

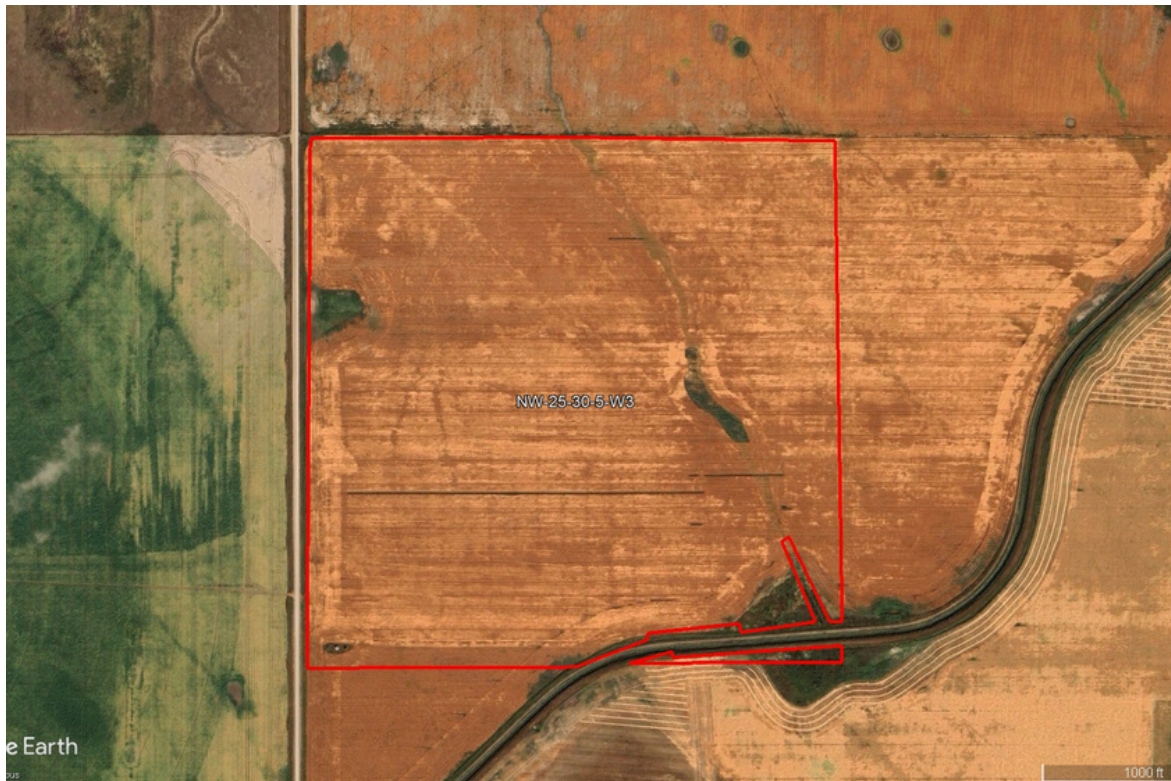


HAMMOND

R E A L T Y

\$867,000

Hanley 155 acres Grain Farmland



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HAMMOND

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Property Information

This quarter section is located 13kms west of Hanley, Saskatchewan.

When the owner previously farmed the land, the property was irrigated, and the land remains adjacent to the irrigation canal, making it a strong candidate for re-approval for irrigation.

Infrastructure is already in place, including underground pipe running from the canal to the pivot point in the center of the quarter, along with a cement pad at the pivot location.

The property consists primarily of cultivated land with minimal waste, offering strong production potential for a wide range of crops.

Farmland & Price Summary

1 parcel
156 title acres (ISC)

SAMA Information

155 total acres
152 cultivated acres
3 wetland/bush acres
\$310,000 total 2025 assessed value (AV)
\$320,000 average assessment per 160 acres
54.2 soil final rating (weighted average)

\$867,000 Farmland Price
\$5,569 per title acre (ISC)
\$5,704 per cultivated acre (SAMA)
2.80 times the 2025 assessed value (P/AV multiple)

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC	
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
283	NW	25	30	5	3	1, 2	155.7	155	152	0	0	3	\$310,000	Hanley	Clay Loam	54.2	J	12
Totals							155.7	155	152	0	0	3	\$310,000	Weighted Average Final Rating 54.2				

Average per 160 acres \$320,000

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.

