



\$3,700,000

Aberdeen 625 Acres Grain Farmland



Dallas Pike

Dallas.Pike@HammondRealty.ca

(306) 500-1407

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 373 Aberdeen
Closest Town:	Aberdeen	Location:	Saskatchewan
MLS Number:	SK044044	Title Acres (ISC):	625
Cultivated Acres:	595	Soil Final Rating:	64.2
Price:	\$3,700,000	\$/Titled Acres:	\$5,920
Avg AV/Qtr:	\$367,208	Farmland:	\$3,700,000
P/AV Multiple:	2.58		
Enterprise:	Grain		

Description

RM 373 is a four-quarter grain land package located northwest of Aberdeen, Saskatchewan, offering a highly productive and contiguous block of farmland in one of the province's most sought-after agricultural regions. The property totals 625.39 ISC title acres, with SAMA reporting 595 cultivated acres and 31 acres classified as other land. The predominant Elstow Clay Loam soil is recognized for its strong productivity and moisture-holding capacity, contributing to an impressive 2025 SAMA weighted average Soil Final Rating of 64.2 points per acre. The land is classified as SCIC Soil Classes G and H, providing a productive land base well suited to a wide range of cereal, oilseed, and pulse crop rotations.

With approximately 95% of the SAMA acres in cultivation, this package presents an excellent opportunity for producers seeking to expand their farming operation with a contiguous block of high-quality farmland in a well-established agricultural area. The property's location, productive soil profile, and high percentage of cultivated acres make it a desirable addition to an existing operation or long-term land holding.

The current farmland lease expires at the end of the 2026 crop year. The tenant holds a Right of First Refusal in accordance with the terms of the lease agreement. Buyers are encouraged to review the Right of First Refusal provisions and satisfy themselves as to the process and timelines applicable to any accepted offer. Please call to discuss.

Farmland & Price Summary

4 Parcels

625 Title Acres (ISC)

SAMA Information

626 Total Acres



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 500-1407 Dallas Pike

595 Cultivated Acres

31 Wetland/Bush Acres

\$1,436,700 Total Assessed Value

\$367,208 Average Assessment per 160 Acres

64.2 Soil Final Rating (Weighted Average)

\$3,700,000 Farmland Price

\$5,916 per Total acre (ISC)

\$6,218 per cultivated acre (SAMA)

2.58 times the 2026 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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
373	NE	26	39	3	W3	0	159.78	160	160	0	0	0	393,200	Elstow	Clay Loam	65.4	G	15	\$1,474.90
373	SE	35	39	3	W3	0	160.08	160	158	0	0	2	397,200	Elstow	Clay Loam	66.9	H	15	\$1,489.89
373	NW	25	39	3	W3	0	160.93	161	156	0	0	5	375,500	Elstow	Clay Loam	64.0	G	15	\$1,408.50
373	SW	25	39	3	W3	99	144.60	145	121	0	0	24	270,800	Elstow	Clay Loam	59.5	G	15	\$1,015.77
Totals							625.39	626	595	0	0	31	1,436,700	Weighted Average Final Rating 64.2					\$5,389.06

Average per 160 acres 367,208

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.

<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>









