

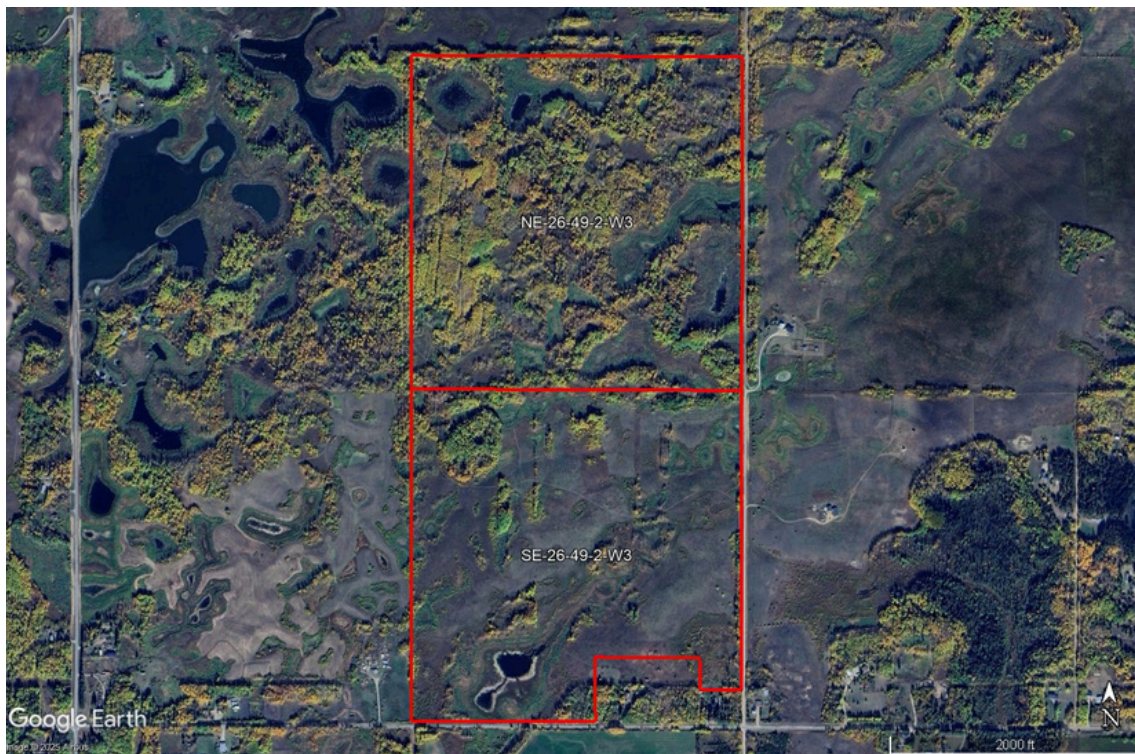


HAMMOND

R E A L T Y

\$400,000

Holbein 305 acres Bush / Pastureland



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Property Information

305 acres of pastureland located north of Holbein, SK.

Farmland & Price Summary

2 parcels

305 title acres (ISC)

SAMA Information

304 total acres

286 native pasture acres

18 wetland/bush acres

\$194,700 total 2025 assessed value (AV)

\$102,474 average assessment per 160 acres

\$400,000 Farmland Price

\$1,313 per title acre (ISC)

2.05 times the 2025 assessed value (P/AV multiple)

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
493	SE	26	49	2	3	90	146.2		146			133	13	\$109,400	Nisbet	Loamy Sand		L	21	
493	NE	26	49	2	3	0	158.5		158			153	5	\$85,300	Whitewood	Loam		J	21	
Totals							304.7	0	304	0	0	286	18	\$194,700	Weighted Average Final Rating #DIV/0!					\$0.00

Average per 160 acres \$102,474

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.

