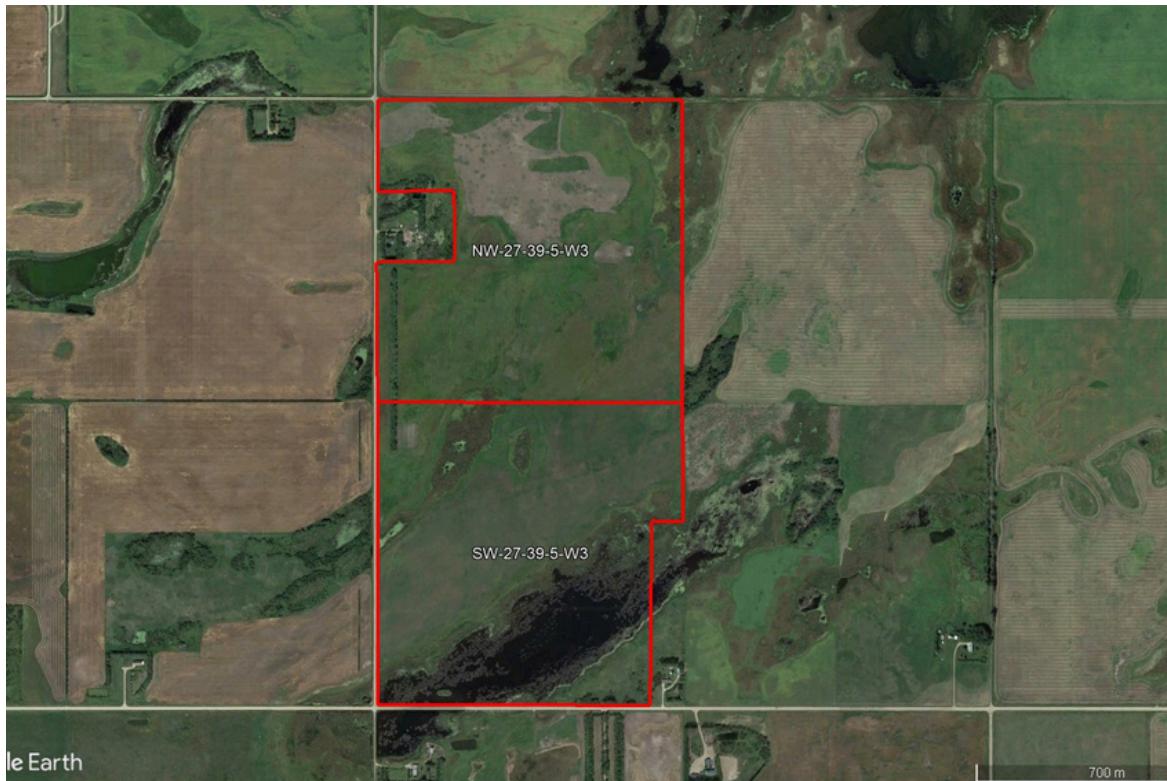




HAMMOND
REALTY

\$1,500,000

Martensville 300 acres Grain Farmland



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca



Property Information

This 300-acre farmland is situated approximately 11 km north of Martensville, SK.

City water services run past the property.

Leaf cutter bee shelters currently located on the land will be removed on or before May 15, 2026, weather permitting.

Vendor is willing to rent the land back on a 3- to 5-year term.

Farmland & Price Summary

2 parcels
300 title acres (ISC)

SAMA Information

300 total acres
243 cultivated acres
55 native pasture acres
2 wetland/bush acres
\$519,600 total 2021 assessed value (AV)
\$277,120 average assessment per 160 acres
52.9 soil final rating (weighted average)

\$1,500,000 Farmland Price
\$4,995 per title acre (ISC)
\$6,173 per cultivated acre (SAMA)
2.89 times the 2021 assessed value (P/AV multiple)



Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information									SCIC		RM
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	Property Taxes
1	344	SW	27	39	5	3	0	151.2	151	96	0	55	0	\$208,600	Whitesand	Gravelly Loam	47.7	L	18	\$1,054.29
2	344	NW	27	39	5	3	198	149.2	149	147	0	0	2	\$311,000	Oxbow	Loam	56.3	K	18	\$1,456.46
Totals								300.3	300	243	0	55	2	\$519,600	Weighted Average Final Rating			52.9		\$2,510.75

