

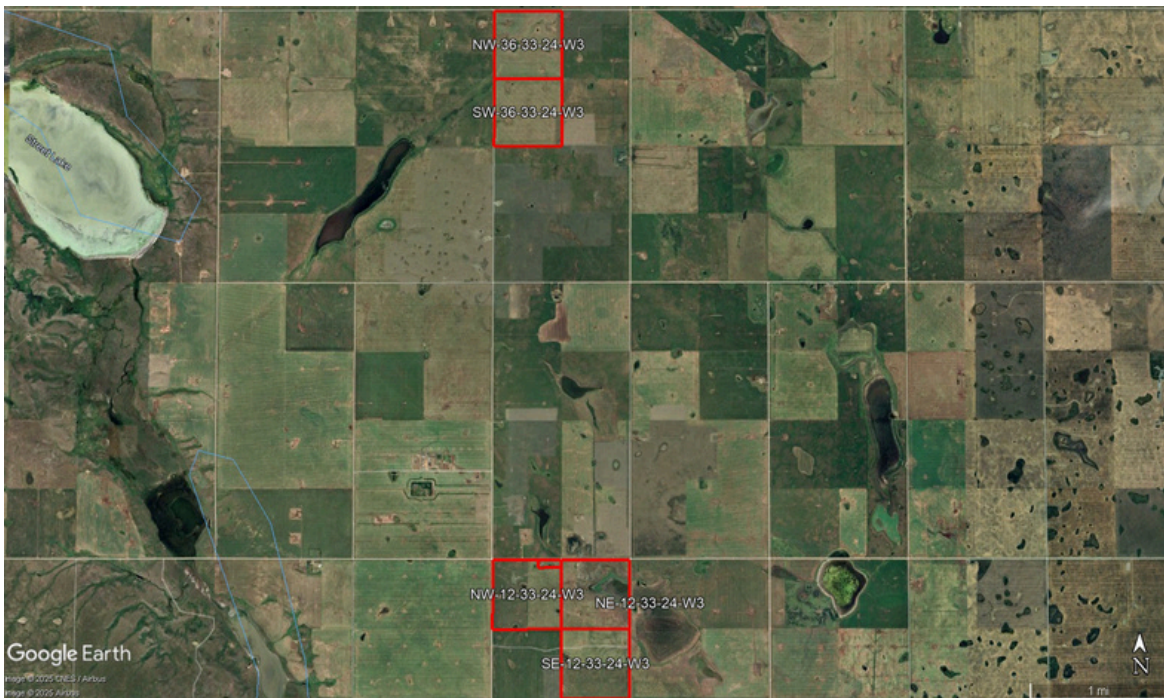


HAMMOND

REALTY

\$2,750,000

**RM 320 Oakdale – 5 Quarters Farmland
with Oil Surface Revenue**



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RM 320 Oakdale – 5 Quarters Farmland with Oil Surface Revenue

Delayed Presentation of Offers: No offers will be presented prior to **September 30, 2025 at 3:00 p.m.** Please contact the listing agent for details.

Excellent opportunity to acquire 5 quarters (795 acres) of productive farmland in RM 320 Oakdale, located southwest of Kerrobert, Saskatchewan. The farmland is predominately cultivated and considered to be in excellent condition. In addition, the property generates **\$36,992/year in oil surface lease revenue**, making it attractive for both expansion and investment.

This package is comprised of two separate blocks of land located approximately three miles apart.

