



HAMMOND

R E A L T Y

\$900,000

Maidstone 356 acres Pastureland



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca



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

Here is your opportunity to own a private retreat where you can create your own getaway or ultimate hunting paradise.

Situated between two lakes, this property offers exceptional wildlife habitat of ducks, geese, deer, moose, and more.

This unique 356-acre parcel of pastureland is located northeast of Maidstone, Saskatchewan, offering wide-open space, privacy, and long-term potential. Whether you're looking to build a recreational retreat, expand agricultural use, or invest in land with income opportunities, this property delivers freedom and seclusion.

The land is currently used as pasture with approximately 2 miles of new fencing, cross-fencing, and corrals featuring three catch pens plus a 20-acre holding pen. The property was grazed for the month of November 2025 and had not been grazed since 2021.

Access is excellent with a good gravel road to the property, and power runs along the road beside the land. The area has significant ongoing oil activity. The property continues to generate \$3,000 per year from an old existing service lease, with active oil exploration ongoing in the immediate area.

A rare combination of recreation, agriculture, and income potential.

Farmland & Price Summary

- Parcels: 3
- Title Acres (ISC): 356

SAMA Information

- Total Acres: 480
- Native Pasture Acres: 480
- 2025 Assessed Value (AV): \$337,100
- Average Assessment per 160 Acres: \$112,367

Pricing

- Farmland Price: \$900,000
- Price per Title Acre (ISC): \$2,526
- P/AV Multiple: $2.67 \times$ 2025 assessed value



Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information									SCIC	
Map ID	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
1	471	NW	16	48	22	3	1,2	79.5	160	0	0	160	0	\$120,600	Meota	Loamy Sand		Not	Rated
2	471	NE	16	48	22	3	1,2	136.4	160	0	0	160	0	\$105,600	Meota	Loamy Sand		Not	Rated
3	471	SW	16	48	22	3	1	140.4	160	0	0	160	0	\$110,900	Meota	Loamy Sand		Not	Rated
Totals								356.3	480	0	0	480	0	\$337,100	Weighted Average Final Rating				

Average per 160 acres \$112,367

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.

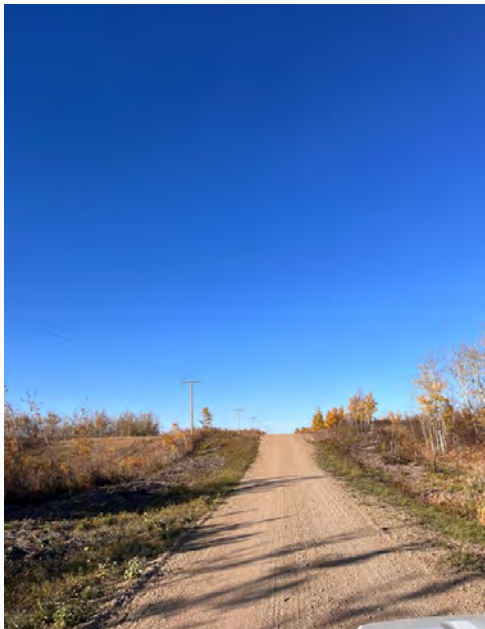
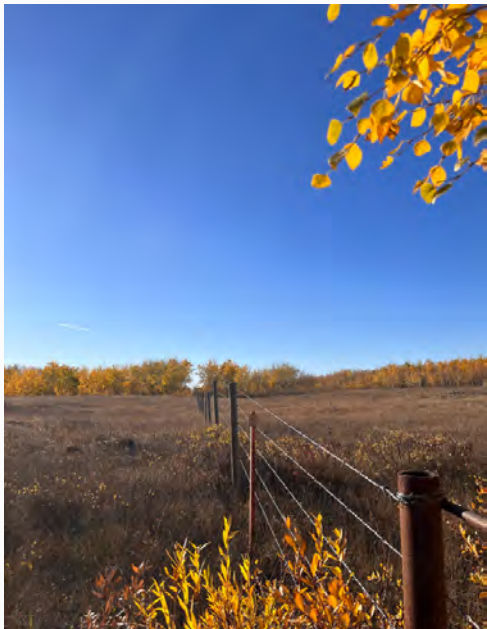
Sask Grains Risk Zones

