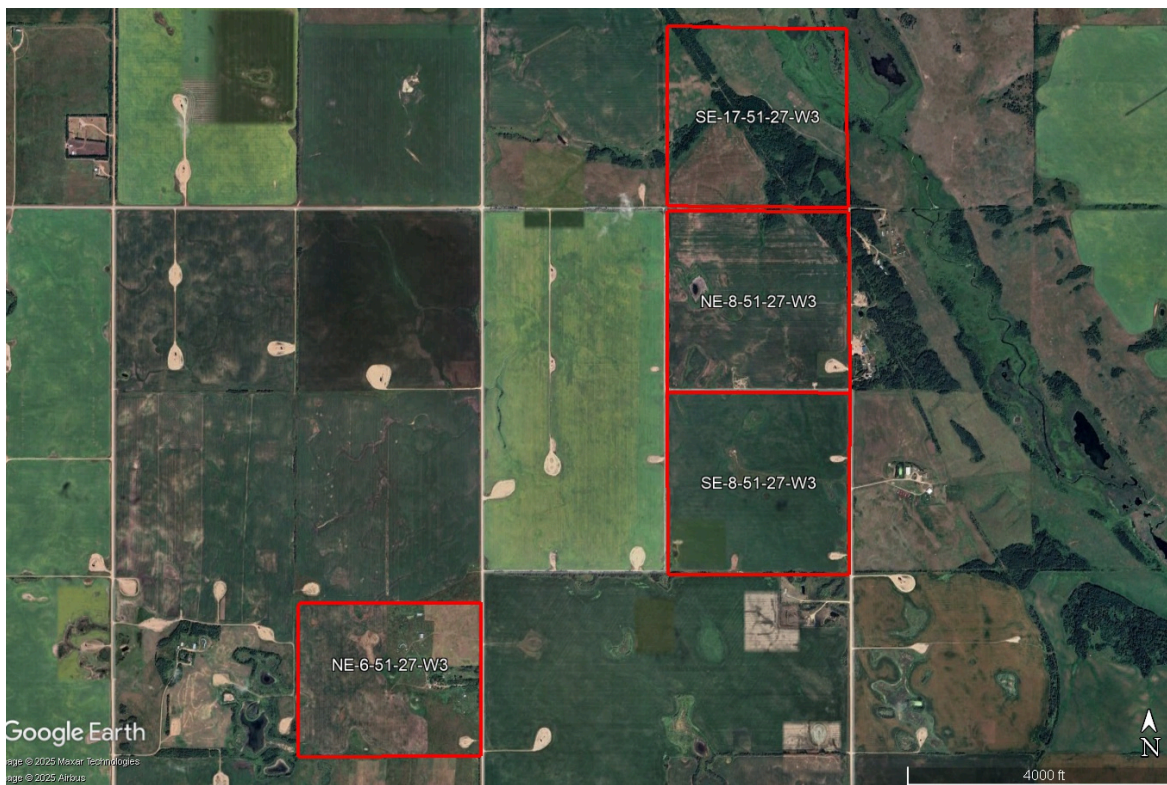




# HAMMOND REALTY

\$3,150,000

Lloydminster 617 acres Grain Farmland



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## Property Information:

Located just north of Lloydminster, SK, this four-quarter farm package offers a rare opportunity to own a versatile and income-generating agricultural property in a prime location. With three cultivated quarters and one predominantly pasture quarter, this land is well-suited for a mixed farming operation or as a strong addition to your current portfolio.

The home quarter features a 1,960 sq ft two-storey Eaton farmhouse, originally built in approximately 1920, full of prairie character and potential. Whether you're looking to renovate or simply enjoy the spacious layout and mature treed yard site, this home offers comfortable rural living close to all the amenities of the city.

A 40' x 60' heated shop with a dirt floor adds year-round functionality—perfect for equipment storage, mechanical work, or general farm use.

In addition to the land and buildings, the property brings in approximately \$33,000 annually in surface lease revenue, offering a reliable income stream to support your operation or investment.

Note: There is a Right of First Refusal on only the home quarter (NE 6-51-27 W3 Ext 17).

With its combination of quality farmland, established infrastructure, steady lease income, and unbeatable proximity to Lloydminster, this is a rare find in Saskatchewan farmland real estate.

