



HAMMOND REALTY

Perdue 4,061 acres Prime Mixed Farmland



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4,061 Acres of Prime Mixed Farmland – RM of Perdue, SK

This exceptional **4,061-acre** farmland package is located in the RM of Perdue, between Perdue and Harris in west-central Saskatchewan. Featuring **productive Class 3 and 4 dark brown soils**, the land consists of **2,725 cultivated acres, 912 pasture acres, and 424 acres of slough/bush.**

Land Features:

- **Two contiguous blocks** separated by primary grid road SK-655
 - **East side:** 13 quarters
 - **West side:** 12.5 quarters
- **Fenced & cross-fenced** (4-strand barbed wire)
- **Good water sources** on both sides
- **Topography:** Level to gently rolling, with stronger slopes in pasture areas

Soil & Assessment:

- **Soil Types:** Weyburn, Asquith, Hanley, Elstow, Bradwell & Keppel associations
- **SAMA Final Rating:** 35.2 (weighted average)
- **2021 Assessed Value:** \$3,589,100 (\$141,408 per 160 acres)

Farmland & Price Summary:

- 27 parcels
- 4,059 title acres (ISC)

SAMA Information

- 4,060 total acres
- 2,724 cultivated acres
- 912 native pasture acres
- 424 wetland/bush acres
- \$5,087,800 total 2025 assessed value (AV)
- \$200,480 average assessment per 160 acres
- 35.3 soil final rating (weighted average)

Sale Process

Please note: This property will **not be sold directly through Hammond Realty**, but rather by public online auction. Please contact Dave Molberg at Hammond Realty (306) 948-4478 for additional property details.

The land will be sold **unreserved by TEAMS Auctioneers**. Full auction details, terms, and bidding information can be found at the following link:

[View the TEAMS Auction Listing Here](#)



Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information									SCIC		RM
Surface Parcel No.	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
117485983	346	NW	10	34	12	3	0	159.5	159	152		0	7	\$320,700	Hanley	Silty Clay Loam	56.1	H	16	\$1,133
117485961	346	SE	10	34	12	3	0	158.7	159	107		0	52	\$160,100	Asquith	Sandy Loam	39.7	L	16	\$566
117485994	346	NE	10	34	12	3	0	158.7	159	159		0	0	\$319,500	Elstow	Clay Loam	47.2	K	16	\$1,129
149028431, 149028419	346	NE	9	34	12	3	48.49	159.1	159	152		0	7	\$310,200	Keppel	Clay Loam	54.3	H	16	\$1,096
117485949	346	NW	9	34	12	3	0	159.3	159	119		40	0	\$222,600	Weyburn	Loam	41.6	K	16	\$787
117446306	346	SE	17	34	12	3	0	157.9	158		144	0	14	\$228,600	Weyburn	Loam	42.2	O	16	\$808
150309794, 150309817	346	LSD 3, 6	17	34	12	3	25.26	80.0	79		75	0	4	\$121,400	Weyburn	Loam	43.0	M	16	\$429
117485905	346	NW	8	34	12	3	0	159.9	160	139		0	21	\$194,000	Weyburn	Loam	37.1	K	16	\$686
117485893	346	SW	8	34	12	3	0	159.9	160	0		160	0	\$145,400	Weyburn	Loam		N/A	16	\$514
117485882	346	SE	8	34	12	3	0	159.9	160	0		160	0	\$145,400	Weyburn	Loam		N/A	16	\$514
117486478, 117535552	346	SE	26	34	12	3	1.2	157.9	158	90	20	0	48	\$146,900	Bradwell	Fine Sandy Loam	35.4	L	16	\$519
117486489	346	SW	26	34	12	3	0	158.7	159	84	15	0	60	\$137,800	Bradwell	Fine Sandy Loam	36.9	L	16	\$487
117446395	346	NE	26	34	12	3	0	159.4	160	134		0	26	\$224,500	Bradwell	Fine Sandy Loam	44.5	L	16	\$793
117486490	346	NW	26	34	12	3	0	158.6	159	139		0	20	\$247,000	Bradwell	Fine Sandy Loam	47.2	J	16	\$873
117486388	346	SE	23	34	12	3	0	159.8	160	0		160	0	\$126,400	Tuxford	Clay		K	16	\$447
150309884, 150309895	346	NE	23	34	12	3	52.53	156.0	156	0		156	0	\$124,700	Tuxford	Clay		K	16	\$441
149029005	346	NE	23	34	12	3	34	2.3	2	0		0	2	\$100				K	16	
117486412	346	SE	24	34	12	3	0	160.4	162		68	62	32	\$170,900	Bradwell	Fine Sandy Loam	41.8	K	16	\$604
117486423	346	SW	24	34	12	3	0	160.5	160		160			\$209,900	Bradwell	Fine Sandy Loam	34.9	L	16	\$742
117446283	346	NE	14	34	12	3	0	159.3	159			159		\$86,400	Bradwell	Fine Sandy Loam		K	16	\$305
117486085	346	SE	13	34	12	3	0	160.3	160	146			14	\$197,800	Bradwell	Fine Sandy Loam	36.0	K	16	\$699
117486096	346	SW	13	34	12	3	0	160.0	160	103			57	\$165,000	Bradwell	Clay Loam	42.5	L	16	\$583
117486108	346	NW	13	34	12	3	0	159.9	160	132		15	13	\$215,800	Bradwell	Fine Sandy Loam	41.4	K	16	\$763
149028600	346	NE	13	34	12	3	47	158.3	158	136			22	\$179,200	Bradwell	Fine Sandy Loam	35.0	K	16	\$633
117485916	346	NE	8	34	12	3	0	159.9	160	147			13	\$203,500	Weyburn	Loam	36.8	L	16	\$719
117486175	346	SE	16	34	12	3	0	157.5	157	147			10	\$248,500	Asquith	Sandy Loam	45.0	M	16	\$878
117486186	346	SW	16	34	12	3	0	157.5	158		156		2	\$235,500	Weyburn	Light Loam	40.2	O	16	\$832
		Totals						4,059.4	4,060	2,086	638	912	424	\$5,087,800	Weighted Average Final Rating		35.3			\$17,978

