



HAMMOND

R E A L T Y

\$900,000

Prud'Homme 475 acres Grain Farmland



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HAMMOND

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Three full quarter sections southeast of Prud'Homme, west of Bruno and just south of the Hamlet of Dana, in the RM of Bayne #371. Canada Land Inventory mapping shows these as dominantly Class 2 and 3 Oxbow, Weyburn and Blaine Lake Loam soils, within the Black and Dark Brown soil zones. Overall soil final rating is 54.7 points per cultivated acre. Crop Insurance rates these as "H" soils. There is a total of **275 cultivated acres (per renter), available to farm in 2026**. All quarters are touching, with very good access via all-season gravel road.

NW-13-38-27-W2

159.55 title acres (ISC)

SAMA Information

80 arable acres

80 pasture acres

\$198,500 total 2025 assessed value (AV)

52 soil final rating (weighted average)

SW-13-38-27-W2

155.69 title acres (ISC)

SAMA Information

95 arable acres

30 pasture acres

31 wetland/bush acres

\$217,700 total 2025 assessed value (AV)

54 soil final rating (weighted average)

SE-24-38-27-W2

159.38 title acres (ISC)

SAMA Information

110 arable acres

49 wetland/bush acres

\$235,500 2025 assessed value (AV)

57 soil final rating (weighted average)

Sale Information

\$900,000 Farmland

\$1,896 per Total acre (ISC)

\$3,158 per cultivated acre (SAMA)

1.38 times the 2025 assessment

\$900,000 Total List Price

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
371	NW	13	38	27	2	0	159.55		160	80	0	80		\$198,500	Oxbow; Weyburn	Loam	52.1	H	15	\$812.37
371	SW	13	38	27	2	1, 2	155.69		156	95	0	30	31	\$217,700	Oxbow; Weyburn	Loam	54.3	H	15	\$890.95
371	SE	24	38	27	2	0	159.38		159	110	0	0	49	\$235,500	Blaine Lake; Oxbow; Weyburn	Loam	56.8	H	15	\$963.79
Totals							474.62	275	475	285	0	110	80	\$651,700	Weighted Average Final Rating		54.7			\$2,667.11

Average per 160 acres \$219,520

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>



TP 38

TP 38

TP 37

TP 37

RG 27

RG 26

RG 25