



HAMMOND
REALTY

\$529,000

Davidson 320 acres Grain Land



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Location

Two adjacent quarter sections located 20 km west of Davidson and 20 km east of Loreburn, Saskatchewan.

Farmland Description

These quarters are productive Clay Loam to Loam, Weyburn and Rosemae soil associations. Currently in hay and pasture, this land is best used for cultivation, as is the use for all surrounding land. The owner will see the benefit of added fertility from pasture use for many years to come.

Farmland Price

\$529,000 Farmland

\$1,652 per total acre (ISC)

\$2,108 per cultivated acre (SAMA)

1.36 times the 2025 assessment

Buildings and Improvements

Older buildings present on NE-25-26-03-W2, with no added value.

Power and well are present within the yardsite.

\$529,000 Total Asking Price



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	253	NE	25	26	3	3	0	160.17	160	100	45	0	15	\$187,800	Weyburn, Rosemae	Clay Loam, Loam	48.2	K	12	\$921.35
2	253	NW	25	26	3	3	0	160.01	160	151	0	0	9	\$200,200	Weyburn, Rosemae	Clay Loam, Loam	49.4	K	12	\$982.18
Totals								320.18	320	251	45	0	24	\$388,000	Weighted Average Final Rating 48.8					\$1,903.53

Average per 160 acres \$194,000

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>





Google Earth

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1000 ft

R.M. of Loreburn No. 254