

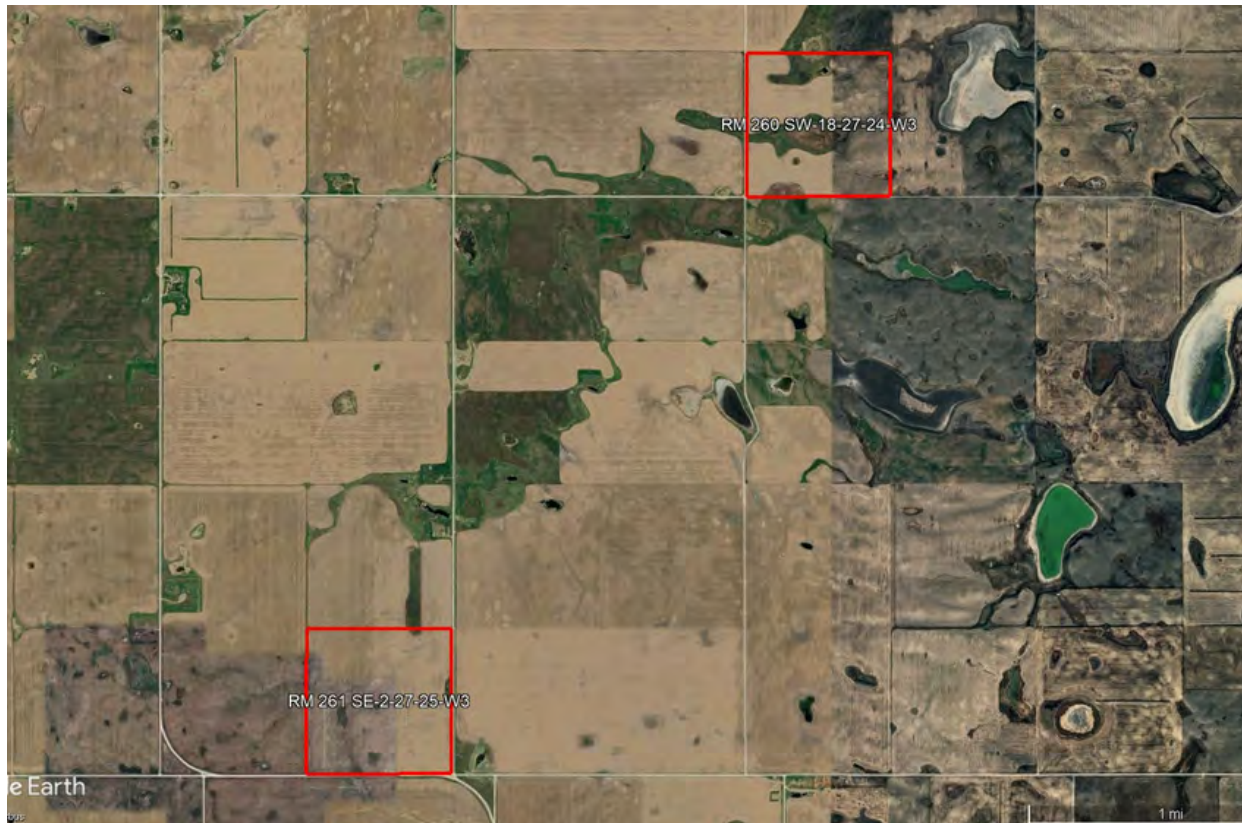


HAMMOND

REALTY

\$875,000

Eatonia 322 acres Grain Farmland



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An excellent opportunity to acquire two quarters of quality grain farmland, located in the RMs of Newcombe No. 260 and Chesterfield No. 261. Situated just north of the town of Eatonia, this property lies within a well-established and productive farming area.

The soil features a clay loam texture, classified under the Flaxcombe association, providing excellent growing conditions for a variety of crops.

The land is available to farm for the 2026 season, with a tenant available should the purchaser prefer to rent the land.