SW 36-33-24 W3 & NW 36-33-24 W3

- 320 acres including 313 cultivated acres
- Gilroy and Halton association sandy loam and loamy sand soils
- Large dugout on NW 36-33-24 W3
- Crop Insurance “P”
- Surface Lease Revenue: **\$29,497/year** (16 wells plus road access)
- Location: From Kerrobert, 3 km south on Hwy 31, 9 km west

SE 12-33-24 W3, NE 12-33-24 W3, NW 12-33-24 W3

- 480 acres including 433 cultivated acres
- Willows and Kindersley association clay soils
- Crop Insurance “J” and “H”
- Surface Lease Revenue: **\$7,495/year** (3 wells)
- Yardsite on NW 12-33-24 W3 includes:
 - 40’ x 60’ quonset
 - 2 flat-bottom grain bins (2 additional bins are excluded and will be removed)
- Location: From Kerrobert, 10 km south on Hwy 31, 8 km west

Farmland & Price Summary

- **6 parcels**
- **795 title acres (ISC)**



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SAMA Information

- 800 total acres
- 746 cultivated acres
- 54 wetland/bush acres
- \$1,182,400 total 2025 assessed value (AV)
- \$236,480 average assessment per 160 acres
- 42.1 soil final rating (weighted average)

Pricing

- \$2,570,000 Farmland Price
 - \$3,232 per title acre (ISC)
 - \$3,445 per cultivated acre (SAMA)
 - 2.17 times the 2025 assessed value (P/AV multiple)
- \$180,000 Buildings & Improvements
- **\$2,750,000 Total Price**

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	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	Surface Lease Annual Revenue (Active Wells)
320	SW	36	33	24	3	36	159.20	160	160	0	\$159,200	Gilroy	Sandy Loam	26.5	P	16	\$330	\$12,600
320	NW	36	33	24	3	37	158.88	160	153	7	\$112,600	Hatton	Loamy Sand	19.6	P	16	\$233	\$16,897
320	SE	12	33	24	3	0	159.84	160	155	5	\$356,600	Willows	Clay	61.2	J	16	\$739	\$2,540
320	NE	12	33	24	3	0	158.67	160	125	35	\$229,000	Willows	Clay	48.7	J	16	\$475	\$2,440
320	NW	12	33	24	3	14	155.89	160	153	7	\$325,000	Kindersley	Clay	56.5	H	16	\$674	\$2,515
320	Blk/Par A-Plan 101465513 Ext 38						2.81	0										
Totals							795.29	800	746	54	\$1,182,400	Weighted Average Final Rating 42.1					\$2,452	\$36,992

Average per 160 acres \$236,480

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

Property Report

Print Date: 06-Aug-2025

Page 1 of 2

Municipality Name: RM OF OAKDALE (RM)			Assessment ID Number : 320-000912300		PID: 202202222		
	Civic Address:			Title Acres:	160.00	Reviewed:	07-Oct-2016
	Legal Location: Qtr SE Sec 12 Tp 33 Rg 24 W 3 Sup			School Division:	202	Change Reason:	Reinspection
	Supplementary:			Neighbourhood:	320-100	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	
13.00	K - [CULTIVATED]	Soil association 1	WW - [WILLOWS]	Topography	T1 - Level / Nearly Level	\$/ACRE	755.08
		Soil texture 1	C - [CLAY]	Stones (qualities)	S1 - None to Few	Final	20.08
		Soil texture 2		Phy. Factor 1	70% reduction due to SA6 - [30 : Salinity - Excessive]		
		Soil profile 1	VERT- [CHERN-VERT]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	KD - [KINDERSLEY]				
		Soil texture 3	C - [CLAY]				
		Soil texture 4					
		Soil profile 2	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	3-5				
142.00	K - [CULTIVATED]	Soil association 1	WW - [WILLOWS]	Topography	T2 - Gentle Slopes	\$/ACRE	2,441.43
		Soil texture 1	C - [CLAY]	Stones (qualities)	S1 - None to Few	Final	64.93
		Soil profile 1	VERT- [CHERN-VERT]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	KD - [KINDERSLEY]				
		Soil texture 3	C - [CLAY]				
		Soil texture 4					
		Soil profile 2	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	VERT				

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	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
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Property Report

Municipality Name: RM OF OAKDALE (RM)			Assessment ID Number : 320-000912300			PID: 202202222	
Agricultural	\$356,600	1	Other Agricultural	55%	\$196,130	Taxable	
Total of Assessed Values:			Total of Taxable/Exempt Values:		\$196,130		