Average per 160 acres \$277,120

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)

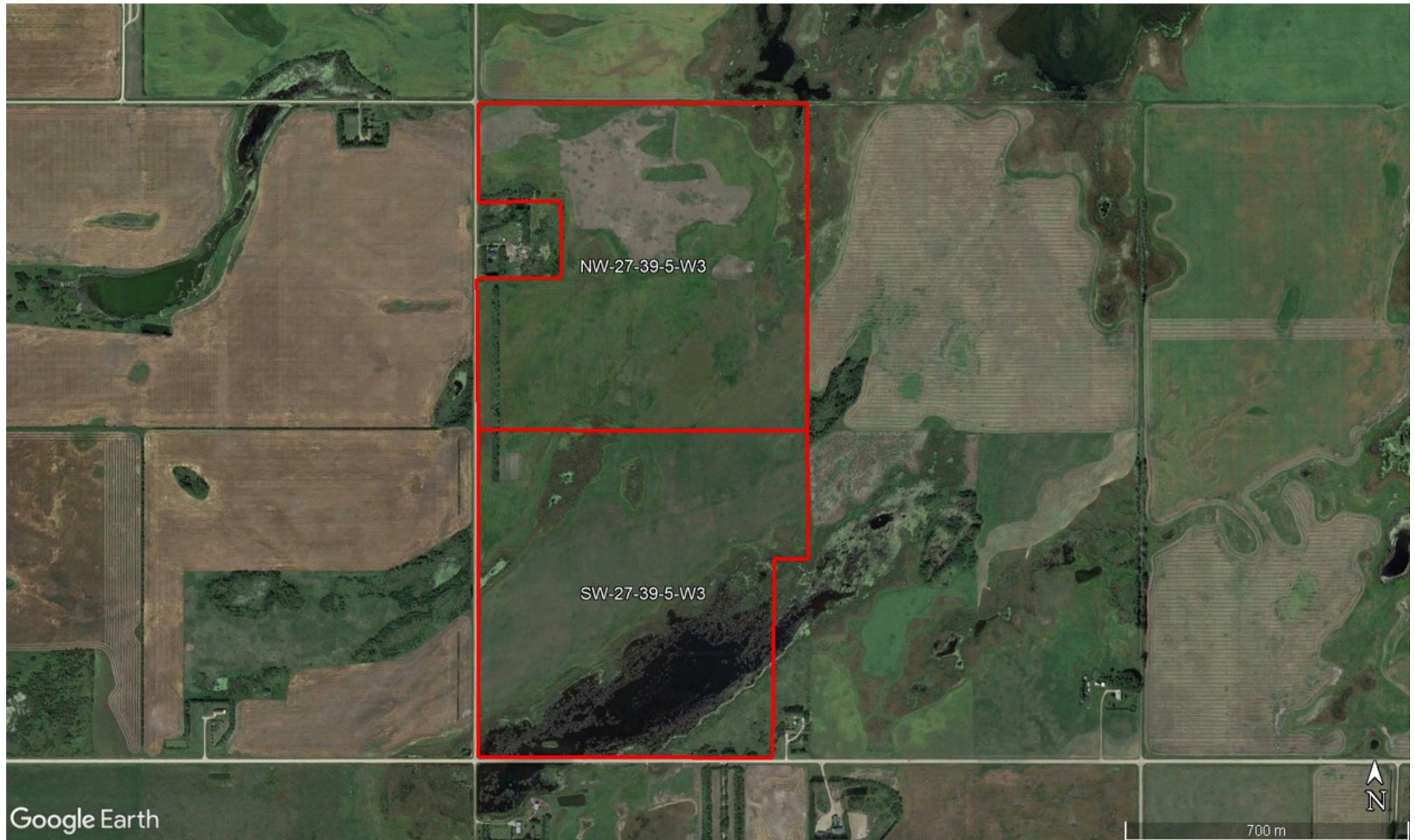
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as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



Google Earth

4 5
MILES
4 5
KILOMETRES

RGE. 5

RGE. 4

RGE. 3

RGE. 6

TWP. 40

TWP. 39

TWP. 38

TWP. 37



R.M. of Rossmere No. 403
R.M. of Acheson No. 33
R.M. of Acheson No. 33
Twp. Rd. 400

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