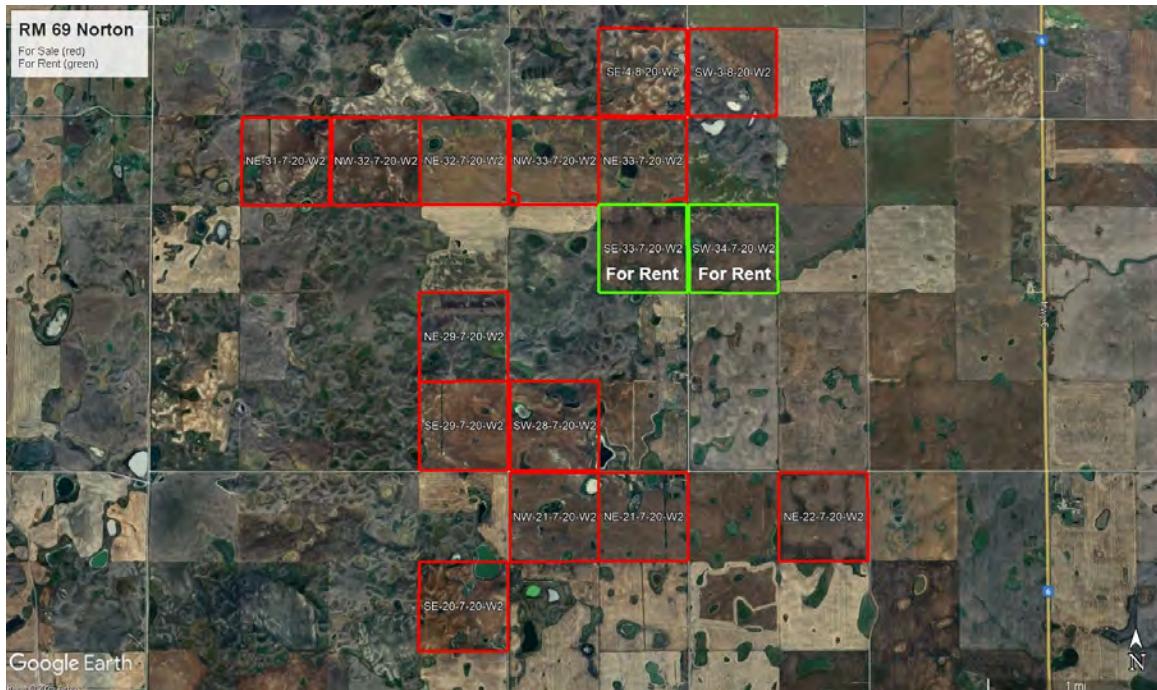




HAMMOND
REALTY

\$5,600,000

Pangman 2,198 acres Grain Farmland



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca
(306) 441-4152
HammondRealty.ca



Location

This very attractive package of 14 grain farmland quarters is located just south of Pangman, SK.

Farmland & Price Summary

14 parcels

2,198 title acres (ISC)

2,034 Vendor stated seeded acres

SAMA Information

2,203 total acres

1,739 cultivated acres

292 native pasture acres

189 wetland/bush acres

\$3,191,800 total 2025 assessed value (AV)

\$231,815 average assessment per 160 acres

44.2 soil final rating (weighted average)

\$5,600,000 Farmland Price

\$2,548 per title acre (ISC)

\$3,220 per cultivated acre (SAMA)

\$2,753 per cultivated acre (Owner)

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

Vendor's yard (approx. 10 acres) in NE 21-7-20 W2 will be subdivided off including all buildings. Vendor is also going to subdivide and keep 10 acres along the east side of the NE 29-7-20 W2, the cost for subdivision will be paid by the Vendor. The sale closing for NE 21 and NE 29 will be once the subdivision is completed. Vendor is also keeping NW 33-07-20 W2 Ext 2, Surface Parcel 166037159 (1.73 acres). Steel bins on SW 28, NE 21, & NE 33 (10,000 bushels hopper and 20,000 bushels of flat bottom) are not included in the sale and to be removed.

Lease Opportunity

The following land are to be rented by the Purchaser for 2026 crop years at \$85 per vendor's cultivated acres. Vendor states that there are 300 cultivated acres.

