



HAMMOND
REALTY

\$600,000

North Saskatchewan Riverfront 113.5 Acres



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Breathtaking Riverfront Property – North Saskatchewan River

An incredible opportunity to own a stunning parcel of land overlooking the majestic North Saskatchewan River and its scenic islands. This one-of-a-kind property offers panoramic views, natural beauty, and direct access to outdoor recreation. The current owner has enjoyed both fishing and jet boating right from the river's edge, highlighting the property's potential for an active, nature-filled lifestyle.

Whether you're dreaming of building your forever home, a private retreat, or pursuing an acreage development, this property offers endless possibilities. Located approximately 10 miles from Hillmond, 22 miles from Waseca, and 25 miles from Lloydminster, it combines peaceful seclusion with convenient access to nearby communities.

Don't miss this rare chance to invest in a unique riverside property with unlimited potential.



Detailed Description of Farmland Property

Legal Land Description								ISC	owner	SAMA Information									SCIC		RM			
Map ID	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			
1	471	NW	16	51	24	3	23	20.1		24			24		\$7,700	Waseca	Loam	N/A	N/A	N/A				
2	471	SW	16	51	24	3	24	93.3		96			96		\$31,000	Waseca	Loam	N/A	N/A	N/A				
Totals								113.5	0	120	0	0	120	0	\$38,700	Weighted Average Final Rating								

Average per 160 acres \$51,600

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)

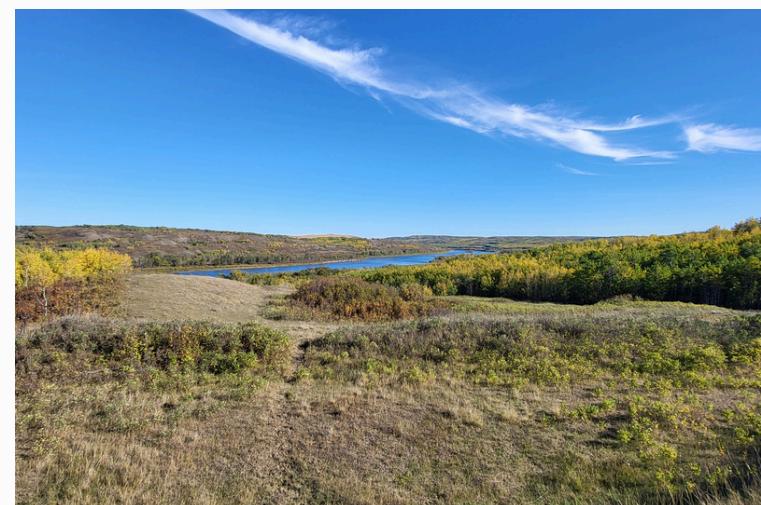
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/)

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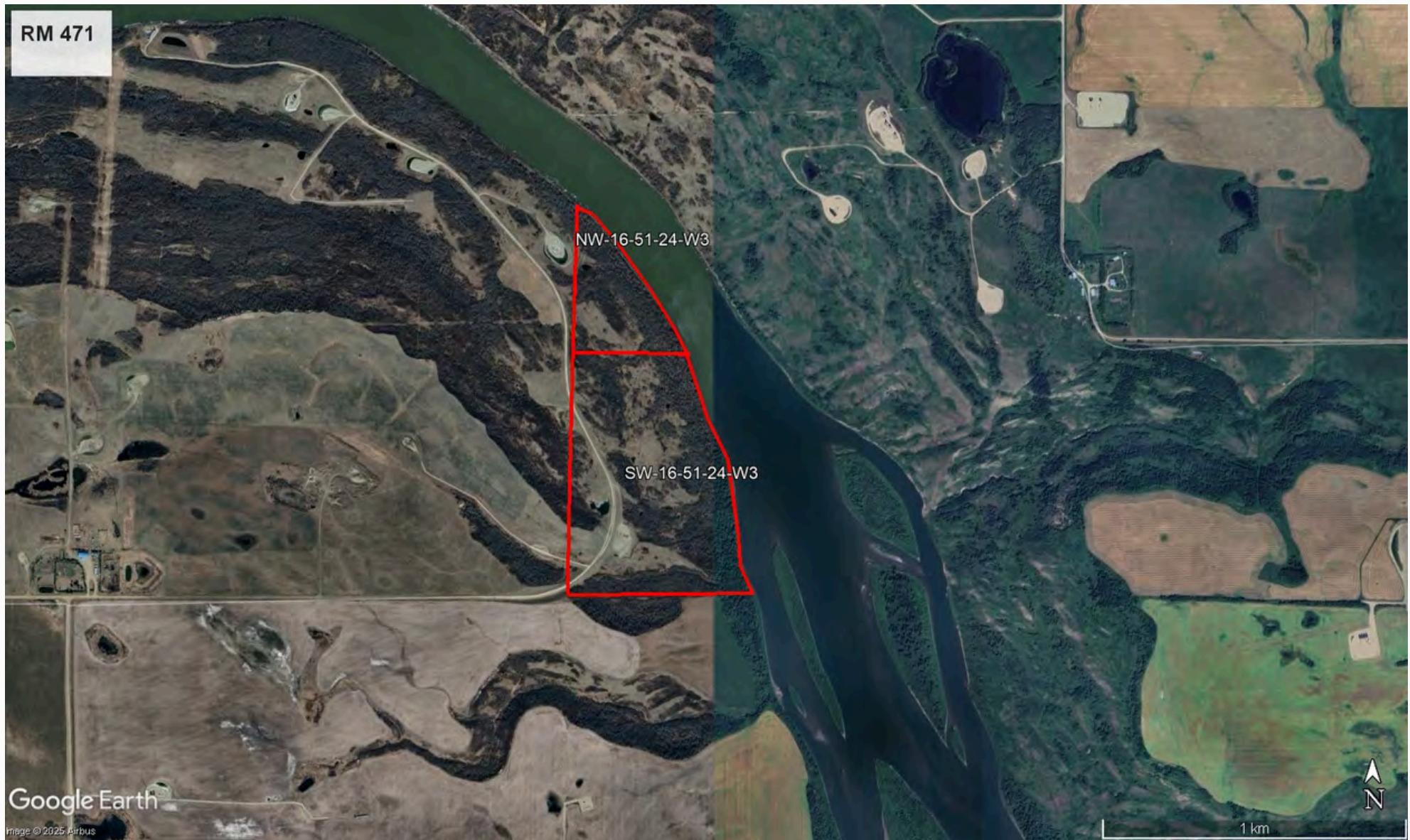
[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator)

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





RM 471



RGE. 24

TWP. 51

TWP. 51

TWP. 50

TWP. 49

TWP. 48

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