

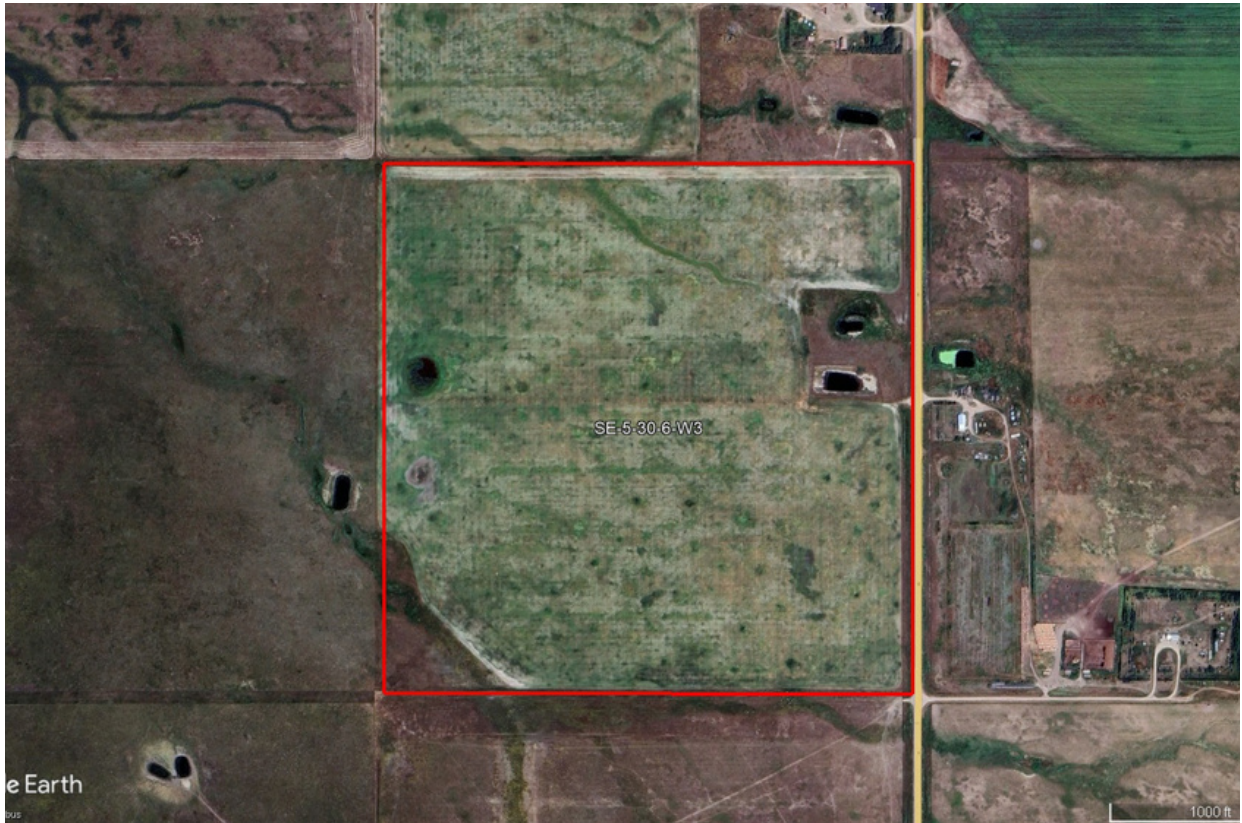


HAMMOND

R E A L T Y

\$475,000

Broderick 157 acres Grain Farmland



Bobby Montreuil

Bobby.Montreuil@HammondRealty.ca

(306) 831-9371

HammondRealty.ca



HAMMOND

REALTY

HammondRealty.ca
113 3rd Ave. West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 948-5052 Office
(306) 948-5053 Fax

Located northeast of Broderick along Highway 219, this quarter section offers a great expansion opportunity for producers in the area and will be available to farm for the 2026 growing season. This **certified organic** land features a clay loam soil texture, classified under the Tuxford association.

