



HAMMOND

R E A L T Y

\$1,068,000

Creelman 356 acres Grain Farmland



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Property Information:

356 acres of prime grain farmland located in the RM of Fillmore #96 and the Village of Creelman. This package is comprised of Brooking//Estevan Clay Loam soil with SAMA stating 313 cultivated and 41 other acres for a combined Soil Final Rating of 51.1. There is a ½ section located north of Creelman and a smaller parcel on the south side of the Village of Creelman. Can be yours for the 2026 growing season, please call for more information!

Farmland & Price Summary

3 Parcels

356 Title Acres (ISC)

SAMA Information

354 Total Acres

313 Cultivated Acres

41 Wetland/Bush Acres

\$602,800 Total Assessed Value

\$272,452 Average Assessment per 160 Acres

51.1 Soil Final Rating (Weighted Average)

\$1,068,000 Farmland Price

\$2,999 per Total acre (ISC)

\$3,412 per cultivated acre (SAMA)

1.77 times the 2025 Assessed Value



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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
Village of Creelman	SW	16	10	10	W2	26	35.45		33	28			5	59,300	Brooking	Clay Loam	56.3	L	5	\$761.56
96	NE	10	11	10	W2	0	159.86		160	140			20	285,000	Estevan	Clay Loam	54.0	K	5	\$1,115.73
96	NW	10	11	10	W2	0	160.84		161	145			16	258,500	Estevan	Clay Loam	47.4	L	5	\$1,036.98
Totals							356.15	0	354	313	0	0	41	602,800	Weighted Average Final Rating 51.1					\$2,914.27

Average per 160 acres 272,452

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.

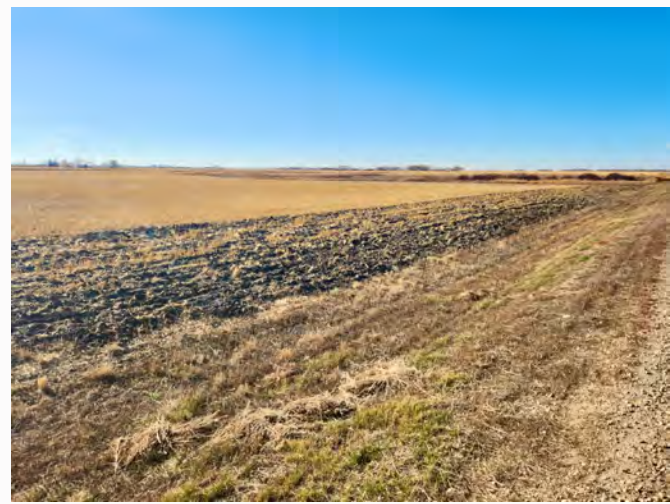
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>





RM 96

SW-16-10-10-W2

Google Earth

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Royal Canadian Legion Branch 299

