



HAMMOND REALTY

\$159,000

Saskatoon 10-acre Potential Building Site



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Property Information:

This 10-acre potential building site is located just over 8 and half miles northwest of Saskatoon, SK. The adjoining 70 acres is also available for sale for \$300,000.

Land Location:

Blk/Par B-Plan 102387562 Ext 0



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	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	
344	Blk/Par B-Plan 102387562 Ext 0						10.0	10					10	\$89,900						\$1,473.89
Totals							10.0	10	0	0	0	10	\$89,900	Weighted Average Final Rating						\$1,473.89

Average per 160 acres \$1,438,400

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>



Range Rd 3070

SW-6-38-6-W3 10ac

Range Rd 3070

Township Rd 380

Township Rd 380



Google Earth



\$300,000
70 acres

SW-6-38-6-W3

\$159,000
10 acres

Range Rd 3070

Range Rd 3070

Township Rd 380

Township Rd 380

Google Earth

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400 m

