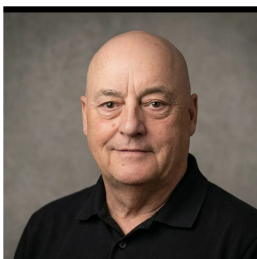




HAMMONDTM
REALTY

\$225,000

Hafford 160 acres Hay & Grain Farmland



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 435 Redberry
Closest Town:	Hafford	Location:	Saskatchewan
MLS Number:	SK048643	Title Acres (ISC):	159.6
Cultivated Acres:	87	Soil Final Rating:	50.3
Price:	\$225,000	\$/Titled Acres:	\$1,409.77
Avg AV/Qtr:	\$205,100	Farmland:	\$225,000
P/AV Multiple:	1.1		
Enterprise:	Grain, Hay (arable)		

Description

This 160-acre parcel southwest of Hafford offers a versatile mix of cultivated land, tame grass and native pasture. SAMA reports approximately 87 acres of arable hay/grass and 73 acres of native pasture, providing opportunities for hay production, grazing and continued cultivation. The west and north fences are located on the property lines. There is no fence along the east property line, and the south fence is not on the property line but instead follows the edge of the pasture. There is also a slough on the land, but no dugout. With a 2025 assessed value of \$205,100 and an asking price of \$225,000, this property offers a practical opportunity to add productive agricultural land to an existing operation.

Farmland & Price Summary

160 title acres (ISC)

SAMA Information

160 total acres

87 arable hay/grass acres

73 native pasture acres

\$205,100total 2025 assessed value (AV)

\$205,100average assessment per 160 acres

50.3 soil final rating (weighted average)

\$225,000Farmland Price

\$1,410per title acre (ISC)



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 441-4152 Kevin Jarrett

1.10 times the 2025 assessed value (P/AV multiple)

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC	
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
435	NW	4	43	10	3	0	159.6	160	0	87	73	0	\$205,100	Meota	Sandy Loam	50.3	J	22
Totals							159.6	160	0	87	73	0	\$205,100	Weighted Average Final Rating 50.3				

Average per 160 acres \$205,100

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>





HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 441-4152 Kevin Jarrett

[illegible]