



HAMMOND

REALTY

\$495,000

Goodsoil 160 acres Grain Farmland



Howard Nodwell

Howard.Nodwell@HammondRealty.ca
(306) 918-7106
HammondRealty.ca



Mark Dean

Mark.Dean@HammondRealty.ca
(306) 921-5445
HammondRealty.ca

This 160 acre quarter section of farmland with a beautifully maintained home is located 36 km southeast of Goodsoil, SK.

The farmland is comprised of a grey and dark grey soil (Loon River association) with a light loam texture and is predominantly cultivated (73%). SAMA indicates that there are 117 cultivated acres, and 40 acres of wetland/bush, and 3 acres for the yard site. The land has been used for hay and pasture for several years but can certainly be cropped.

There are moderate stones, and the topography of the land is gentle slopes.

Home Highlights

Discover the perfect blend of space, comfort, and country charm just off Hwy 55 and located 36 km from Goodsoil and 40 km from Meadow Lake. This spacious 4-bedroom, 2-bathroom bungalow offers 1,830 sq ft of living space on the main level, plus a generous 12' x 16' heated porch/mudroom.

Main Floor Features:

Bright kitchen with ample counter space and built-in pantry

Dining room with garden doors leading to a two-tiered deck—perfect for summer barbecues

Cozy living and sitting rooms

Four well-sized bedrooms

Main floor laundry

Two 3-piece washrooms, including one with large, deep tub

Basement:

Full basement, preserved wood, high ceiling, very dry. Partially finished with framed rooms including a den, family room, storage area, and bathroom—ready for your personal touch.

Outdoor Highlights:

Manicured yard with mature trees, vibrant flower beds, shrubs, and a productive garden

28' x 68' insulated barn (built in 1986) with concrete floor, power and water

Two watering bowls and a dugout

Two steel grain bins and three storage sheds

Upgrades:

New well (2016) with 44 ft depth, ample supply (per seller)

New septic tank pump (2020)

Water softener (2020)

New shingles on house (2020)

This property offers the space and amenities to live comfortably and grow. Whether you're looking for a family home, hobby farm, or peaceful retreat, this property is the one.

Access

The property has good access with all-season gravel road on south side plus road on the east perimeter. The property is located only 1 mile west of paved Highway 55.

Farmland & Price Summary

1	parcel
160.30	title acres (ISC)
117	open acres

SAMA Information

160	total acres
117	cultivated acres
43	wetland/bush acres
\$164,800	total 2025 assessed value (AV) (land)
\$164,800	average assessment per 160 acres
37.4	soil final rating (weighted average)

\$250,000	Farmland Price
\$1,560	per title acre (ISC)
\$2,137	per cultivated acre (SAMA)
\$2,137	per cultivated acre (Owner)
1.52	times the 2025 assessed value (P/AV multiple)
\$245,000	Buildings and Improvements
\$495,000	Total Price



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
588	SE	25	60	21	3	0	160.3	117	160	117			43	\$164,800	Loon River	Light Loam	37.4	K	23	\$1,316.00
Totals							160.3	117	160	117	0	0	43	\$164,800	Weighted Average Final Rating 37.4					\$1,316.00

Average per 160 acres \$164,800

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>









