



HAMMOND

R E A L T Y

\$599,000

Langham 156 acres Grain Farmland



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HAMMOND

REALTY

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Productive Grain Quarter in RM of Corman Park

Ideal for investment or expansion, this well-located quarter section sits just 3 miles south of Highway 16 on SK-784 (Struan Grid Road) and 4.5 miles southwest of the Ag-in-Motion site near Langham, SK. With excellent road access and strong agronomic features, this is an excellent expansion on investment quarter.

The land is comprised of productive Class 3 dark brown soil (Bradwell Association) with a light loam texture. It features flat topography, no stones, and is predominantly cultivated. The farmland is in excellent condition and well-suited for grain production.

Property Details

Location: SW 6-39-8 W3 (2 titled parcels)

– Parcel A: Plan 101725488 Ext 20

– Parcel B: Plan 101725499 Ext 21

Title Acres (ISC): 156

Total Acres (SAMA): 157

Cultivated Acres: 149

Wetland/Bush Acres: 7

Soil Final Rating (Weighted Average): 45.7

2024 Assessed Value: \$255,900

Pricing

Farmland Price: \$599,000

Price per Title Acre: \$3,840

Price per Cultivated Acre: \$4,020

Price-to-Assessed Value Multiple: 2.34

A strong producing quarter in a high demand area—ready for immediate use or long-term holding.

Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information							SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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	344	SW	6	39	8	3	20	78.1	78	75	3	\$129,000	Bradwell	Light Loam	45.8	J	18	\$510.00
2	344	SW	6	39	8	3	21	77.9	78	74	4	\$126,900	Bradwell	Light Loam	45.6	J	18	\$475.00
Totals								156.0	156	149	7	\$255,900	Weighted Average Final Rating 45.7					\$985.00

Average per 160 acres \$262,462

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: 09-Apr-2025

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Municipality Name: RM OF CORMAN PARK (RM)

Assessment ID Number : 344-002406401

PID: 204806228



Civic Address:
Legal Location: Parcel B Block Plan 101725499 Sup 21
Supplementary: W 1/2 of Qtr
SW-06-39-08-W3
ISC #: 147561857

Title Acres: 77.91
School Division: 206
Neighbourhood: 344-142
Overall PUSE: 2000
Reviewed: 24-Jul-2024
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost
Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
69.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,743.52
		Soil texture 1	VL - [VERY FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	46.37
		Soil profile 1	CAL10 - [CHERN-CAL (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
5.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,307.64
		Soil texture 1	VL - [VERY FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	34.78
		Soil texture 2		Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
		Soil profile 1	CAL10 - [CHERN-CAL (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

Acres	Waste Type
4	WASTE SLOUGH BUSH

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
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Property Report

Municipality Name: RM OF CORMAN PARK (RM)			Assessment ID Number : 344-002406401			PID: 204806228	
Agricultural	\$126,900	1	Other Agricultural	55%	\$69,795	Taxable	
Total of Assessed Values:		\$126,900	Total of Taxable/Exempt Values:		\$69,795		

Property Report

Print Date: 09-Apr-2025

Page 1 of 2

Municipality Name: RM OF CORMAN PARK (RM)

Assessment ID Number : 344-002406400

PID: 202554671



Civic Address:
Legal Location: Parcel A Block Plan 101725488 Sup 20
Supplementary: E 1/2 of Qtr
SW-06-39-08-W3
ISC #: 147561879

Title Acres: 78.07
School Division: 206
Neighbourhood: 344-142
Overall PUSE: 2000
Reviewed: 24-Jul-2024
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost
Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
71.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,743.52
		Soil texture 1	VL - [VERY FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	46.37
		Soil profile 1	CAL10 - [CHERN-CAL (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
4.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,307.64
		Soil texture 1	VL - [VERY FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	34.78
		Soil texture 2		Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
		Soil profile 1	CAL10 - [CHERN-CAL (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

