$6,800,000

Richmound 2,706 Acres Grain Farmland





Dallas Pike
Dallas.Pike@HammondRealty.ca
(306) 500-1407
HammondRealty.ca

Shaun Wildman
Shaun.Wildman@hammondrealty.ca
(306) 552-6350
HammondRealty.ca



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 500-1407 Dallas Pike
(306) 552-6350 Shaun Wildman

Property Details

Service Type:	Listing	**Rural Municipality:**	RM 142 Enterprise
Closest Town:	Richmound	**Location:**	Saskatchewan
MLS Number:	SK052782	**Title Acres (ISC):**	2,706
Cultivated Acres:	2,609	**Soil Final Rating:**	46.3
Price:	$6,800,000	**$/Titled Acres:**	$2,512.93
Avg AV/Qtr:	$270,108	**Farmland:**	$6,800,000
P/AV Multiple:	1.49		
Enterprise:	Grain		

Description

Located near Richmound in the RM of Enterprise No. 142, this 2,706-acre grain farm comprises 17 closely grouped quarter sections. The 17 quarters are available on their own or together with the separately listed Quinlan yard quarter (NW 14-17-29 W3), giving buyers the option to purchase all 18 quarters as a 2,867-acre package.

The 17-quarter property lies within three miles of the Alberta border and approximately 90 kilometres northeast of Medicine Hat. SAMA reports 2,609 cultivated acres, or approximately 96% of the land base. The soils are predominantly Fox Valley clay loam and silty clay loam, with SCIC classifications ranging from H to K and an average SAMA assessment of approximately $270,000 per 160 acres.

This property generates more than $62,000 in annual surface lease income and include three grain bins with a combined capacity of 9,800 bushels.

Farmland & Price Summary

17 parcels

2,706 title acres (ISC)

SAMA Information

2,706 total acres

2,609 cultivated acres

37 native pasture acres

60 wetland/bush acres

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$4,568,200 total 2026 assessed value (AV)

$270,108 average assessment per 160 acres

46.3 soil final rating (weighted average)

$6,800,000 Farmland Price

$2,513 per title acre (ISC)

$2,606 per cultivated acre (SAMA)

1.49 times the 2026 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	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
142	NE	33	17	29	3	0	155.3	155	154	0	0	1	$268,700	Fox Valley	Clay Loam	46.4	J	4	$764.05
142	NW	33	17	29	3	3	157.6	158	121	0	37	0	$221,600	Fox Valley	Clay Loam	44.2	J	4	$630.12
142	SE	33	17	29	3	0	159.3	159	150	0	0	9	$254,800	Fox Valley	Clay Loam	45.2	J	4	$724.52
142	SW	33	17	29	3	0	159.7	160	157	0	0	3	$271,800	Fox Valley	Clay Loam	46.1	J	4	$772.86
142	SW	14	17	29	3	0	159.5	159	153	0	0	6	$263,700	Fox Valley	Clay Loam	45.8	J	4	$749.83
142	NE	15	17	29	3	0	160.8	161	155	0	0	6	$270,800	Fox Valley	Clay Loam	46.5	J	4	$770.02
142	NW	15	17	29	3	0	160.9	161	156	0	0	5	$265,100	Fox Valley	Clay Loam	45.2	J	4	$753.81
142	NE	16	17	29	3	0	160.0	160	158	0	0	2	$258,100	Fox Valley	Clay Loam	43.5	J	4	$733.91
142	NW	27	17	29	3	0	160.8	161	160	0	0	1	$280,200	Fox Valley	Clay Loam	46.6	J	4	$796.75
142	SE	27	17	29	3	0	159.2	159	150	0	0	9	$258,700	Fox Valley	Clay Loam	45.9	J	4	$735.61
142	NW	34	17	29	3	0	159.7	160	159	0	0	1	$249,000	Ardill	Clay Loam	41.7	K	4	$708.04
142	SW	34	17	29	3	0	159.8	160	158	0	0	2	$274,500	Fox Valley	Clay Loam	46.2	J	4	$780.54
142	SW	2	18	29	3	0	157.4	157	156	0	0	1	$314,100	Fox Valley	Silty Clay Loam	53.6	H	4	$893.15
142	NE	3	18	29	3	0	159.0	159	154	0	0	5	$302,000	Fox Valley	Silty Clay Loam	52.1	H	4	$858.74
142	NW	3	18	29	3	0	160.5	160	154	0	0	6	$260,500	Fox Valley	Clay Loam	45.0	J	4	$740.73
142	SE	3	18	29	3	0	157.7	158	157	0	0	1	$309,900	Fox Valley	Silty Clay Loam	52.5	J	4	$881.20
142	SW	3	18	29	3	0	159.3	159	157	0	0	2	$244,700	Fox Valley	Clay Loam	40.2	J	4	$695.81
						Totals	**2,706.4**	**2,706**	**2,609**	**0**	**37**	**60**	**$4,568,200**		**Weighted Average Final Rating**	**46.3**			**$12,989.69**

Average per 160 acres $270,108

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.

