



HAMMOND

R E A L T Y

For Sale by TENDER

Spalding 287 acres Pasture & Grain Farmland
with Treed Yard Site



Dallas Pike

Dallas.Pike@HammondRealty.ca

(306) 500-1407

HammondRealty.ca



HAMMOND

REALTY

HammondRealty.ca
113 3rd Ave. West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 948-5052 Office
(306) 948-5053 Fax

Highly Productive Farmland with Treed Yard Site – Tender Sale Southwest of Spalding, SK

Located southwest of Spalding, this property offers 287.57 ISC acres, with SAMA reporting 231 cultivated acres, plus 47 acres pasture and 9 other acres. The land consists of Yorkton and Oxbow loam soils, with an average final soil rating of 62.60 and classified SCIC G and J. The 2025 SAMA assessment is \$581,000 (farmland value), reflecting the quality of this farmland.

The property also features a beautifully treed yard site, providing privacy and shelter. The yard includes a 1,575 sq. ft. bungalow (built in the 1950s) with 4 bedrooms, 1 bathroom, natural gas furnace, hot water heater, and central air conditioning, along with a 32' x 40' shed with a newer 14' overhead door and an old barn.

Don't hesitate to call with any questions!

Farmland & Price Summary

2 Parcels

288 Title Acres (ISC)

SAMA Information

287 Total Acres

231 Cultivated Acres

47 Native Pasture Acres

9 Wetland/Bush Acres

\$581,000 Total Assessed Value (2025)

\$323,902 Average Assessment per 160 Acres

62.6 Soil Final Rating (Weighted Average)



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Terms and Conditions of the TENDER are as follows:

1. All offers must be received by Hammond Realty by **1:00 pm Tuesday, November 4, 2025 (deadline)**.
2. All offers received are to be left open until **1:00 pm Thursday, November 6, 2025**. All offers received will be addressed and responded to [i.e. accepted, rejected, or countered].
3. Buyer must provide a deposit for **5.0%** of the price being offered unless otherwise agreed.
4. Offers are to be submitted to Hammond Realty by email to: dallas.pike@hammondrealty.ca or by mail to **Hammond Realty PO Box 1054 Biggar, SK S0K 0M0**.
5. The Seller **IRREVOCABLY** directs, instructs, and authorizes Hammond Realty **NOT** to inform or present the Seller with any offers received until after the date and time detailed in Term 1. above.
6. Buyer's offer will be itemized by legal description, and any conditions of the offer must be clearly stated. Preference will be given to **UNCONDITIONAL** offers with prearranged financing.
7. The highest, or any, offer will not necessarily be accepted.
8. In addition to the highest offer for any individual parcel, consideration will be given to offers that provide the highest aggregate price for any combination of parcels.
9. **ADJUSTMENTS** Property taxes and farmland rents to be adjusted as of **January 1, 2026**. All remaining normal adjustments for the Property including but not limited to: local improvement levy and assessments, municipal charges, utilities, and surface leases shall be adjusted as of the **POSSESSION** date. All adjustable items are the **Buyer's** responsibility for the entire possession Day.



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	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	2024 Assessment
368	SW	29	38	18	W2	32,33,34,35,36	129.20	129	81	0	47	1	201,100	Yorkton	Loam	53.81	J	17	\$ 1,155.79	143,600
368	SE	29	38	18	W2	0	158.37	158	150	0	0	8	379,900	Oxbow	Loam	67.34	G	17	\$ 2,218.77	271,400
Totals							287.57	287	231	0	47	9	581,000	Weighted Average Final Rating		62.60			\$ 3,374.56	415,000

Average per 160 acres 323,902

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>

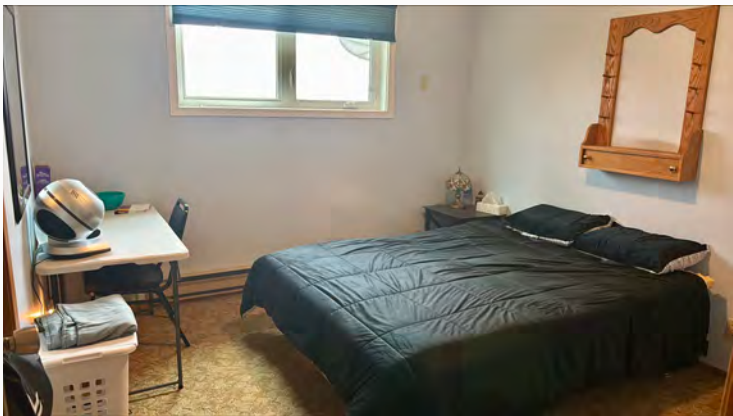
Saskatchewan Crop Insurance Corporation (SCIC)

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>









RG 16

TP 38

11/11/11