RM 69

SE 33-7-20 W2

SW 34-7-20 W2



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 (AV) | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone | Property Taxes |
| | 69 | SE | 20 | 7 | 20 | 2 | 0 | 158.6 | 135 | 159 | 144 | 0 | 0 | 15 | \$227,800 | Ardill | Clay Loam | 42.1 | K | 6 | |
| | 69 | NW | 21 | 7 | 20 | 2 | 0 | 158.1 | 157 | 158 | 142 | 0 | 0 | 16 | \$232,300 | Ardill | Clay Loam | 43.5 | H | 6 | |
| | 69 | NE | 21 | 7 | 20 | 2 | 0 | 148.9 | 143 | 149 | 141 | 0 | 0 | 18 | \$230,100 | Ardill | Clay Loam | 43.4 | G | 6 | |
| | 69 | NE | 22 | 7 | 20 | 2 | 0 | 160.5 | 161 | 160 | 145 | 0 | 0 | 15 | \$259,900 | Ardill | Clay Loam | 47.6 | G | 6 | |
| | 69 | SW | 28 | 7 | 20 | 2 | 0 | 160.4 | 148 | 159 | 134 | 0 | 0 | 25 | \$203,500 | Ardill | Clay Loam | 40.3 | H | 6 | |
| | 69 | SE | 29 | 7 | 20 | 2 | 0 | 160.3 | 160 | 160 | 150 | 0 | 0 | 10 | \$245,400 | Ardill | Clay Loam | 43.5 | J | 6 | |
| | 69 | NE | 29 | 7 | 20 | 2 | 0 | 150.8 | 143 | 150 | 0 | 0 | 150 | 0 | \$159,500 | Ardill | Clay Loam | | G | 6 | |
| | 69 | NE | 31 | 7 | 20 | 2 | 0 | 159.9 | 133 | 160 | 140 | 0 | 0 | 20 | \$282,800 | Ardill | Clay Loam | 53.7 | J | 6 | |
| | 69 | NE | 32 | 7 | 20 | 2 | 0 | 158.5 | 158 | 160 | 150 | 0 | 0 | 10 | \$271,100 | Ardill | Clay Loam | 48.1 | H | 6 | |
| | 69 | NW | 32 | 7 | 20 | 2 | 0 | 159.8 | 153 | 160 | 90 | 0 | 60 | 10 | \$219,800 | Ardill | Clay Loam | 47.3 | J | 6 | |
| | 69 | NE | 33 | 7 | 20 | 2 | 1,2 | 152.9 | 158 | 159 | 144 | 0 | 0 | 15 | \$232,900 | Ardill | Clay Loam | 43.0 | G | 6 | |
| | 69 | NW | 33 | 7 | 20 | 2 | 1,2 | 153.0 | 160 | 153 | 145 | 0 | 0 | 15 | \$264,900 | Ardill | Clay Loam | 48.6 | G | 6 | |
| | 69 | SW | 3 | 8 | 20 | 2 | 0 | 157.1 | 80 | 157 | 75 | 0 | 82 | 0 | \$221,900 | Ardill | Clay Loam | 49.7 | G | 6 | |
| | 69 | SE | 4 | 8 | 20 | 2 | 0 | 159.1 | 145 | 159 | 139 | 0 | 0 | 20 | \$139,900 | Ardill | Clay Loam | 26.7 | H | 6 | |
| | Totals | | | | | | | 2,197.9 | 2,034 | 2,203 | 1,739 | 0 | 292 | 189 | \$3,191,800 | Weighted Average Final Rating 44.2 | | | | | |

Average per 160 acres \$231,815

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>



For Rent - 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 (AV) | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone | Property Taxes |
| 69 | SE | 33 | 7 | 20 | 2 | 0 | | 158.5 | 147 | 159 | 134 | 0 | 0 | 25 | \$243,200 | Ardill | Clay Loam | 48.2 | G | 6 | |
| 69 | SW | 34 | 7 | 20 | 2 | 0 | | 161.1 | 152 | 159 | 139 | 0 | 0 | 20 | \$247,200 | Ardill | Clay Loam | 47.3 | H | 6 | |
| Totals | | | | | | | 319.6 | 299 | 318 | 273 | 0 | 0 | 45 | \$490,400 | Weighted Average Final Rating 47.7 | | | | | | |

Average per 160 acres \$246,742

SAMA Information

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Soil Final Rating

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<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

