



# **HAMMOND**

**R E A L T Y**

**\$5,065,000**

**Kinley 1,031 acres Grain Farmland**



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**Property Information:**

This package of very good quality of grain farmland is located 9 miles south of Kinley, SK. It has 8 parcels with a total of 1,031 acres (SAMA).

Tenant has ROFR (Right of First Refusal).

**Farmland & Price Summary**

8 Parcels

1,027 Title Acres (ISC)

**SAMA Information**

1,031 Total Acres

1,013 Cultivated Acres

18 Wetland/Bush Acres

\$1,968,700 Total Assessed Value

\$305,521 Average Assessment per 160 Acres

71.6 Soil Final Rating (Weighted Average)

\$5,065,000 Farmland Price

\$4,932 per Total acre (ISC)

\$5,000 per cultivated acre (SAMA)

2.57 times the 2021 Assessed Value



## 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	Assessed Fair Value 2021	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
346	W 1/2 SE	14	34	11	3	1	79.7		80	80				\$165,300	Elstow	Silty Clay Loam	76.2	F	16	
346	SW	14	34	11	3	0	159.5		160	159			1	\$302,300	Elstow	Silty Clay Loam	70.1	G	16	
346	S 1/2 NE	14	34	11	3	17	72.1		72	72				\$148,800	Elstow	Silty Clay Loam	76.2	F	16	
346	N 1/2 NE	14	34	11	3	15	79.7		80	80				\$158,600	Elstow	Silty Clay Loam	73.1	F	16	
346	PT NW	14	34	11	3	1	157.2		158	157			1	\$302,700	Elstow	Silty Clay Loam	71.1	F	16	
346	NE	15	34	11	3	0	159.7		161	160			1	\$322,500	Elstow	Silty Clay Loam	74.3	F	16	
346	SE	23	34	11	3	0	159.5		160	160				\$268,800	Elstow	Silty Clay Loam	61.9	H	16	
346	SW	23	34	11	3	0	159.5		160	145			15	\$299,700	Elstow	Silty Clay Loam	76.2	F	16	
<b>Totals</b>							<b>1,026.9</b>	<b>0</b>	<b>1,031</b>	<b>1,013</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>\$1,968,700</b>	<b>Weighted Average Final Rating 71.6</b>					<b>\$0.00</b>

**Average per 160 acres \$305,521**

### 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/>

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















