

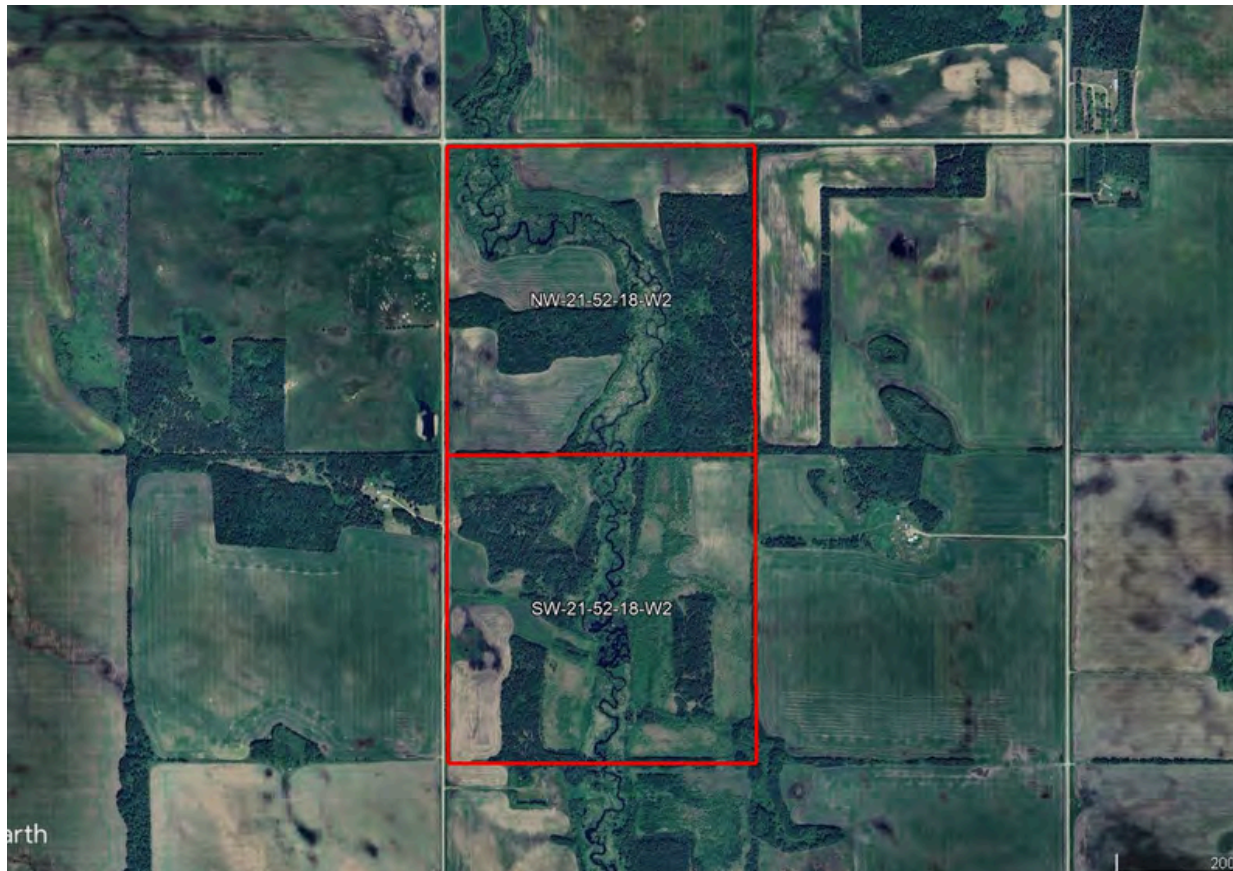


HAMMOND

REALTY

\$660,000

Choiceland 318 acres Grain & Pastureland



Mark Dean

Mark.Dean@HammondRealty.ca

(306) 921-5445

HammondRealty.ca



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

Location

Two adjacent quarter sections located 10 km northwest of Choiceland and 95 km northeast of Prince Albert, Saskatchewan.

Farmland Description

The properties are very well suited for cultivation, hay, grazing, recreation or a combination of all four. With Bedard Creek winding through both quarters, this is very scenic and ideal for grazing cattle or bison, with the added benefit of hunting and passive recreation.

