

\$395,000

Hafford 144 acres Grain Farmland (Skwara)





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Farmland for Sale RM 435 Redberry

NW 29-42-9 W3 Ext 1 - 144 acres

Excellent expansion opportunity with this 144-acre parcel of arable grainland located 8 miles southeast of Hafford, Saskatchewan, in the RM of Redberry No. 435.

This land is characterized by productive Hamlin fine sandy loam and loamy sand soils, with a strong soil final rating of 52.3 and crop insurance rating L. The farmland is predominantly cultivated and considered to be in excellent condition. Of the 144 total acres, 115 acres are seeded to annual crops, 25 acres are in alfalfa in the southwest corner, with the balance a windrow extending south of the yardsite.

Farmland & Price Summary

NW 29-42-9 W3 Ext 1

- 144 title acres (ISC)
- 140 reported seeded acres (Owner)

SAMA Information (2025)

- 144 total acres
- 136 cultivated acres
- 8 wetland/bush acres
- \$267,300 total assessed value
- \$297,000 average assessment per 160 acres
- 52.3 soil final rating (weighted average)

Price

- \$395,000 Farmland Price
- \$2,743 per title acre (ISC)
- \$2,904 per cultivated acre (SAMA)
- \$2,821 per cultivated acre (Owner)
- 1.48 times the 2025 assessed value (P/AV multiple)



Detailed Description of Farmland Property

	Leg	gal L	and	Des	cript	tion		ISC				SAN	IA Informatio	n *		SC	CIC	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	435	NW	29	42	9	3	1	144.0	144	136	8	\$267,300	Hamlin	Fine Sandy Loam	52.3	L	22	
						To	tals	144.0	144	136	8	\$267,300	,	Weighted Average Final Rating	52.3			\$0.00

Average per 160 acres \$297,000

SAMA Information *adjusted based on recent yardsite subdivision

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.

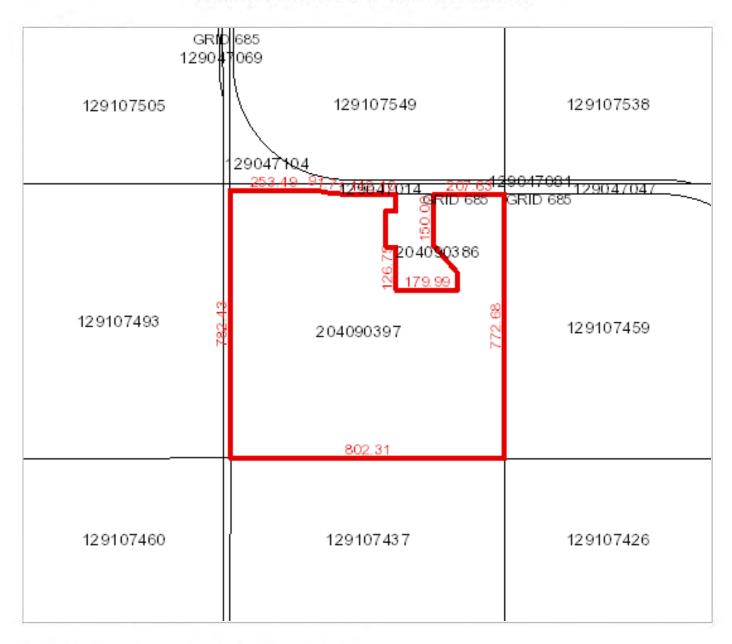
Sask Grains Risk Zones http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/

Parcel Crop Insurance Rating https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator



Surface Parcel Number: 204090397

REQUEST DATE: Thu Dec 19 16:12:17 GMT-06:00 2024



Owner Name(s): Skwara, Darlene Mary, Skwara, Victor

Municipality: RM OF REDBERRY NO. 435 Area: 58.273 hectares (144 acres)

Title Number(s): 157895612 Converted Title Number: 94B07635

Parcel Class: Parcel (Generic) Ownership Share: 1:1

Land Description: NW 29-42-09-3 Ext 1
Source Quarter Section: NW-29-42-09-3

Commodity/Unit: Not Applicable

Property Report Print Date: 22-Aug-2025 Page 1 of 1

Municipality Name: RM OF REDBERRY (RM)

Assessment ID Number:

Title Acres:

435-000229200

PID: 201234051

Civic Address:

Legal Location: Qtr NW

Sec 29 Tp 42 Rg 09 W 3 Sup 00

School Division: 202

Reviewed: **Change Reason:** 10-Mar-2025 Maintenance

LSD14 of quarter.

