

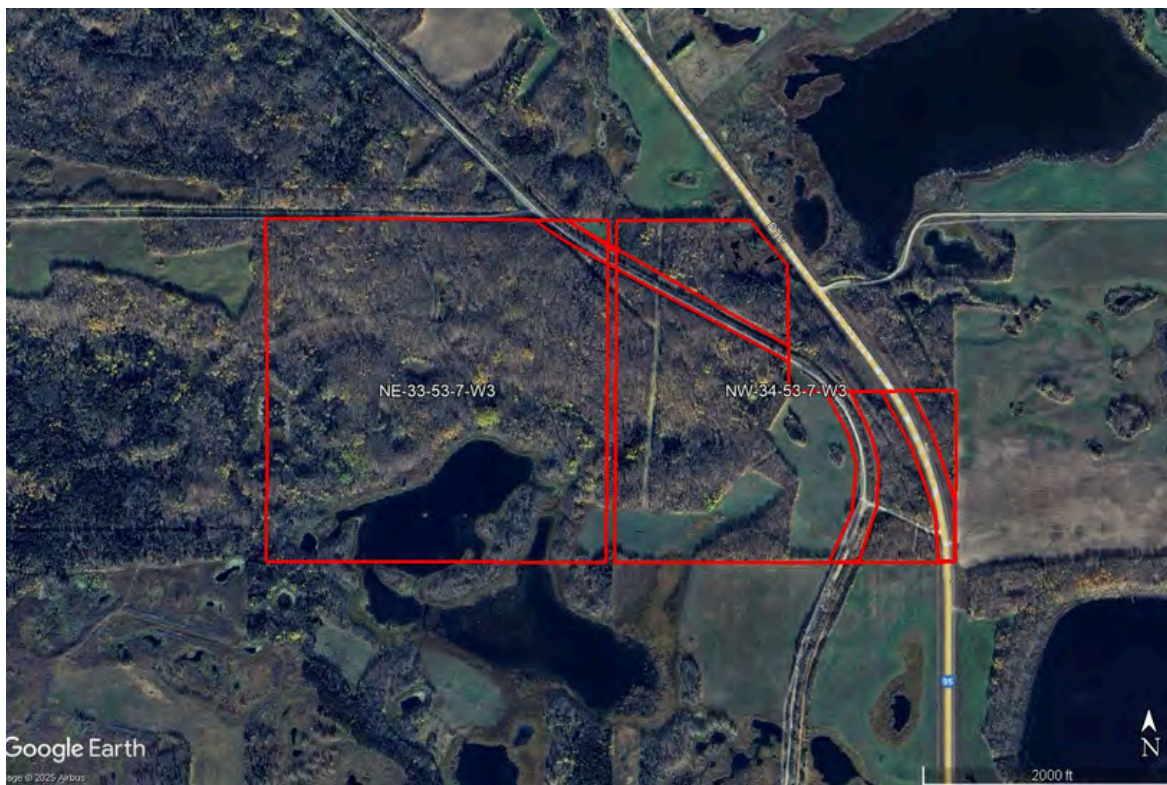


HAMMOND

R E A L T Y

\$260,000

Debden 260 acres Hay/Pastureland



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Property Information

260 acres of hay/pastureland located 6 miles north of Debden, SK.

Farmland & Price Summary

9 parcels

260 title acres (ISC)

SAMA Information

265 total acres

18 arable hay/grass acres

209 native pasture acres

38 wetland/bush acres

\$154,800 total 2025 assessed value (AV)

\$93,464 average assessment per 160 acres

36.6 soil final rating (weighted average)

\$260,000 Farmland Price

\$1,000 per title acre (ISC)

1.68 times the 2025 assessed value (P/AV multiple)

| 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 |
| 494 | NW | 34 | 53 | 7 | 3 | 217 | 3.6 | 106 | 0 | 18 | 65 | 23 | \$61,200 | Waitville | Loam | 36.6 | K | 21 | |
| 494 | NW | 34 | 53 | 7 | 3 | 190 | 40.1 | | | | | | | | | | | | |
| 494 | NW | 34 | 53 | 7 | 3 | 191 | 17.1 | | | | | | | | | | | | |
| 494 | NW | 34 | 53 | 7 | 3 | 189 | 15.6 | | | | | | | | | | | | |
| 494 | NW | 34 | 53 | 7 | 3 | 216 | 9.3 | | | | | | | | | | | | |
| 494 | NW | 34 | 53 | 7 | 3 | 218 | 16.1 | | | | | | | | | | | | |
| 494 | NW | 34 | 53 | 7 | 3 | 219 | 0.02 | 159 | 0 | 0 | 144 | 15 | \$93,600 | Waitville | Loam | | No | rating | |
| 494 | NE | 33 | 53 | 7 | 3 | 1 | 157.6 | | | | | | | | | | | | |
| 494 | NE | 33 | 53 | 7 | 3 | 2 | 0.6 | | | | | | | | | | | | |
| Totals | | | | | | | 260.1 | 265 | 0 | 18 | 209 | 38 | \$154,800 | Weighted Average Final Rating | | 36.6 | | | |

Average per 160 acres \$93,464

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>