According to assessment records, there are 122 cultivated acres in total across both quarters. It should be noted that a portion of the open land is not currently farmed, with approximately 85 to 90 acres presently under cultivation, indicating additional potential for expansion, with previously cultivated acres easily converted back to cultivation.

NW-21-52-18-W2

158.53 title acres
Smeaton and Garrick soil associations
31 point final rating per cultivated acre.
2025 assessment \$94,900

SW-21-52-18-W2

159.72 title acres
Smeaton and Sylvania soil associations
28 point final rating per cultivated acre.
2025 assessment \$113,200

Farmland Price

\$660,000 Farmland
\$2,074 per total acre (ISC)
3.17 times the 2025 assessment

\$660,000 Total Asking Price



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	
488	NW	21	52	18	2	0	158.53	159	58	98	3	\$94,900	aton; Garrick; Sylvania	Sandy Loam; Loamy Sand	31.3	L	21	\$726.82	
488	SW	21	52	18	2	0	159.72	160	101	24	35	\$113,200	Smeaton; Sylvania	Sandy Loam; Loamy Sand	28.4	L	21	\$898.27	
Totals							318.25	319	159	122	38	\$208,100	Weighted Average Final Rating			29.5			\$1,625.09

Average per 160 acres \$104,376

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.

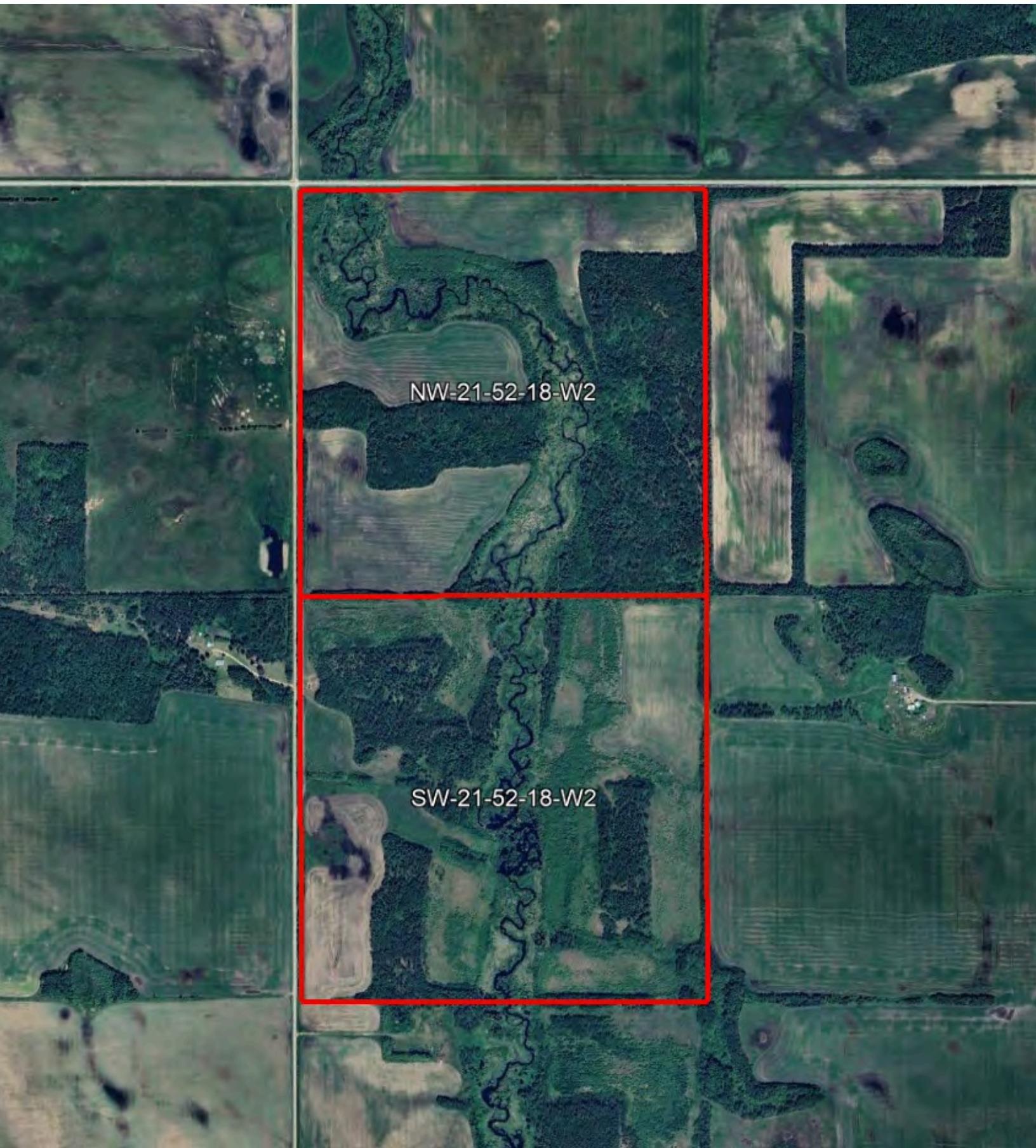
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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/) <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>



