



HAMMOND

REALTY

\$1,000,000

Asquith 320 acres Grain Farmland



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Property Information:

This half section of grain farmland is located 12 km southeast of Asquith.

The grain farmland is comprised of a productive dark brown soil (Bradwell association) possessing a loam texture and is predominantly cultivated (76%). SAMA indicates that there are 241 cultivated acres with the SW quarter indicating 128 cultivated acres and the NW quarter indicating 113 cultivated acres, and 46 pasture acres on the north portion of the quarter, and 10 acres of wetland/bush. The land was seeded to canola in 2025 to a reported 235 seeded acres. The land is currently rented until November 1, 2025, and a "Right of First Refusal" to the tenant.

The SW quarter provides a large deposit of clean sand which has provided consistent additional income. The location, quantity and quality of this deposit, has proven value though long-term contracting to a sand and gravel company for use in a variety of projects for industry needs. The ease of access to the deposit and the proximity to Saskatoon is of particular benefit. The contract expires December 31, 2025.

There are few stones, and the topography of the land is level to nearly level. Overall, the farmland is considered to be an above-average property for the general area.

Access

The property has good access with a year-round gravel road running north-south and a seasonal road running east-west on the north perimeter of the land.

Farmland & Price Summary

2 parcels
320 title acres (ISC)
235 reported seeded acres

SAMA Information

319 total acres
241 cultivated acres
46 native pasture acres
32 wetland/bush acres
\$585,500 total 2025 assessed value (AV)
\$293,668 average assessment per 160 acres
62.6 soil final rating (weighted average)

\$1,000,000 Farmland Price
\$3,124 per title acre (ISC)
\$4,149 per cultivated acre (SAMA)
\$4,255 per cultivated acre (Owner)
1.71 times the 2025 assessed value (P/AV multiple)

\$1,000,000 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
345	SW	36	35	9	3	0	160.6	0	160	128	0	0	32	\$303,700	Bradwell	Loam	63.0	J	18	\$832.00
345	NW	36	35	9	3	1.2	159.5	235	159	113	0	46		\$281,800	Bradwell	Loam	62.2	J	18	\$796.00
Totals							320.1	235	319	241	0	46	32	\$585,500	Weighted Average Final Rating 62.6					\$1,628.00

Average per 160 acres **\$293,668**

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>

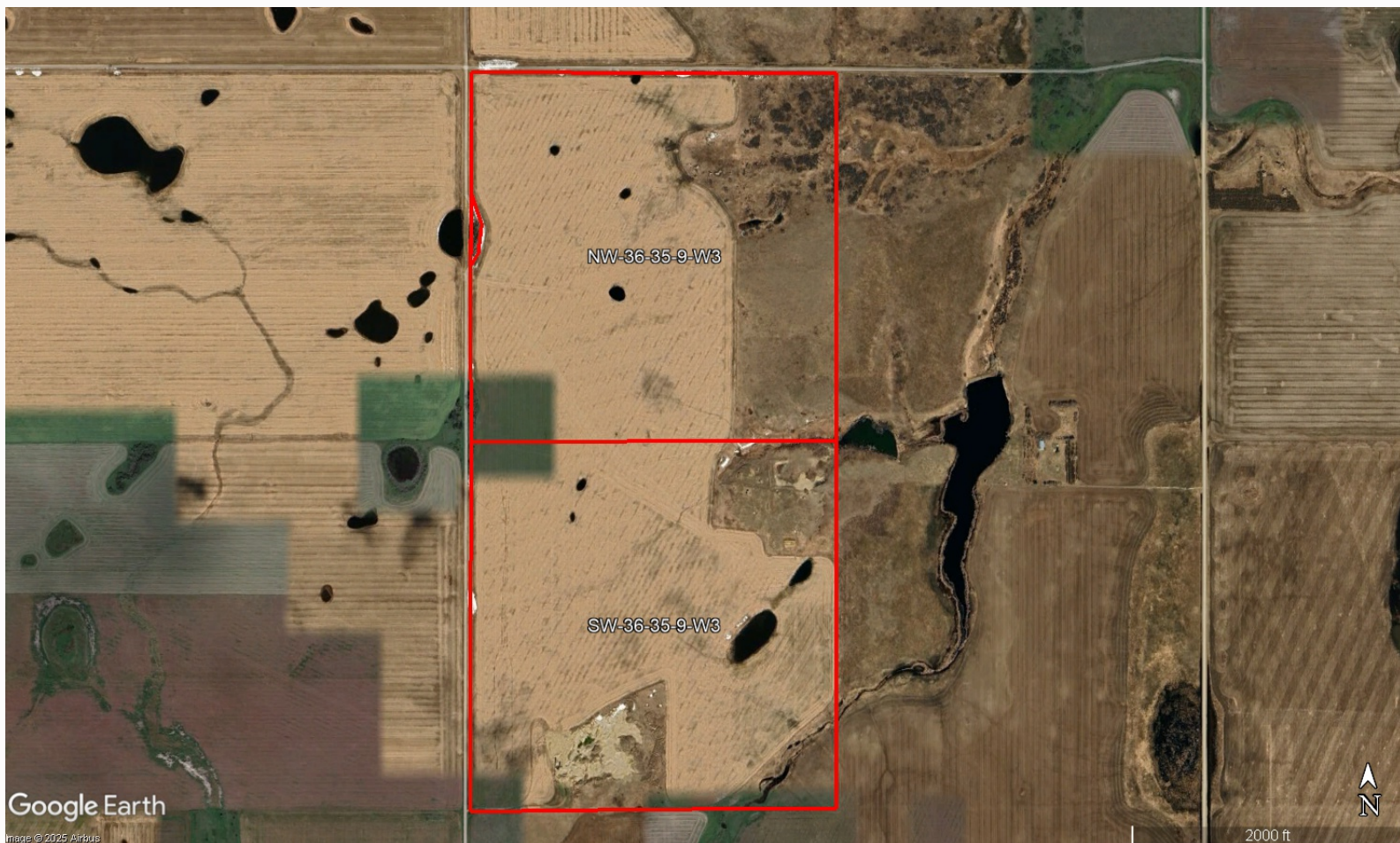
Saskatchewan Crop Insurance Corporation (SCIC)

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>





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