



# **HAMMOND**

**R E A L T Y**

**\$950,000**

Perdue 480 acres Mixed Farmland (Robinson)



**Dave Molberg**

Dave.Molberg@HammondRealty.ca

(306) 948-4478

HammondRealty.ca

### **Prime Mixed Farm with Yardsite – 480 Acres**

Located approx. 65km west of Saskatoon on HWY 14 between Biggar and Perdue, this 3-quarter farmland package offers a mix of cultivated land and pasture. The moderately rolling land is characterized by a Class 3 dark brown soil (Alert & Keppel associations) with a loam texture, average soil final rating 41.9.

### **Residence & Improvements**

A **1,948 sq. ft. home** (built in 1979, with a 1988 addition) provides a spacious 3-bedroom 2-bathroom layout:

- **Main Floor:** Large mudroom with plenty of storage leads to the well-designed kitchen, opening to an spacious dining and living room with wood burning fireplace. Adjacent to the dining room is a sunken family room and bedroom. Completing the main floor, the principal bedroom and renovated bathroom.
- **Basement:** The partially finished basement includes a large rec room with laundry and furnace, smaller family room, bedroom, den with closet, 3-piece bathroom, and cold storage room.

### **Additional Home Features:**

- 4-year-old forced air oil furnace, electric water heater
- Septic tank with pump-out
- Two wells (house & livestock use)
- 12' x 32' north-facing covered deck overlooking the back yard

### **Outbuildings & Infrastructure**

- **40' x 80' Arch Rib Shop** – Concrete pony wall, dirt floor. Building is solid, but requires renovation to the roof and end walls
- **12' x 32' Barn** – Steel frame, 3 stalls,

### **Land**

- **Total Acres:** Approx. 270 acres hayland, balance in pasture
- **Fencing:** the 3 quarters are perimeter fenced & cross-fenced
- Water supply previously supported up to 100 cows

This well-located and versatile farmland package is an excellent investment for mixed farming or cattle operations

### **Farmland & Price Summary**

- **480** title acres (ISC)
- NW 6-36-12 W3 Ext 0 and SW 6-36-12 W3 Ext 0 (RM of Perdue)
- NE 1-36-13 W3 (RM of Biggar)

### **SAMA Information**

- **479** total acres
- **306** cultivated acres
- **155** native pasture acres
- **18** wetland/bush acres
- **\$605,900** total 2025 assessed value (AV)
- **\$202,388** average assessment per 160 acres
- **41.9** soil final rating (weighted average)

### **Farmland Price – \$800,000**

- **\$1,667** per title acre (ISC)
- **\$2,614** per cultivated acre (SAMA)
- **1.32x** the 2025 assessed value (P/AV multiple)

### **Buildings and Improvement Price – \$150,000**

**Total Price – \$950,000**

# 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	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
	346	NW	6	36	12	3	0	160.6	161	50	111	0	\$156,200	Alert	Loam	39.6	J	16	\$343.00
	346	SW	6	36	12	3	0	158.4	158	106	44	8	\$208,500	Keppel	Loam	41.7	J	16	\$560.00
	347	NE	1	36	13	3	0	160.9	160	150	0	10	\$241,200	Keppel	Loam	42.8	K	16	\$621.00
	Totals							479.8	479	306	155	18	\$605,900	Weighted Average Final Rating		41.9			\$1,524.00

Average per 160 acres \$202,388

## 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: 19-Jul-2025

Page 1 of 2

Municipality Name: RM OF PERDUE (RM)

Assessment ID Number : 346-000906200

PID: 200033686



Civic Address:

Legal Location: Qtr NW Sec 06 Tp 36 Rg 12 W 3 Sup

Supplementary:

Title Acres: 160.59

School Division: 207

Neighbourhood: 346-200

Overall PUSE: 2100

Call Back Year:

Reviewed: 06-Jul-2023

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	
50.00	K - [CULTIVATED]	Soil association 1	KP - [KEPPEL]	Topography	T4 - Strg Slopes	\$/ACRE	1,489.11
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	39.60
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9 )]				
		Soil association 2	KP - [KEPPEL]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

## AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
87.00	NG - [NATIVE GRASS]	Soil association 1	AT - [ALERT]	Range site	SY/TH: SANDY/THIN	\$/ACRE	850.28
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% SI		
				Grazing water source	N: No		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.33		
				Aum/Quarter	52.00		
24.00	NG - [NATIVE GRASS]	Soil association 1	AT - [ALERT]	Range site	SY/TH: SANDY/THIN	\$/ACRE	322.52
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% SI		
				Grazing water source	N: No		
				Pasture Tree Cover	SH - [SHRUB]		
				Aum/Acre	0.10		
				Aum/Quarter	16.12		

