



HAMMOND

R E A L T Y

\$700,000

Wilkie 159 acres Grain Farmland (Ulsifer)



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160 Acres of Productive Grainland – RM 409 Buffalo

Located approximately 18 miles northeast of Wilkie, SK, this 160-acre quarter section offers highly productive farmland in excellent condition.

The property features **class 2 thin black Oxbow association soil** with a loam texture, gently rolling topography, and moderate stoniness. With a **soil final rating of 55.1** and a **crop insurance rating of H**, this land is well-suited for grain production. While SAMA reports 104 cultivated acres, the owner states **135 seeded acres**, maximizing the quarter's potential.

Farmland & Price Summary

- **Legal Land Description:** NE 17-41-17 W3 Ext 0
- **Title Acres (ISC):** 159
- **Seeded Acres (Owner):** 135 (as per GPS)
- **SAMA Cultivated Acres:** 104
- **SAMA 2025 Assessed Value:** \$216,200
- **Soil Final Rating:** 55.1

Price: \$700,000

- \$4,412 per title acre
- \$6,731 per cultivated acre (SAMA)
- \$5,185 per cultivated acre (Owner)

This is a **high-quality grainland opportunity** with strong soil rating and excellent production potential.

The Seller will respond to all offers after 1:00 PM on August 13, 2025.

Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information							SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	409	NE	17	41	17	3	0	158.7	135	159	104	55	\$216,200	Oxbow	Loam	55.1	H	19	
	Totals							158.7	135	159	104	55	\$216,200	Weighted Average Final Rating 55.1					\$0.00

Average per 160 acres \$217,560

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: 03-Jun-2025

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Municipality Name: RM OF BUFFALO (RM)

Assessment ID Number : 409-001317100

PID: 202688016



Civic Address:

Legal Location: Qtr NE Sec 17 Tp 41 Rg 17 W 3 Sup

Supplementary:

Title Acres: 158.66

School Division: 202

Neighbourhood: 409-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 03-Jan-2024

Change Reason: Reinspection

Year / Frozen ID: 2024/-32560

Predom Code:

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

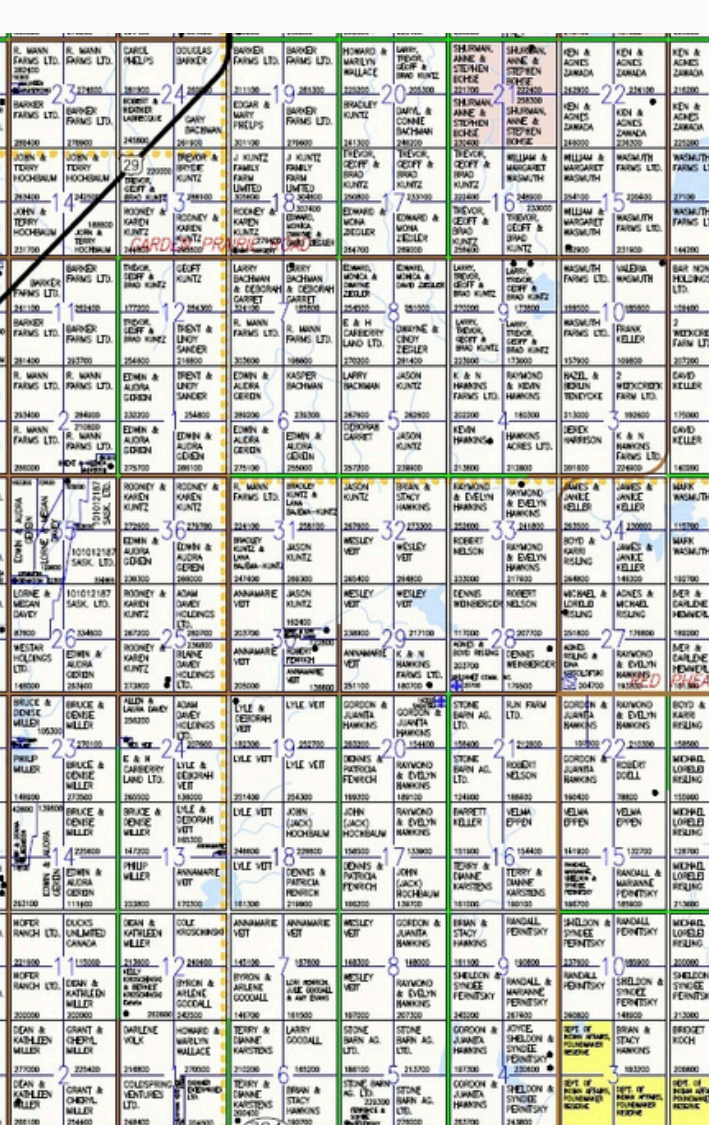
AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
13.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	\$/ACRE	1,421.94
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	52.94
		Soil texture 2		Phy. Factor 1	10% reduction due to PSA2 - [90 : Poor Drain/Sal. - Mod.]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	WS: Waste Slough Rate: 0.90		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
83.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	\$/ACRE	1,505.21
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	56.04
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	WS: Waste Slough Rate: 0.90		
		Soil association 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
8.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	\$/ACRE	1,128.91
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	42.03
		Soil texture 2		Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	WS: Waste Slough Rate: 0.90		
		Soil association 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				

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	\$153,000		1	Other Agricultural	55%	\$84,150				Taxable
Total of Assessed Values:	\$153,000				Total of Taxable/Exempt Values:	\$84,150				





A horizontal strip representing a section of a railroad track. It features several white rectangular labels with blue text indicating station names or mileposts: "R.19", "784", and "R.18". To the left of "R.19" is a small black shield-shaped marker containing the number "14". Below the track line, there are red text labels: "R.M. of REFOR No. 379" appears twice, and "R.M. of ROSEMOUNT No. 378" appears once. A series of small red numbers (3794, 3793, 3792, 3791, 3790, 3789, 3788, 3787, 3786, 3785, 3784, 3783, 3782, 3781, 3780, 3779) are positioned along the top edge of the track line.



Google Earth

Image © 2025 BIRDAR



1000 ft