Farmland & Price Summary

1 parcel
157 title acres (ISC)

SAMA Information

157 total acres
146 cultivated acres
3 native pasture acres
8 wetland/bush acres
\$276,500 total 2025 assessed value (AV)
\$281,783 average assessment per 160 acres
48.9 soil final rating (weighted average)

\$475,000 Farmland Price
\$3,030 per title acre (ISC)
\$3,253 per cultivated acre (SAMA)
1.72 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
284	SE	5	30	6	3	1	156.8	157	146	0	3	8	\$276,500	Tuxford	Clay Loam	48.9	L	12	\$1,417.00
Totals							156.8	157	146	0	3	8	\$276,500	Weighted Average Final Rating 48.9					\$1,417.00

Average per 160 acres \$281,783

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.

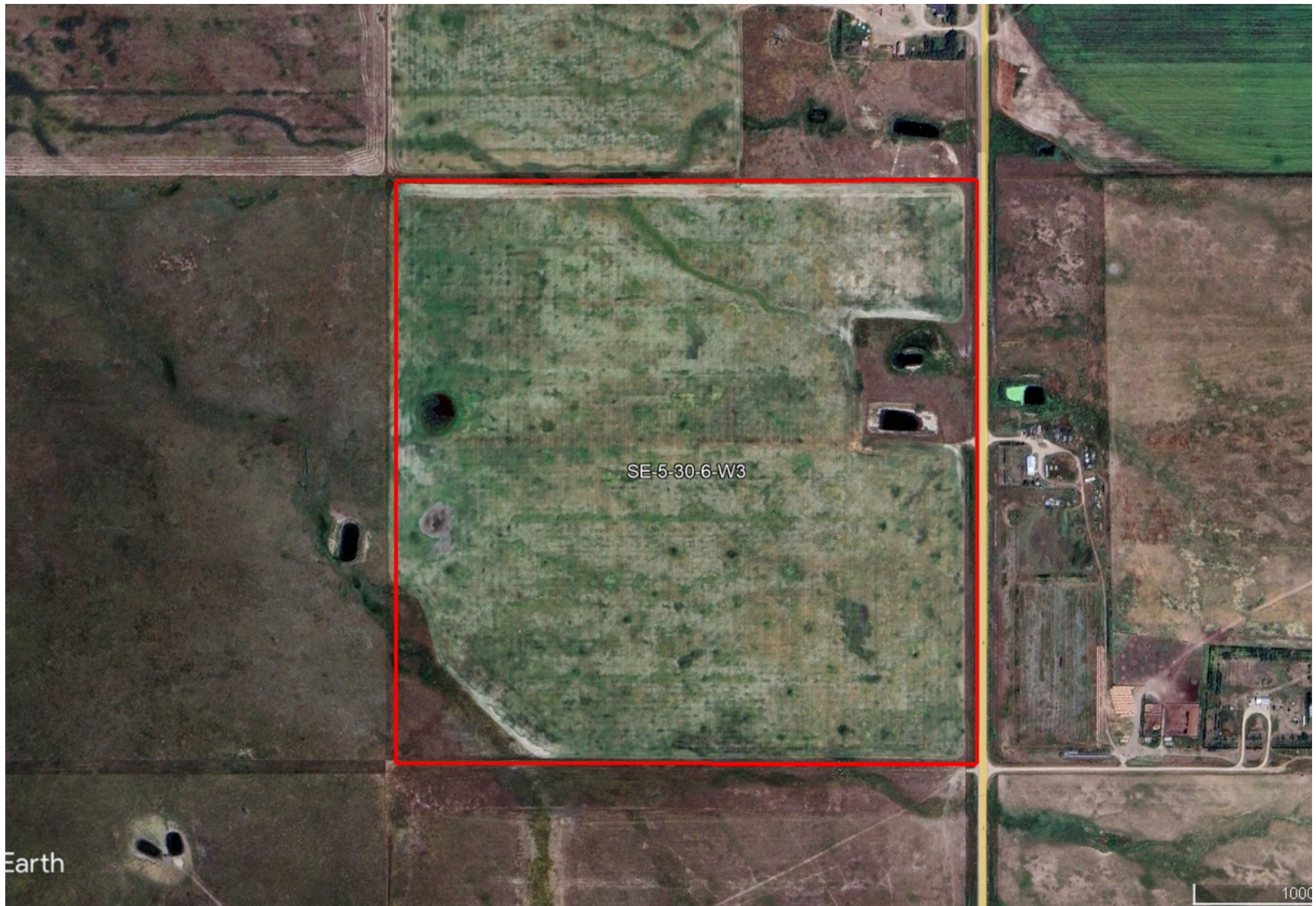
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>



SE-5-30-6-W3

Earth

1000