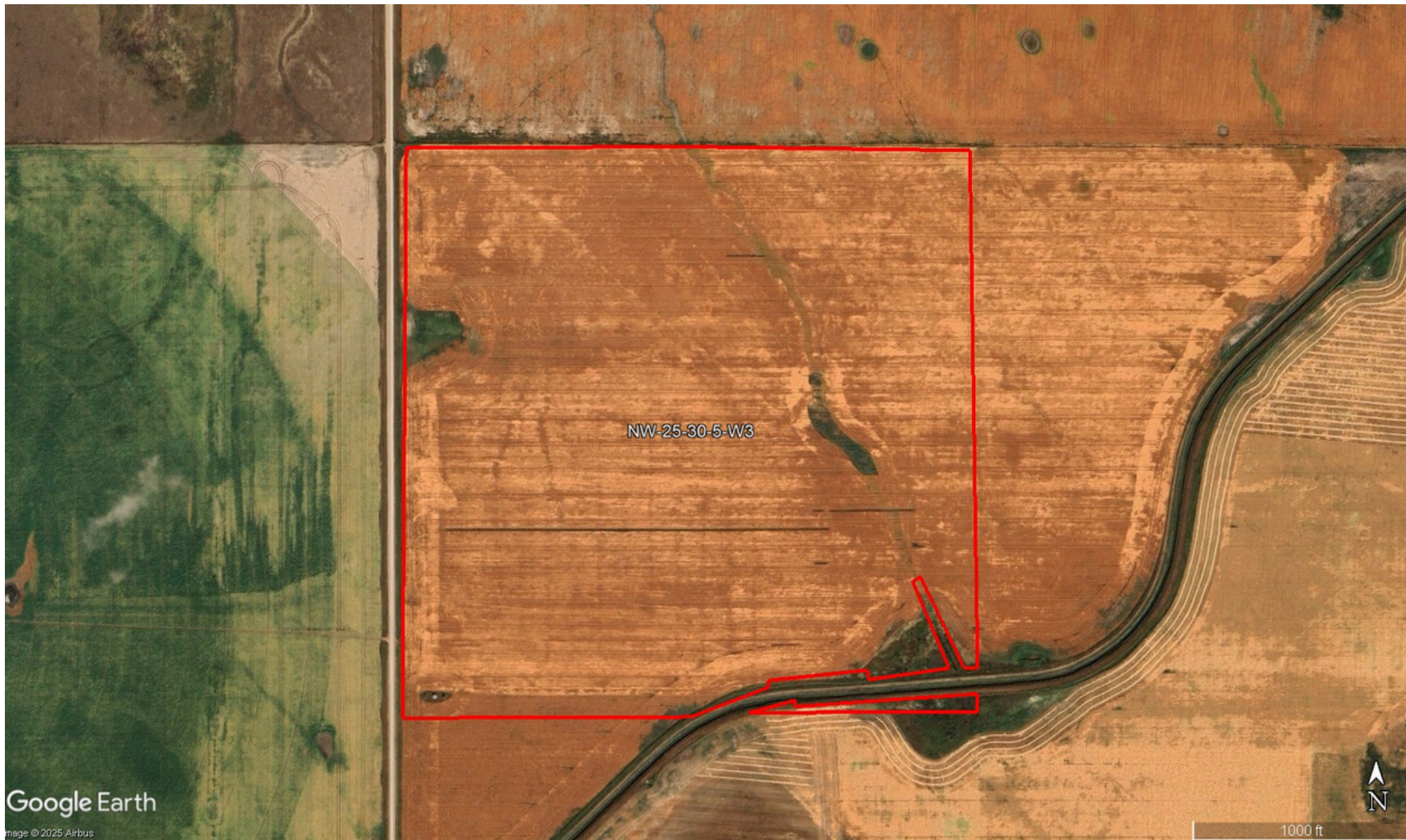
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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/>