Acres	Waste Type
3	WASTE SLOUGH BUSH

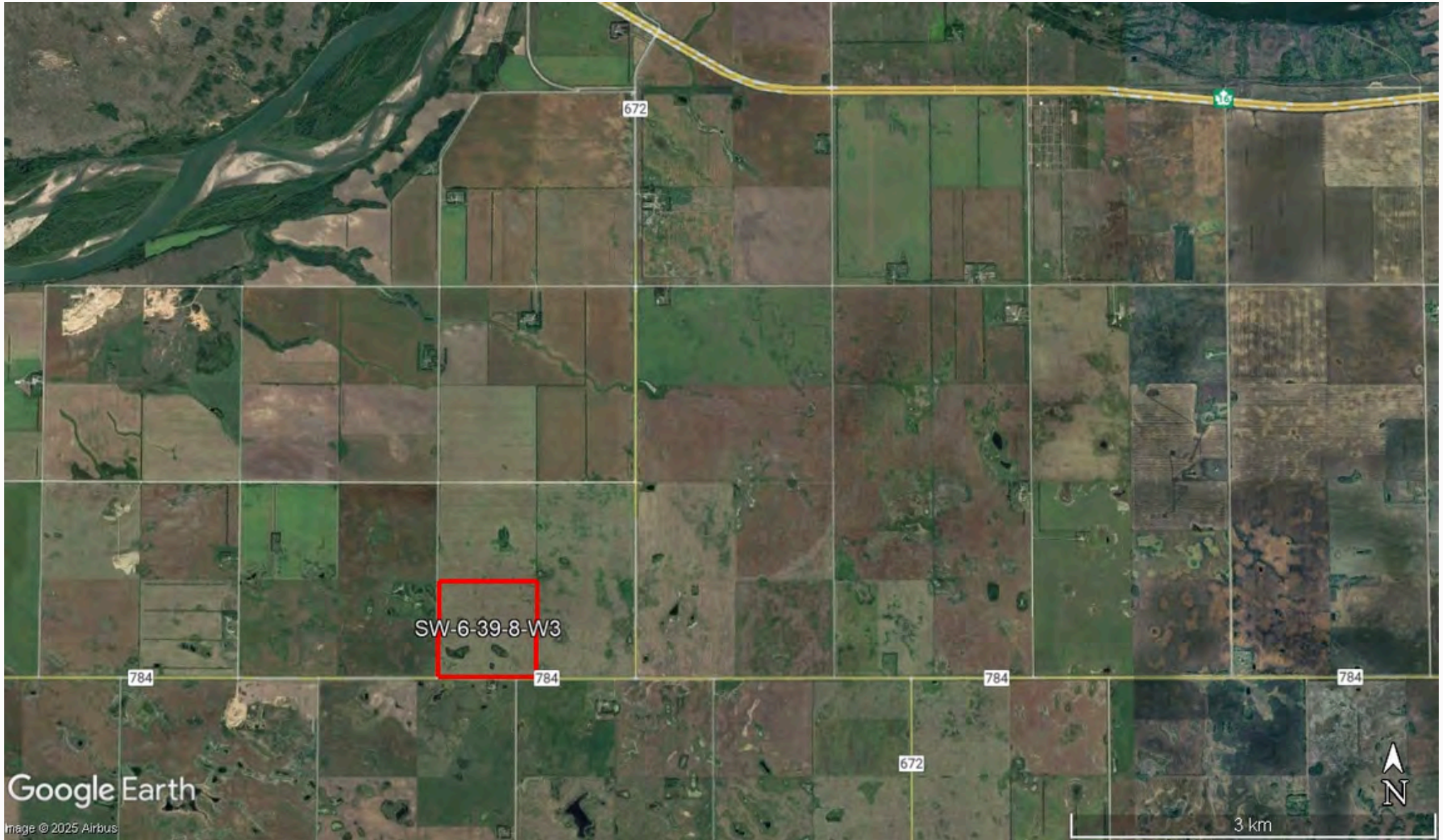
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
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Property Report

Municipality Name: RM OF CORMAN PARK (RM)			Assessment ID Number : 344-002406400			PID: 202554671	
Agricultural	\$129,000	1	Other Agricultural	55%	\$70,950	Taxable	
Total of Assessed Values:			Total of Taxable/Exempt Values:		\$70,950		





TOWN

F

RGE. 7

RGE. 8

GE. 9