NW-21-52-18-W2

SW-21-52-18-W2



Bedard
Creek

Kelsey Lake

Bisset
Creek

Smeaton



Choiceland

55

DENNIS & RICHARD TRUUMAN	DENNIS & RICHARD TRUUMAN	DENNIS & EILEEN TRUUMAN	DENNIS TRUUMAN	BRENDA APPLETON	GREGORY & GYNESS PAPAN	LARRY & ROSE BACKLUNG	JAMES & CARMAN LONG	JAMES & CARMAN LONG	CINDY LEYH	D.ROSS & JOYCE KING	DOROTHY LARSON	LEEANN CLARKE	WANDA FRIES	101086024 SASK. LTD.	101086024 SASK. LTD.	101086024 SASK. LTD.	DARREN & PAULA SEAMAN	RODNEY NAKONECHNY	BRIAN MISSELBROOK	ROBERT & COLLEEN MACDONALD	M. SI
68000	62300	197400	132000	248500	141300	170800	241700	237400	237100	218400	248400	244300	118800	150500	134300	130800	143900	235700	242100	143100	
AARON & JENNIFER CHAMBERLAIN	JAMES & CARMAN LONG	KEVIN REIN & KAREN NEWTON	LENARD & SYLVIA WELYGAN	J.&J. WINNY HOLDINGS LTD.	GYNESS PAPAN	BERNARD & PEGGY BOHMANN	DONNA NAKONECHNY	JAMES & CARMAN LONG	JAMES & CARMAN LONG	KOLTYN LEE	LEEANN CLARKE	KEREN & JOHN ROUSE	MICHAEL FEDELECK	15TH STREET & HURLING	DONNA NAKONECHNY	KORY & MELANIE SMITH	DAVID & WAYNE LEYH	JOSEPH & HELEN HULAK	DARREN & PAULA SEAMAN	AARON KING	
201600	65200	195500	148400	229000	224000	90400	157500	235300	260300	126400	191900	171000	108800	86400	201500	162600	217700	218500	233500	244800	
AARON & JENNIFER CHAMBERLAIN	JAMES & CARMAN LONG	JAMES & CARMAN LONG	THERESA & ROBIN ZABEK	J.&J. WINNY HOLDINGS LTD.	RAYMOND SHYMANSKI	DONNA NAKONECHNY	DONNA NAKONECHNY	JAMES & CARMAN LONG	BERNARD, DANIEL & TIMOTHY TETZLAU	DARRYL MILLER	MARK FENRICH	BRENT NAKONECHNY	DAN & ROONEY NAKONECHNY	DONNA NAKONECHNY	DONNA NAKONECHNY	DAVID & LYNN SHERIDAN	BRIAN & CINDY LEYH	AARON KING	JANET MCLEAN	AARON KING	TV SH
207300	166800	178100	172800	218800	228700	172600	128200	171900	205100	168800	201300	241700	241300	241600	154300	141500	171800	146900	167000	214300	
MORLEY & PATRICIA SCHEMNAUER	BARRY SCHEMNAUER	JAMES & CARMAN LONG	RICHARD & BRENDA PICKETT	J.&J. WINNY HOLDINGS LTD.	J.&J. WINNY HOLDINGS LTD.	J.&J. WINNY HOLDINGS LTD.	CAMERON & VAUNA NORDIN	RICHARD & BRENDA PICKETT	AARON KING	AARON KING	BRENT NAKONECHNY	RODNEY NAKONECHNY	BRENT NAKONECHNY	DAN & ROONEY NAKONECHNY	RONALD & DEREK SHYMANSKI	LAWRENCE & DONNA KAWA	RODERICK PEEBLES & DEBORAH PLUMMER	LEONARD & SYLVIA WELYGAN	AARON KING	AARON KING	
102900	138200	187600	159600	252200	252200	193000	122800	122800	144000	216600	206900	200000	261200	263000	252100	161800	179600	242800	227800	224500	
