



HAMMOND

REALTY

\$475,000

Maidstone 88 acres Hay Land

(Hwy 16 Frontage, Potential Building Site)



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Property Description:

This good quality of farmland with half mile of highway frontage is located near Maidstone, Saskatchewan. It has a total title acre of 88 acres, 78 cultivated acres and 10 wetland/bush acres.

Farmland & Price Summary

2 Parcels
88 Title Acres (ISC)

SAMA Information

88 Total Acres
78 Cultivated Acres (Currently in Hay)
10 Wetland/Bush Acres
\$180,400 Total Assessed Value
\$328,000 Average Assessment per 160 Acres
61.8 Soil Final Rating (Weighted Average)

\$475,000 Farmland Price
\$5,395 per Total acre (ISC)
\$6,090 per cultivated acre (SAMA)
2.63 times the 2025 Assessed Value

Directions:

Two miles east of Maidstone on Hwy 16, north on Rd 3225 half mile.

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
470	NW	19	47	22	3	52	85.0	85	75			10	\$173,500	Hamlin	Light Loam	61.9	K	20	
471	NE	24	47	23	3	Blk/Par E-Plan 102265411 Ext 0	3.0	3	3				\$6,900	Hamlin	Light Loam	61.0	K	20	\$12.98
Totals							88.0	88	78	0	0	10	\$180,400	Weighted Average Final Rating		61.8			\$12.98

Average per 160 acres \$328,000

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>



