



\$2,950,000

Hazlet 1,256 Acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 169 Pittville
Closest Town:	Hazlet	Location:	Saskatchewan
MLS Number:	SK048455	Title Acres (ISC):	1,256.2
Cultivated Acres:	1,185	Soil Final Rating:	44
Price:	\$2,950,000	\$/Titled Acres:	\$2,348.35
Avg AV/Qtr:	\$250,157	Farmland:	\$2,950,000
P/AV Multiple:	1.5		
Enterprise:	Grain		

Description

Located between Cabri and Hazlet in the RM of Pittville No. 169, Milnice Farms is a well-packaged 1,256-acre grain farm offering excellent road access, with the majority of the land situated in a contiguous block.

The property comprises eight quarters of cultivated farmland: two with an SCIC soil classification of G, five classified as H, and one classified as J. The land is predominantly associated with the Fox Valley soil association and has a silt loam texture. Property taxes average less than \$800 per quarter.

The property's scale and contiguous configuration present an attractive investment opportunity and may also appeal to established operators looking to expand. The Seller's preference is to sell the land and company together through a share sale but will consider alternative transaction structures. The property is currently farmed by a long-term tenant under a lease that expires on December 31, 2026. Accordingly, possession can be made available to a new owner for the 2027 crop year.

Farmland & Price Summary

10 parcels

1,256 title acres (ISC)

SAMA Information

1,258 total acres

1,185 cultivated acres

73 wetland/bush acres



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\$1,966,200 total 2025 assessed value (AV)

\$250,157 average assessment per 160 acres

44.0 soil final rating (weighted average)

\$2,950,000 Farmland Price

\$2,348 per title acre (ISC)

\$2,490 per cultivated acre (SAMA)

1.50 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	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
169	NE	16	17	19	3	1	10.61										G	10	
169	NE	16	17	19	3	2	142.24	153	153	0	0	0	\$264,100	Fox Valley	Silt Loam	45.9	G	10	\$844.36
169	NE	19	17	19	3	0	158.36	159	139	0	0	20	\$206,900	Fox Valley	Silt Loam	39.54	J	10	\$661.49
169	NW	19	17	19	3	0	159.77	160	138	0	0	22	\$225,900	Fox Valley	Silt Loam	43.5	H	10	\$722.23
169	NE	21	17	19	3	0	158.41	159	144	0	0	15	\$224,200	Fox Valley	Silt Loam	41.38	H	10	\$716.80
169	NW	21	17	19	3	0	159.5	160	160	0	0	0	\$251,300	Fox Valley	Silt Loam	41.77	H	10	\$803.44
169	SE	21	17	19	3	5	142.96	151	141	0	0	10	\$238,400	Fox Valley	Silt Loam	45.08	H	10	\$762.20
169	SE	21	17	19	3	41	8.98										H	10	
169	NE	28	17	19	3	0	159.66	160	158	0	0	2	\$289,600	Fox Valley	Silt Loam	48.75	G	10	\$925.90
169	SE	28	17	19	3	13	155.73	156	152	0	0	4	\$265,800	Fox Valley	Silt Loam	45.58	H	10	\$874.74
Totals							1,256.2	1258	1185	0	0	73	\$1,966,200	Weighted Average Final Rating 44.0					\$6,311.16

Average per 160 acres \$250,157

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)

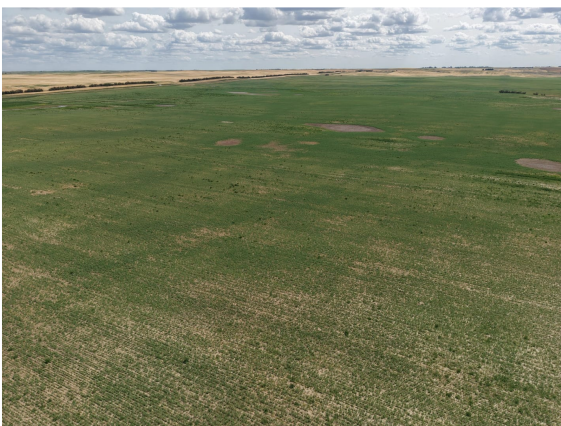
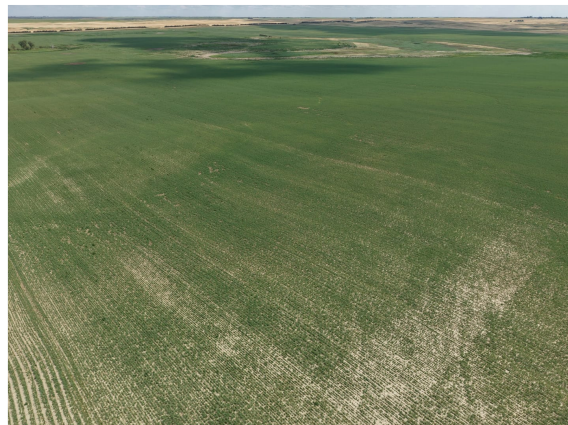
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