ANNA SCHEMNAUER	ANNA SCHEMNAUER	KELLY NAKONECHNY & WENDY PISTUN	KAREN WILDEMAN	DAVID & JOAN PELECH	J.&J. WINNY HOLDINGS LTD.	LEONARD & SYLVIA WELYGAN	NOEL VOGLER & KIMBERLEY GADE	KELLY NAKONECHNY & WENDY PISTUN	BOYD KENNEY	KELLY PISTUN	CECILIA STRUEBY	DAN NAKONECHNY	LAWRENCE & DONNA KAWA	DAN & ROONEY NAKONECHNY	LAWRENCE & DONNA KAWA	LAWRENCE & DONNA KAWA	WILLIE KNIFE	DARREN & PAULA SEAMAN	AARON KING	AARON KING	
98200	122600	117300	55400	138000	216900	253800	165300	235800	235800	212600	207000	133200	243600	238300	218100	182200	121700	179600	180800	181100	
JOHN KWATKOWSKI (ESTATE)	DENNIS SCHEMNAUER	CARMAN LONG & TRACY BUTTERFIELD	DAVID & CORINA LINDBERGH	LYLE & CORINA LINDBERGH	LYLE & CORINA LINDBERGH	LEONARD & SYLVIA WELYGAN	D.ROSS & JOYCE KING	KELLY PISTUN	KELLY PISTUN	BOYD KENNEY	BRENT NAKONECHNY	CLINTON WILBURN & MARIE MCCAFFREY	BRENT NAKONECHNY	LAWRENCE & DONNA KAWA	DAN NAKONECHNY	LAWRENCE & DONNA KAWA	WILLIE KNIFE	PHILIP ALDOCK & PATRICK DOERFSEN	VIRGINIA FENRICH	VIRGINIA FENRICH	
102800	122300	107300	148300	102600	101800	253800	217700	111800	223200	244600	191800	128000	191500	180900	208000	121500	11500	167000	282300	292100	
TERESA KWATKOWSKI	MARDELL FARMS LTD.	KELLY & WENDY PISTUN	J.&J. WINNY HOLDINGS LTD.	ROBERT BROWN	MARCO CLARK & MARDELL FARMS LTD.	LEE LOB & BRENT BURKA	KELLY & WENDY PISTUN	ANNE & KELLY PISTUN & PEGGY KILMER	RUSSELL & SHERRY CASE	JEFFERY ANNETTE SMITH	LEEANN CLARKE	LEEANN CLARKE	LEEANN CLARKE	CARSON LISA SHYMANSKI	LAWRENCE & DONNA KAWA	RONALD & STELLA SHYMANSKI	WILLIE KNIFE	PHILIP ALDOCK & PATRICK DOERFSEN	VIRGINIA FENRICH	FRANCES FENRICH	
78000	145700	199100	167200	145400	10108211 SASK. LTD.	10108211 SASK. LTD.	128600	87300	164500	110200	139700	137900	158000	140200	185200	200100	121500	167000	282300	292100	
CHOICELAND																					
RICHARD & BRENDA PICKETT	THEODORE & ROSIE SLONSKI	KEVIN & LAURIE	RODNEY CHARLES & MARY BURKA-CHARLES	SHIRLEY BACKLUNG	LESLIE & MARLENE WHITE	EST. NORBER SCHMIDT	CHRISTOPHER WALKER	ROBERT ROBERTSON	ANNE & KELLY PISTUN & PEGGY KILMER	ELANOR BOGNAK & LOUISE BRAZIER	RONALD SHYMANSKI	TYLER SHYMANSKI	STELLA SHYMANSKI	RAY	RONALD & STELLA SHYMANSKI	LAWRENCE & DONNA KAWA	RONALD & STELLA SHYMANSKI	BERNARD SCHULTZ & JANICE BAKER	RONALD SHYMANSKI	RONALD SHYMANSKI	
