

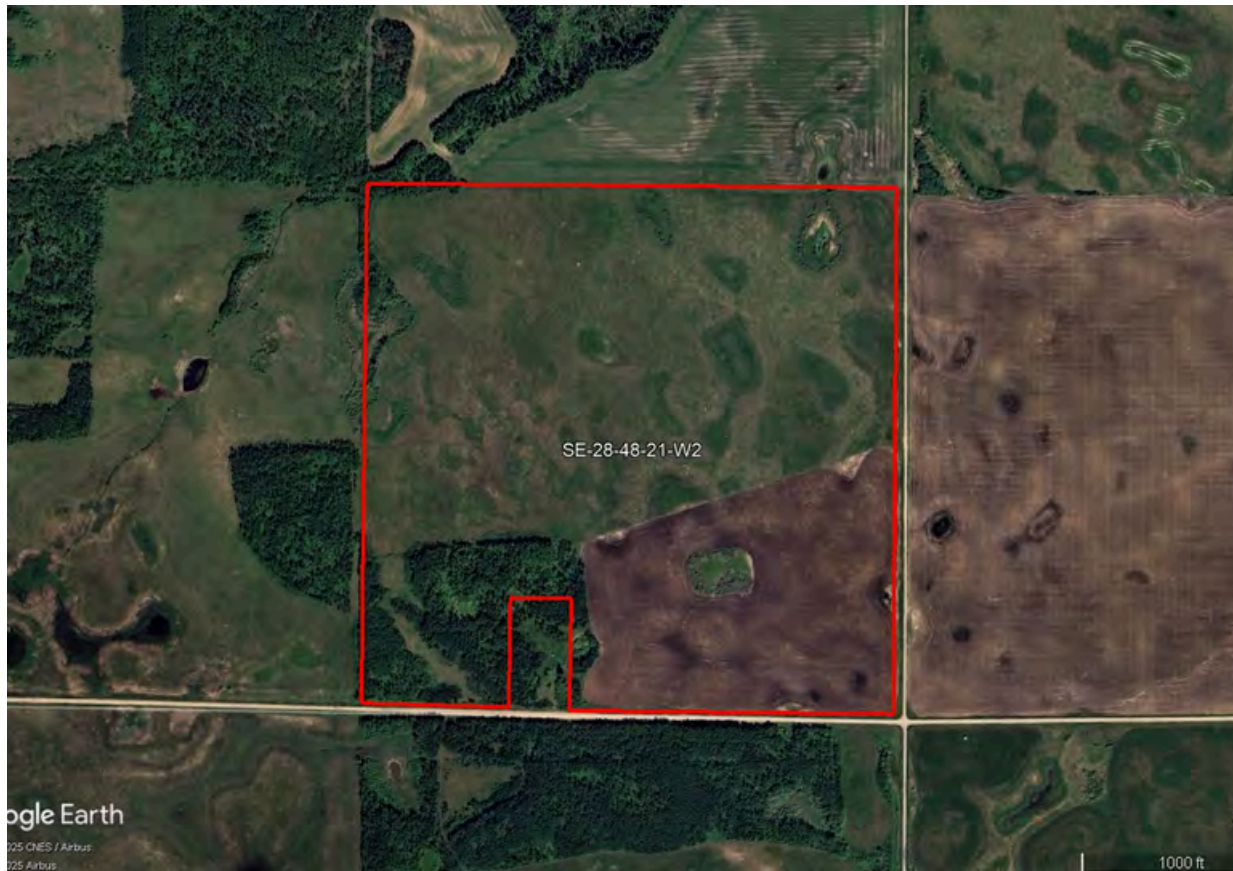


HAMMOND

REALTY

\$365,000

Kinistino 159 acres Grain Farmland



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Location

24 km north of Kinistino in northeast Saskatchewan.

Farmland Description

This quarter section has 142 acres open, mapped as primarily high quality soils, within the Black and Dark Grey soil zones. 107 of the 142 acres are mapped within the Melfort and Bredenbury associations, which are both thick Black, stone free soils. Final Rating including all open acres is 59 points per cultivated acre, although 107 of the 142 acres are rated at 68 points; very productive land for the area.

Remaining 35 acres are trending toward slightly lighter land, although still very productive, within the Shellbrook and Nisbet soil associations.

Currently, 42 acres are cultivated and about 100 acres are grazed, although all open acres were previously cultivated and are certainly farmable - only pastured at the lessee's choice. Bush in southwest corner has some potential to be cleared and farmed, could be pastured or used for residential.