Property Report

Print Date: 06-Aug-2025

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Municipality Name: RM OF OAKDALE (RM)

Assessment ID Number : 320-000912100

PID: 202202180



Civic Address:

Legal Location: Qtr NE Sec 12 Tp 33 Rg 24 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 202

Neighbourhood: 320-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 07-Oct-2016

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	
87.00	K - [CULTIVATED]	Soil association 1	WW - [WILLOWS]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,794.79
		Soil texture 1	C - [CLAY]	Stones (qualities)	S1 - None to Few	Final	47.73
		Soil texture 2		Phy. Factor 1	25% reduction due to SA3 - [75 : Salinity - Strong]		
		Soil profile 1	VERT- [CHERN-VERT]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	KD - [KINDERSLEY]				
13.00	K - [CULTIVATED]	Soil texture 3	C - [CLAY]				
		Soil texture 4					
		Soil profile 2	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	VERT				
		Soil association 1	KH - [KETTLEHUT]	Topography	T2 - Gentle Slopes	\$/ACRE	1,621.90
25.00	K - [CULTIVATED]	Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	43.14
		Soil texture 2	L - [LOAM]				
		Soil profile 1	Z-M - [CHERN SOLONETZ MOD]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	KH - [KETTLEHUT]				
		Soil texture 3	CL - [CLAY LOAM]				
25.00	K - [CULTIVATED]	Soil texture 4	L - [LOAM]				
		Soil profile 2	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	3-5				
		Soil association 1	KD - [KINDERSLEY]	Topography	T2 - Gentle Slopes	\$/ACRE	2,057.48
		Soil texture 1	C - [CLAY]	Stones (qualities)	S1 - None to Few	Final	54.72
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	KH - [KETTLEHUT]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	5+				

AGRICULTURAL WASTE LAND

Acres	Waste Type
35	WS & SALINE-WASTE

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	\$229,000		1	Other Agricultural	55%	\$125,950				Taxable
Total of Assessed Values:	\$229,000				Total of Taxable/Exempt Values:	\$125,950				

Property Report

Print Date: 06-Aug-2025

Page 1 of 2

Municipality Name: RM OF OAKDALE (RM)

Assessment ID Number : 320-000912200

PID: 202202206



Civic Address:

Legal Location: Qtr NW Sec 12 Tp 33 Rg 24 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 202

Neighbourhood: 320-100

Overall PUSE: 2011

Call Back Year:

Reviewed: 07-Oct-2016

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	
17.00	K - [CULTIVATED]	Soil association 1	KH - [KETTLEHUT]	Topography	T2 - Gentle Slopes	\$/ACRE	1,732.80
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	46.09
		Soil texture 2	L - [LOAM]				
		Soil profile 1	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	3-5				
124.00	K - [CULTIVATED]	Soil association 1	KD - [KINDERSLEY]	Topography	T2 - Gentle Slopes	\$/ACRE	2,143.21
		Soil texture 1	C - [CLAY]	Stones (qualities)	S1 - None to Few	Final	57.00
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Soil association 2	KH - [KETTLEHUT]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	5+				
12.00	K - [CULTIVATED]	Soil association 1	WW - [WILLOWS]	Topography	T2 - Gentle Slopes	\$/ACRE	2,476.96
		Soil texture 1	C - [CLAY]	Stones (qualities)	S1 - None to Few	Final	65.88
		Soil profile 1	VERT- [CHERN-VERT]				
		Soil association 2	KD - [KINDERSLEY]				
		Soil texture 3	C - [CLAY]				
		Soil texture 4					
		Soil profile 2	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	VERT				

