



# **HAMMOND**

**R E A L T Y**

**\$999,999**

**Creelman 356 acres Grain Farmland**



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# HAMMOND REALTY

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### Property Information:

356 acres of productive grain farmland located in the RM of Fillmore No. 96 and the Village of Creelman. This package features Brooking and Estevan Clay Loam soils, with SAMA reporting approximately 313 cultivated acres and 41 acres of other land, for a combined Soil Final Rating of 51.1.

The offering includes a half section situated north of Creelman, along with an additional smaller parcel located on the south side of the Village of Creelman. The smaller parcel may be purchased on its own — please call to discuss. The land is currently available to farm for the 2026 growing season.

### Farmland & Price Summary

3      Parcels  
356    Title Acres (ISC)

#### SAMA Information

354    Total Acres  
313    Cultivated Acres  
41     Wetland/Bush Acres  
\$602,800      Total Assessed Value  
\$272,452      Average Assessment per 160 Acres  
51.1    Soil Final Rating (Weighted Average)

\$999,999      Farmland Price  
\$2,808 per Total acre (ISC)  
\$3,195 per cultivated acre (SAMA)  
1.66    times the 2025 Assessed Value

# 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	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
Village of Creelman	SW	16	10	10	W2	26	35.45	33	28	0	0	5	59,300	Brooking	Clay Loam	56.3	L	5	\$864.11
96	NE	10	11	10	W2	0	159.86	160	140	0	0	20	285,000	Estevan	Clay Loam	54.0	K	5	\$1,208.22
96	NW	10	11	10	W2	0	160.84	161	145	0	0	16	258,500	Estevan	Clay Loam	47.4	L	5	\$1,105.18
Totals							356.15	354	313	0	0	41	602,800	Weighted Average Final Rating 51.1					\$3,177.51

Average per 160 acres 272,452

## 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.

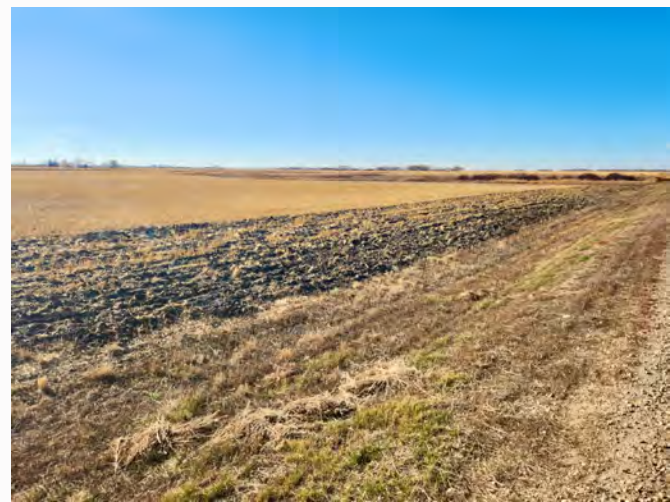
Sask Grains Risk Zones

<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>











RM 96

SW-16-10-10-W2

Google Earth

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Royal Canadian Legion Branch 299

Creelman

CC Bisset

Creelman Agricultural Society - Creelman Fair

N

1000 ft





RM 96

NW-10-11-10-W2

NE-10-11-10-W2

Google Earth

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2000 ft



REEVE—  
COUNCIL  
DIV. 1—  
DIV. 2—  
DIV. 3—  
DIV. 4—  
DIV. 5—  
DIV. 6—

TWP.  
10

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