



HAMMOND

REALTY

\$400,000

Glenside 160 acres Grain Farmland



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Located just southwest of Glenside, this quarter section features a high cultivation rate and a clay loam soil texture, classified under the Weyburn association. The land offers excellent productivity potential and will be available to farm for the 2026 growing season.

Farmland & Price Summary

1 parcel
160 title acres (ISC)

SAMA Information

160 total acres
158 cultivated acres
2 wetland/bush acres
\$307,000 total 2025 assessed value (AV)
\$307,000 average assessment per 160 acres
51.7 soil final rating (weighted average)

\$400,000 Farmland Price
\$2,499 per title acre (ISC)
\$2,532 per cultivated acre (SAMA)
1.30 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	2024 SAMA Asmt
284	SW	32	28	6	3	0	160.1	160	158	0	0	2	\$307,000	Weyburn	Clay Loam	51.7	H	12	\$1,574.00	\$ 216,800.00
Totals							160.1	160	158	0	0	2	\$307,000	Weighted Average Final Rating 51.7					\$1,574.00	

Average per 160 acres \$307,000

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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