



HAMMOND

REALTY

\$375,000

Hafford 144 acres Grain Farmland (Skwara)



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Farmland for Sale RM 435 Redberry

NW 29-42-9 W3 Ext 1 – 144 acres

Excellent expansion opportunity with this 144-acre parcel of arable grainland located 8 miles southeast of Hafford, Saskatchewan, in the RM of Redberry No. 435.

This land is characterized by productive Hamlin fine sandy loam and loamy sand soils, with a strong soil final rating of 49.3 and crop insurance rating L. The farmland is predominantly cultivated and considered to be in excellent condition. Of the 144 total acres, 115 acres are seeded to annual crops, 25 acres are in alfalfa in the southwest corner, with the balance a windrow extending south of the yardsite.

Farmland & Price Summary

NW 29-42-9 W3 Ext 1

- 144 title acres (ISC)
- 140 reported seeded acres (Owner)

SAMA Information (2025)

- 144 total acres
- 136 cultivated acres
- 8 wetland/bush acres
- \$267,300 total assessed value
- \$297,000 average assessment per 160 acres
- 52.3 soil final rating (weighted average)

Price

- \$375,000 Farmland Price
- \$2,604 per title acre (ISC)
- \$2,757 per cultivated acre (SAMA)
- \$2,679 per cultivated acre (Owner)
- 1.40 times the 2025 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	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	435	NW	29	42	9	3	1	144.0	144	136	8	\$267,300	Hamlin	Fine Sandy Loam	52.3	L	22	\$735.00
Totals								144.0	144	136	8	\$267,300	Weighted Average Final Rating		52.3			\$735.00

Average per 160 acres \$297,000

SAMA Information *adjusted based on recent yardsite subdivision

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.

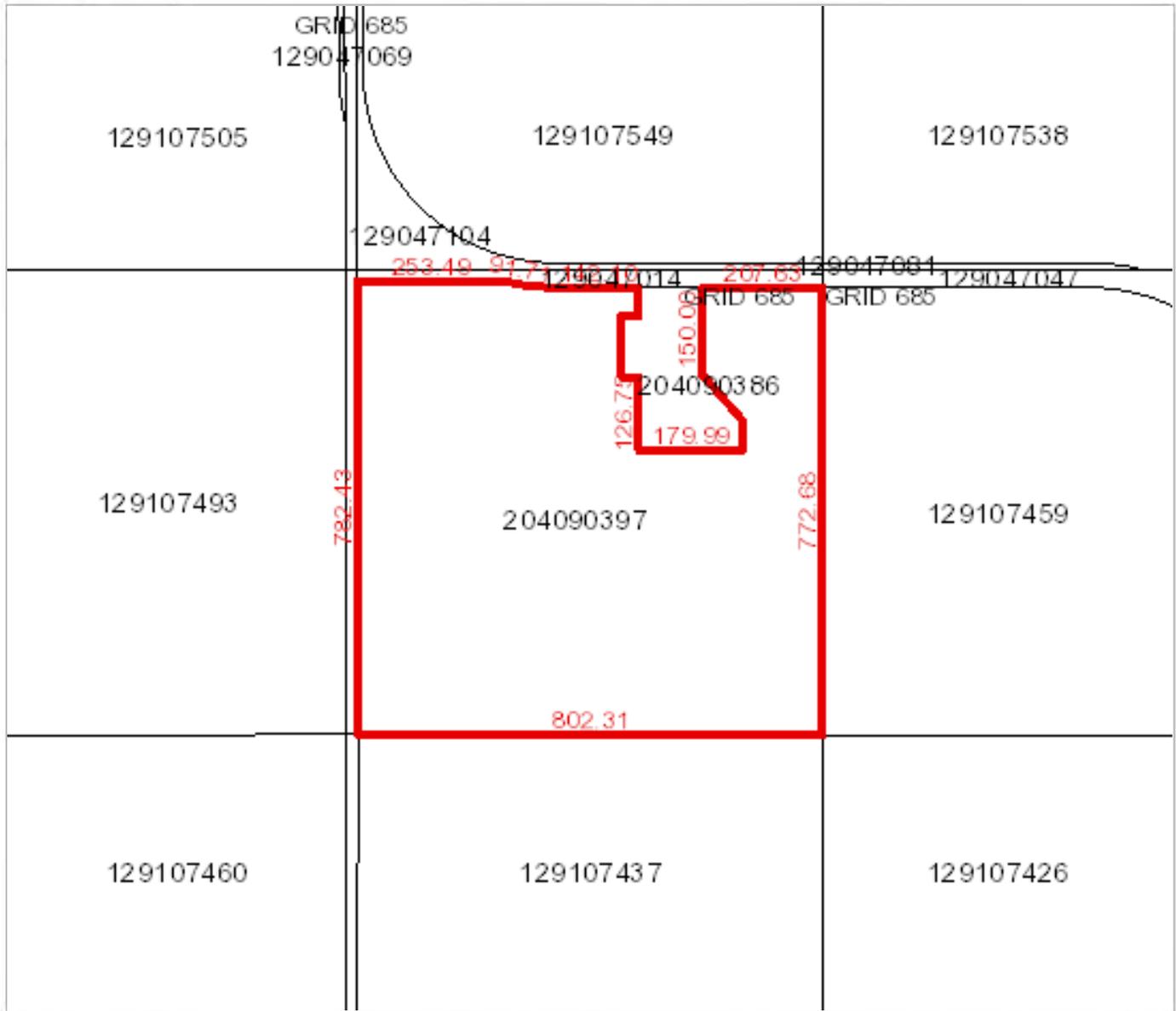
[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/) <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

[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>



Surface Parcel Number: 204090397

REQUEST DATE: Thu Dec 19 16:12:17 GMT-06:00 2024



Owner Name(s) : Skwara, Darlene Mary, Skwara, Victor

Municipality : RM OF REDBERRY NO. 435

Title Number(s) : 157895612

Parcel Class : Parcel (Generic)

Land Description : NW 29-42-09-3 Ext 1

Source Quarter Section : NW-29-42-09-3

Commodity/Unit : Not Applicable

Area : 58.273 hectares (144 acres)

Converted Title Number : 94B07635

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Property Report

Print Date: 22-Aug-2025

Page 1 of 1

Municipality Name: RM OF REDBERRY (RM)

Assessment ID Number : 435-000229200

PID: 201234051



Civic Address:

Legal Location: Qtr NW Sec 29 Tp 42 Rg 09 W 3 Sup 00

Supplementary: ISC 204090397, 144 acres except 10 acre Parcel A yardsite in LSD14 of quarter.

Title Acres: 144.00

School Division: 202

Neighbourhood: 435-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 10-Mar-2025

Change Reason: Maintenance

Year / Frozen ID: 2025/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
27.00	KG - [CULTIVATED GRASS]	Soil association 1	ME - [MEOTA]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,396.29
		Soil texture 1	LS - [LOAMY SAND]	Stones (qualities)	S1 - None to Few	Final	37.14
		Soil texture 2	S - [SAND]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER25				
109.00	KG - [CULTIVATED GRASS]	Soil association 1	HM - [HAMLIN]	Topography	T2 - Gentle Slopes	\$/ACRE	2,105.79
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	56.01
		Soil texture 2	SL - [SANDY LOAM]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
8	WS & WSB

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$267,300		1	Other Agricultural	55%	\$147,015				Taxable
Total of Assessed Values:	\$267,300				Total of Taxable/Exempt Values:	\$147,015				





685 Rd

685

685 Rd

NW-29-42-9-W3

