



\$2,430,000

Highway 6 303 acres Grain Farmland (MAV)



Dallas Pike
Dallas.Pike@HammondRealty.ca
(306) 500-1407
HammondRealty.ca

Lane Stockbrugger
lane.stockbrugger@hammondrealty.ca
(306) 533-5467
HammondRealty.ca



Property Details

Service Type:	Listing	Rural Municipality:	RM 129 Bratt's Lake
Closest Town:	Regina	Location:	Saskatchewan
MLS Number:	SK043880	Title Acres (ISC):	303.59
Cultivated Acres:	304	Soil Final Rating:	80.71
Price:	\$2,430,000	\$/Titled Acres:	\$8,004.22
Avg AV/Qtr:	\$485,526	Farmland:	\$2,430,000
P/AV Multiple:	2.63		
Enterprise:	Grain		

Description

Highway 6 Half Section offers an excellent opportunity to acquire two adjoining quarters of highly productive farmland in the Rural Municipality of Bratt's Creek No. 129, conveniently located along the Highway 6 corridor north of Regina. Totalling 303.59 ISC titled acres, with all 304 SAMA acres in cultivation, this half section provides a compact, efficient land base ideally suited for both expanding farming operations and long-term agricultural investors.

The property is comprised entirely of Regina Heavy Clay soils, one of southern Saskatchewan's most productive and sought-after soil types. Renowned for their excellent moisture-holding capacity and strong yield potential, these soils are well suited to cereal, oilseed, and pulse production. With both quarters carrying Soil Final Ratings exceeding 79, the package demonstrates a consistently high level of agricultural capability across the entire holding.

The land carries a weighted average 2026 SAMA Soil Final Rating of 80.7 and an average assessed value of approximately \$485,526 per 160-acre quarter. Saskatchewan Crop Insurance Corporation (SCIC) classifies the quarters as Classes B and D within Risk Zone 8, reflecting the property's strong production potential and the quality of its agricultural land.

Offered without residential improvements or yard sites, **Highway 6 Half Section** is a pure farmland acquisition focused entirely on crop production. Combining excellent soil quality, full cultivation, and a desirable location with convenient highway access, this property represents an outstanding opportunity to secure premium farmland in one of the Regina area's established agricultural regions.

Available for the 2027 growing season, purchasers can immediately incorporate the land into their farming operation.

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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
129	SE	1	14	20	2	0	158.75	159	159	0	0	0	475,000	Regina	Heavy Clay	79.46	D	8	\$1,742.54
129	SW	1	14	20	2	1	144.84	145	145	0	0	0	447,500	Regina	Heavy Clay	82.08	B	8	\$1,797.65
Totals							303.59	304	304	0	0	0	922,500	Weighted Average Final Rating		80.71			\$3,540.19

Average per 160 acres 485,526

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>