Farmland Summary

- 159.32 title acres
- 142 cultivated acres
- 15 treed acres
- 2 acres slough
- Final Rating 59 points per cultivated acre, although 107 of the 142 acres are at 68 points
- Canada Land Inventory dominantly Class 2 and Class 3 soils
- Saskatchewan Crop Insurance Corporation Land Rating "H"

\$365,000 Farmland

\$2,291 per title acre

\$2,570 per cultivated acre

1.15 times the 2023 assessment

\$365,000 Total Asking Price



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(s)	Soil Final Rating	Class	Risk Zone	Property Taxes
459	SE	28	48	21	2	52	159.32		159	142			17	\$317,800	Melfort; Bredenbury; Shellbrook; Nisbet	Silty Clay Loam; Clay Loam; Very Fine Sandy Loam; Fine Sandy Loam; Loamy Sand; Sand	59.5	H	21	\$1,174.00
Totals							159.32	0	159	142	0	0	17	\$317,800	Weighted Average Final Rating 59.5					\$1,174.00

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>

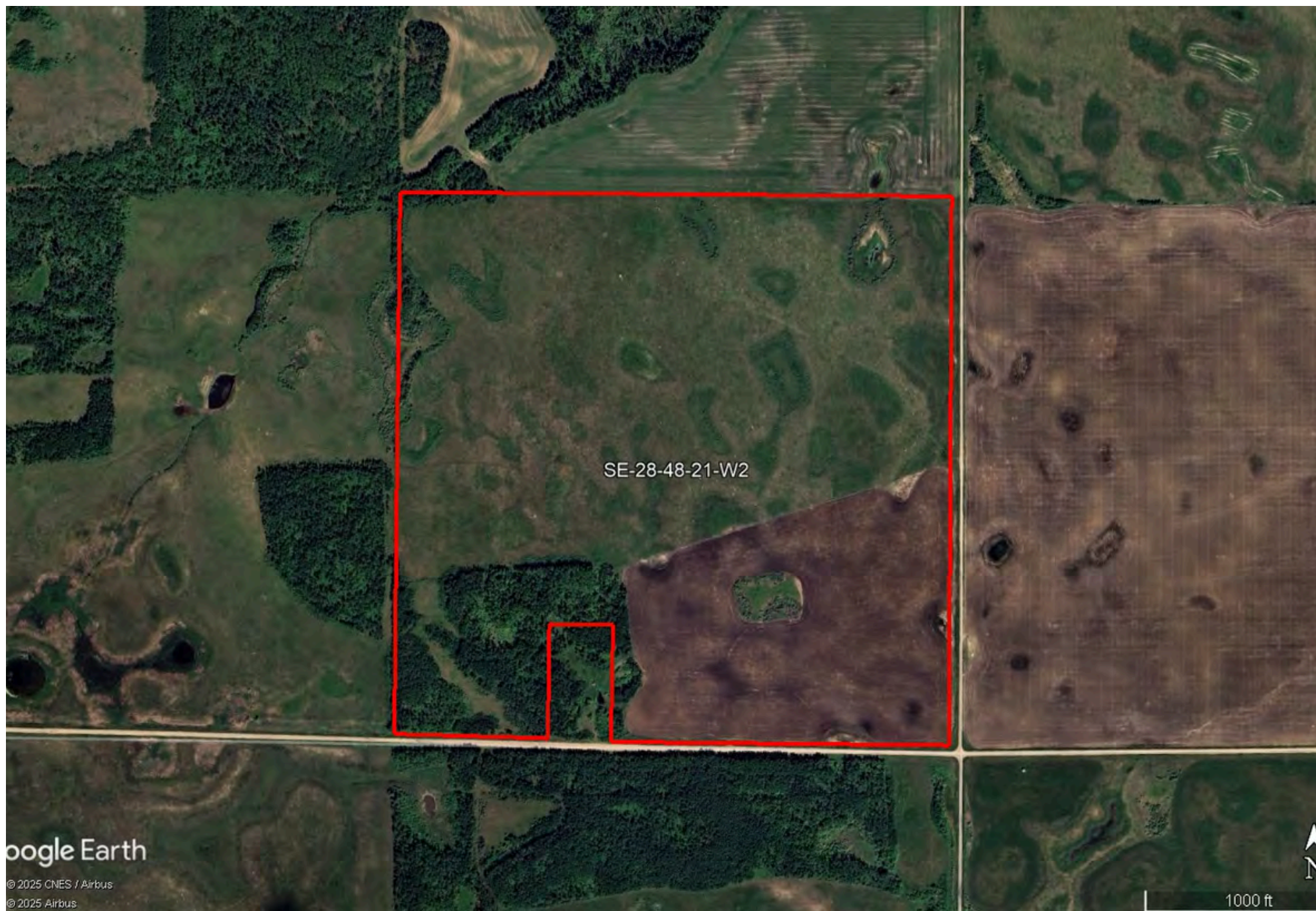
Saskatchewan Crop Insurance Corporation (SCIC)

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>





Google Earth

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1000 ft



