

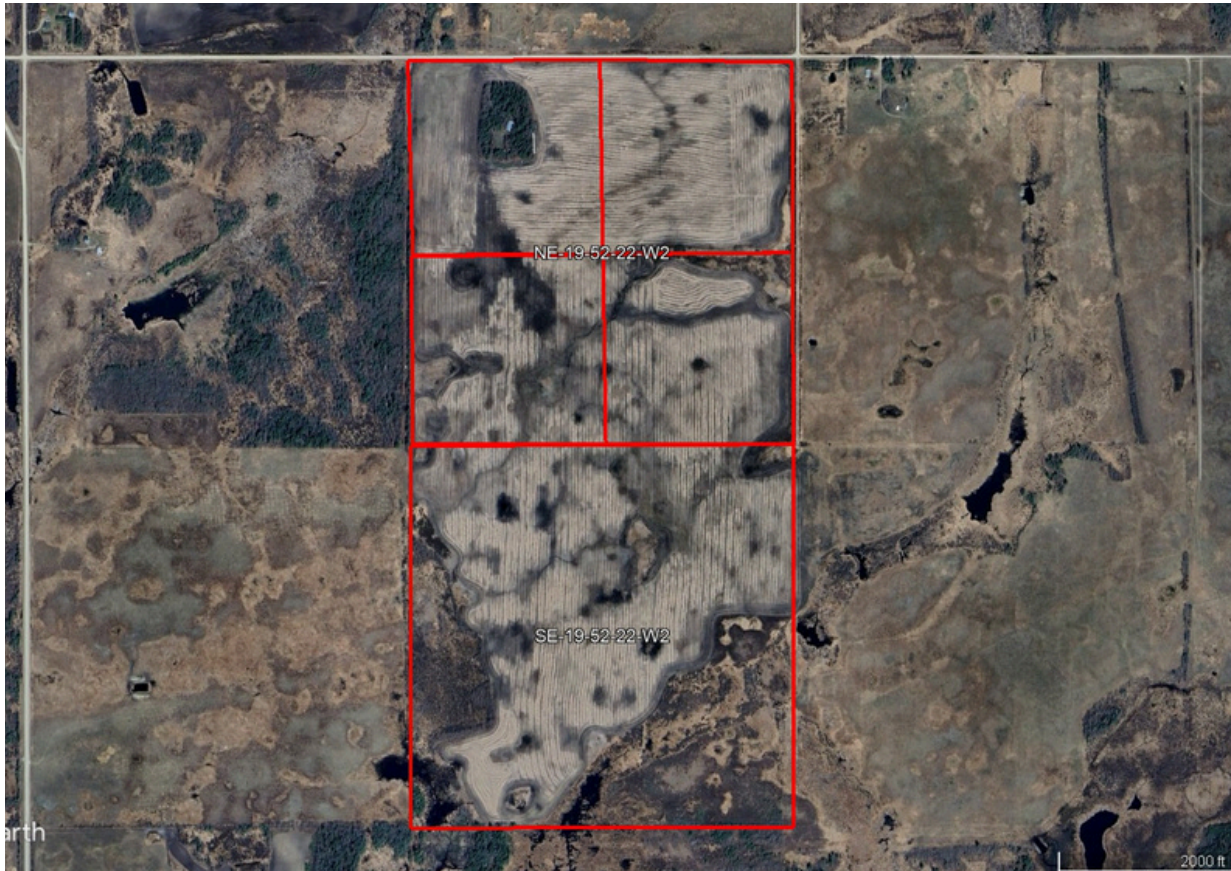


# HAMMOND

REALTY

\$659,900

Weirdale 320 acres Grain Farmland



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Two quarter sections of cultivated land for sale, located north of Weirdale, in the Rural Municipality of Paddockwood #520.

These grain farmland parcels are mapped as Canada Land Inventory Class 2 soils, within the Dark Grey soil zone (Paddockwood to Glenbush soil associations). Surface textures range from light loam to gravelly loam. Property tax assessment data lists 281 cultivated acres, although the owner reports 250 cultivated acres is more typical.