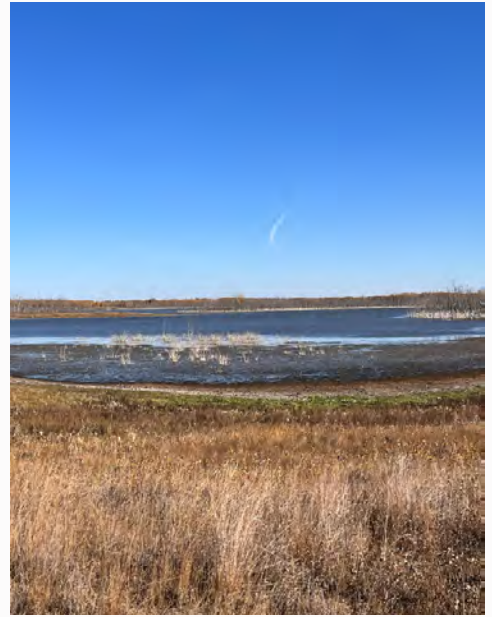
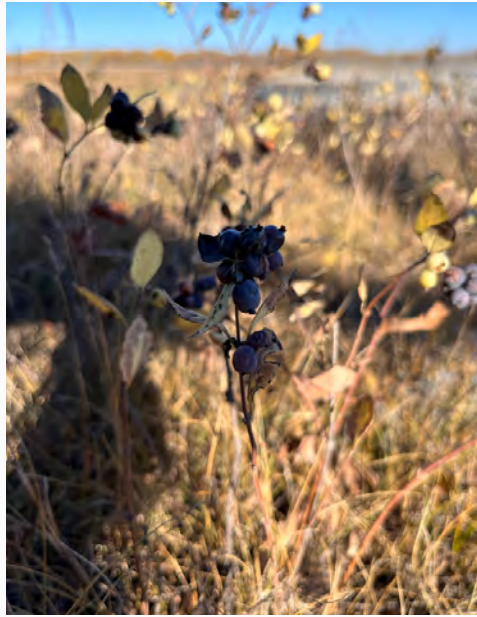
<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating

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









Golden Lake

NW-16-48-22-W3

NE-16-48-22-W3

SW-16-48-22-W3

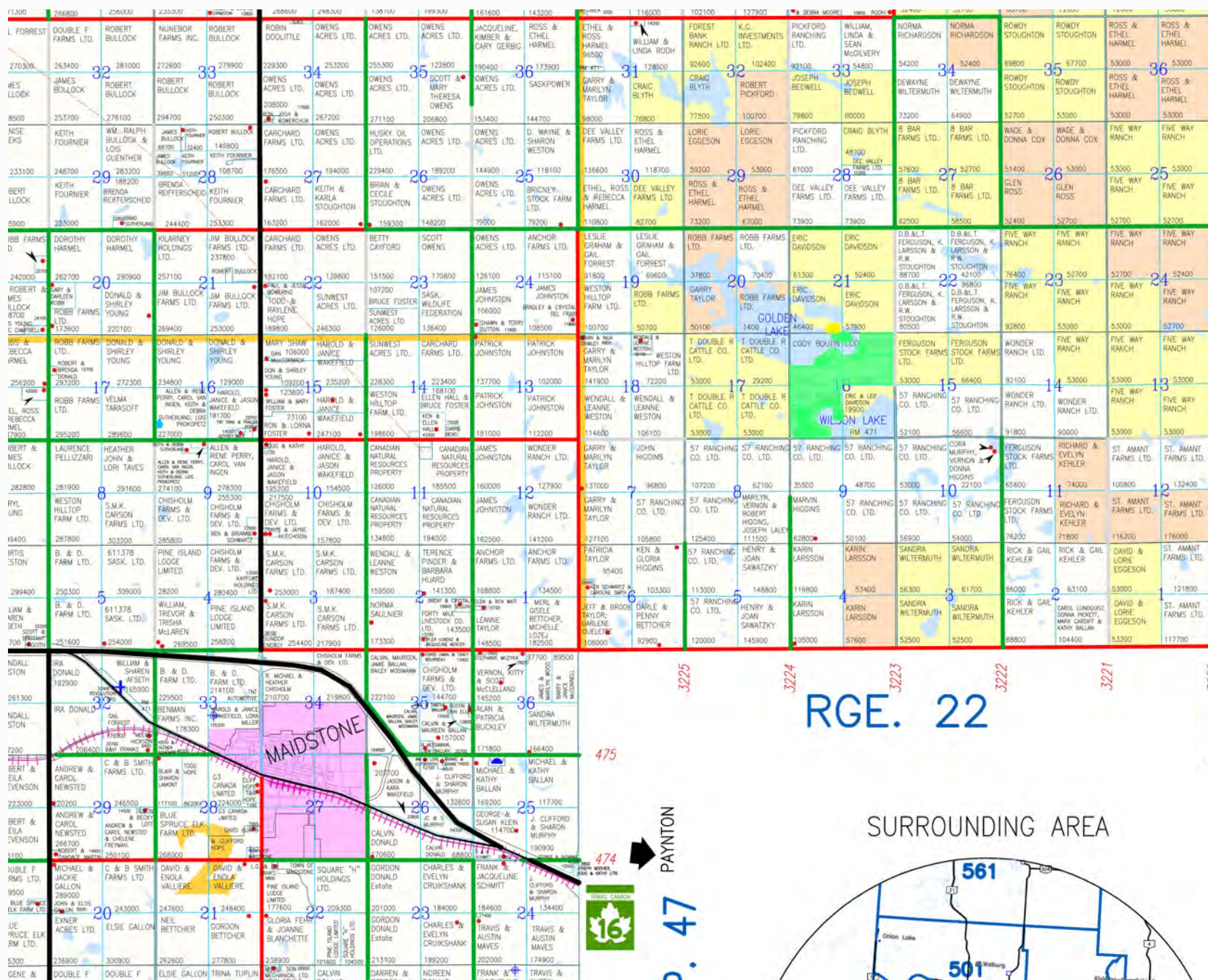
Wilson Lake

Google Earth

Image © 2025 Airbus

2000 ft





490

484

482

480

TWP. 48

R.M. of PAYNT

47
PAYNTON

RGE. 22

SURROUNDING AREA