Average per 160 acres \$200,480



Detailed Description of Farmland Property

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/)

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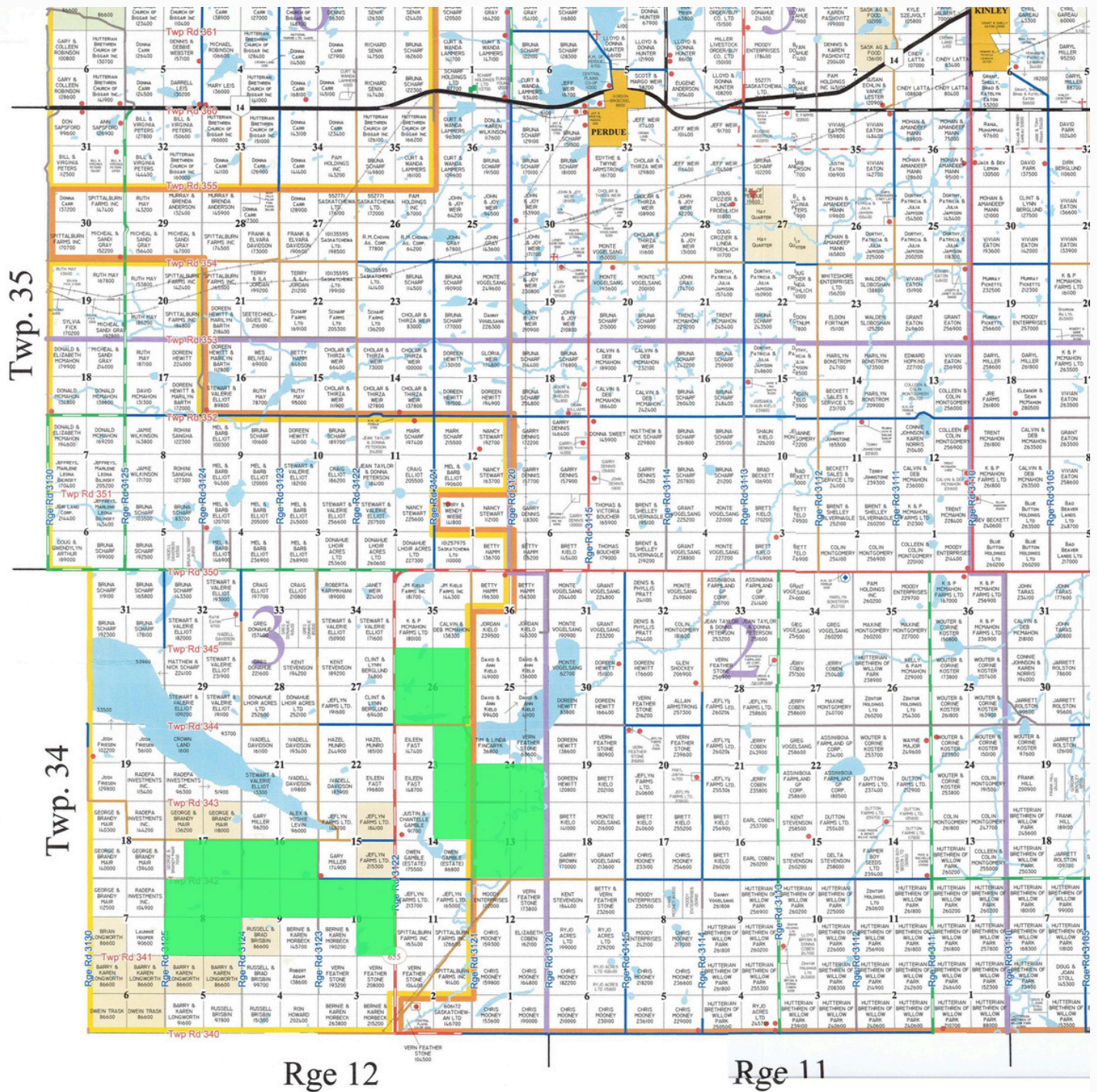
[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator)