152900	145300	192300	172400	147300	134200	76400	76300	95400	87300	127800	223300	171000	166100	157700	151700	134600	136600	281100	281100	282800	
STANLEY SHYMANSKI	JOSHUA LINDBERGH	RODNEY CHARLES & MARY BURKA-CHARLES	SHIRLEY BACKLUNG	LESLIE & MARLENE WHITE	LESLIE & MARLENE WHITE	EST. NORBER SCHMIDT	CHRISTOPHER WALKER	ROBERT ROBERTSON	ANNE & KELLY PISTUN & PEGGY KILMER	ELANOR BOGNAK & LOUISE BRAZIER	RONALD SHYMANSKI	TYLER SHYMANSKI	STELLA SHYMANSKI	RAY	RONALD & STELLA SHYMANSKI	LAWRENCE & DONNA KAWA	RONALD & STELLA SHYMANSKI	BERNARD SCHULTZ & JANICE BAKER	RONALD SHYMANSKI	RONALD SHYMANSKI	
254000	171100	183800	172400	147300	134200	76400	76300	95400	87300	127800	223300	171000	166100	157700	151700	134600	136600	281100	281100	282800	
THEODORE & ROSIE SLONSKI	SYLVIA & LENARD WELYGAN	LYLE & CORINA LINDBERGH	LYLE & CORINA LINDBERGH	GEORGE & MARY PICKETT & BARBARA GAUDET	MERLE & BRIAN KOPACH	LESLIE & MARLENE WHITE	CARL & WANDA SWEARS	KELLY PISTUN	CARL LINDBERGH & INGRID FENTON	NORMAN & MARK STENSRUD	KELSEY HOLDINGS INC.	TYLER SHYMANSKI	STELLA SHYMANSKI	RAY	RONALD & STELLA SHYMANSKI	LAWRENCE & DONNA KAWA	RONALD & STELLA SHYMANSKI	BERNARD SCHULTZ & JANICE BAKER	RONALD SHYMANSKI	RONALD SHYMANSKI	
249000	147800	144000	180200	124200	106600	132700	192100	185400	190500	72000	197900	187800	269900	281100	270800	330800	323300	323300	323300	323300	
RICHARD & DEBBIE BURKA	SYLVIA & LENARD WELYGAN	JOHN & MARK PICKETT	JOHN & RICHARD PICKETT	GEORGE & MARY PICKETT & BARBARA GAUDET	JOSHUA LINDBERGH	JOHN & RICHARD PICKETT	JOHN KWATKOWSKI (ESTATE)	JOHN KWATKOWSKI (ESTATE)	JOHN KWATKOWSKI (ESTATE)	DENNIS BOEHLER	KELSEY HOLDINGS INC.	RONALD & STELLA SHYMANSKI	STELLA SHYMANSKI	RAY	RONALD & STELLA SHYMANSKI	LAWRENCE & DONNA KAWA	RONALD & STELLA SHYMANSKI	BERNARD SCHULTZ & JANICE BAKER	RONALD SHYMANSKI	RONALD SHYMANSKI	
238800	219200	138300	157200	124200	117800	174000	240700	229300	215400	215400	152700	272800	291000	315800	342400	325800	325800	325800	325800	325800	
JEAN & BRENT BURKA	JEAN & BRENT BURKA	MARDELL FARMS LTD.	JOHN & RICHARD PICKETT	GEORGE & MARY PICKETT & BARBARA GAUDET	DENNIS BOEHLER	LEONARD & SYLVIA WELYGAN	KAREN BROWN	LANCE BULGIS & BRITTANY THIBALL	LORNE & SHARON LINDBERGH	LORNE & SHARON LINDBERGH	TYLER SHYMANSKI	STELLA SHYMANSKI	RAY	RONALD & STELLA SHYMANSKI	LAWRENCE & DONNA KAWA	RONALD & STELLA SHYMANSKI	BERNARD SCHULTZ & JANICE BAKER	RONALD SHYMANSKI	RONALD SHYMANSKI		