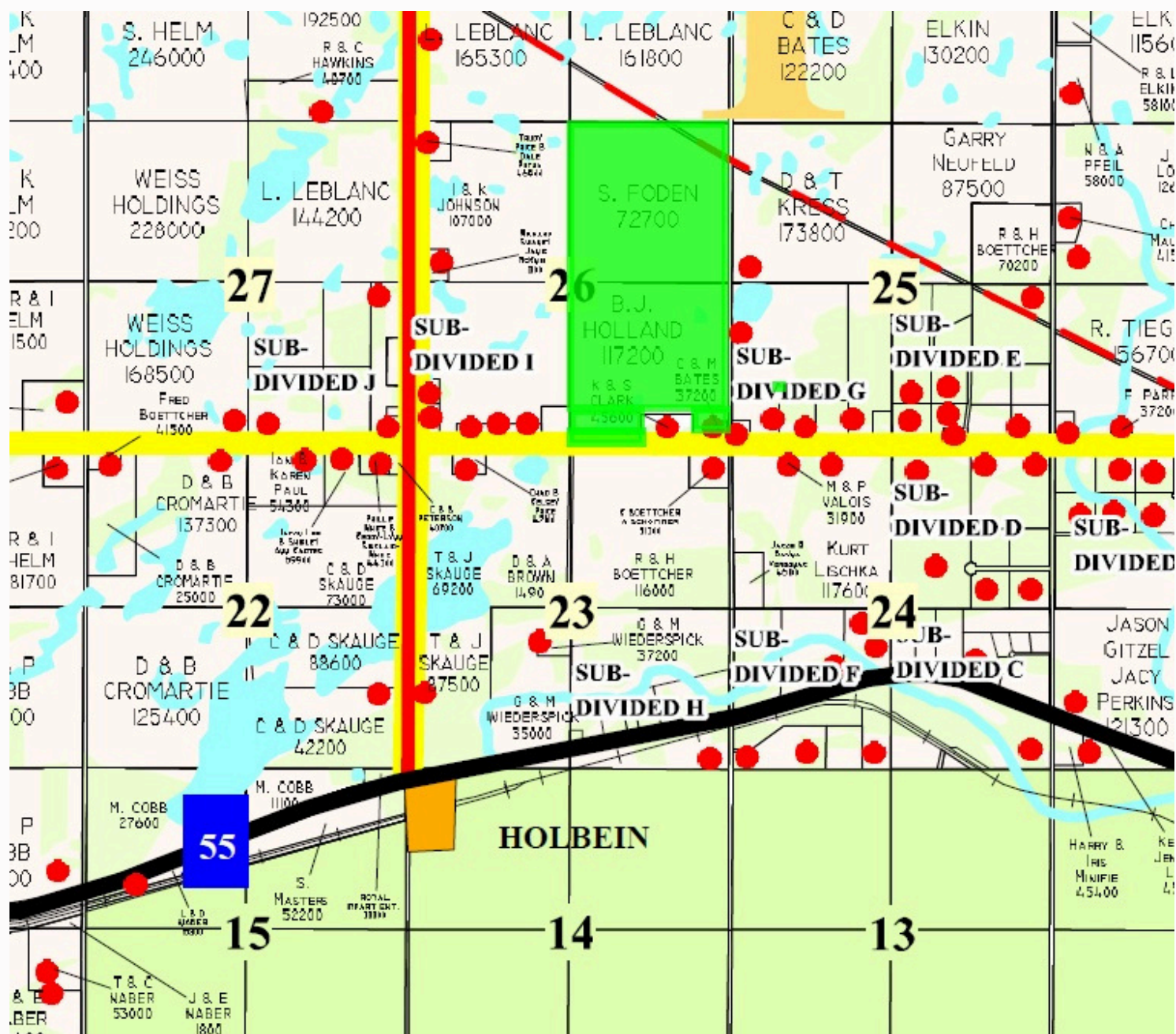
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

