



HAMMOND

REALTY

\$525,000

Spalding 120 acres Grain Farmland



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120 acres of quality farmland just south of Spalding, SK in the Rural Municipality of Spalding #368. Canada Land Inventory mapping shows this as dominantly Class 2 Yorkton, Oxbow and Naicam Loam soils, within the Black soil zone. Overall soil final rating is 65.7 points per cultivated acre. There are approximately **95 cultivated acres (per owner), available to farm in 2026, with potential to increase cultivated area.**

Property tax assessment data shows 75 cultivated acres, although this is inaccurate, there are actually approximately 95 acres cultivated.

Very good access via all-season gravel road.

NE-26-38-18-W2 Ext 7

119.51 title acres (ISC)

95 arable acres

\$186,000 2025 assessed value (AV)

65.7 soil final rating (weighted average)

Sale Information

\$525,000 Farmland

\$4,393 per Total acre (ISC)

\$5,526 per cultivated acre (SAMA)

2.82 times the 2025 assessment (note, assessment is artificially low)

\$525,000 Total List Price



Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information									SCIC		RM
Map ID	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
1	368	NE	26	38	18	2	7	119.51	95	120	75	0	0	45	\$186,000	Yorkton; Oxbow; Naicam	Loam	65.7	F	17	\$1,102.34
Totals								119.5	95	120	75	0	0	45	\$186,000	Weighted Average Final Rating 65.7					\$1,102.34

Average per 160 acres \$248,000

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)

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