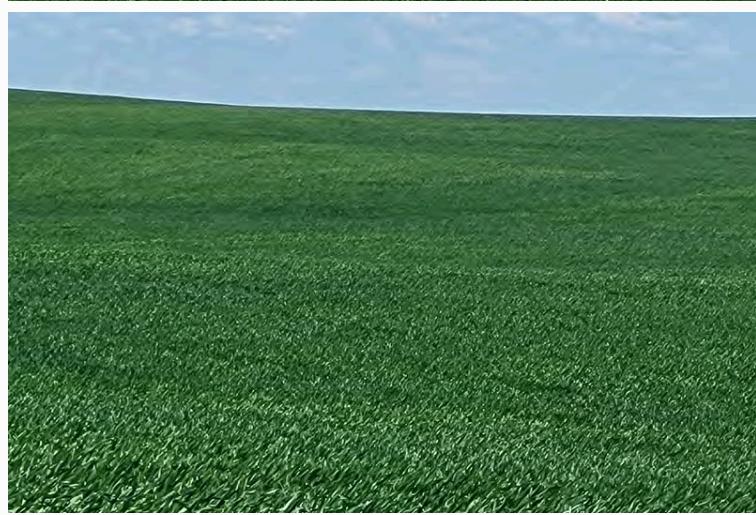
<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