AGRICULTURAL WASTE LAND

Acres	Waste Type
7	WASTE SLOUGH

Property Report

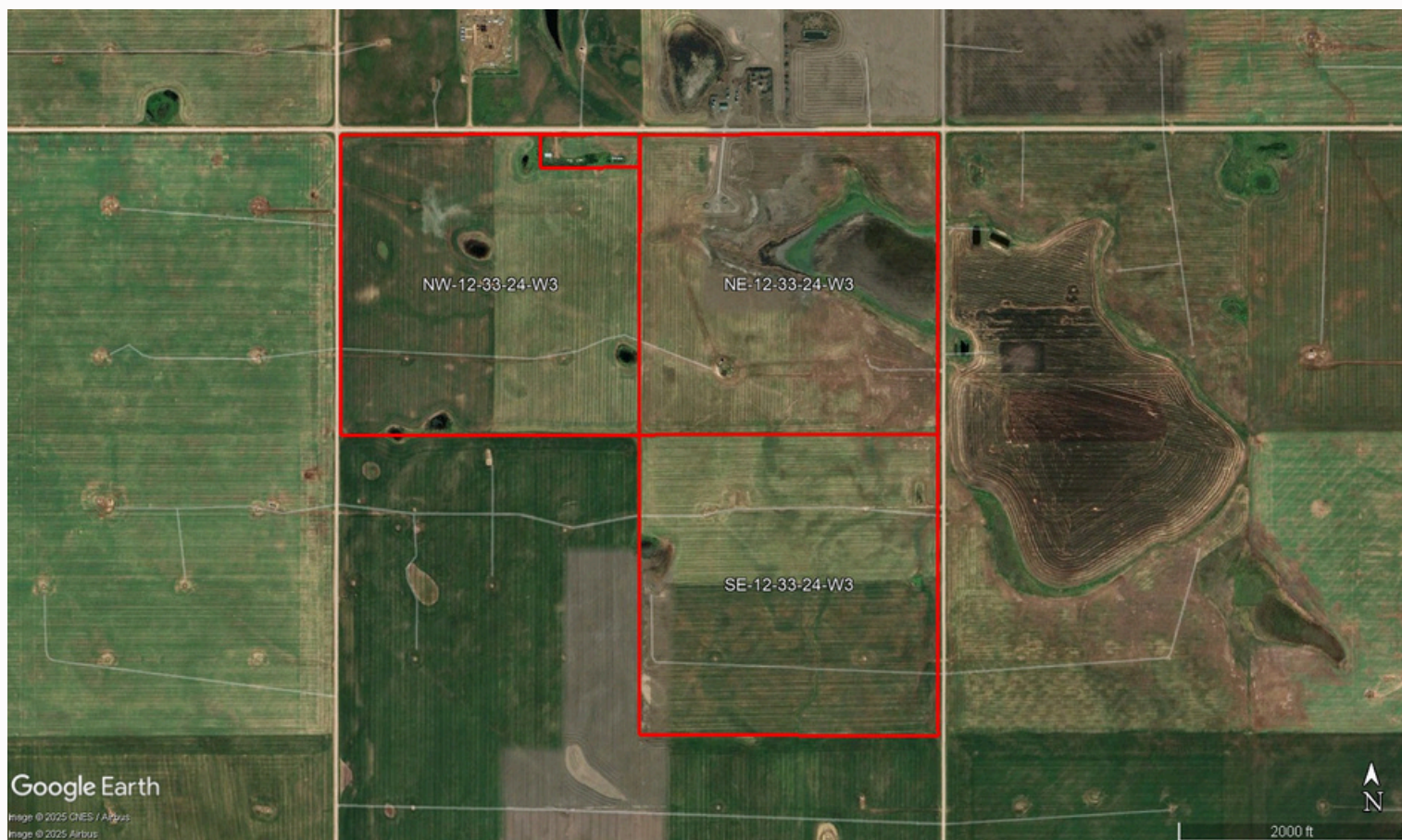
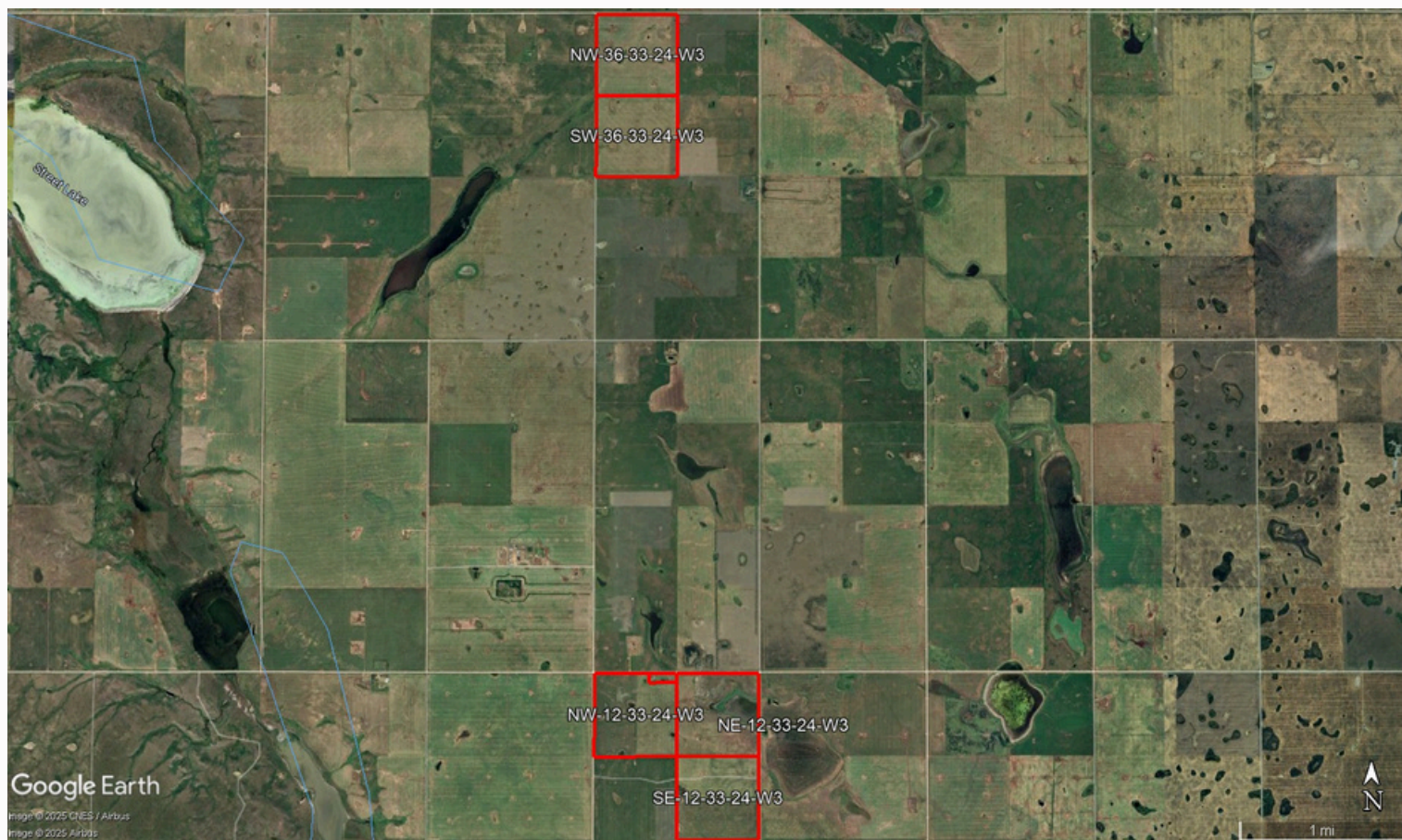
Municipality Name: RM OF OAKDALE (RM)	Assessment ID Number : 320-000912200	PID: 202202206
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Assessed & Taxable/Exempt Values (Summary)

