



\$1,450,000

Humboldt 308 acres Grain Farmland



Mark Dean

Mark.Dean@HammondRealty.ca

(306) 921-5445

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 370 Humboldt
Closest Town:	Humboldt	Location:	Saskatchewan
MLS Number:	SK051687	Title Acres (ISC):	308
Cultivated Acres:	292	Soil Final Rating:	57
Price:	\$1,450,000	\$/Titled Acres:	\$4,707.79
Avg AV/Qtr:	\$325,039	Farmland:	\$1,450,000
P/AV Multiple:	2.32		
Enterprise:	Grain		

Description

Humboldt Farmland, Half Section

\$1,450,000

Two adjacent quarter sections located three km south of the City of Humboldt, just northeast of Humboldt Lake; total area 308.05 acres.

This farmland is productive Oxbow (black) soils, with 57 point final rating per cultivated acre, Canada Land Inventory Class 2 soils and Crop Insurance G and H Ratings. Property tax assessment data (SAMA) shows 292 cultivated acres. There are opportunities to drain to improve field efficiency and number of cultivated acres.

NE-04-37-22-W2

160.16 title acres (ISC)

SAMA Information

149 cultivated acres

\$327,500 total 2026 assessed value (AV)

58.4 soil final rating (weighted average)

NW-04-37-22-W2

147.89 title acres (ISC)

SAMA Information



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
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143 cultivated acres

\$298,200 total 2026 assessed value (AV)

55.5 soil final rating (weighted average)

Asking Price \$1,450,000

\$4,707 per total acre (ISC)

\$4,966 per cultivated acre (SAMA).

2.32 times the 2026 assessment

\$1,450,000 Total Asking Price

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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
370	NE	4	37	22	2	0	160.16	159	149	0	0	10	\$327,500	Oxbow	Loam; Fine Sandy Loam	58.4	G	15	\$1,481.99
370	NW	4	37	22	2	59, 60	147.89	149	143	0	0	6	\$298,200	Oxbow	Loam; Fine Sandy Loam	55.5	H	15	\$1,350.25
Totals							308.05	308	292	0	0	16	\$625,700	Weighted Average Final Rating		57.0			\$2,832.24

Average per 160 acres \$325,039

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>

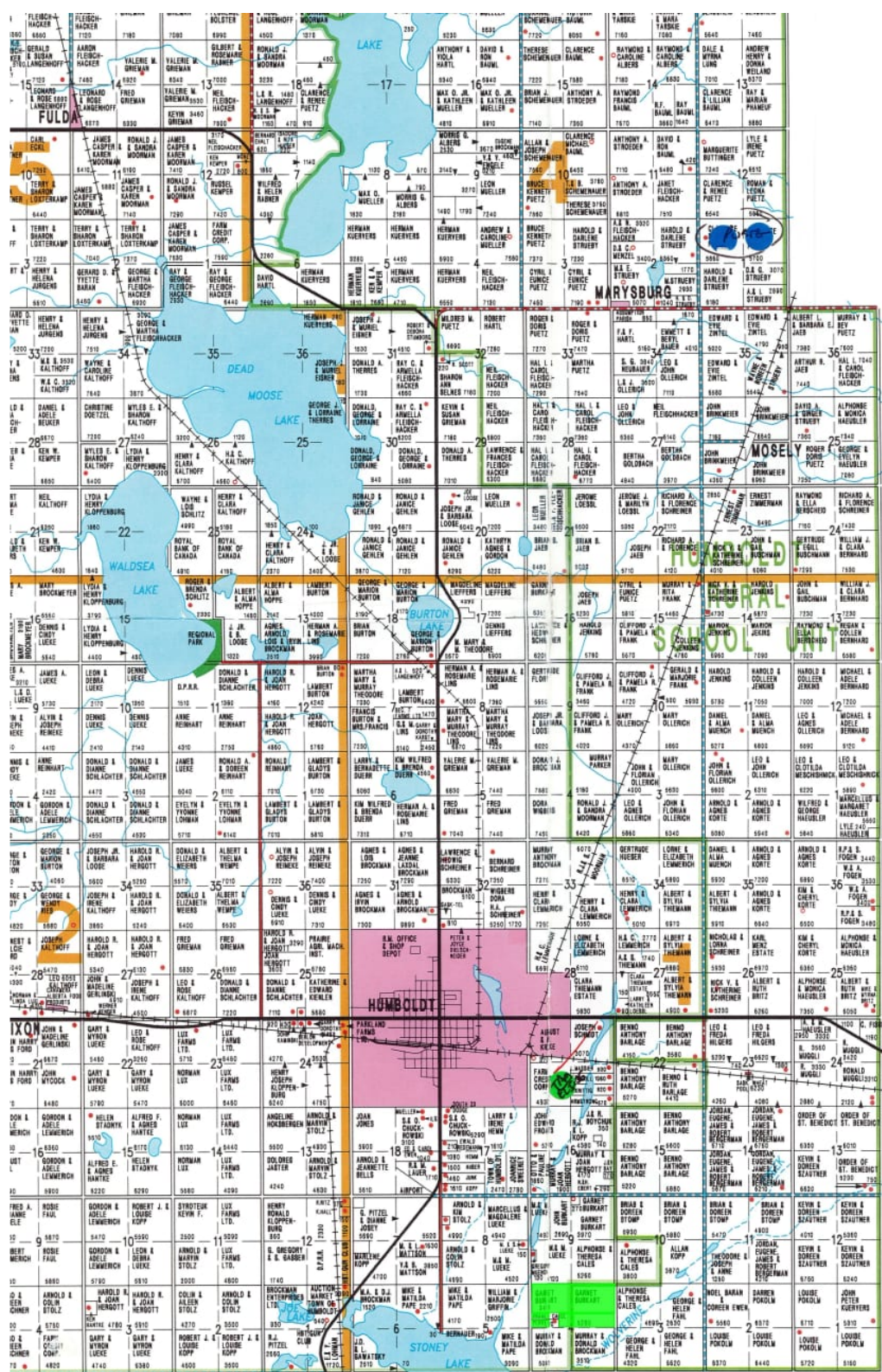








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TWP

J.M. OF ST. PETER No. 369

TWD 28

TWD 27

340

RGE. 23

RGE. 22