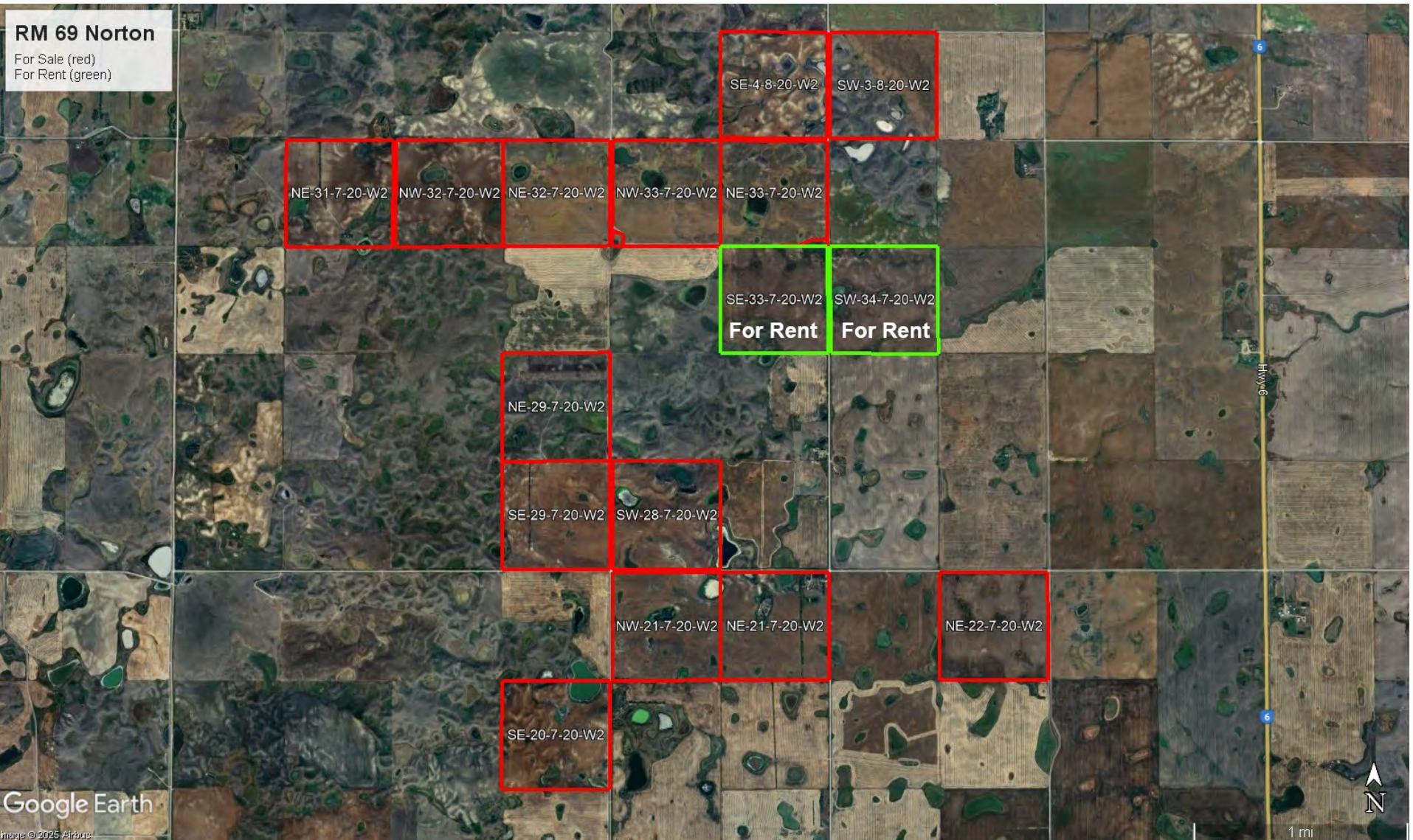
Parcel Crop Insurance Rating

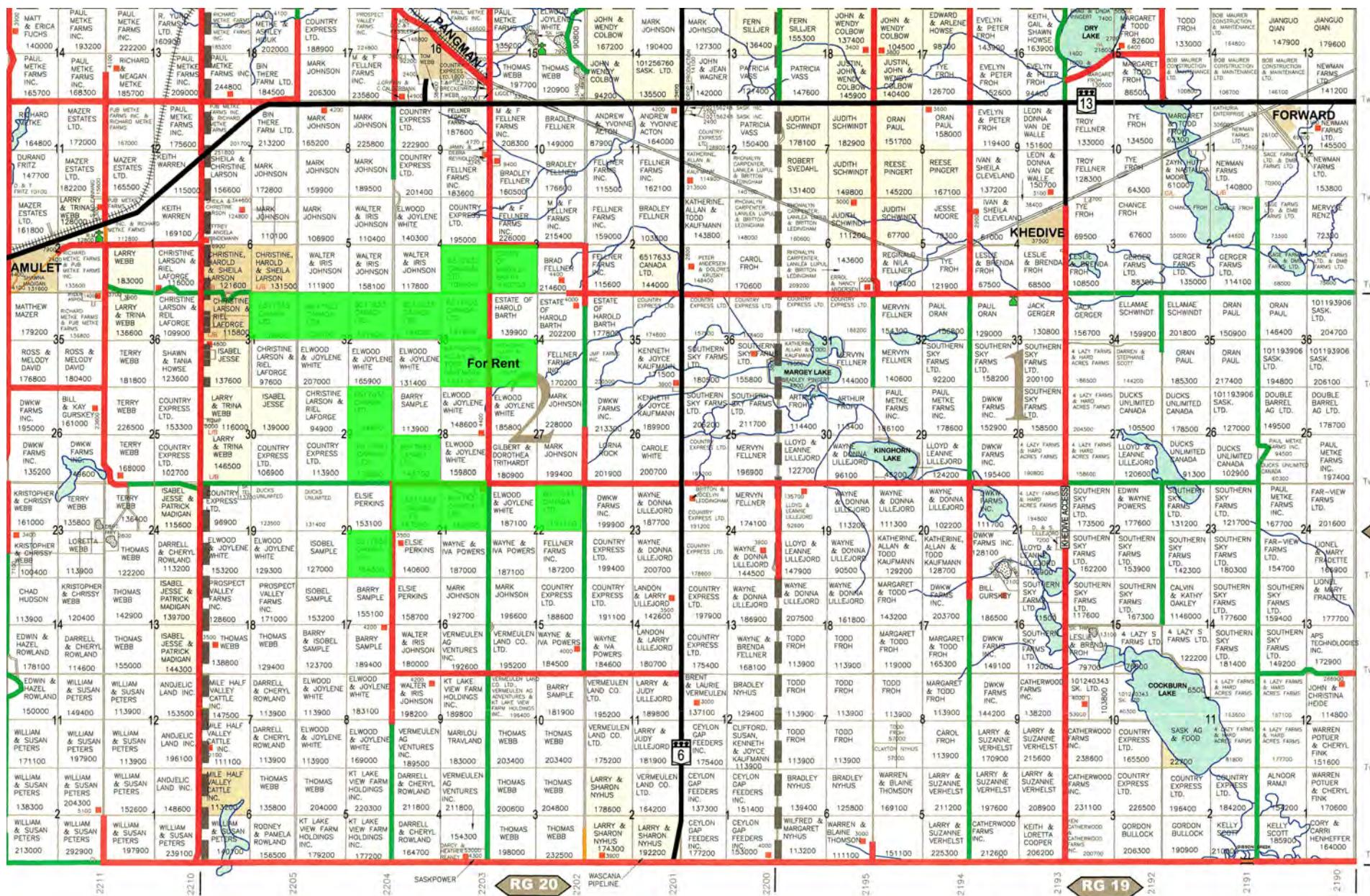
<https://www.scic.ca/?resources/calculators/generic-what-if-insurance-cost-calculator>











Twp. Rd. 062

Twp. Rd. 081

Twp. Rd. 080

Twp. Rd. 075

Twp. Rd. 074

TP 07

Twp. Rd. 073

Twp. Rd. 072

Twp. Rd. 071

Twp. Rd. 070