

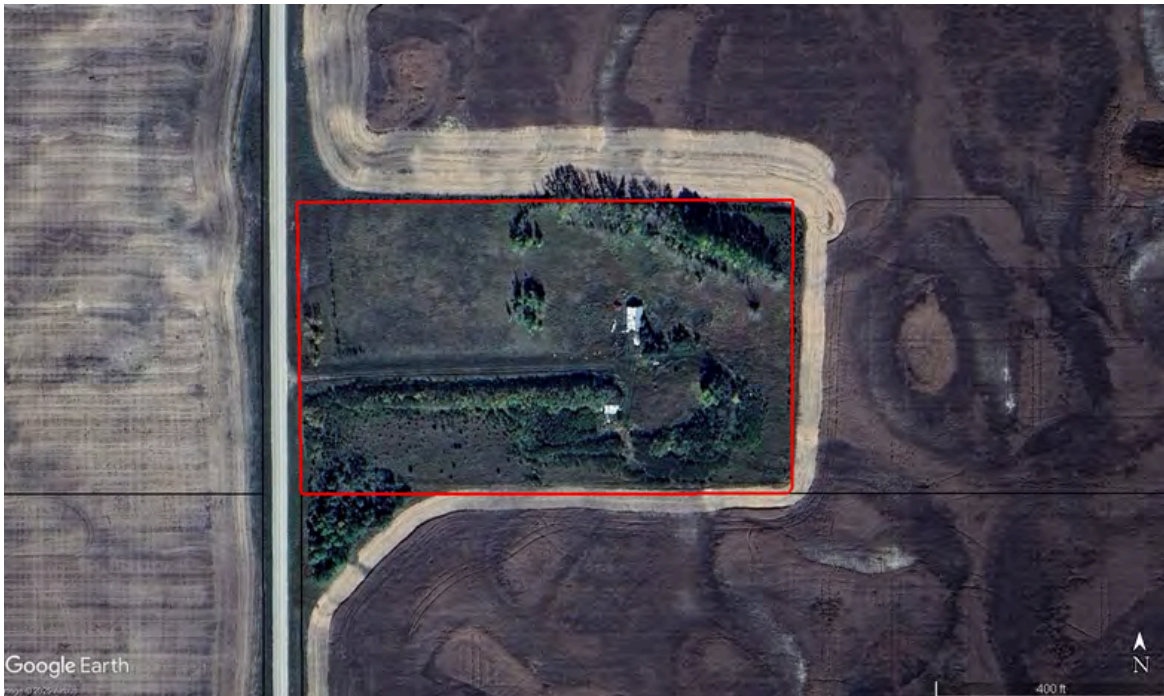


HAMMOND

R E A L T Y

\$35,000

RM of Glenside Acreage Site - 9.27 acres



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RM of Glenside – 9.27 Acres

This 9.27-acre parcel offers privacy, mature trees, and an established yardsite with excellent potential for redevelopment. Located in the RM of Glenside, the property includes older outbuildings, including a 20ft x 40ft garage/barn and a 12ft x 18ft shed, all sold *as-is*.

A 58-ft bored well was completed in 1986; the seller is unsure of its current condition, and buyers are encouraged to complete their own due diligence. The previous septic system was a lagoon located south of the yardsite. Power once serviced the property but is no longer active; service lines run adjacent to the parcel for a potential future connection.

As per SAMA, the land is classified as agricultural arable with loam soils and gentle slopes, provides a mix of open ground and natural shelter. This is a great opportunity for anyone looking to establish an acreage at an affordable entry point, with the flexibility to shape the property to their needs.

Features:

- 9.27 titled acres
- Mature yardsite with natural shelter
- Older garage/barn and small outbuildings (as-is)
- Bored well (1986) – condition unknown
- Power adjacent; no active service
- 20 km northwest of Biggar, 70 km southeast of North Battleford, 115 km west of Saskatoon

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
377	SW	22	38	14	3	Blk/Par A-Plan 101469720 Ext 0	9.3	9	9	0	0	0	\$19,500	Keppel	Loam	57.6	J	19	\$78.00
Totals							9.3	9	9	0	0	0	\$19,500	Weighted Average Final Rating 57.6					\$78.00

Average per 160 acres \$346,667

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>





Property Report

sama

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Municipality Name: RM OF GLENSIDE (RM)

Assessment ID Number : 377-000222401

PID: 400155602

Civic Address:

Legal Location: Parcel A Block Plan 101469720 Sup

Supplementary: PT SW22-38-14-W3 SITUATED IN SW CORNER OF QTR. ISC PCL 150602802

Title Acres: 9.27

School Division: 207

Neighbourhood: 377-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 24-Sep-2022

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
9.00	K-V - [K-VACANT YARD SITE]	Soil association 1	KP - [KEPPEL]	Topography	T2 - Gentle Slopes	\$/ACRE	2,164.86
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	57.58
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 2	CM - [CRAIGMORE]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
				Natural hazard	NH: Natural Hazard Rate: 0.98		

