



HAMMONDTM
REALTY

\$2,600,000

Debden 1,457 acres Pastureland



Dallas Pike

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Property Details

Service Type:	Listing	Rural Municipality:	RM 494 Canwood
Closest Town:	Debden	Location:	Saskatchewan
MLS Number:	SK033423	Title Acres (ISC):	1,457
Cultivated Acres:	64	Soil Final Rating:	16.4
Price:	\$2,600,000	\$/Titled Acres:	\$1,784.49
Avg AV/Qtr:	\$93,856	Farmland:	\$2,600,000
P/AV Multiple:	2.88		
Enterprise:	Pasture		

Description

Located northeast of Debden, Saskatchewan, this scenic ranch offers a rare opportunity to acquire a large, well-balanced land base in a highly desirable area.

The property consists of 1,456 ISC acres, including approximately 124 SAMA cultivated and hay acres, with the balance in native pasture and meadowland. The land supports an estimated carrying capacity of approximately 200 pairs, with abundant water sources and natural forage throughout.

Hay land is known to produce approximately 5 bales per acre of good quality feed. The mix of open meadows, bush, and water creates a highly productive and visually appealing landscape.

Situated just east of the historic outlaw Sam Kelly's cabin, the property also offers excellent recreational appeal with hunting and fishing right on the property.

Conservation easements apply to a portion of the land. Buyers are encouraged to review details regarding permitted uses. Property is available for the 2026 grazing season, please call for more information!

Farmland & Price Summary

11 parcels

1,457 title acres (ISC)

SAMA Information

1,537 total acres

64 cultivated acres



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60 arable hay/grass acres

1,373 native pasture acres

40 wetland/bush acres

\$901,600 total 2025 assessed value (AV)

\$93,856 average assessment per 160 acres

16.4 soil final rating (weighted average)

\$2,600,000 Farmland Price

1784.758165 per title acre (ISC)

\$40,625 per cultivated acre (SAMA)

2.88 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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
494	NW	13	53	6	W3	0	159.77	160			160		89,100	Waitville	Light Loam		M	21	\$343.00
494	NE	14	53	6	W3	0	127.80	130			130		72,400	Waitville	Light Loam		NR		\$335.00
494	SE	14	53	6	W3	0	11.13	80			40	40	22,700	Waitville	Light Loam		M	21	\$311.00
494	NE	23	53	6	W3	66	159.20	158			158		88,000	Waitville	Light Loam		L	21	\$342.00
494	NW	23	53	6	W3	0	159.80	159		30	129		101,800	Waitville	Light Loam		L	21	\$349.00
494	SE	23	53	6	W3	0	159.94	160		30	130		102,300	Waitville	Light Loam		L	21	\$349.00
494	SW	23	53	6	W3	0	159.87	160	64		96		130,000	Waitville	Light Loam	31.79	K	21	\$432.00
494	NW	24	53	6	W3	2,3	78.58	76			76		42,300	Waitville	Light Loam		K	21	\$321.00
494	SW	24	53	6	W3	0	150.22	150			150		83,600	Waitville	Light Loam		L	21	\$340.00
494	SE	26	53	6	W3	1,2	130.74	145			145		80,800	Waitville	Light Loam		NR		\$339.00
494	SW	26	53	6	W3	0	159.73	159			159		88,600	Waitville	Light Loam		L	21	\$343.00
Totals							1,456.78	1,537	64	60	1,373	40	901,600	Weighted Average Final Rating 16.41					\$3,804.00

Average per 160 acres 93,856

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>