Supplementary: ISC 204090397, 144 acres except 10 acre Parcel A yardsite in Neighbourhood: 435-200

144.00

Year / Frozen ID:

2025/-32560

Overall PUSE: 2000 **Predom Code:**

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

Call Back Year:

AGRICULTURAL ARABLE LAND

MANAGEMENT AGENCY

Acres	Land Use	Productivity Deterr	mining Factors	Economic and Physical	Factors	Rating	
27.00	KG - [CULTIVATED GRASS]	Soil assocation 1	ME - [MEOTA]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,396.29
		Soil texture 1	LS - [LOAMY SAND]	Stones (qualities)	S1 - None to Few	Final	37.14
		Soil texture 2	S - [SAND]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER25				
109.00	KG - [CULTIVATED GRASS]	Soil assocation 1	HM - [HAMLIN]	Topography	T2 - Gentle Slopes	\$/ACRE	2,105.79
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	56.01
		Soil texture 2	SL - [SANDY LOAM]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Waste Type 8 WS & WSB

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	\$267,300		1	Other Agricultural	55%	\$147,015				Taxable
Total of Assessed Value	s: \$267,300	-		Total of Ta	xable/Exempt Values:	\$147,015				



















				TWP. 43		
TWP. 42			84900 TARAS FADISH 64800 SHELDON FLATH 60400 GALE ROTH 42300	DEPT. OF INDIAN AFFAIRS NATALIE CRAMIAK 121200 DEPT. OF INDIAN AFFAIRS DALE PAULOW PAULOW	PAULOW 94200 ROBERT SAWYSHYN 92800 DEST. OF INDIAN AFFARS	GOLDEN RIDGE ENT. INC. BEELOO CIRCLE G RANCH LTD. 77 IOO RICHARD GALL BYTOO & SHELLY GALL 93400
	44400 47700	ANNETTE & TERRY FOSTER 45800 ANNETTE & TERRY FOSTER 64100	AFFARS 7 CLINTON TAYLOR 92800	GREGORY GREYBOWSKI 115100 DERF. OF NEIWN	AFFARS	TAYLOR 77600 CLINTON TAYLOR 35100 6 RICHARD
45800 19	41800	52760 31 DAVID PAULOW	GREGORY DRZYBOWSK 83100 SHELDON FLATH 50900 DONALD M. MURSHY	KEVIN & BEVIN & BEVIN MERVIN & MERVIN LESKO 12800 MERVIN LESKO 110700 MERVIN ME	& SHELLY GALL 77200 KEVIN & BEVERLY FLATH 94100 DDNALD & LUCILLE PAULOW 96300 2 DALE PAULOW 99500	KEN & CATHY TRACHUR 109200 RICHARD & SHELLEN GAUGE HELEN TAYLOR 95500 CUNTON TAYLOR 66300
	44100	DALE PAULOW 66500 47400	DALE PAULOW 1500 105200 WESLEY CLOSE 48500	TERRY PARCHEWSKI 108400 MERVIN, MARY &	REVIN & BEVERLY FATH 75000 DONALD & DUCLIE PADLOW B8990 DALE FAULOW 76000 DALE & FROM FROM FROM FROM FROM FROM FROM FROM	HELEN TAYLOR 75800 HELEN TAYLOR 76800 SHIRLEY & DARRYL MILLAR 91700 CLINTON & DENISE TAYLOR 83400
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		44900	SWYSTUN 89800 DONALD M. MURPHY 42900 DONALD ELUCILLE PAULOW 57300 DONALD & LUCILLE PAULOW 48900	SERVIN STAND	MERVIN & MARY LESKO 103600 DAVID PAULOW 110100 8 50NALD A LUCILLE PAULOW	& BEV FLATH 79200 G TOPHER HAEL NDA 81900
47000	45400 42100 ULTURE	44200 333 44900	SOSOO WELLAM HAMILTON SJBOO BALE & NANCY ROTH 51900 TARAS FADISH J9400 DALE ROTH	SAFET OF STARS OF THE STARS OF	JOHN & ANNE OGENCHUM 126900 MERVIN & MARY LESKO 118800 D 80	SHELLY POBRAN- JANOSTIN 98500 JEFFREY & LEANNE KURYSH 98000 RYAN LESKO 105200 GEDRGE KALYN 108800
MAURICE & PHYLLIS SHUMANSK			35800 10 - 4 1 187000 10 - 5 1 18300 D. MINER DOREEN SMITH 29000	MARCARLT LOWMER 87100 22 1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	A ANNE OGENCHUM 113100 34 I MERVIN & MARY 1 LESKO 2100 PIANA 0105BRECHT 45400 27 HUN-8	JANOSTIN 96400 • 10 RYAN •