Farmland & Price Summary

2 parcels

322 title acres (ISC)

SAMA Information

323 total acres

293 cultivated acres

30 wetland/bush acres

\$482,900 total 2025 assessed value (AV)

\$239,207 average assessment per 160 acres

43.8 soil final rating (weighted average)



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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
261	SE	2	27	25	3	0	160.6	162	160	0	0	2	\$288,600	Flaxcombe	Clay Loam	48.0	J	16	\$756.51
260	SW	18	27	24	3	0	161.0	161	133	0	0	28	\$194,300	Flaxcombe	Clay Loam	38.8	J	16	\$565.75
Totals							321.6	323	293	0	0	30	\$482,900	Weighted Average Final Rating		43.8			\$1,322.26

Average per 160 acres \$239,207

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>

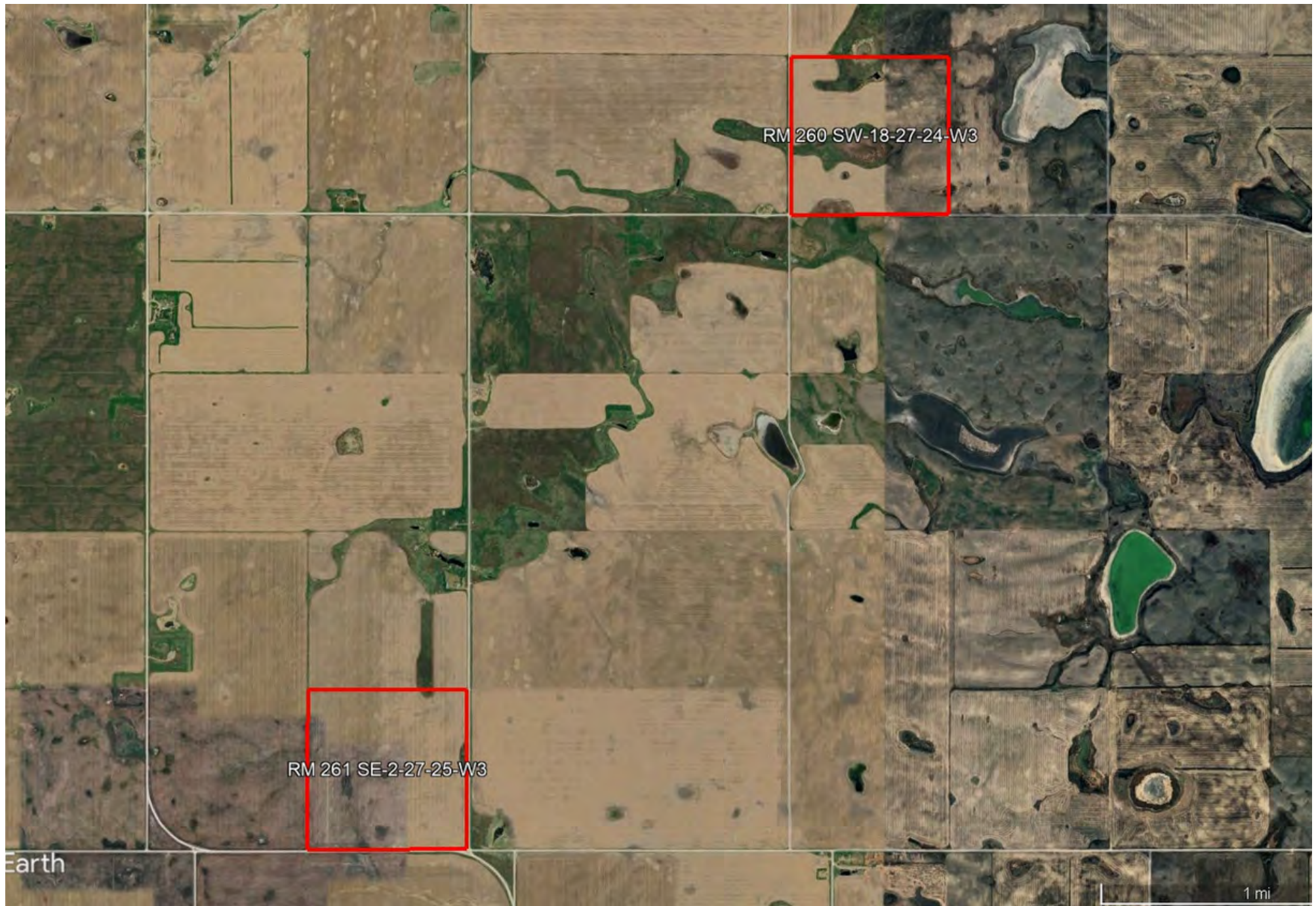
Saskatchewan Crop Insurance Corporation (SCIC)