Sask Grains Risk Zones

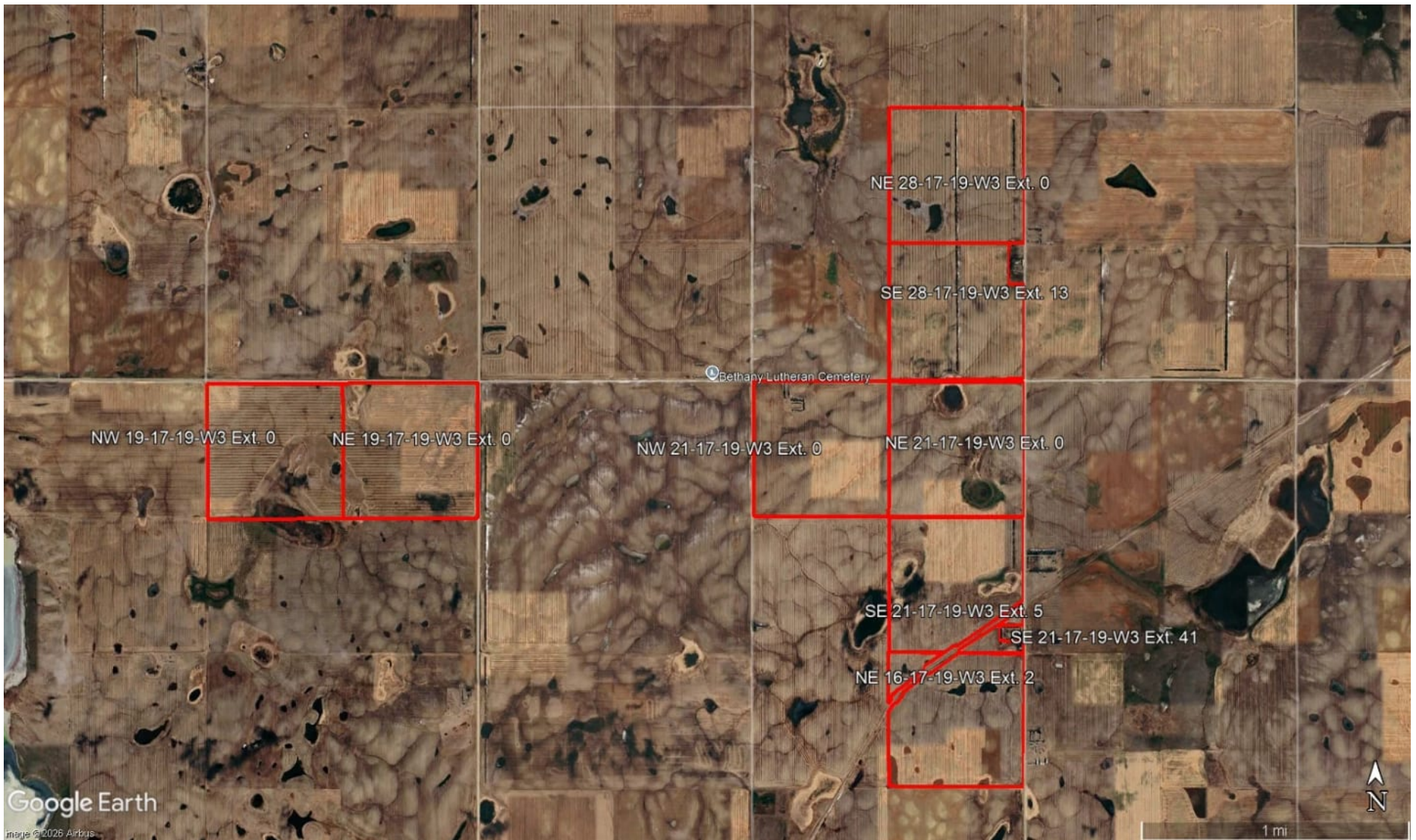
<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating

<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>









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TWP. 18

TWP. 17