



# HAMMOND

## REALTY

\$320,000

RM of Biggar Farmland - 160 acres (Robinson)



**Dave Molberg**

Dave.Molberg@HammondRealty.ca

(306) 948-4478

HammondRealty.ca



**HammondRealty.ca**  
113 3<sup>rd</sup> Ave. West  
P.O. Box 1054  
Biggar, SK S0K 0M0  
(306) 948-5052 Office  
(306) 948-5053 Fax

Ideal expansion or investment opportunity! One quarter of productive farmland located in the RM of Biggar between Biggar and Perdue, 0.5 miles north of Highway 14.

This quarter section is characterized by a productive class 3 dark brown soil (Keppel association) with a loam texture, crop insurance K, soil final rating average 42.8, slight stoniness. Arable acres are currently seeded to grass and used as hayland, although offers excellent potential for crop production.

#### Farmland & Price Summary

NE 1-36-13 W3 Ext 0

160.88 title acres (ISC)

#### SAMA Information

160 total acres

150 cultivated acres

10 wetland/bush acres

\$241,200 total 2025 assessed value (AV)

\$241,200 average assessment per 160 acres

42.8 soil final rating (weighted average)

\$320,000 Farmland Price

\$1,989 per title acre (ISC)

\$2,133 per cultivated acre (SAMA)

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



## 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	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
347	NE	1	36	13	3	0	160.88	160	150	0	10	\$241,200	Keppel	Loam	42.8	K	16	\$621.00
Totals							160.9	160	150	0	10	\$241,200	Weighted Average Final Rating 42.8					\$621.00

Average per 160 acres \$241,200

### 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.

### 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/) <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) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>

Property Report

Print Date: 19-Jul-2025

Municipality Name: RM OF BIGGAR (RM)			Assessment ID Number : 347-001101100			PID: 202365888	
	Civic Address:			Title Acres:	160.00	Reviewed:	20-Mar-2012
	Legal Location: Qtr NE      Sec 01   Tp 36   Rg 13   W 3   Sup			School Division:	207	Change Reason:	
	Supplementary:			Neighbourhood:	347-200	Year / Frozen ID:	2025/-32560
				Overall PUSE:	2000	Predom Code:	
				Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
150.00	K - [CULTIVATED]	Soil association 1	KP - [KEPPEL]	Topography	T4 - Strg Slopes	\$/ACRE	1,607.43
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	42.75
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9 )]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	KP - [KEPPEL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER25				

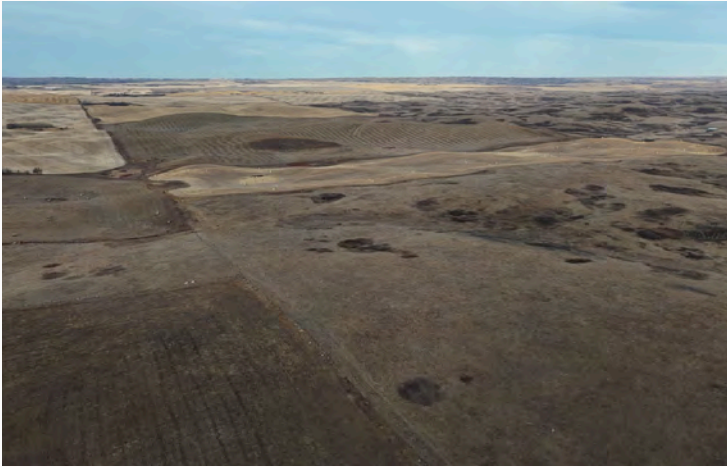
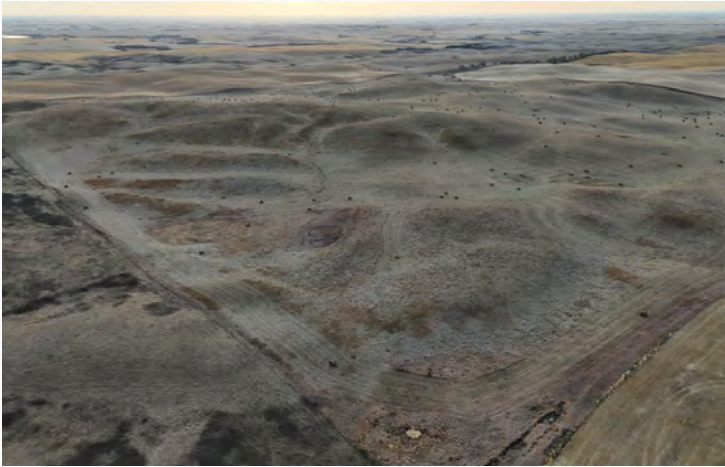
AGRICULTURAL WASTE LAND

Acres	Waste Type
10	WASTE SLOUGH

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	\$241,200		1	Other Agricultural	55%	\$132,660				Taxable
Total of Assessed Values:	\$241,200				Total of Taxable/Exempt Values:	\$132,660				







## Robinson Farmland

2025 Assessed Value \$241,200  
Title acres 160.88  
Cultivated acres 150  
Soil: Keppel Loam  
Soil Final Rating: 42.25  
Crop Ins. Class: K  
Property Taxes: \$621

NE-1-36-13-W3

Google Earth

Image © 2025 Airbus

300 m