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>





RG 25

GLEN & SHEILA PUNTER 58800	CALVIN ASSMUS 57800	JANICE BESHARAH 63700	SCOTT NEAR 49300	SCOTT NEAR 39700	AGCAPITA GP CORP. 44700	AGCAPITA GP CORP. 36600	JASON & TANYA HENNES 42600	JASON & TANYA HENNES 43800	DENNIS & MARILYN HYLAND 47400	DENNIS & MARILYN HYLAND 34900	R.D.E.R. TOWNSEND 44600	EDWIN NAGEL 40600	JASON & TANYA HENNES 50700	JASON & TANYA HENNES 65100	MARTIN BAXTER 58500	MARTIN BAXTER 69500	TE MA 70
GLEN & SHEILA PUNTER 51500	CALVIN ASSMUS 51500	JANICE BESHARAH 64000	RICHARD NEAR 53500	RICHARD NEAR 37800	AGCAPITA GP CORP. 46000	AGCAPITA GP CORP. 38800	JAMIESON FARMS LTD. 44600	JAMIESON FARMS LTD. 32300	KENEL FARMS LTD. 43400	LITTLE ROCK FARMS INC. 33600	ROBERT TOWNSEND 35700	EDWIN NAGEL 35800	JASON & TANYA HENNES 46300	JASON & TANYA HENNES 49500	MARTIN BAXTER 62700	MARTIN BAXTER 69500	RI RI 68
AROCK FARMS NC. 55800	B & L GUIDINGER FARMS INC. 57200	B & L GUIDINGER FARMS INC. 55500	PAULHUS FARMS LTD. 57000	DALE COOKE 43500	AGCAPITA GP CORP. 40900	AGCAPITA GP CORP. 41700	JAMIESON FARMS LTD. 29000	DEVAN PUNTER 35500	GARTER RANCH LTD. 38400	GARTER RANCH LTD. 39500	ROBERT TOWNSEND 39700	NOREEN NAGEL 40100	TREVOR & LAURA NAGEL 30400	TREVOR & LAURA NAGEL 47200	JASON & TANYA HENNES 57300	JASON & TANYA HENNES 54300	AG 55
COOKE FARMS LTD. 54400	B & L GUIDINGER FARMS INC. 55700	GARTER RANCH LTD. 52600	DALE COOKE 54100	DALE COOKE 41400	AGCAPITA GP CORP. 30700	AGCAPITA GP CORP. 42300	ETHEL PUNTER 43000	ROBERT & BRENDA SEHN 33600	ROSS COOKE 41600	ROSS COOKE 43800	NOREEN NAGEL 45100	NOREEN NAGEL 46500	COOKE FARMS LTD. 42500	COOKE FARMS LTD. 45900	JASON & TANYA HENNES 41200	JASON & TANYA HENNES 45100	SE 48
DOUGLAS WILEY 57400	B & L GUIDINGER FARMS INC. 58900	GARTER RANCH LTD. 53700	JOHN KRENTZ 49200	JOHN KRENTZ 37100	ROSS COOKE 37900	ELAINE BETTE & HELEN KLEN 42400	LAVIAH & GERALD HAYES 23100	CLAYTON SCHMALTZ 37500	ROSS COOKE 37500	ROSS COOKE 43300	NICK & CAROL PIVTORAN 48600	NICK & CAROL PIVTORAN 48500	ERNE PIVTORAN 39200	ERNE PIVTORAN 43000	HAROLD PIVTORAN 47100	RAYMOND ALDRIDGE 37800	MI FA 50
DOUGLAS BAILEY 62000	JOSEPH GUIDINGER 68300	JOSEPH GUIDINGER 63100	JOHN KRENTZ 50200	JOHN KRENTZ 29800	ROSS COOKE 31900	ROSS COOKE 39600	GERALD & MARY HAYES 40700	COLIN & COLLEEN SCHMALTZ 36400	HOLIDAY ENT. INC. 32500	HOLIDAY ENT. INC. 42100	NICK & CAROL PIVTORAN 45000	NICK & CAROL PIVTORAN 48800	COOKE FARMS 44500	COOKE FARMS 51500	HAROLD PIVTORAN 49900	RAYMOND ALDRIDGE 44800	HE LC LT 53
