



HAMMOND

R E A L T Y

\$2,555,000

Davidson 1,602 acres Hay & Grain Farmland



Dallas Pike

Dallas.Pike@HammondRealty.ca
(306) 500-1407
HammondRealty.ca



Alex Morrow

Alex.Morrow@HammondRealty.ca
(306) 434-8780
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

RM 252 – 10 quarter sections of farmland located just north of Davidson, SK.

Delayed Presentation of Offers: No offers will be presented to the Seller before **12:00 p.m. on October 31, 2025.**

The Seller will consider offers for the entire property or individual parcels. The highest, or any, offer may not necessarily be accepted. Please contact the listing agent for further details.

An exceptional farmland opportunity awaits with 10 almost contiguous quarter sections totaling 1,602 deeded acres in the heart of Saskatchewan's grain belt. As per SAMA, the property offers 1,166 cultivated acres, 246 hay acres, and 189 additional acres, providing excellent versatility for grain, forage, or mixed farming operations.

The land boasts a strong final soil rating of 40.55 and a solid 2025 SAMA assessment averaging 203,943, reflecting both productivity and long-term value. Conveniently located just north of Davidson, this block provides ease of access.

Don't hesitate to reach out with any questions!

Farmland & Price Summary

10 parcels

1,602 title acres (ISC)

SAMA Information

1,601 total acres

1,166 cultivated acres

246 arable hay/grass acres

189 wetland/bush acres

\$2,040,700 total 2025 assessed value (AV)

\$203,943 average assessment per 160 acres

40.5 soil final rating (weighted average)

\$2,555,000 Farmland Price

\$1,594 per title acre (ISC)

\$2,191 per cultivated acre (SAMA)

1.25 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
252	NW	30	27	28	W2	0	160.4	160	148	0	0	12	\$226,600	Bradwell	Very Fine Sandy Loam	40.7	M	12	\$1,161.55
252	SW	30	27	28	W2	0	160.4	160	154	0	0	6	\$235,000	Asquith	Sandy Loam	40.6	M	12	\$1,204.61
252	SE	31	27	28	W2	0	160.3	160	137	0	0	23	\$208,400	Bradwell	Very Fine Sandy Loam	40.4	M	12	\$1,068.26
252	SW	31	27	28	W2	0	160.5	161	143	0	0	18	\$227,800	Bradwell	Very Fine Sandy Loam	42.3	M	12	\$1,167.70
252	NE	24	27	29	W2	0	160.2	160	156	0	0	4	\$234,700	Asquith	Sandy Loam	40.0	L	12	\$1,203.07
252	NW	24	27	29	W2	0	160.0	160	151	0	0	9	\$294,500	Elstow	Loam	51.9	J	12	\$1,509.60
252	SE	25	27	29	W2	0	160.3	160	76	40	0	44	\$159,200	Bradwell	Very Fine Sandy Loam	40.8	P	12	\$667.68
252	SW	25	27	29	W2	0	160.2	160	38	72	0	50	\$90,800	Bradwell	Very Fine Sandy Loam	19.9	M	12	\$380.82
252	NW	36	27	29	W2	0	160.1	160	113	35	0	12	\$183,300	Bradwell	Very Fine Sandy Loam	37.6	O	12	\$939.59
252	SW	36	27	29	W2	0	160.1	160	50	99	0	11	\$180,400	Bradwell	Very Fine Sandy Loam	46.0	O	12	\$756.60
Totals							1,602.4	1,601	1,166	246	0	189	\$2,040,700	Weighted Average Final Rating 40.5					\$10,059.48

Average per 160 acres \$203,943

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.

<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)