43200 22 MARY SAWYSHYN 40400 MAURICE & JENNIFER JENNIFER JSHUMANSKI 52000	1 44500 27 — — — — — — — — — — — — — — — — — — —	41600	39700 VICTORIA KERYLIUK 32400 LAWRENCE KIMPTON 17900	TOWN OF THE PROPERTY OF THE PR	ROBERT & DONNA RIVELT 60300 DONNA	RAPTOR ENT. INC. 104500 RAPTOR ENT. INC. 112300 DGUG & LYNNE SWYSTUN 98900 DEPT. OF INDIAN AFFAIRS
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STEVE & EVELTY GRZYBOWSK 57600	GREDORY GREDOR	GREGORY GRZYBOWSK 69600	A DICM BOHUN 25600 275600 JAYELTEE GS INC. JAYELTEE GS INS.	4 40400 E ROMAN KLUCK 1 42000 I ROMAN KLUCK 1 39100 13 JEANETTE WORGHAM 33300	44000 G. KALYN 29200 EV LESKO 42600	SWYSTUN 92700 12 DOUG & LYNNE
38400 GREGORY GRZYBOWSKI 47900 GREGORY GRZYBOWSKI	56900 25 TIMOTHY & /GERRI ANNE JUCIUK 52200	JAMES & VINCENT KOHUT	JEANETTE WOROTMAN 27100 JEANETTE WOROTMAN 40600	CATHERINE TKACHUK 48500	J. & A. DOENCHUM 44600 8 0000 AU A. A. B.	
34600 MERVIN GRAMIAK 41000 MAURICE & PHYLLIS SHUMANSKI 48600	AMSON 41600 30 NORMA AMSON 35300 NORMA AMSON 1	JAMES CATHY HORMAN AMENA	SAMES & CATHY KOHUT 100 RAYMOND KOHUT 18100	62100 LAWRENCE & IRENE KOHUT 66100	MERVIN LESKO 22200 30	DEPT. OF NOISH AFFAIRS JULIAN POBRAN 83000 1 ARMOND MESDOLY 84200 6 MA SABDO NICHLIK
42600 TIMOTHY & GERRI ANNE LUCIUK 48300 TIMOTHY & GERRI ANNE	KEENAN KOHUT 30800 TIMOTHY & GERRI ANNE LUCIUK 39200 LARRY & DIANE HAWRYSH	RAYMOND KOHUT 44400 JAMES &	37700 JAMES & CATHY KOHUT 52300	G. & B. THACHILK SISSON LAWRENCE & IRENE KOHUT SEGOO DAVID JOHN HORBAY B6700 DAVID JOHN HORBAY S3900 LAWRENCE L	38500	BORIS WEREZAK 96600 JULIAN POBRAN 75700 JULIAN POBRAN 59900 JULIAN POBRAN BOOD
59800 — 20 WAY BOKLAS	ROSS A & DUNCAN 64300 RYAN & ALISHIA MICHAL PIKKO	36400 3. WAY BOKLAS 54700	KOHUT 57500 ADAM. MARCARET, & DARCY HERMAN 45200 RAYMOND KOHUT 75500 JAMES & CATHY KOHUT 533400	5HYLUK 56400 1 LAWRENCE & IRENE KOHUT 55800 DAVID & LINDA SHYLUK 48200 7 DAVID & LINDA SHYLUK 72200	JULIAN POBRAN 460001 BRIAN & DARCY TYASESHIUK 48200	85000 WALTER
76600 B. & C. DISHKO 27300 BLCX	MOFFAT MOFFAT 60200	& PAT NYKIFORUK 35500 2 NE SCHUK 42200	& LINDA SHYLLIK SB8DD ADAM, MARGARET & DARCY HERMAN B4000 ADAM, MARGARET & DARCY HERMAN B4000 JAMES & CATHY KOHUT 59200	NAHARNEY 39300 HEBWA WANG TAND DAVID	FRED MURANETZ 41300 ERNEST 4 ELEANOR BOYKO	BERNE WOYTLUK 72600 BERNE WOYTLUK 81300 JULIAN POBRAN 71000 BRIAN YASIENIUK • 53100
54600 2 ANNE 1 TANCHAX 67400 1 HALIA DISHKO 54700	GRAMIAK 45500 2 CONNIE GRAMIAK 58200 LARRYO & DIANE HAWRYSH	BOB & PAT NYKIFORUKI 34400 CONNIE	77100 9	DAYIDA SHYLUK BITOD	BRIAN A DARCY YASIENIUK 46600 33 GAIL KIRKPATRICI 51700 GAIL ERNEST & ELEANOR BOYKO 52400	BERNIE WOYTIUK 71200 9 BRIAN YASIENIUK 1 72500 1 JULIAN POBRAN 73000 BRIAN YASIENIUK 51400
LARRY & DIANE HAWRYSH 93400 LARRY & DIANE HAWRYSH	& PAT NYKIFORUK 41800 SWYSTUN FARMS LTD. 57890 MRRY & DIANE HAMRYSH	47200 BOB	70100 DENNIS NAHORNE 48800 LEO & (1300 SE 1300 SE 1300 SE 1300 SE 1300 SE	57600 MORRI 57600 MORRI 57600 MORRI 57600 DEORGE NYOFGRU 70400 DON	DUCKS UNLMITE CANADA 57700 ROBERT HEATHER POBRAN 3500 HABA KEVIN BONKO 54000 \$660 KEVIN KEVIN KEVIN HOYKO 40400	DACHURAN SANDURAN SAN
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