Property Report

Municipality Name: RM OF PERDUE (RM)	Assessment ID Number : 346-000906200	PID: 200033686
--------------------------------------	--------------------------------------	----------------


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	\$156,200		1	Non-Arable (Range)	45%	\$70,290				Taxable
Total of Assessed Values:	\$156,200				Total of Taxable/Exempt Values:	\$70,290				

Property Report

Print Date: 19-Jul-2025

Page 1 of 3

Municipality Name: RM OF PERDUE (RM)			Assessment ID Number : 346-000906400		PID: 200033744		
	Civic Address:			Title Acres:	158.34	Reviewed:	08-Sep-2023
	Legal Location: Qtr SW    Sec 06   Tp 36   Rg 12   W 3    Sup 00			School Division:	207	Change Reason:	Reinspection
	Supplementary:			Neighbourhood:	346-200	Year / Frozen ID:	2025/-32560
				Overall PUSE:	0360	Predom Code:	SR002 Single Family Dwell
				Call Back Year:		Method in Use:	C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
3.00	A - [OCCUPIED YARD SITE]	Soil association 1	KP - [KEPPEL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,667.32
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	44.34
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9 )]	Natural hazard    NH: Natural Hazard Rate: 0.94			
		Soil association 2	KP - [KEPPEL]				
		Soil texture 3	L - [LOAM]				
45.00	K - [CULTIVATED]	Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
		Soil association 1	KP - [KEPPEL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,667.32
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	44.34
61.00	K - [CULTIVATED]	Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9 )]	Natural hazard    NH: Natural Hazard Rate: 0.94			
		Soil association 2	KP - [KEPPEL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
		Soil association 1	KP - [KEPPEL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,491.81
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	39.68
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9 )]	Natural hazard    NH: Natural Hazard Rate: 0.94			

Municipality Name: RM OF PERDUE (RM)		Assessment ID Number : 346-000906400		PID: 200033744
	Soil association 2	KP - [KEPPEL]		
	Soil texture 3	L - [LOAM]		
	Soil texture 4			
	Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]		
	Top soil depth	ER25		

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
44.00	NG - [NATIVE GRASS]	Soil association 1	AT - [ALERT]	Range site	SY/TH: SANDY/THIN	\$/ACRE	850.28
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% SI		
				Grazing water source	N: No		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.33		
				Aum/Quarter	52.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence		Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4240108	0	5 - Good	0.9	44	0	0.53	1	R	Taxable
		Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
		SFR - 1 Storey	1948	1979		48.0 X 30.0 + 24.0 X 19.0 + 4.0 X 13.0			
		Basement	1948	1979		48.0 X 30.0 + 24.0 X 19.0 + 4.0 X 13.0			
		Deck	624	1979		12.0 X 20.0)			
		DECK(384) ADD(D3.1) TXT(DIMENSION TYPE: O -> 12.0 X 32.0)							

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey		Building ID: 4240108.0		Section Area: 1948	
Quality: 5 - Good		Res Effective Rate: Structure Rate		Res Wall Height : 08 ft	
Heating / Cooling Adjustment: Heating Only		Res Hillside Adj:		Res Incomplete Adj :	
Plumbing Fixture Default: Good (11 Fixtures)		Plumbing Fixture Adj: -3		Number of Fireplaces : 1	
Basement Rate: Basement		Basement Height: 08 ft		Basement Room Rate : Basement Rooms	
Percent of Basement Area: 20% - Approx 1/4 Finished		Att/B-In Garage Rate:		Garage Finish Rate :	
Garage Wall Height Adjustment:		Garage Floor Adj:		Incomplete Adjustment :	
Detached Garage Rate:		Garage Finish Rate:		Garage Wall Height Adjustment :	




Municipality Name: RM OF PERDUE (RM)		Assessment ID Number :	346-000906400	PID:	200033744
Garage Floor Adj:		Incomplete Adjustment:		Shed Rate :	
Porch/Closed Ver Rate:		Deck Rate: Deck with Roof			
Section: Basement	Building ID: 4240108.0			Section Area: 1948	
Basement Rate: Basement		Basement Height: 08 ft		Basement Garage :	
Basement Walkout Adj:		Basement Room Rate: Basement Rooms		Percent of Basement Area : 20% - Approx 1/4 Finished	
Section: Deck	Building ID: 4240108.0			Section Area: 624	
Deck Rate: Deck with Roof					

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	\$5,000		1	Residential	80%	\$4,000				Taxable
Agricultural	\$203,500		1	Other Agricultural	55%	\$111,925				Taxable
Improvement	\$170,700		1	Residential	80%	\$0	Z	\$136,560	Z	Taxable
Total of Assessed Values:					Total of Taxable/Exempt Values:	\$115,925		\$136,560		