I. R. JAYES ARMS TD. 53400	DOUGLAS BAILEY 66000	DOUGLAS BAILEY 62300	JOHN KRENTZ 50800	KENEL FARMS LTD. 37400	JOHN KRENTZ 23000	KAREN & DAN MACDONALD 23000	ACHIM & BELINDA ECHERT 3800 GERALD & MARY HAYES 34900 23000	JOHN KRENTZ 41600	BENNETT FARMS LTD. 37600	HOLIDAY ENT. INC. 43300	HOLIDAY ENT. INC. 39300	KENEL FARMS LTD. 52200	ERNE PIVTORAN 48200	ERNE & HAROLD PIVTORAN 48100	HAROLD PIVTORAN 34700	RAYMOND ALDRIDGE 43400	HE LC LT 51
I. R. JAYES ARMS TD. 3500	DOUGLAS BAILEY 66800	DOUGLAS BAILEY 62000	JOHN KRENTZ 49700	ED WAGNER 23000	JOHN KRENTZ 40300	LITTLE ROCK FARMS INC. 23000	JOHN KRENTZ 41100	DOROTHY BENNETT 42400	EDWARD HERLE 38700	HOLIDAY ENT. INC. 38900	ROSS COOKE 45600	KENEL FARMS LTD. 47000	FRANCIS CRANEY 46400	CRANEY'S FARM & FEED SERVICE 37300	RAYMOND ALDRIDGE 36200	RAYMOND ALDRIDGE 36200	W.I 46
LAVIAH & GERALD HAYES 28400	DOUGLAS BAILEY 60200	CALVIN ASSMUS 57400	MARGARET JOHN KRENTZ 55000	MARGARET JOHN KRENTZ 41200	JOHN KRENTZ 32400	MICHAEL ROSHER 43800	MICHAEL ROSHER 38100	CAMOLY INVESTMENTS LTD. 37400	EDWARD HERLE 39900	MARGARETTA THOMPSON & ZELDA HILL 39500	ROSS COOKE 44700	FRANK FAMILY FARM LTD. 42800	MARY PUTT 39100	DOUGLAS & DOREEN BENNETT 39300	RAYMOND ALDRIDGE 33700	RAYMOND ALDRIDGE 27000	MI LU 31
AVIAH & MARY HAYES 44300	ERNA KEIL & EVELYN HOGG 51200	CALVIN ASSMUS 61600	ERNA KEIL 55800	PRICE FARMS LTD. 43700	JOHN KRENTZ 29000	JOHN KRENTZ 23100	MICHAEL ROSHER 40000	CAMOLY INVESTMENTS LTD. 30200	MARGARETTA THOMPSON & ZELDA HILL 31000	MARGARETTA THOMPSON & ZELDA HILL 40800	CLIFFORD BENNETT 47900	KENNETH & INGE BENNETT 40600	KEN, INGE & CLIFFORD BENNETT 30200	KEN, INGE & CLIFFORD BENNETT 42600	RAYMOND ALDRIDGE 29000	RAYMOND ALDRIDGE 27800	BE AC 28
LAVIAH HAYES & MURRAY HAYES 42100	ESTATE OF EVELYN HOGG 43900	MARK KEIL 48100	BRIAN & CHRISTINE HENNES 55200	HENNES HOLDINGS LTD. 52000	JOHN KRENTZ 35600	JOHN KRENTZ 23000	PATRICK & JANICE HEIT 28100	PATRICK & JANICE HEIT 34200	PATRICK & JANICE HEIT 36300	GENE & BETTY KING 48300	RICHARD & LISA KING 45100	DOUGLAS & DOREEN BENNETT 42100	FRANK FAMILY FARM LTD. 46300	BENNETT FARMS LTD. 50800	NICOLE BENNETT 48500	RAYMOND ALDRIDGE 42000	RA AL 43
LAVIAH HAYES & MURRAY HAYES 46600	LAVIAH & GERALD HAYES 36500	ERNA KEIL 49200	HENNES HOLDINGS LTD. 53700	HENNES HOLDINGS LTD. 54400	DOROTHY BENNETT 49400	DOROTHY BENNETT 33700	WAYNE & DAISY ADAMS 28800	PATRICK & JANICE HEIT 35200	PATRICK & JANICE HEIT 42100	GENE & BETTY KING 47100	GENE & BETTY KING 50900	HERB & JOYCE FRANK 49000	HERB & JOYCE FRANK 49100	HERB & JOYCE FRANK 49100	NICOLE BENNETT 48700	RAYMOND ALDRIDGE 48600	CI RI 43
GERALD & MARY HAYES 38600	FRED RAST 36500	FRED RAST 43600	LAROCK FARMS LTD. 44400	BRIAN & CHRISTINE HENNES 53200	B & J FARMS LTD. 49300	DOUGLAS & DOREEN BENNETT 39000	ROBERT JENSEN 41900	ROBERT JENSEN 29500	GARY & MARY SKJEI 49100	GARY & MARY SKJEI 49800	CRANEY'S FARM & FEED SERVICE 54100	EATONIA MOTORS LTD. 48900	MICHAEL LAWRENCE 46100	RAYMOND, ALLAN & BRENT ALDRIDGE 45700	RAY ALDRIDGE 44600	CECIL ROSS 40500	CECIL ROSS 40500
