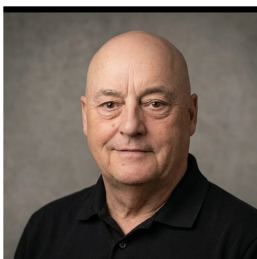




\$1,250,000

Hafford 314 Acres Grain Farmland



Kevin Jarrett

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Property Details

Service Type:	Listing	Rural Municipality:	RM 435 Redberry
Closest Town:	Hafford	Location:	Saskatchewan
MLS Number:	SK050533	Title Acres (ISC):	314.4
Cultivated Acres:	218	Soil Final Rating:	49.6
Price:	\$1,250,000	\$/Titled Acres:	\$3,975.83
Avg AV/Qtr:	\$217,943	Farmland:	\$1,250,000
P/AV Multiple:	2.89		
Enterprise:	Grain		

Description

RM of Redberry No. 435 – 314 Acres of Grain Land near Hafford

314.4 acres of grain land in two adjoining quarters, about 10.5 km southwest of Hafford off Highway 340. There are roughly 218 cultivated acres, 45 acres of native grass and 54 acres not cultivated. The land is flat to gently rolling, with some bush, sloughs and stones. The soil is SCIC class G with a final soil rating of 49.56, and the total assessment is \$431,800. Annual taxes are \$1,600.68.

The land is currently rented to a tenant and is available for the 2027 crop year. It's well located, with school bus service and quick access to Hafford. This is a good chance to add productive acres to an operation or to buy as an investment. Mineral titles are not included.

Legal: SW & NW 31-42-10-W3 (3 ISC parcels)

Farmland & Price Summary

2 parcels

314 title acres (ISC)

SAMA Information

317 total acres

218 cultivated acres

45 native pasture acres

54 wetland/bush acres



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\$431,800 total 2026 assessed value (AV)

\$217,943 average assessment per 160 acres

49.6 soil final rating (weighted average)

\$1,250,000 Farmland Price

\$3,976 per title acre (ISC)

\$5,734 per cultivated acre (SAMA)

2.89 times the 2026 assessed value (P/AV multiple)

Directions: From the junction of Hwy 40 and Hwy 340 at Hafford, go 4 & 1/4 miles south, then 2 & 1/2 miles west.



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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
435	SW	31	42	10	3	0	159.37	159	135	0	0	24	\$251,800	Hamlin	Fine Sandy Loam	49.56	G	22	\$933.42
435	NW	31	42	10	3	41, 42	155.03	158	83	0	45	30	\$180,000	Hamlin	Fine Sandy Loam	49.56	G	22	\$667.26
Totals							314.4	317	218	0	45	54	\$431,800	Weighted Average Final Rating 49.6					\$1,600.68

