



HAMMOND

REALTY

\$299,000

Davidson 159 acres Grain Farmland



Mark Dean

Mark.Dean@HammondRealty.ca

(306) 921-5445

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

A full quarter section southwest of Davidson, in the Rural Municipality of Willner #253. Canada Land Inventory mapping shows these as dominantly Class 3 and 4 Loam soils, within the Dark Brown soil zone. Overall soil final rating is 53.2 points per cultivated acre, with property tax assessment data showing 109 acres arable. Crop Insurance rates this as "K" soil. **This is available to farm in 2026.** Very good access via all-season gravel road.

SW-14-26-02-W3

159.25 title acres (ISC)

SAMA Information

109 arable acres

\$218,600 total 2025 assessed value (AV)

53.2 soil final rating (weighted average)

Buildings and Improvements

Power and well to the yardsite, although condition of well is unknown.

There are older buildings and small steel bins present, with no added value.

Sale Information

\$299,000 Farmland

\$1,878 per Total acre (ISC)

\$2,743 per cultivated acre (SAMA)

1.37 times the 2025 assessment

\$299,000 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
253	SW	14	26	2	3	0	159.25	109	159	109	0	0	50	\$218,600	Weyburn; Rosemae	Loam	53.2	K	12	\$789.91
Totals							159.3	109	159	109	0	0	50	\$218,600	Weighted Average Final Rating		53.2			\$789.91

Average per 160 acres \$219,975

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>





Rge. 2

Rge. 1

1

R.M. of McCraney No. 282