GERALD & MARY HAYES 36500	FRED RAST 23000	FRED RAST 37400	LAROCK FARMS LTD. 54400	BRIAN & CHRISTINE HENNES 49900	BRIAN & CHRISTINE HENNES 43200	GLORIA BLOCK 41800	HENNES HOLDINGS LTD. 35600	TYSON CRANEY 41700	GARY & MARY SKJEI 48800	GARY & MARY SKJEI 49800	EATONIA MOTORS LTD. 51000	EATONIA MOTORS LTD. 53200	HERB & JOYCE FRANK 53100	HERB & JOYCE FRANK 50400	GRANT & MARGARET ADAMS 46000	DUTHIE FARMS LTD. 47900	DUTHIE FARMS LTD. 47900
WILLIAM GUIDINGER 38600	FRED RAST 21000	DUANE & BRENDA HOFFMAN 39300	DUANE & BRENDA HOFFMAN 46700	JASON TANYA HENNES 50400	DUANE & BRENDA HOFFMAN 48300	DUANE & BRENDA HOFFMAN 47600	CLAYTON SCHMALTZ 22900	CLAYTON SCHMALTZ 42100	LESLIE LAWRENCE 47300	ALAN BUSBY 47300	EATONIA MOTORS LTD. 42900	EATONIA MOTORS LTD. 50500	HERB & JOYCE FRANK 54300	HERB & JOYCE FRANK 51000	BEWS AGROW LTD. 54700	DUTHIE FARMS LTD. 54500	CLAYTON DEHL 54500
LYNN GUIDINGER 43100	DUANE & BRENDA HOFFMAN 23000	DUANE & BRENDA HOFFMAN 22900	JASON TANYA HENNES 41900	JASON TANYA HENNES 52200	B & J FARMS LTD. 52100	B & J FARMS LTD. 40000	COLIN & COLLEEN SCHMALTZ 22900	ROBERT LAWRENCE 30900	DIANA JASMAN 900	ALAN BUSBY 900	HERB & JOYCE FRANK 42100	HERB & JOYCE FRANK 42100	IRVIN & PATRICIA BECKER 47000	IRVIN & PATRICIA BECKER 47000	BEWS AGROW LTD. 46700	BEWS AGROW LTD. 46700	BEWS AGROW LTD. 46700
VERNON WAGNER 32100	VERNON WAGNER 23000	VERNON WAGNER 22900	B & J FARMS LTD. 47600	NUNWEILER ACRES LTD. 61700	ADRI NUNWEILER 50600	KLARENBACH TRANSPORT LTD. 47700	DUANE & BRENDA HOFFMAN 39200	DUANE & BRENDA HOFFMAN 44500	B & J FARMS LTD. 42800	H & S FARMS LTD. 45400	MARK R. DEARBORN 21200	GARRY J. STALLMANN 33000	KEN BECKER 47800	BEWS AGROW LTD. 52600	MURRAY PETERSON 54500	GOOD INTENTIONS FARMS INC. 68500	GOOD INTENTIONS FARMS INC. 68500
VERNON WAGNER 47600	VERNON WAGNER 23000	VERNON WAGNER 22900	B & J FARMS LTD. 40700	NUNWEILER ACRES LTD. 43300	ADRI NUNWEILER 53200	KLARENBACH TRANSPORT LTD. 38500	DUANE & BRENDA HOFFMAN 46400	DUANE & BRENDA HOFFMAN 44000	H & S FARMS LTD. 36400	H & S FARMS LTD. 46300	GARRY J. STALLMANN 12200	MARK R. DEARBORN 43000	RONALD & JANICE BECKER 56200	BEWS AGROW LTD. 56200	MURRAY PETERSON 48200	GOOD INTENTIONS FARMS INC. 63900	GOOD INTENTIONS FARMS INC. 63900
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ADRI NUNWEILER 41600	EDWARD NUNWEILER 47400	EDWARD NUNWEILER 43500	B & J FARMS LTD. 44400	NUNWEILER ACRES LTD. 46900	NUNWEILER ACRES LTD. 50100	KLARENBACH TRANSPORT LTD. 38700	DUANE & BRENDA HOFF										