### Farmland Summary

4 parcels  
617 title acres (ISC)

### SAMA Information

611 total acres  
510 cultivated acres  
32 native pasture acres  
69 wetland/bush acres  
\$1,537,700 total 2025 assessed value (AV)  
\$402,704 average assessment per 160 acres  
76.5 soil final rating (weighted average)

## 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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
502	NE	6	51	27	3	17	135.7		132	110			22	\$390,000	Lloydminster	Loam	81.7	F	20	\$1,426.44
502	NE	8	51	27	3	0	161.0		160	150			10	\$438,200	Lloydminster	Loam	77.7	H	20	\$1,128.94
502	SE	8	51	27	3	1	160.0		160	160				\$478,800	Lloydminster	Loam	79.6	F	20	\$1,246.58
502	SE	17	51	27	3	1,2	160.1		159	90		32	37	\$230,700	Lloydminster	Loam	62.8	K	20	\$592.80
<b>Totals</b>							<b>616.7</b>	<b>0</b>	<b>611</b>	<b>510</b>	<b>0</b>	<b>32</b>	<b>69</b>	<b>\$1,537,700</b>	<b>Weighted Average Final Rating</b>		<b>76.5</b>			<b>\$4,394.76</b>

Average per 160 acres    **\$402,704**

### 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>

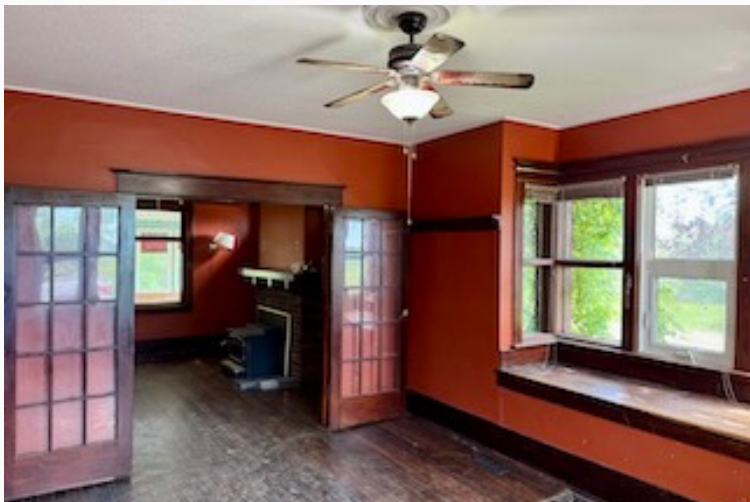
### Saskatchewan Crop Insurance Corporation (SCIC)

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/>

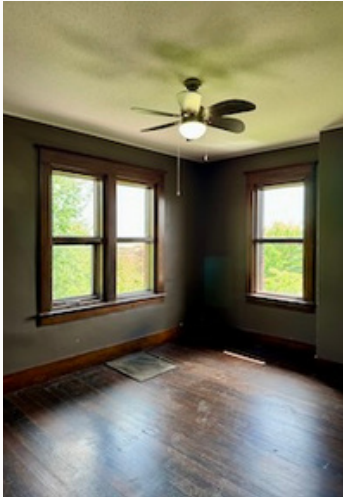
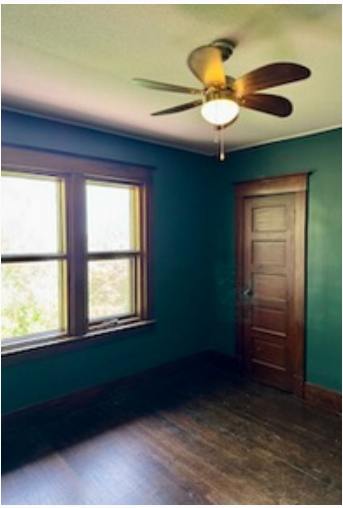
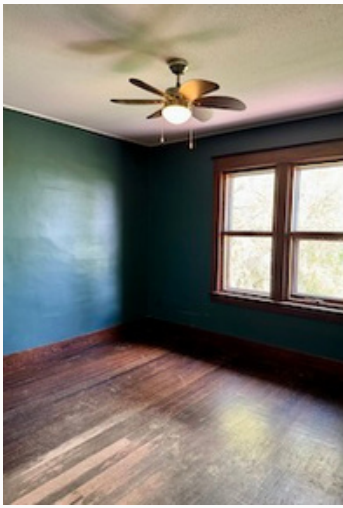
Parcel Crop Insurance Rating      <https://www.scic.ca/?resources/calculators/generic-what-if-insurance-cost-calculator>



















