



HAMMOND

REALTY

\$765,000

Big Beaver 638 acres Mixed Farmland



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Delayed Presentation of Offers: No offers will be presented to the Seller before **12:00 p.m. on November 7, 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.

This property consists of four quarter sections of mixed-use farmland located near Big Beaver, Saskatchewan, totaling 637.64 deeded acres as per ISC records. According to SAMA, the land base includes approximately 306 cultivated acres, 327 acres of pasture, and 5 acres classified as other.

The soils are primarily Fife Lake clay loam, with SCIC soil class ratings of J, K, and L. The mix of cultivated and pasture acres provides a balance suited to both grain production and livestock operations.

Farmland & Price Summary

4 parcels
638 title acres (ISC)

SAMA Information

638 total acres
306 cultivated acres
327 native pasture acres
5 wetland/bush acres
\$740,000 total 2025 assessed value (AV)
\$185,580 average assessment per 160 acres
38.5 soil final rating (weighted average)

\$765,000 Farmland Price
\$1,200 per title acre (ISC)
\$2,500 per cultivated acre (SAMA)
1.03 times the 2025 assessed value (P/AV multiple)

Legal Land Description							ISC	SAMA Information									SCIC		
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	2024 Assessed Fair Value (AV)
10	SE	8	2	23	W2	0	159.7	160	155	0	0	5	\$246,400	Fife Lake	Clay Loam	42.3	J	3	176,500.0
10	NE	9	2	23	W2	0	159.9	159	135	0	24	0	\$192,600	Fife Lake	Clay Loam	33.6	K	3	138,700.0
10	SE	9	2	23	W2	0	159.3	159	16	0	143	0	\$155,600	Fife Lake	Clay Loam	42.6	K	3	111,300.0
10	SW	10	2	23	W2	1,2	158.8	160	0	0	160	0	\$145,400	Fife Lake	Clay Loam	0.0	L	3	103,900.0
Totals							637.6	638	306	0	327	5	\$740,000	Weighted Average Final Rating		38.5			

Average per 160 acres \$185,580

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)

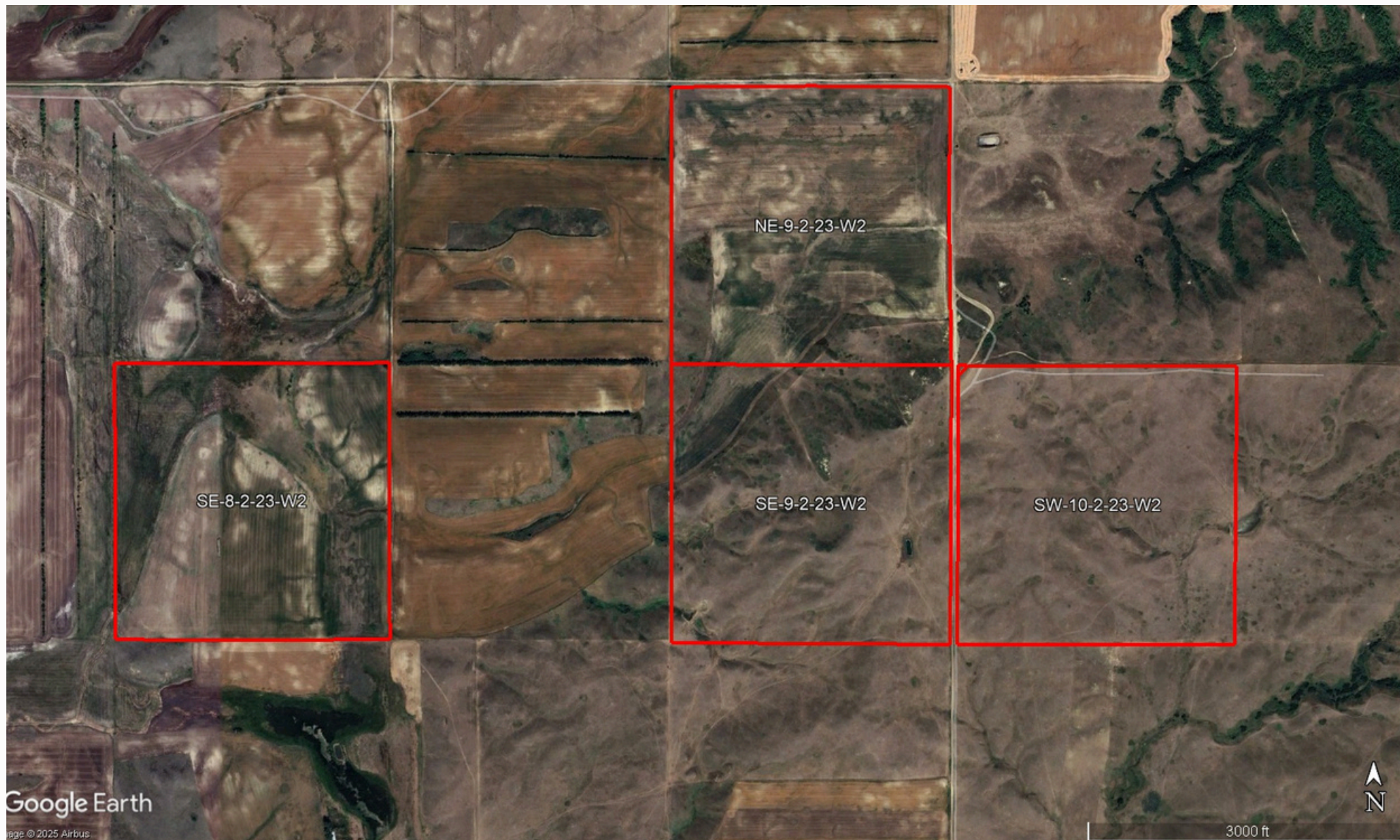
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as 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>







Google Earth

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3000 ft

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