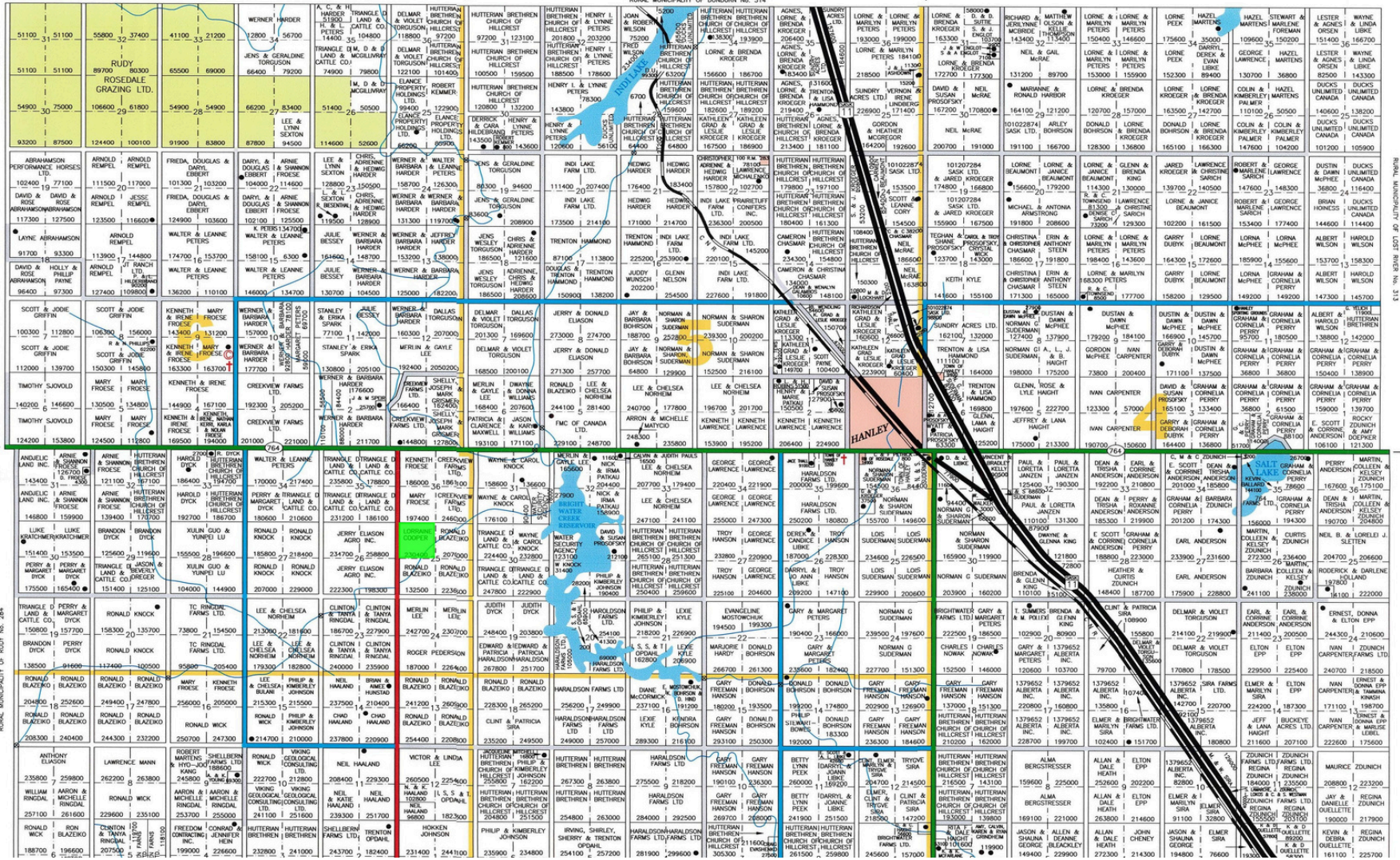
Parcel Crop Insurance Rating <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>



RGE 5

RGE 4

RGE 3



TWP. 31

TWP. 31

TWP. 30

TWP. 30