



\$1,000,000

Broadview 63 acres Grain & Commercial Land (Greenfields)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 154 Elcapo
Closest Town:	Broadview	Location:	Saskatchewan
MLS Number:	SK047123	Title Acres (ISC):	63
Cultivated Acres:	48	Soil Final Rating:	57.7
Price:	\$1,000,000	\$/Titled Acres:	\$15,873.02
Avg AV/Qtr:	\$282,847	Farmland:	\$1,000,000
P/AV Multiple:	9.59		
Enterprise:	Grain		

Description

Broadview Highway and CP Rail Development Opportunity

This unique property offers 63.04 ISC title acres across two parcels immediately east of Broadview in the RM of Elcapo No. 154. The land is currently used for agricultural production and is rented until December 2026. SAMA reports 59 total acres, including 48 cultivated acres. Its location alongside the Trans-Canada Highway and the CP main line creates an excellent opportunity for a commercial, industrial, transportation, storage, agricultural-service or value-added processing business requiring strong visibility and convenient access to major transportation routes.

The property consists of portions of the NW and NE 30-16-4-W2 and features predominantly Oxbow association loam soils. With Broadview nearby and major highway and rail infrastructure at its doorstep, this property offers continued agricultural use and rental income in the near term, together with significant longer-term development potential, subject to zoning, railway arrangements and other required approvals.

Farmland & Price Summary

2 parcels

63 title acres (ISC)

SAMA Information

59 total acres

48 cultivated acres

11 wetland/bush acres



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\$104,300total 2025 assessed value (AV)

\$282,847average assessment per 160 acres

57.7 soil final rating (weighted average)

\$1,000,000Farmland Price

\$15,863per title acre (ISC)

\$20,833per cultivated acre (SAMA)

9.59 times the 2025 assessed value (P/AV multiple)

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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
154	NW	30	16	4	2	8	41.3	41	30	0	0	11	\$62,100	Oxbow - WhiteSand	Loam - Gravelly Sandy Loam	54.9	H	7	\$293.00
154	NE	30	16	4	2	4	21.8	18	18	0	0	0	\$42,200	Oxbow	Loam	62.4	H	7	\$199.00
Totals							63.0	59	48	0	0	11	\$104,300	Weighted Average Final Rating		57.7			\$492.00

Average per 160 acres \$282,847

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>