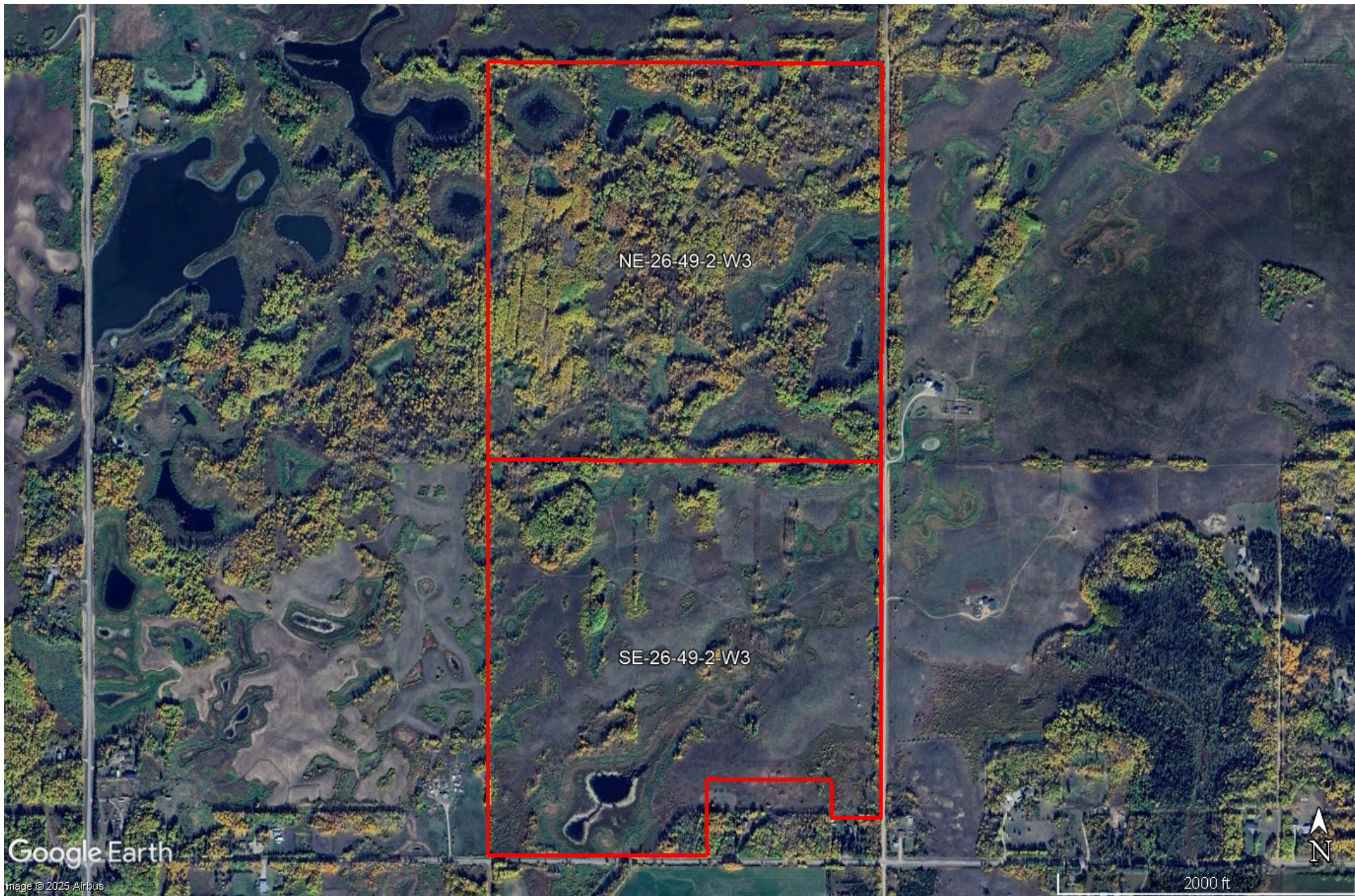
Saskatchewan Crop Insurance Corporation (SCIC)

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

Image © 2025 Airbus

NE-26-49-2-W3

SE-26-49-2-W3

N

2000 ft