Creelman

Creelman

Creelman Agricultural Society - Creelman Fair

N

1000 ft



RM 96

NW-10-11-10-W2

NE-10-11-10-W2

Google Earth

Image © 2025 Airbus



2000 ft

234200 ANDREW & WILLIAM SIGDA 255400	HOLDING 227000 ELAINE GOOD 245000	241800 ELAINE GOOD 239200	259900 BARRY & ELAINE GOOD 221200	265400 G AND R FARMS CO-OPERATIVE 235400	266000 PRO-FIELD MANAGEMENT INC. 239100 270400	248200 VINCENT VAN STAVEREN FARMS LTD. 266800	229700 VINCENT VAN STAVEREN FARMS LTD. 235200	205900 BRANT DAMMANN 201000	231500 PRO-FIELD MANAGEMENT INC. 199500	196800 PRO-FIELD MANAGEMENT INC. 238500	232600 VINCENT VAN STAVEREN FARMS LTD. 213500	222000 VINCENT VAN STAVEREN FARMS LTD. 227200	192400 LINDA WILSON 222900	196300 LINDA WILSON 185400
200800 ROBERT & JAMES PRINGLE 174700	DAVID SIGDA 224300	NATASHA MICHAEL BELOF 243200	BARRY GOOD 209800	ELIAS WHITE FARM CORP. 218500	JOHN VAN STAVEREN FARM LTD. 255000	JOHN VAN STAVEREN FARM LTD. 251700	RTA KOSIOR 206200	C & J BEARE FARMS INC. 239900	BRAD, LARRY & VIOLA CARNEGIE 198700	OWAYNE PATERSON 181400	FALYNN WILSON 197100	COLIN DAMMANN 201000	BRANDON WILSON 223400	VINCENT VAN STAVEREN FARMS LTD. 210700
215400 ELAINE WIGHTMAN 181800	VINCENT SIGDA 193900	TRACY & SANDRA OGDEN 182600	BARRY & ELAINE GOOD 228100	GEORFREY WHITE & JENNIFER ELIAS-WHITE 225300	GEORFREY WHITE & JENNIFER ELIAS-WHITE 248900	GEORFREY WHITE & JENNIFER ELIAS-WHITE 252800	LOJEL KETH & KYLE KOSIOR 256500	LOJEL KETH & KYLE KOSIOR 252500	PRO-FIELD MANAGEMENT INC. 239500	PRO-FIELD MANAGEMENT INC. 221600	WAYNE & LORNA ROSENBERY 229500	LINDA BRAUN & VIOLA CARNEGIE 230300	VINCENT VAN STAVEREN FARMS LTD. 219100	VINCENT VAN STAVEREN FARMS LTD. 205200
ELIAS WHITE FARM CORP. 172300	ELIAS WHITE FARM CORP. 203400	GEORFREY WHITE & JENNIFER ELIAS-WHITE 233100	GEORFREY WHITE & JENNIFER ELIAS-WHITE 241800	JENNIFER ELIAS-WHITE 242600	JENNIFER ELIAS-WHITE 250900	JENNIFER ELIAS-WHITE 256500	PRO-FIELD MANAGEMENT INC. 254200	PRO-FIELD MANAGEMENT INC. 246600	VINCENT VAN STAVEREN FARMS LTD. 246000	JOHN VAN STAVEREN FARM LTD. 244800	MALCOLM CARNEGIE 259000	PRO-FIELD MANAGEMENT INC. 240700	PRO-FIELD MANAGEMENT INC. 228400	PRO-FIELD MANAGEMENT INC. 221400
ROBERT & CHRISTINE PROCYK 169300	ROBERT & CHRISTINE PROCYK 231800	ROBERT & CHRISTINE PROCYK 233100	ROBERT & CHRISTINE PROCYK 240400	OCEAN MAN TRUST 240700	JENNIFER ELIAS-WHITE 249700	JENNIFER ELIAS-WHITE 252100	JOHN & PAT HORNER 227400	JOHN & PAT HORNER 220300	JOHN & PAT HORNER 234200	KIRK DAMMANN 236200	WENDY GRAY 228600	WENDY GRAY 253200	MELA SWANSON & IDA CROSS 253600	MELA & GAYLE SWANSON 246300
ROBERT & CHRISTINE PROCYK 230900	ROBERT & CHRISTINE PROCYK 248600	ANDRUEC LAND INC. 241600	JOHN & PAT HORNER 221300	VINCENT VAN STAVEREN FARMS LTD. 220900	JOE BECKSTEAD 222600	JOE BECKSTEAD 222600	ERSA FARMS LTD. 248300	JOHN & ARLENE RAY 255700	PRO-FIELD MANAGEMENT INC. 246500	PRO-FIELD MANAGEMENT INC. 244700	VINCENT VAN STAVEREN FARMS LTD. 240100	VINCENT VAN STAVEREN FARMS LTD. 231400	GERALD SWANSON 239100	DWAYNE PATERSON 233600
JOSHUA WHEEL FARMS LTD. & DM FARMS LTD. 272400	JAMES & ELIZABETH MILTON 195400	ANDRUEC LAND INC. 147900	ANDRUEC LAND INC. 218800	LARRY CARNEGIE 217500	LARRY CARNEGIE 235900	BRADLEY & ANGLEA CARNEGIE 234600	VINCENT VAN STAVEREN FARMS LTD. 244000	VINCENT VAN STAVEREN FARMS LTD. 252500	BRADLEY & ANGLEA CARNEGIE 248900	WINSTON VAN STAVEREN FARMS LTD. 242000	JOHN VAN STAVEREN FARM LTD. 252000	JOHN VAN STAVEREN FARM LTD. 244800	FALCON RIDGE FARMS INC. 248500	ROBERT, LYNNE, TOM & PAT DAVIS 225800
JAMES & ELIZABETH MILTON 123500	JAMES & ELIZABETH MILTON 193600	JAMES & ELIZABETH MILTON 147200	JOHN & PAT HORNER 227100	LARRY CARNEGIE 205900	LARRY CARNEGIE 223000	JOE & TRACEY BECKSTEAD 238000	WINSTON VAN STAVEREN FARMS LTD. 222100	JOHN & ARLENE RAY 227800	JOHN & ARLENE RAY 227800	JOHN & ARLENE RAY 231600	JOHN & ARLENE RAY 236800	JOHN & ARLENE RAY 230800	FALCON RIDGE FARMS INC. 217600	ROBERT, LYNNE, TOM & PAT DAVIS 205400
BRANT DAMMANN 147700	BRANT DAMMANN 49300	PATRICK ZANZEN 49300	LARRY CARNEGIE 182600	MICHAEL BECKSTEAD 246000	MICHAEL BECKSTEAD 240100	MICHAEL BECKSTEAD 251800	WINSTON VAN STAVEREN FARMS LTD. 250100	WINSTON VAN STAVEREN FARMS LTD. 250100	JOHN & ARLENE RAY 202900	JOHN & ARLENE RAY 227800	JOHN & ARLENE RAY 231600	JOHN & ARLENE RAY 236800	JOHN & ARLENE RAY 230800	JOHN & ARLENE RAY 245100
JK PALMER FARMS LTD. 52400	RAY & GORDON TULLY 6200	PATRICK ZANZEN 14800	LARRY CARNEGIE 10600	PATRICK ZANZEN 104300	PATRICK ZANZEN 260000	MICHAEL BECKSTEAD 250700	JOHN KENNEDY 228600	LORNA KENNEDY 225400	WIL ED & AVA QUINHAM 227800	JOHN & ARLENE RAY 191400	JOHN & ARLENE RAY 213500	JOHN & ARLENE RAY 217200	JOHN & ARLENE RAY 213800	RALPH DICKIE 235700
D & L SWANSON	D & L SWANSON	D & L SWANSON	PATRICK	PATRICK	PATRICK	JOE	BLAISE & BLAISE &	BLAISE & BLAISE &	SHARI VOTH	SHARI VOTH	ERSA	ERSA	ERSA	BRUCE &

REEVE-
COUNCIL
DIV. 1-
DIV. 2-
DIV. 3-
DIV. 4-
DIV. 5-
DIV. 6-

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