There is a very attractive and well treed yardsite on the north quarter, with power and a 28'x72' machine shed present, with 13' 8" sidewall height. Truck shed attached, 13'x72'. Steel bins are present although not included in the sale.

#### Farmland Summary

\$659,900 Farmland  
\$2,056 per Total acre (ISC)  
\$2,640 per cultivated acre (owner)  
1.83 times the 2025 assessment

\$659,900 Total Asking Price

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
520	SE	19	52	22	2	0	160.31	100	160	124	0	12	24	\$155,700	Paddockwood; Glenbush	Light Loam; Gravelly Loam	30.6	L	21	\$901.90
520	NE	19	52	22	2	33.36, 34.35	160.67	150	160	157	0	0	3	\$205,800	Paddockwood; Glenbush	Light Loam; Gravelly Loam	34.9	L	21	\$1,034.44
<b>Totals</b>							<b>320.98</b>	<b>250</b>	<b>320</b>	<b>281</b>	<b>0</b>	<b>12</b>	<b>27</b>	<b>\$361,500</b>	<b>Weighted Final Rating 33.0</b>					<b>\$1,936.34</b>

## 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.

<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](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator)

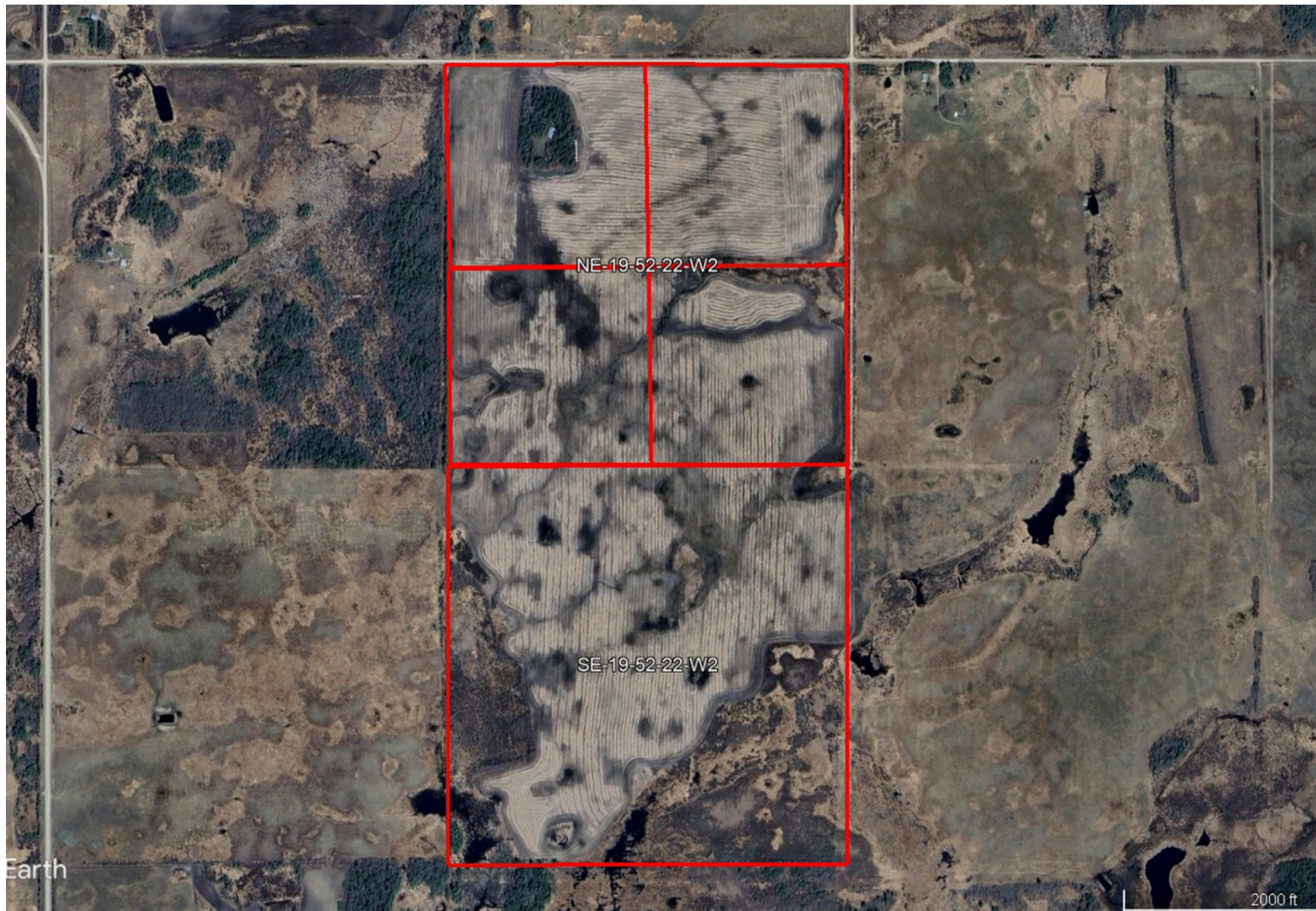












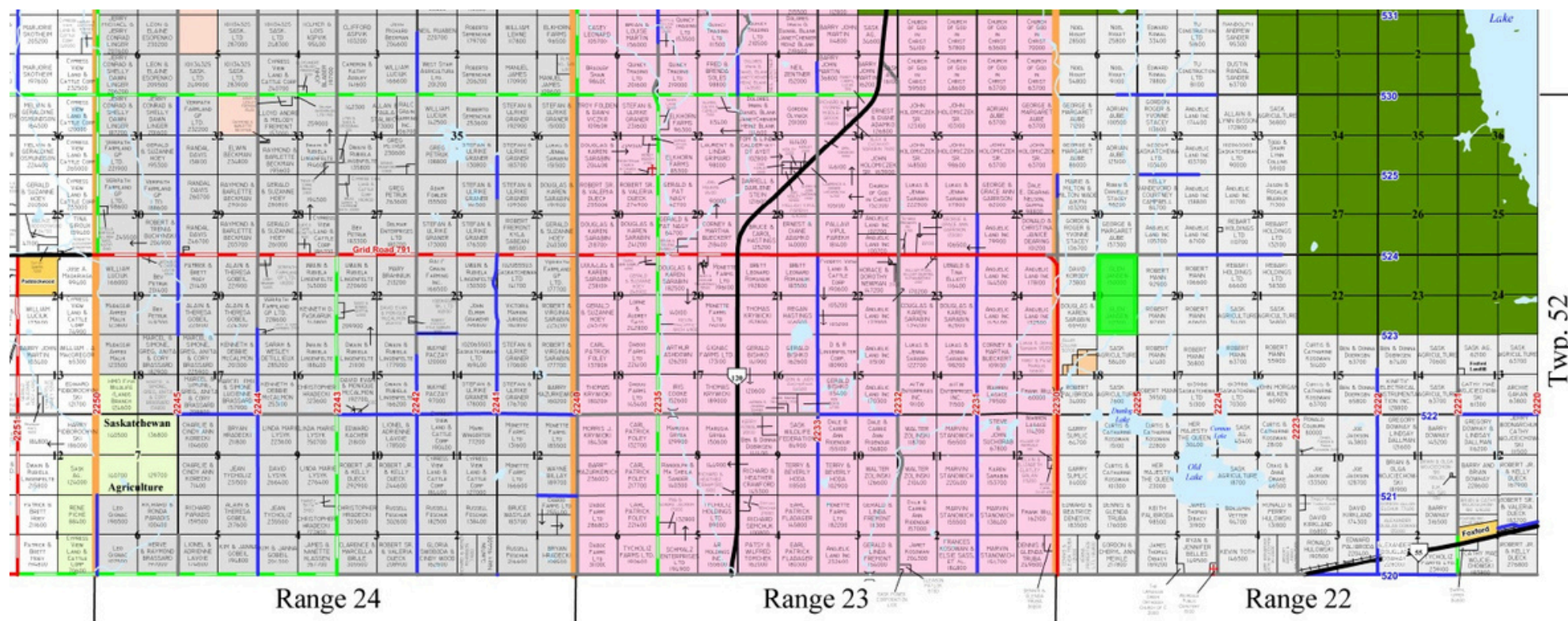
NE-19-52-22-W2

SE-19-52-22-W2

2000 ft

Earth





Twp. 52