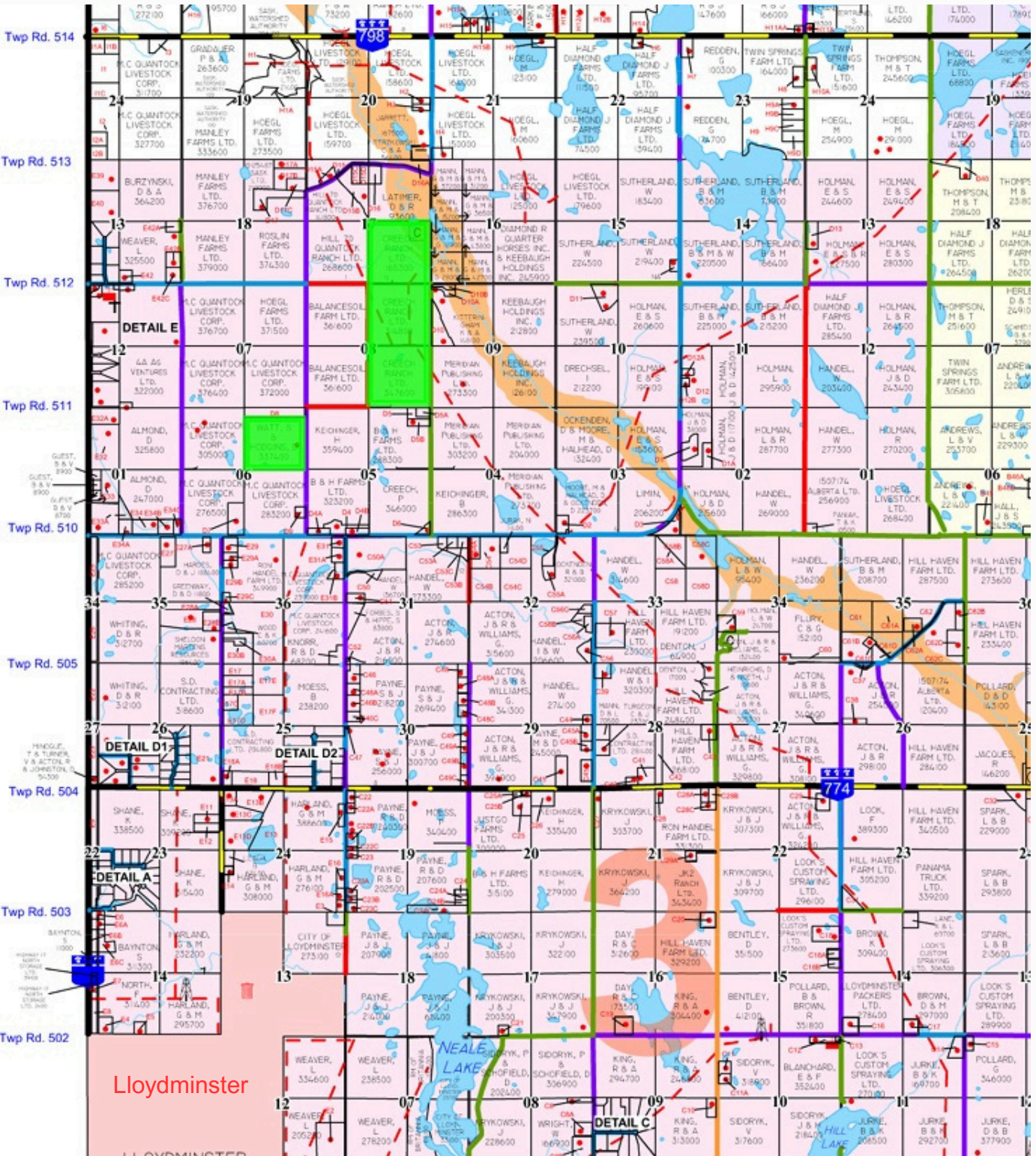








Twp. 51



Twp. 50

Lloydminster





SE-17-51-27-W3

NE-8-51-27-W3

SE-8-51-27-W3

NE-6-51-27-W3