



HAMMOND

R E A L T Y

\$275,000

Radisson 160 acres Mixed Farmland



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Versatile Mixed Farmland – RM of Great Bend No. 405
SE 8-41-10 W3 – 160 Title Acres
List Price: \$275,000

Located less than 5 miles north of Radisson, SK and conveniently positioned between Saskatoon and North Battleford, this versatile quarter section offers a balance of cultivated farmland, hayland, pasture, and natural grass—making it well-suited for both cropping and livestock.

Land Details:

- *Soil:* Thin black loamy sand (Meota association), Crop Insurance Rating: M
- *Final Rating (weighted):* 35.0
- *Cultivated Acres (SAMA):* 100 acres
 - *Approx 50 Acres cropped:*
 - 2023 – Fall Rye
 - 2024 – Canola
 - 2025 – Wheat
 - *Approx 50 Acres seeded grass*
- *Pasture:*
 - 15 acres native grass
 - 45 acres aspen pasture

Improvements:

- Partially fenced (3-strand barbed wire on south, east, and north boundaries)
- Power runs along the south side of the quarter
- Livestock handling pen
- Large slough/dugout on east side for water access

Farmland & Price Summary:

- **Title Acres (ISC):** 160
- **Cultivated Acres (SAMA):** 100
- **Native Pasture (SAMA):** 60
- **2025 Assessed Value (AV):** \$172,500
- **Price:** \$275,000
- **Price per Title Acre:** \$1,717
- **Price per Cultivated Acre:** \$2,750
- **Price / Assessment:** 1.59x

This is a solid opportunity for a mixed-farming operation, expansion, or acreage development close to amenities.



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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
405	SE	8	41	10	3	0	160.2	160	100	60	\$172,500	Meota	Loamy Sand	35.0	M	22	\$445.00
Totals							160.2	160	100	60	\$172,500	Weighted Average Final Rating 35.0					\$445.00

Average per 160 acres \$172,500

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>

Property Report

Print Date: 14-Jul-2025

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Municipality Name: RM OF GREAT BEND (RM)

Assessment ID Number : 405-001208300

PID: 201970969



Civic Address:

Legal Location: Qtr SE Sec 08 Tp 41 Rg 10 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 202

Neighbourhood: 405-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 07-Jun-1983

Change Reason:

Year / Frozen ID: 2025/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
100.00	K-KG - [K AND KG]	Soil association 1	ME - [MEOTA]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,315.57
		Soil texture 1	LS - [LOAMY SAND]	Stones (qualities)	S1 - None to Few	Final	34.99
		Soil texture 2		Phy. Factor 1	10% reduction due to SA2 - [90 : Salinity - Moderate]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Phy. Factor 2	10% reduction due to SD2 - [90 : Sand Pockets - Moderate]		
		Soil association 2	ME - [MEOTA]				
		Soil texture 3	LS - [LOAMY SAND]				
		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	
15.00	NG - [NATIVE GRASS]	Soil association 1	ME - [MEOTA]	Range site	SD: SANDS	\$/ACRE	1,055.52
		Soil texture 1	LS - [LOAMY SAND]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	N: No		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.45		
				Aum/Quarter	72.00		
45.00	ASP - [ASPEN PASTURE]	Soil association 1	ME - [MEOTA]	Range site	SD: SANDS	\$/ACRE	557.08
		Soil texture 1	LS - [LOAMY SAND]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	N: No		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.68		

Property Report

Municipality Name: RM OF GREAT BEND (RM)	Assessment ID Number : 405-001208300	PID: 201970969
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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	\$172,500		1	Other Agricultural	55%	\$94,875				Taxable
Total of Assessed Values:	\$172,500				Total of Taxable/Exempt Values:	\$94,875				







SE-8-41-10-W3

Google Earth

Image © 2025 Airbus

400 m

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