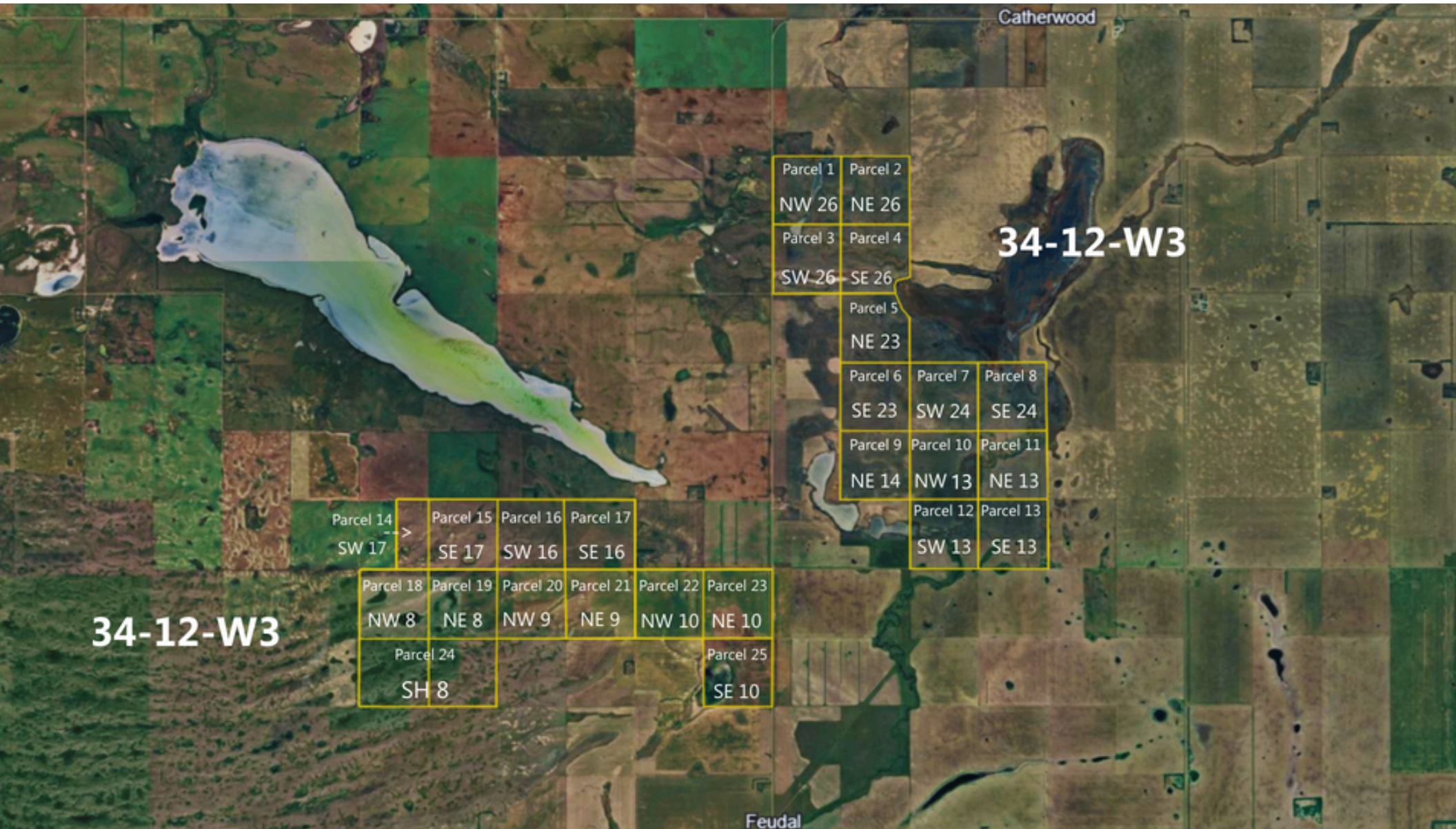
<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>











34-12-W3

Parcel 1	Parcel 2
NW 26	NE 26
Parcel 3	Parcel 4
SW 26	SE 26

Parcel 5
NE 23

Parcel 6	Parcel 7	Parcel 8
SE 23	SW 24	SE 24

Parcel 9	Parcel 10	Parcel 11
NE 14	NW 13	NE 13

Parcel 12	Parcel 13
SW 13	SE 13

Parcel 14	Parcel 15	Parcel 16	Parcel 17
SW 17	SE 17	SW 16	SE 16

Parcel 18	Parcel 19	Parcel 20	Parcel 21	Parcel 22	Parcel 23
NW 8	NE 8	NW 9	NE 9	NW 10	NE 10

Parcel 24
SH 8

Parcel 25
SE 10

34-12-W3