



HAMMOND

R E A L T Y

\$225,000

Debden 160 acres Pastureland



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

A quarter of pastureland located southwest of Debden, SK.

Farmland & Price Summary

1 parcel
160 title acres (ISC)

SAMA Information

160 total acres
160 native pasture acres
\$111,400 total 2025 assessed value (AV)
\$111,400 average assessment per 160 acres

\$225,000 Farmland Price
\$1,407 per title acre (ISC)
2.02 times the 2025 assessed value (P/AV multiple)

Directions:

From Victoire, go 2.5 miles east on grid 793 then 3 miles south on 3074, land is on west side of the road.

Detailed Description of Farmland Property

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
494	NE	32	51	7	3	0	159.9	160	0	0	160	0	\$111,400	Nisbet	Loamy Sand		O	21	\$351.45
Totals							159.9	160	0	0	160	0	\$111,400	Weighted Average Final Rating #DIV/0!					\$351.45

Average per 160 acres \$111,400

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>



