



HAMMOND

R E A L T Y

\$650,000

Lloydminster 150 acres Grain Farmland (Limin)



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

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

Lloydminster 150 acres Grain Farmland (Limin)

Legal Land Description: SE 3-51-27 W3

Surface Parcel: 130573920

RM: Britannia No. 502

Property Description

Prime location just minutes from Lloydminster! Situated only 4 miles north and 4.5 miles east of the city, this 150-acre parcel offers an excellent blend of convenience, productivity, and investment potential. Access is superb via Township Road 510, which borders the south and east sides and curves around the southeast corner for easy year-round entry.

The property features productive Waseca loam to light loam soils in the Black soil zone, with a weighted average soil final rating of 61.7. According to SAMA, approximately 69 cultivated/arable acres are higher-quality loam (rating ~69), and another 28 cultivated/arable acres are level, lower-lying ground (rating ~57). It is estimated that approximately 42 arable acres currently in hay (and some of the pasture acres) could be converted back to grain production. The balance includes approximately 26 acres of pasture and 21 acres of bush/wetland, adding ecological and aesthetic diversity.

An inactive surface lease with Cenovus provides approximately \$2,200 annually in supplementary income.

SAMA Information

144 total acres

55 cultivated acres

42 arable hay/grass acres

26 pasture acres (some are arable)

21 wetland/bush acres

\$285,600 total 2025 assessed value (AV)

\$317,333 average assessment per 160 acres

61.7 soil final rating (weighted average)

\$650,000 Farmland Price

\$4,329 per title acre (ISC)

2.28 times the 2025 assessed value (P/AV multiple)

Driving Directions: Travel north of Lloydminster on Hwy #17 (approx. 6.6 km), then east on Township Rd 510 for ~6.8 km. Property is located on the north (left) side of the road.

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
502	SE	3	51	27	3	0	150.2	144	55	42	26	21	\$285,600	Waseca	Loam to Light Loam	61.7	J	20	\$643.03
Totals							150.2	144	55	42	26	21	\$285,600	Weighted Average Final Rating		61.7			\$643.03

Average per 160 acres \$317,333

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>

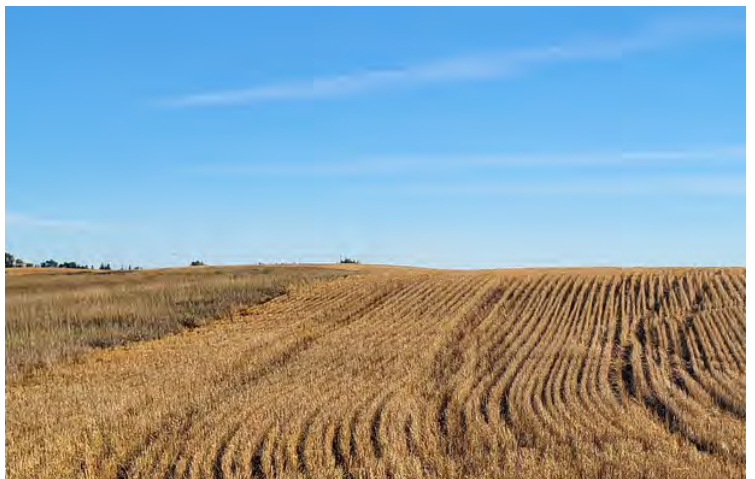
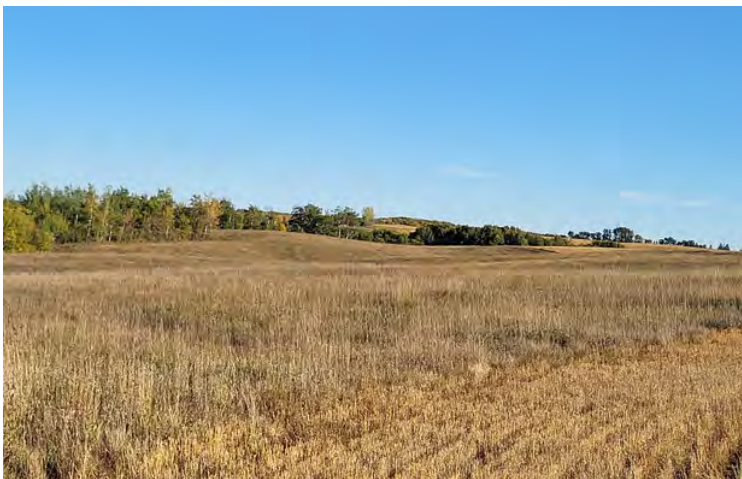
Saskatchewan Crop Insurance Corporation (SCIC)

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>









774