Average per 160 acres \$217,943

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>



TWP. 44	MELVIN & CHRISTINE GONDA 81000	CHRISTOPHER GONDA 88900	CIRCLE G. RANCH LTD. 92600	EUGENE & GLOIRA REBEYKA 80100	ANN REBEYKA 70700	EUGENE REBEYKA 45000	DANNY KYRIUK 52700	JEFFREY & LEANNE KURYSH 68600	ROBERT LESKO JR. 91800	ROBERT LESKO 85100	ROBERT LESKO 117200	ROBERT & EVERETT LESKO 115700	JASON FENDELIT 79800	BRIAN FENDELIT 49800	WALTER MARONICH 82300	REID RANCHING INC. 60200	REID RANCHING INC. 53400	REID RANCHING INC. 41400	WALTER MARONICH 51500
	KEITH RIVETT 61200	RAFFORT ENT. INC. 89400	MELVIN & LAWRENCE KOWALCHUK 101200	LAWRENCE KOWALCHUK 80800	DUCKS UNLIMITED CANADA 69000	DUCKS UNLIMITED CANADA 75000	JEFFREY & LEANNE KURYSH 77700	CECILIA KURYSH 80400	MIKE BEZMUTO 72500	DANIEL BEZMUTO 103300	EVERETT & LYNNE SWYSTUN 108200	DOUGLAS & LYNNE SWYSTUN 50800	BRIAN FENDELIT 60900	BRIAN FENDELIT 60500	RYAN LESKO 45800	RICHARD YASENIUK 40300	JOE & REBECCA YASENIUK 59400	WALTER MARONICH 48800	
	CHRISTOPHER GONDA 65200	RAFFORT ENT. INC. 99000	KEN & CATHY TRACHUK 93400	LAWRENCE KOWALCHUK 71400	PATRICK & LEONA GONDA 74500	DUCKS UNLIMITED CANADA 75500	JEFFREY & LEANNE KURYSH 77700	CECILIA KURYSH 80400	MIKE BEZMUTO 72500	DANIEL BEZMUTO 103300	EVERETT & LYNNE SWYSTUN 108200	DOUGLAS & LYNNE SWYSTUN 50800	BRIAN FENDELIT 60900	BRIAN FENDELIT 60500	RYAN LESKO 45800	RICHARD YASENIUK 40300	JOE & REBECCA YASENIUK 59400	WALTER MARONICH 48800	
	GOLDEN RIDGE & SHAUNA GARDNER 93300	SHIELDON FLATH 86700	KEN & CATHY TRACHUK 108200	JOHN & BEV FLATH 94700	KAREN TAILOR & KOTELKO 63800	DUCKS UNLIMITED CANADA 80800	JEFFREY & LEANNE KURYSH 77700	CECILIA KURYSH 80400	MIKE BEZMUTO 72500	DANIEL BEZMUTO 103300	EVERETT & LYNNE SWYSTUN 108200	DOUGLAS & LYNNE SWYSTUN 50800	BRIAN FENDELIT 60900	BRIAN FENDELIT 60500	RYAN LESKO 45800	RICHARD YASENIUK 40300	JOE & REBECCA YASENIUK 59400	WALTER MARONICH 48800	
	GOLDEN RIDGE & SHAUNA GARDNER 86600	RICHARD & SHELLEY GALL 98900	KEN & CATHY TRACHUK 109200	JOHN & BEV FLATH 75800	CHRISTOPHER MICHAEL GONDA 77700	KEVIN & BEV FLATH 79200	JEFFREY & LEANNE KURYSH 77700	CECILIA KURYSH 80400	MIKE BEZMUTO 72500	DANIEL BEZMUTO 103300	EVERETT & LYNNE SWYSTUN 108200	DOUGLAS & LYNNE SWYSTUN 50800	BRIAN FENDELIT 60900	BRIAN FENDELIT 60500	RYAN LESKO 45800	RICHARD YASENIUK 40300	JOE & REBECCA YASENIUK 59400	WALTER MARONICH 48800	
	CIRCLE G. RANCH LTD. 77100	CLINTON TAYLOR 77600	KEN & CATHY TRACHUK 109200	JOHN & BEV FLATH 75800	CHRISTOPHER MICHAEL GONDA 77700	KEVIN & BEV FLATH 79200	JEFFREY & LEANNE KURYSH 77700	CECILIA KURYSH 80400	MIKE BEZMUTO 72500	DANIEL BEZMUTO 103300	EVERETT & LYNNE SWYSTUN 108200	DOUGLAS & LYNNE SWYSTUN 50800	BRIAN FENDELIT 60900	BRIAN FENDELIT 60500	RYAN LESKO 45800	RICHARD YASENIUK 40300	JOE & REBECCA YASENIUK 59400	WALTER MARONICH 48800	
	RICHARD GALL 87100	CLINTON TAYLOR 35100	KEN & CATHY TRACHUK 109200	JOHN & BEV FLATH 75800	CHRISTOPHER MICHAEL GONDA 77700	KEVIN & BEV FLATH 79200	JEFFREY & LEANNE KURYSH 77700	CECILIA KURYSH 80400	MIKE BEZMUTO 72500	DANIEL BEZMUTO 103300	EVERETT & LYNNE SWYSTUN 108200	DOUGLAS & LYNNE SWYSTUN 50800	BRIAN FENDELIT 60900	BRIAN FENDELIT 60500	RYAN LESKO 45800	RICHARD YASENIUK 40300	JOE & REBECCA YASENIUK 59400	WALTER MARONICH 48800	
	RICHARD & SHELLEY GALL 93400	CLINTON TAYLOR 80000	KEN & CATHY TRACHUK 109200	JOHN & BEV FLATH 75800	CHRISTOPHER MICHAEL GONDA 77700	KEVIN & BEV FLATH 79200	JEFFREY & LEANNE KURYSH 77700	CECILIA KURYSH 80400	MIKE BEZMUTO 72500	DANIEL BEZMUTO 103300	EVERETT & LYNNE SWYSTUN 108200	DOUGLAS & LYNNE SWYSTUN 50800	BRIAN FENDELIT 60900	BRIAN FENDELIT 60500	RYAN LESKO 45800	RICHARD YASENIUK 40300	JOE & REBECCA YASENIUK 59400	WALTER MARONICH 48800	
	LINDA PAULOW 86400	RICHARD & SHELLEY GALL 98900	KEN & CATHY TRACHUK 109200	JOHN & BEV FLATH 75800	CHRISTOPHER MICHAEL GONDA 77700	KEVIN & BEV FLATH 79200	JEFFREY & LEANNE KURYSH 77700	CECILIA KURYSH 80400	MIKE BEZMUTO 72500	DANIEL BEZMUTO 103300	EVERETT & LYNNE SWYSTUN 108200	DOUGLAS & LYNNE SWYSTUN 50800	BRIAN FENDELIT 60900	BRIAN FENDELIT 60500	RYAN LESKO 45800	RICHARD YASENIUK 40300	JOE & REBECCA YASENIUK 59400	WALTER MARONICH 48800	
	LINDA PAULOW 94200	RICHARD & SHELLEY GALL 98900	KEN & CATHY TRACHUK 109200	JOHN & BEV FLATH 75800	CHRISTOPHER MICHAEL GONDA 77700	KEVIN & BEV FLATH 79200	JEFFREY & LEANNE KURYSH 77700	CECILIA KURYSH 80400	MIKE BEZMUTO 72500	DANIEL BEZMUTO 103300	EVERETT & LYNNE SWYSTUN 108200	DOUGLAS & LYNNE SWYSTUN 50800	BRIAN FENDELIT 60900	BRIAN FENDELIT 60500	RYAN LESKO 45800	RICHARD YASENIUK 40300	JOE & REBECCA YASENIUK 59400	WALTER MARONICH 48800	
TWP. 43	ROBERT DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800	DEPT. OF INDIAN AFFAIRS 92800
	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600	DEPT. OF INDIAN AFFAIRS 118600
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	DALE PAULOW 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900	DEPT. OF INDIAN AFFAIRS 84900
	64800	92800	83100	105200	72000	42900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	SHIELDON FLATH 60400	66400	50900	48500	53500	57300	51900	58000	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
TWP. 42	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800
	DALE PAULOW 42300	56200	61000	61600	83600	48900	53800	50500	35800	36700	10100	25600	38000	52700	37700	45200	84000	79900	45800