Sylvander Lake which has consistently provided good water supply for cattle during the summer months.

There are improvements on the SW 34-12-51-12 parcel including a well-developed yard site with an 832 sq/ft bungalow residence built in 1960, a 20' x 22' detached garage, and a 24' x 36' shop, and a shallow well.

Access

The property has good access with a year-round, heavy haul gravel road running north-south to the SE 21-51-12-W3 and SW 34-12-51-12 parcels.

Farmland & Price Summary

5 parcels

702 title acres (ISC)

SAMA Information

702 total acres

131 cultivated acres

128 arable hay/grass acres

399 native pasture acres

44 wetland/bush acres

\$ 968,000	total 2025 assessed value (AV)
\$ 220,627	average assessment per 160 acres
64.3	soil final rating (weighted average)

\$1,830,000	Farmland Price
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\$2,606	per title acre (ISC)
\$13,969	per cultivated acre (SAMA)
1.89	times the 2025 assessed value (P/AV multiple)

\$70,000	Buildings and Improvements
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\$1,900,000	Total Price
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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	496	SE	21	51	12	3	1	158.1		158		128		30	\$311,400	Makwa	Loam	64.3	J	22	\$1,147.00
2	496	NE	34	51	12	3	0	160.3		160	82		70	8	\$257,700	Pelly	Loam	64.7	J	22	\$960.00
3	496	SE	34	51	12	3	0	160.4		160	44		116		\$153,600	Dark Gray Alluvium	Light Loam	63.6	J	22	\$465.00
4	496	SW	34	51	12	3	1	157.8		158			152	6	\$183,600	Dark Gray Alluvium	Light Loam	56.5	No Rating		\$1,575.00
5	496	NW	35	51	12	3	6	65.6		66	5		61		\$61,700	Pelly	Loam	65.0	J	22	\$187.00
Totals								702.2	0	702	131	128	399	44	\$968,000	Weighted Average Final Rating 64.3					\$4,334.00

Average per 160 acres \$220,683

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>



