



HAMMOND

R E A L T Y

\$599,000

Langham Riverfront Land - 120 Acres (Kerlis)



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Scenic North Saskatchewan Riverfront – RM of Corman Park

Fantastic opportunity to own a unique riverfront property along the North Saskatchewan River, less than 30 minutes from Saskatoon! The location and characteristics make this property ideal for building your dream home along the river, enjoying a private recreational retreat, or taking advantage of the proximity to the Ag in Motion site and Hwy 16 to develop for business purposes.

This property is comprised of two parcels, split by the CP rail line:

- **85 acres** of rolling native grass in the river valley with over 2,200 ft of frontage along the North Saskatchewan River.
- **35 acres** of arable land adjacent to Hwy 16 and directly across from the Ag in Motion agricultural trade show site.

Don't miss this rare chance to secure a property with both scenic beauty and prime location. Call today to explore the possibilities!

Farmland & Price Summary

- **SE 22-39-8 W3 Ext 57** – 85.9 acres (ISC)
 - **SE 22-39-8 W3 Ext 83** – 34.8 acres (ISC)
- 121 Title Acres (ISC)**

SAMA Information

- 121 total acres
- 21 arable hay/grass acres
- 100 native pasture acres
- \$97,700 total 2025 assessed value (AV)
- \$129,190 average assessment per 160 acres
- 41.4 soil final rating (weighted average)

Price

- **\$599,000 Farmland Price**
- \$4,961 per title acre (ISC)



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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
344	SE	22	39	8	3	57	85.9	121		21	100		\$97,700	Bradwell	Loam	41.4	J	18	\$260.00
344	SE	22	39	8	3	83	34.8	0											
Totals							120.7	121	0	21	100	0	\$97,700	Weighted Average Final Rating		41.4			\$260.00

Average per 160 acres \$129,190

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: 21-Aug-2025

Page 1 of 2

Municipality Name: RM OF CORMAN PARK (RM)

Assessment ID Number : 344-002422300

PID: 202564605



Civic Address:

Legal Location: Qtr SE Sec 22 Tp 39 Rg 08 W 3 Sup

Supplementary: Except RR, River, & Hwy #16
ISC #: 147561396 & 147561419

Title Acres: 120.74

School Division: 206

Neighbourhood: 344-190

Overall PUSE: 2100

Call Back Year:

Reviewed: 16-Aug-2024

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
21.00	KG - [CULTIVATED GRASS]	Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,554.94
		Soil texture 1	VL - [VERY FINE SANDY LOAM]	Stones (qualities)	S3 - Moderate	Final	41.35
		Soil texture 2		Phy. Factor 1	5% reduction due to PSA1 - [95 : Poor Drain/Sal. - Slight]		
		Soil profile 1	CAL10 - [CHERN-CAL (CA 9-12)]				
		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 PASTURE LAND

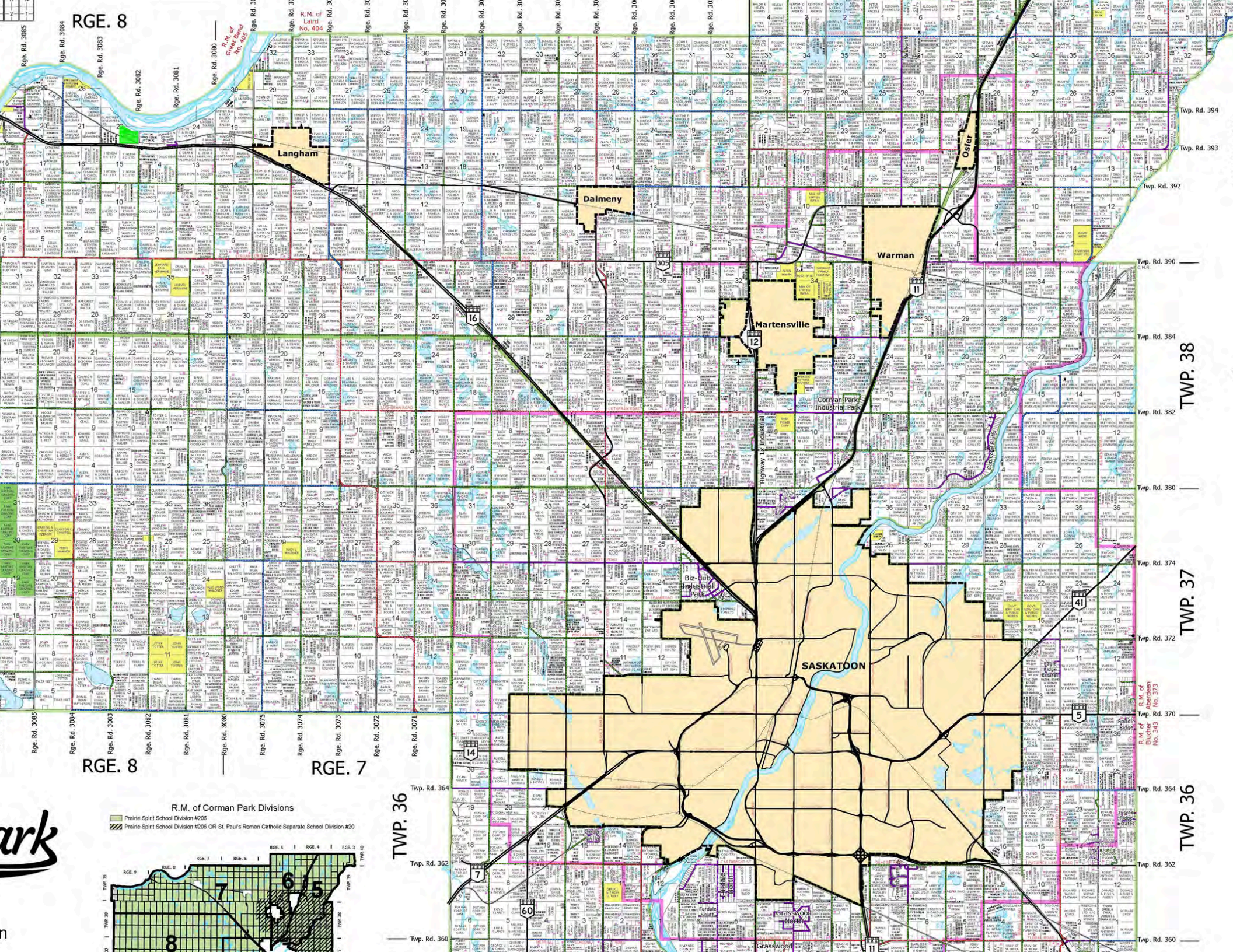
Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
40.00	NG - [NATIVE GRASS]	Soil association 1	BR - [BRADWELL]	Range site	L: LOAMY	\$/ACRE	1,055.52
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.45		
				Aum/Quarter	72.00		
		Soil association 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
60.00	ASP - [ASPEN PASTURE]	Soil association 1	BR - [BRADWELL]	Range site	L: LOAMY	\$/ACRE	381.16
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.12		
				Aum/Quarter	19.44		

Property Report

Municipality Name: RM OF CORMAN PARK (RM)		Assessment ID Number : 344-002422300		PID: 202564605
Soil association 2		BG - [BIGGAR]		
Soil texture 3		GL - [GRAVELLY LOAM]		
Soil texture 4				

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	\$97,700		1	Non-Arable (Range)	45%	\$43,965				Taxable
Total of Assessed Values:						\$43,965				



Corman Park

R.M. of Corman Park Divisions
Prairie Spirit School Division #206
Prairie Spirit School Division #206 OR St. Paul's Roman Catholic Separate School Division #20