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$19,500		1	Other Agricultural	55%	\$10,725				Taxable
Total of Assessed Values:	\$19,500				Total of Taxable/Exempt Values:	\$10,725				

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Data Source: SAMAVIEW



LEGEND

- Provincial Highway
- Primary Grid Route
- All Weather Road (Winter Plowed Roads)
- Seasonal Road
- Bridge
- Waste Disposal Site
- Chem. Can Disposal Site
- Historical Site
- Railway
- Regional Park
- Division Boundary
- Lagoon
- Community Hall
- Tower
- Gravel Pit



- Farm Residence
- Church
- School
- Cemetery
- Lake
- Creek
- Public Well
- Business
- Airstrip
- Hamlet
- Indian Reserve Lands
- Wildlife Lands
- Community Pasture
- Organic Land

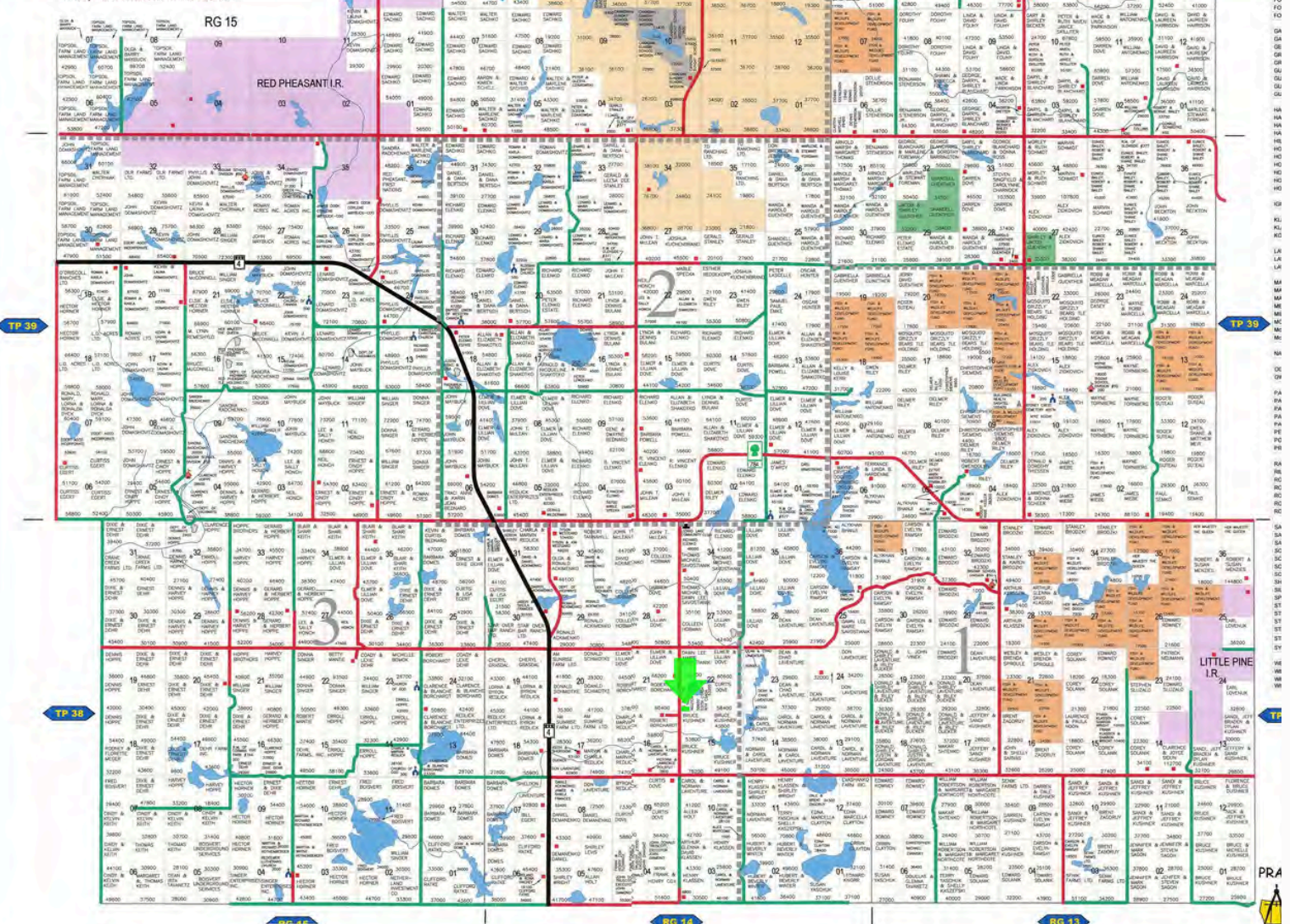
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Revised by: Sue Todd January 20, 2012
Drawn by: Bruce Frederickson December 17, 2005



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