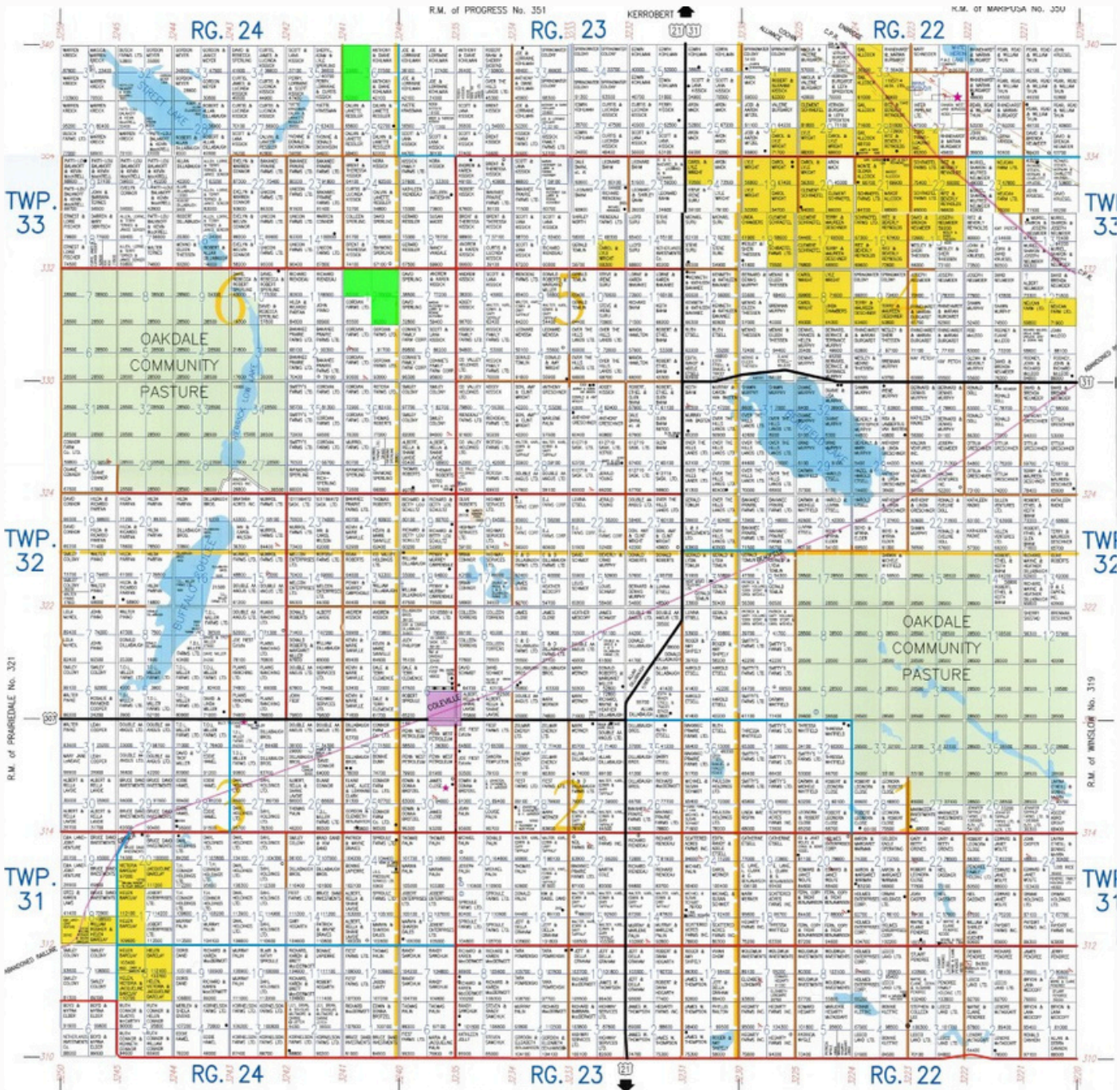
Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$325,000		1	Other Agricultural	55%	\$178,750				Taxable
Total of Assessed Values:	\$325,000				Total of Taxable/Exempt Values:	\$178,750				











R.M. of PROGRESS No. 351

KERRISBERT

R.M. of MAPOLUNA No. 300

TWP. 33

TWP. 33

TWP. 32

TWP. 32

TWP. 31

TWP. 31

R.M. of PROGRESS No. 351

R.M. of MAPOLUNA No. 300

REMOVED VALUE