



HAMMONDTM
REALTY

\$960,000

Albertville 482.8 acres Grain Farmland



Mark Dean

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Property Details

Service Type:	Listing	Rural Municipality:	RM 491 Buckland
Closest Town:	Albertville	Location:	Saskatchewan
MLS Number:	SK045181	Title Acres (ISC):	483
Cultivated Acres:	244	Soil Final Rating:	32.9
Price:	\$960,000	\$/Titled Acres:	\$1,987.58
Avg AV/Qtr:	\$165,333	Farmland:	\$960,000
P/AV Multiple:	1.94		
Enterprise:	Grain		

Description

483 acres Farmland, Albertville, Saskatchewan

\$960,000

Three quarter sections of farmland located southwest of Albertville and northeast of Prince Albert, Saskatchewan in the Rural Municipality of Buckland #491.

All three quarters are within a two mile radius, with a total of 315 cultivated acres plus 45 acres in hay. The east quarter has 135 cultivated acres, with Soil Final Rating of 43 points per cultivated acre, plus an additional 5 acres in yardsite that could be brought into production. West quarter has 115 acres cultivated at 32 points per cultivated acre. The south quarter is partially cultivated (65 acres), with 45 acres in hay, with fencing and a dugout present. Leased for the 2026 crop year, available to farm in 2027, with no Right of First Refusal.

NW-32-50-25-W2

NE-36-50-26-W2

SW-31-50-25-W2

482.81 title acres (ISC)

315 cultivated acres (owner)

\$496,000 total 2026 assessed value (land)

32.9 soil final rating (weighted average)

\$1,988 per total acre (ISC)



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\$3,048 per cultivated acre (owner)

1.94 times the 2026 assessment

\$960,000 Total List Price

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
491	SW	31	50	25	2	0	160.48	65	160	0	90	60	10	\$122,000	Whitesand	Loamy Sand	19.9	M	21	\$664.99
491	NE	36	50	26	2	0	162.32	115	160	114	0	38	8	\$164,600	Whitesand	Sandy Loam	31.8	M	21	\$806.32
491	NW	32	50	25	2	1,2	160.01	135	160	130	0	0	30	\$209,400	Nisbet	Fine Sandy Loam	42.8	K	21	\$1,119.17
Totals							482.81	315	480	244	90	98	48	\$496,000	Weighted Average Final Rating		32.9			\$2,590.48

Average per 160 acres \$165,333

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>

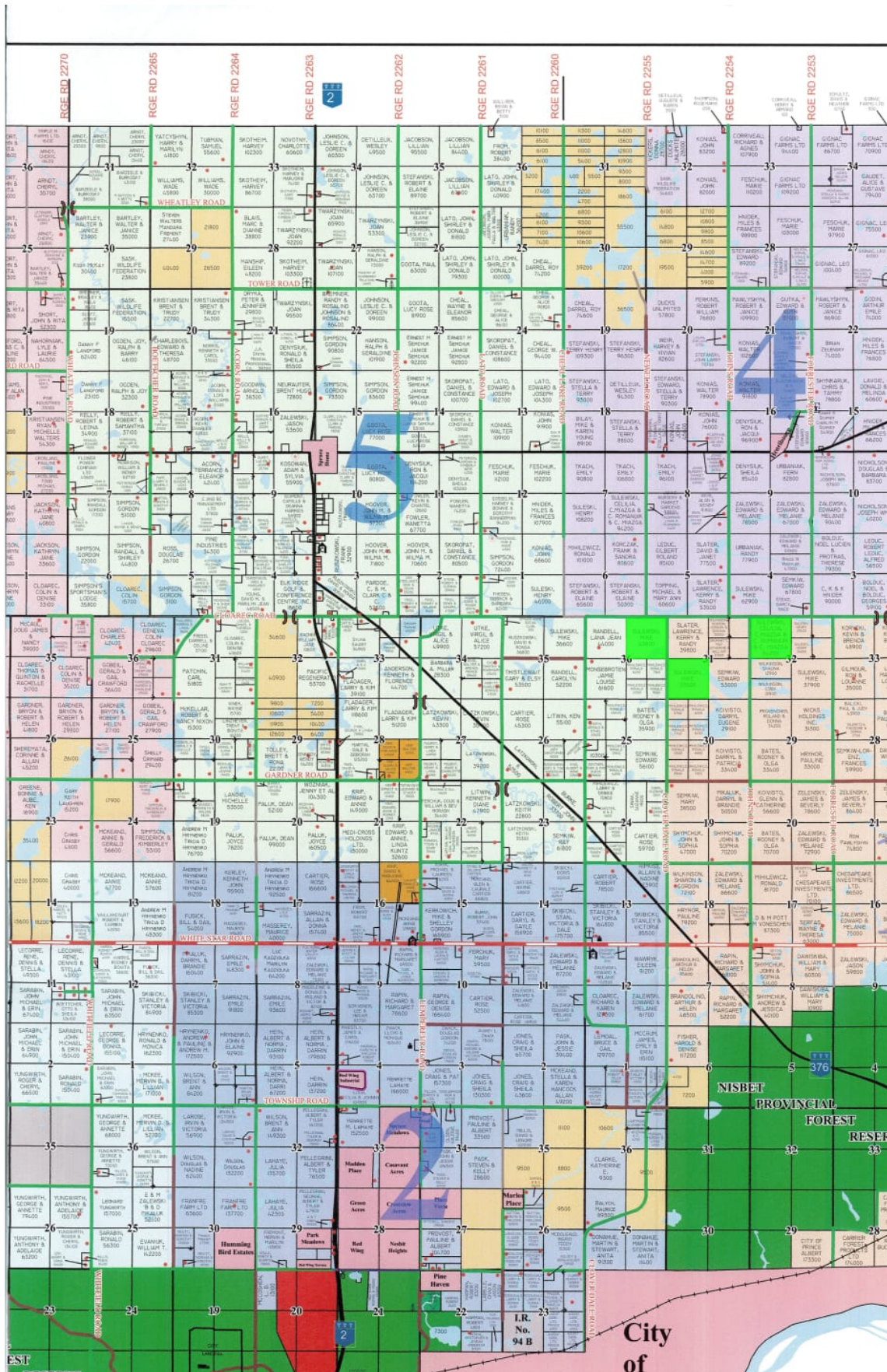






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