$775,000

Hafford 309 acres Hay & Grain Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 435 Redberry
Closest Town:	Hafford	**Location:**	Saskatchewan
MLS Number:	SK049395	**Title Acres (ISC):**	308.7
Cultivated Acres:	174	**Soil Final Rating:**	49.8
Price:	$775,000	**$/Titled Acres:**	$2,510.53
Avg AV/Qtr:	$235,599	**Farmland:**	$775,000
P/AV Multiple:	1.7		
Enterprise:	Grain, Hay (arable)		

Description

Approximately 308.7 ISC title acres of mixed farmland southwest of Hafford in RM of Redberry No. 435, consisting of two parcels. The vendor reports approximately 174 cultivated acres, 120 pasture acres and 15 other acres, with some of the hayland currently being cultivated. The land has potential for a good yard site, with power and access from a good grid road. Improvements include a shed/single-car garage used as a shop, two metal flat-bottom grain bins with approximately 3,000-bushel capacity, some fencing and bush. The property is located approximately 10 km from town, elementary school and high school, with school bus service.

Farmland & Price Summary

2 parcels

174 reported seeded acres

SAMA Information

309 total acres

134 cultivated acres

87 arable hay/grass acres

73 native pasture acres

15 wetland/bush acres

$455,000total 2026 assessed value (AV)

$235,599average assessment per 160 acres

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49.8 soil final rating (weighted average)

$775,000Farmland Price

$2,511per title acre (ISC)

$5,784per cultivated acre (SAMA)

$4,454per cultivated acre (Owner)

1.70 times the 2026 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
435	SW	4	43	10	3	9	149.1	149	134	0	0	15	$249,900	Meota	Loamy Sand	49.6	H	22
						Totals	**308.7**	**309**	**134**	**87**	**73**	**15**	**$455,000**		**Weighted Average Final Rating**	**49.8**		

Average per 160 acres **$235,599**

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

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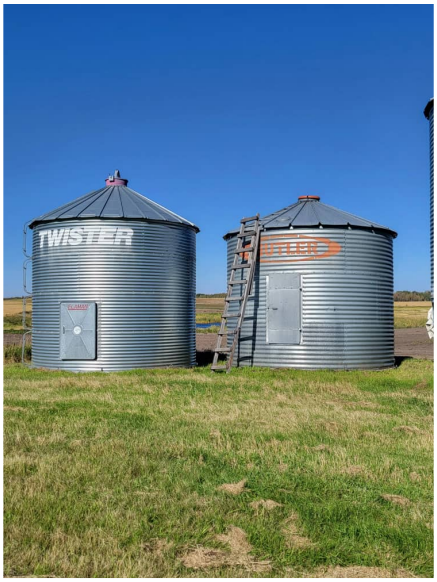








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