



\$4,197,000

Darlings Beach 1,105 acres Grain Farmland (MAV)



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## Property Details

|                      |         |                            |                      |
|----------------------|---------|----------------------------|----------------------|
| <b>Service Type:</b> | Listing | <b>Rural Municipality:</b> | RM 137 Swift Current |
|----------------------|---------|----------------------------|----------------------|

|                      |                |                  |              |
|----------------------|----------------|------------------|--------------|
| <b>Closest Town:</b> | Darlings Beach | <b>Location:</b> | Saskatchewan |
|----------------------|----------------|------------------|--------------|

|                    |          |                           |          |
|--------------------|----------|---------------------------|----------|
| <b>MLS Number:</b> | SK043878 | <b>Title Acres (ISC):</b> | 1,105.44 |
|--------------------|----------|---------------------------|----------|

|                          |       |                           |       |
|--------------------------|-------|---------------------------|-------|
| <b>Cultivated Acres:</b> | 1,113 | <b>Soil Final Rating:</b> | 51.68 |
|--------------------------|-------|---------------------------|-------|

|               |             |                         |            |
|---------------|-------------|-------------------------|------------|
| <b>Price:</b> | \$4,197,000 | <b>\$/Titled Acres:</b> | \$3,796.68 |
|---------------|-------------|-------------------------|------------|

|                    |           |                  |             |
|--------------------|-----------|------------------|-------------|
| <b>Avg AV/Qtr:</b> | \$239,396 | <b>Farmland:</b> | \$4,197,000 |
|--------------------|-----------|------------------|-------------|

|                       |      |
|-----------------------|------|
| <b>P/AV Multiple:</b> | 2.52 |
|-----------------------|------|

|                    |       |
|--------------------|-------|
| <b>Enterprise:</b> | Grain |
|--------------------|-------|

## Description

RM 137 - two-section land package located in southwest Saskatchewan, offering a combination of cultivated farmland, productive forage acres, native pasture, and significant aggregate potential. The property totals 1,105.44 ISC title acres, with SAMA reporting 541 cultivated acres, 97 hay acres, 435 pasture acres, and 40 other acres. The land is comprised primarily of Cypress and Amulet soil associations with loam and clay loam textures, soils well suited to a mixed farming operation while providing dependable forage production across the hay and pasture acres. The package carries a 2025 SAMA weighted average Soil Final Rating of 51.68 points per acre and is classified as SCIC Soil Classes J and K, reflecting land that is well suited to a combination of grain production, forage, and livestock grazing.

In addition to its agricultural capability, the property is recognized for its significant gravel deposits, providing an additional attribute that may be of interest to purchasers seeking long-term aggregate potential. Prospective buyers are encouraged to complete their own investigations regarding the quantity, quality, and economic viability of any gravel resource. With a diverse mix of cultivated land, hay, pasture, and aggregate opportunity, this offering presents a unique opportunity for agricultural operators, livestock producers, and purchasers seeking land with multiple potential uses. The property is available for the 2027 crop year, allowing the successful purchaser to plan future farming operations or pasture management with certainty.

## 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    |
| 137                    | NE   | 22   | 13   | 15   | 3    | 0    | 160.70          | 158              | 47          | 30        | 81            | 0           | 218,400                  | DK Brown Alluvium                    | Loam         | 51.02             | K     | 10        | \$461.00          |
| 137                    | NW   | 22   | 13   | 15   | 3    | 0    | 156.96          | 158              | 143         | 0         | 0             | 15          | 271,700                  | Cypress                              | Loam         | 50.51             | K     | 10        | \$701.00          |
| 137                    | SE   | 22   | 13   | 15   | 3    | 1    | 4.09            | 160              | 60          | 32        | 68            | 0           | 249,900                  | Cypress                              | Loam         | 53.40             | K     | 10        | \$644.00          |
| 137                    | SE   | 22   | 13   | 15   | 3    | 2    | 154.29          | 0                |             |           |               |             |                          |                                      |              |                   |       |           |                   |
| 137                    | SE   | 22   | 13   | 15   | 3    | 3    | 0.22            | 0                |             |           |               |             |                          |                                      |              |                   |       |           |                   |
| 137                    | NE   | 23   | 13   | 15   | 3    | 0    | 157.71          | 160              | 120         | 0         | 15            | 25          | 255,300                  | Amulet                               | Clay Loam    | 53.51             | J     | 10        | \$658.00          |
| 137                    | NW   | 23   | 13   | 15   | 3    | 0    | 159.92          | 158              | 20          | 15        | 123           | 0           | 190,000                  | DK Brown Alluvium                    | Loam         | 48.56             | J     | 10        | \$401.00          |
| 137                    | SE   | 23   | 13   | 15   | 3    | 0    | 155.27          | 160              | 116         | 0         | 44            | 0           | 265,000                  | Amulet                               | Clay Loam    | 51.59             | J     | 10        | \$683.00          |
| 137                    | SW   | 23   | 13   | 15   | 3    | 1    | 7.95            | 159              | 35          | 20        | 104           | 0           | 215,000                  | Amulet                               | Clay Loam    | 50.90             | K     | 10        | \$454.00          |
| 137                    | SW   | 23   | 13   | 15   | 3    | 2    | 148.33          | 0                |             |           |               |             |                          |                                      |              |                   | K     | 10        |                   |
| <b>Totals</b>          |      |      |      |      |      |      | <b>1,105.44</b> | <b>1,113</b>     | <b>541</b>  | <b>97</b> | <b>435</b>    | <b>40</b>   | <b>1,665,300</b>         | <b>Weighted Average Final Rating</b> |              | <b>51.68</b>      |       |           | <b>\$4,002.00</b> |

**Average per 160 acres      239,396**

### 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>