Property Report

Print Date: 19-Jul-2025

Municipality Name: RM OF BIGGAR (RM)			Assessment ID Number : 347-001101100			PID: 202365888	
	Civic Address:			Title Acres:	160.00	Reviewed:	20-Mar-2012
	Legal Location: Qtr NE      Sec 01   Tp 36   Rg 13   W 3   Sup			School Division:	207	Change Reason:	
	Supplementary:			Neighbourhood:	347-200	Year / Frozen ID:	2025/-32560
				Overall PUSE:	2000	Predom Code:	
				Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

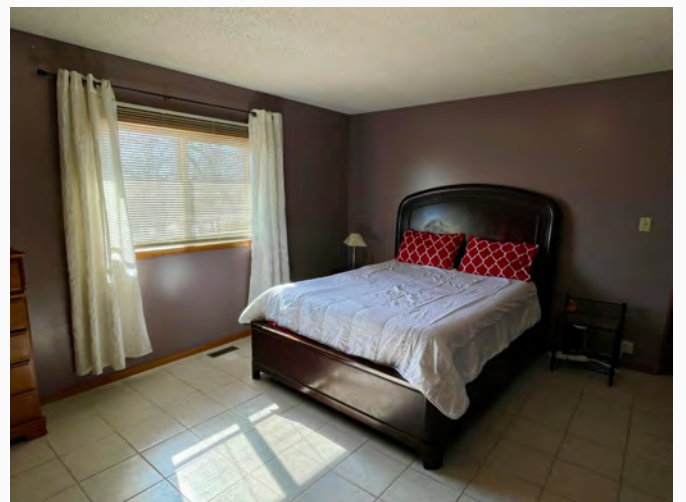
Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
150.00	K - [CULTIVATED]	Soil association 1	KP - [KEPPEL]	Topography	T4 - Strg Slopes	\$/ACRE	1,607.43
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	42.75
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9 )]	Natural hazard    NH: Natural Hazard Rate: 0.98			
		Soil association 2	KP - [KEPPEL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER25				

AGRICULTURAL WASTE LAND

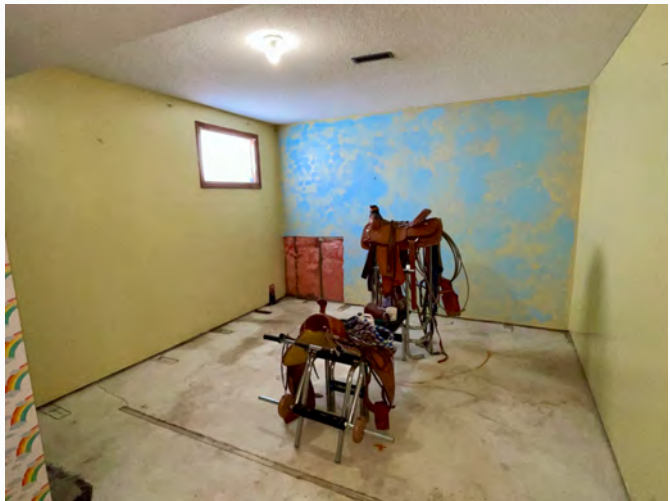
Acres	Waste Type
10	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

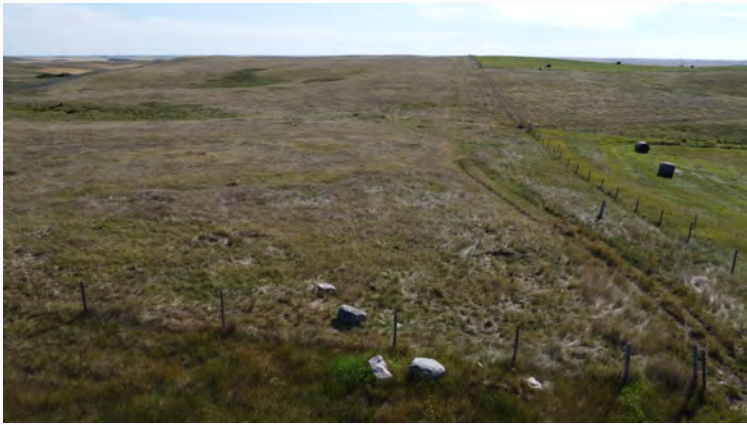
Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$241,200		1	Other Agricultural	55%	\$132,660				Taxable
Total of Assessed Values:	\$241,200				Total of Taxable/Exempt Values:	\$132,660				













NE-1-36-13-W3

NW-6-36-12-W3

SW-6-36-12-W3

14

14

14

le Earth

rbus

1 km