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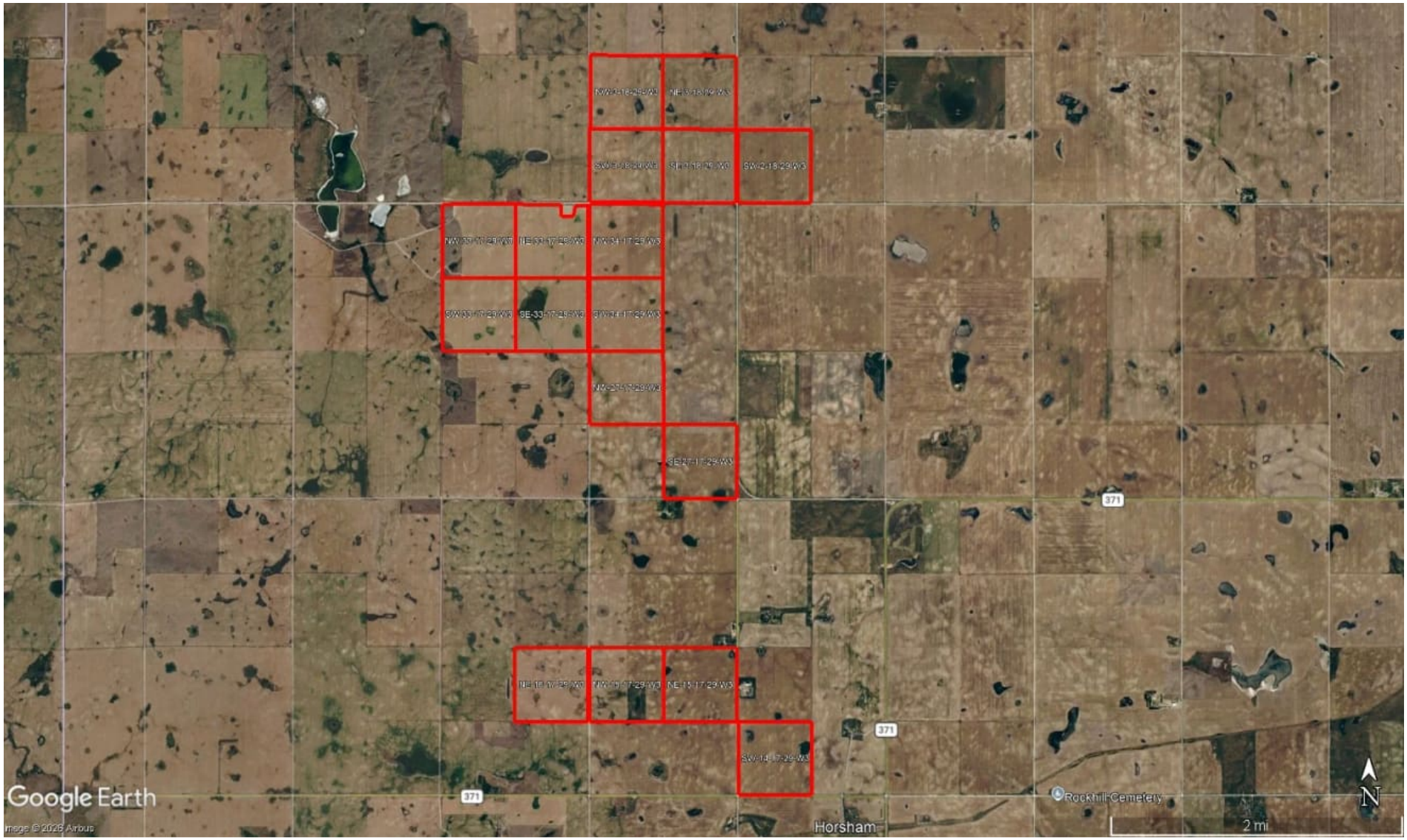








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