253100	226600	238100	186700	124200	261500	144400	138600	129600	129600	129600	187900	284200	322800	322800	342500	303600	303600	303600	303600	303600	
RICHARD & CAROL MARDELL	JEAN & CAROL BURKA	JOHN & RICHARD PICKETT	JOHN & RICHARD PICKETT	GEORGE & MARY PICKETT & BARBARA GAUDET	DENNIS BOEHLER	LEONARD & SYLVIA WELYGAN	KAREN BROWN	LANCE BULGIS & BRITTANY THIBALL	LORNE & SHARON LINDBERGH	LORNE & SHARON LINDBERGH	TYLER SHYMANSKI	STELLA SHYMANSKI	RAY	RONALD & STELLA SHYMANSKI	LAWRENCE & DONNA KAWA	RONALD & STELLA SHYMANSKI	BERNARD SCHULTZ & JANICE BAKER	RONALD SHYMANSKI	RONALD SHYMANSKI		
239900	206100	196600	191800	124200	261500	144400	138600	129600	129600	129600	187900	284200	322800	322800	342500	303600	303600	303600	303600	303600	
THERESA & LISA ZABEK	PARTIA MUEHLNIK & CHRISTOPHER JAMZ	JOHN KWATKOWSKI (ESTATE)	JOHN KWATKOWSKI (ESTATE)	GEORGE & MARY PICKETT & BARBARA GAUDET	DENNIS BOEHLER	LEONARD & SYLVIA WELYGAN	KAREN BROWN	LANCE BULGIS & BRITTANY THIBALL	LORNE & SHARON LINDBERGH	LORNE & SHARON LINDBERGH	TYLER SHYMANSKI	STELLA SHYMANSKI	RAY	RONALD & STELLA SHYMANSKI	LAWRENCE & DONNA KAWA	RONALD & STELLA SHYMANSKI	BERNARD SCHULTZ & JANICE BAKER	RONALD SHYMANSKI	RONALD SHYMANSKI		
138500	148300	143700	137100	124200	261500	144400	138600	129600	129600	129600	187900	284200	322800	322800	342500	303600	303600	303600	303600	303600	
JOHN KWATKOWSKI (ESTATE)	LEE & LORI BURKA	JOHN KWATKOWSKI (ESTATE)	JOHN KWATKOWSKI (ESTATE)	GEORGE & MARY PICKETT & BARBARA GAUDET	DENNIS BOEHLER	LEONARD & SYLVIA WELYGAN	KAREN BROWN	LANCE BULGIS & BRITTANY THIBALL	LORNE & SHARON LINDBERGH	LORNE & SHARON LINDBERGH	TYLER SHYMANSKI	STELLA SHYMANSKI	RAY	RONALD & STELLA SHYMANSKI	LAWRENCE & DONNA KAWA	RONALD & STELLA SHYMANSKI	BERNARD SCHULTZ & JANICE BAKER	RONALD SHYMANSKI	RONALD SHYMANSKI		
241100	182600	143700	137100	124200	261500	144400	138600	129600	129600	129600	187900	284200	322800	322800	342500	303600	303600	303600	303600	303600	
RICHARD & CAROL	WALTER BURKA & ARLEEN STEN	BRENT BURKA	DARREN & BRANDY	L & M WHITE	L & M WHITE	STEFANY FUDGER	KENDALL DYCK & ANNA	RICHARD & DEBBIE BURKA	TERRY REED	JAMES & GAIL	MURRAY & ELAINE	GLEN & CONSTANCE KELSEY	GLEN & CONSTANCE KELSEY	KELSEY HOLDINGS INC.	DONNA KOONMAN	ALDONNA	KELSEY HOLDINGS	LANCE BULGIS & BRITTANY	ALICE CHOW		
	87700	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	100000	