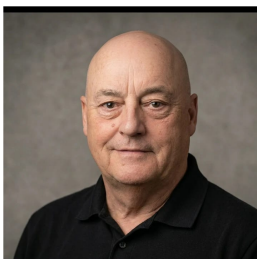
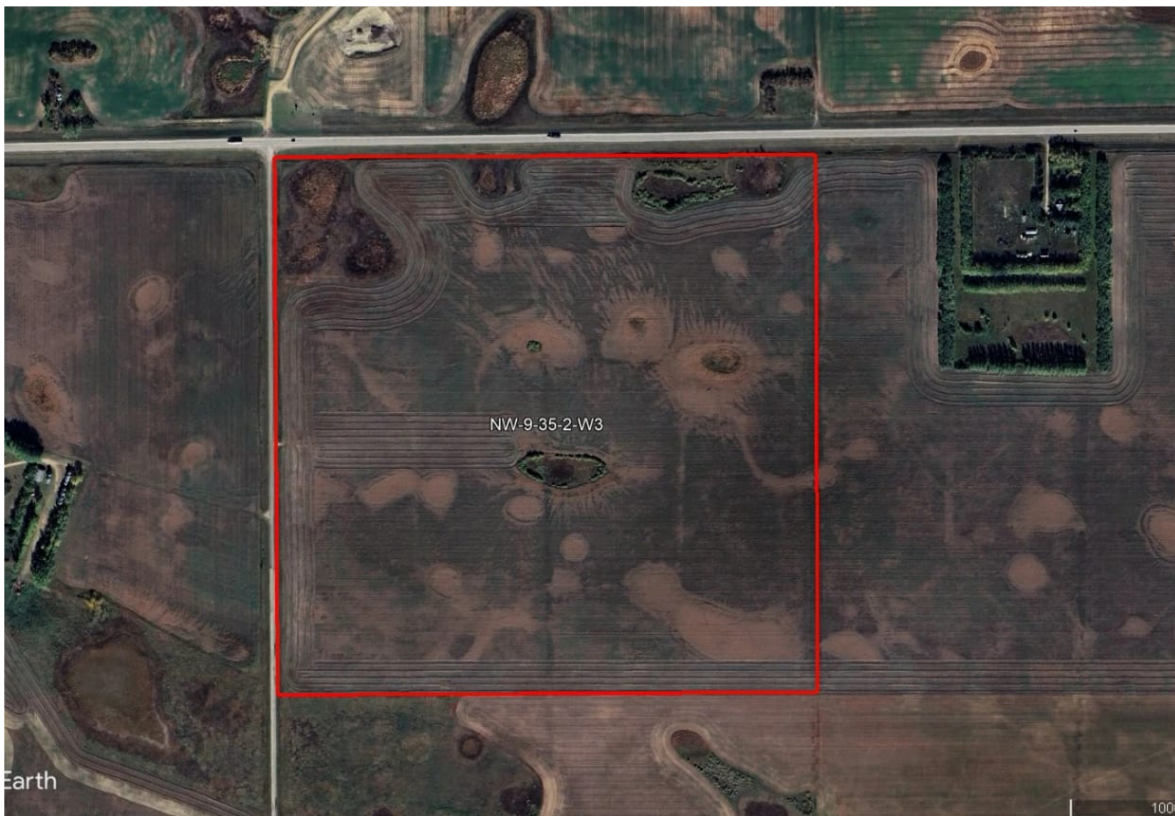




\$652,500

Clavet 160 acres Grain Farmland



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 343 Blucher
Closest Town:	Clavet	Location:	Saskatchewan
MLS Number:	SK031105	Title Acres (ISC):	160
Cultivated Acres:	145	Soil Final Rating:	68.1
Price:	\$652,500	\$/Titled Acres:	\$4,078.13
Avg AV/Qtr:	\$371,600	Farmland:	\$652,500
P/AV Multiple:	1.76		
Enterprise:	Grain		

Clavet 160 acres Grain Farmland

Located just 6 miles east (approximately 11 km) of Clavet, SK.

Farmland & Price Summary

1 parcel
 160 title acres (ISC)

SAMA Information

160 total acres
 145 cultivated acres
 15 wetland/bush acres
 \$371,600 total 2025 assessed value (AV)
 \$371,600 average assessment per 160 acres
 68.1 soil final rating (weighted average)

\$652,500 Farmland Price
 \$4,079 per title acre (ISC)
 \$4,500 per cultivated acre (SAMA)
 1.76 times the 2025 assessed value (P/AV multiple)

Right of First Refusal (ROFR)

The land is currently rented and subject to a Right of First Refusal (ROFR) in place until February 28, 2027.

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
343	NW	9	35	2	3	0	160.0	160	145	0	0	15	\$371,600	Elstow	Loam	68.1	H	18	\$841.03
Totals							160.0	160	145	0	0	15	\$371,600	Weighted Average Final Rating 68.1					\$841.03

Average per 160 acres \$371,600

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>



