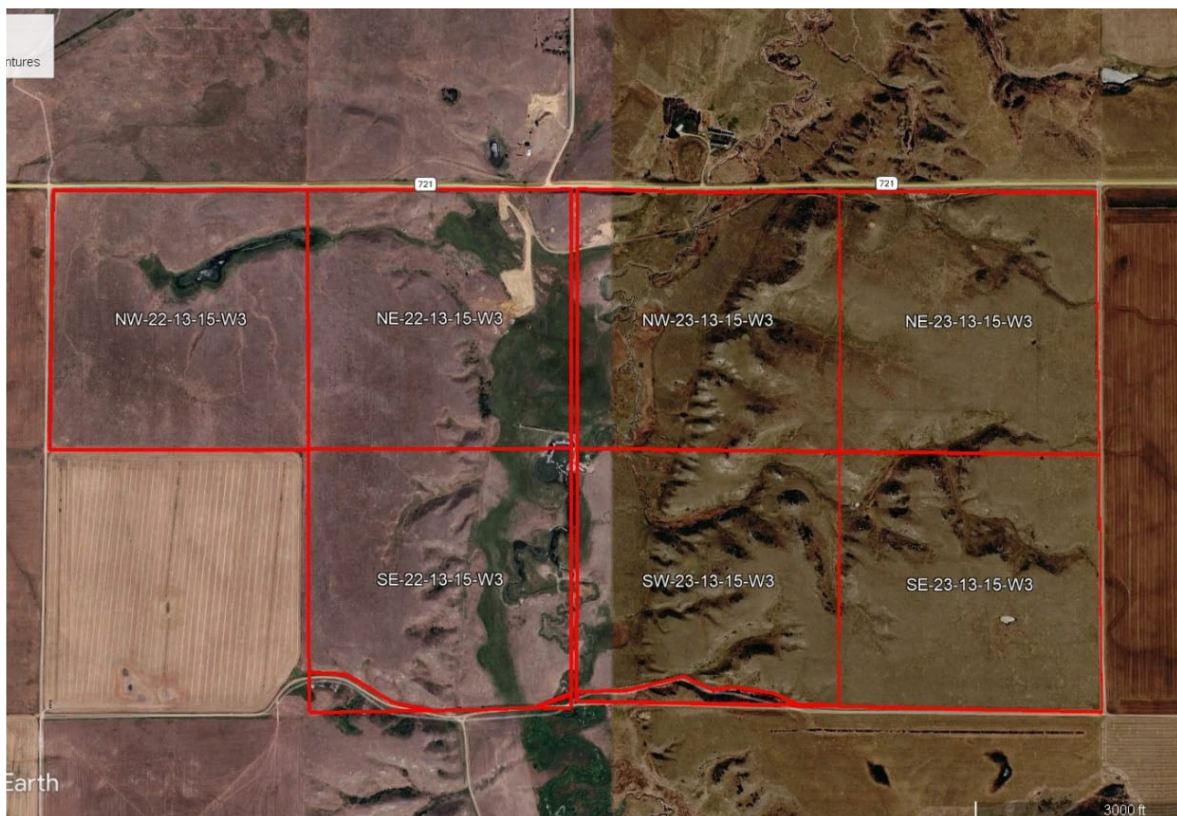




\$4,197,000

Darlings Beach 1,105 acres Grain Farmland (MAV)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 137 Swift Current
Closest Town:	Darlings Beach	Location:	Saskatchewan
Title Acres (ISC):	1,105.44	Cultivated Acres:	1,113
Soil Final Rating:	51.68	Price:	\$4,197,000
\$/Titled Acres:	\$3,796.68	Avg AV/Qtr:	\$239,396
Farmland:	\$4,197,000	P/AV Multiple:	2.52
Enterprise:	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	
Totals							1,105.44	1,113	541	97	435	40	1,665,300	Weighted Average Final Rating		51.68			\$4,002.00

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>

