



HAMMOND

R E A L T Y

\$2,556,000

RM 438 Battleford 619 acres with Irrigation



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Property Information:

Welcome to this irrigated grain farmland property spanning 619.3 acres. Nestled in a prime agricultural area, this property with 445 cultivated acres boasts a range of amenities designed for efficient farming.

Farm Infrastructure:

- Two pivots and an 8-line irrigation system, includes 2 water cannons, power, 1 gun cart, water rights, pumps motors, and extensive water pipe infrastructure.
- Liquid fertilizer tank and pump.

For those looking to expand or start their farming enterprise, schedule your viewing today to experience the potential this property holds!

SAMA Information

619	Total Acres
445	Cultivated Acres
63	Native Pasture Acres
111	Wetland/Bush Acres
\$564,000	Total 2025 Assessed Value
\$145,784	Average Assessment per 160 Acres
33.6	Soil Final Rating (Weighted Average)

\$2,556,000 Farmland Price

\$4,130	per Total acre (ISC)
\$5,744	per cultivated acre (SAMA)
4.53	times the 2025 Assessed Value

Vendor is keeping the house and yard (total of 80 acres from NE 3-44-17 W3). Subdivision to be completed prior to closing of sale.



Detailed Description of Farmland Property

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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
438	NW	3	44	17	3	122	156.5		157	132			25	\$223,200	Meota	Sandy Loam	44.0	K	19	
438	NE	3	44	17	3	156, 157, 121	68.0		68	22			46		Hamlin	Very Fine Sandy Loam	57.9	K	19	
438	SW	3	44	17	3	123	71.8		72	38			34	\$60,600	Meota	Sandy Loam	41.3	H	19	
438	SE	10	44	17	3	0	161.4		161	95		63	3	\$134,400	Meota	Loamy Sand	26.0	L	19	
438	SW	10	44	17	3	0	161.1		161	158			3	\$145,800	Meota	Loamy Sand	24.3	L	19	
Totals							618.9	0	619	445	0	63	111	\$564,000	Weighted Average Final Rating 33.6					\$0.00

Average per 160 acres \$145,784

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/>

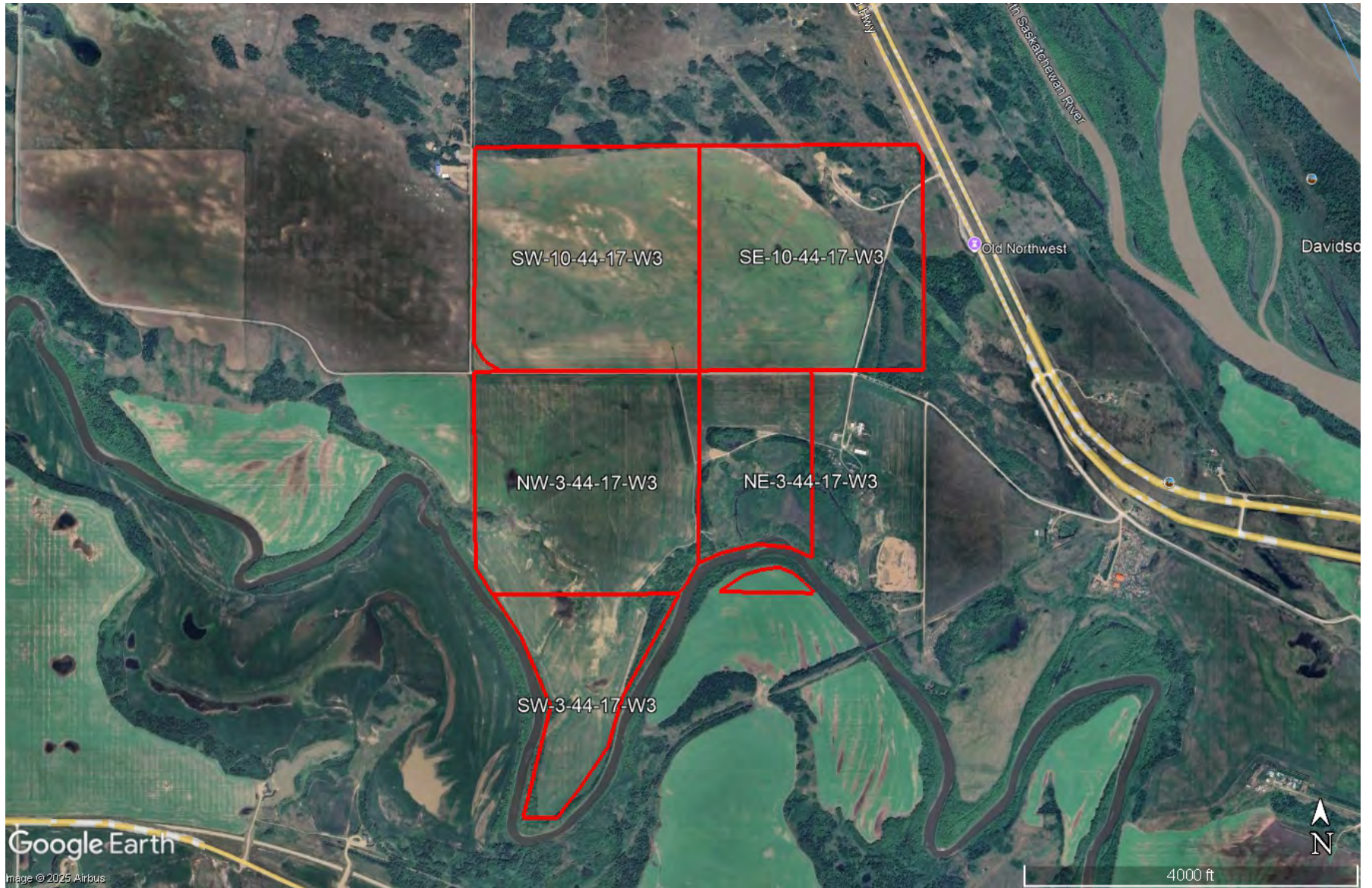
Parcel Crop Insurance Rating <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>











RG. 18

DAILE

No. 4

West of th

RG. 17

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BATTLEFORD

RG. 1

