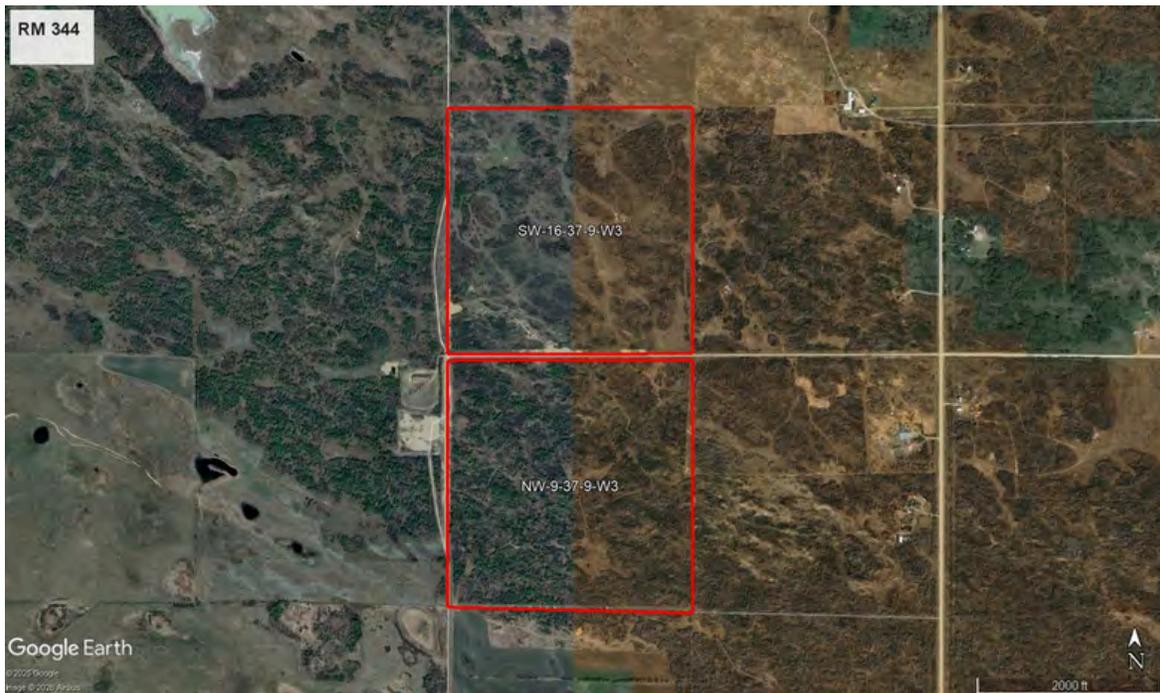




# HAMMOND REALTY

\$675,000

Asquith 321 acres Pastureland



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### Property Overview

This pastureland offering consists of 2 parcels totaling 321 title acres (ISC) and is located by taking the grid road north on the east side of Asquith, 3 miles, then ½ mile west. The land lies on both sides of the road.

The property is currently native pasture and is fully fenced, with the option to purchase the quarters separately (subject to conditions outlined below).

### Separate Parcel Pricing

NW 9-37-9 W3 — \$330,000

- Fenced with 4 strands of barbed wire on approximately 3.5 sides
- Approximately ¼ mile of page wire on the east side, which will be moved to the property line in the spring
- Metal gates included
- No dugout or well
- Important: This quarter must sell before SW 16-37-9 W3 can be sold separately

SW 16-37-9 W3 — \$365,000

- Fenced with 4 strands of barbed wire on all four sides
- Metal gates included
- Features a 58-foot deep bored well
  - 30-inch casing
  - Rated at approximately 10 GPM
  - Drilled July 6, 2019
  - Approximate cost: \$16,000

There is a wildlife observation building located on the property that is not owned by the vendor. It will be removed on or before September 30, 2026.

### Farmland & Price Summary

2 parcels  
321 title acres (ISC)

### SAMA Information

322 total acres  
322 native pasture acres  
\$133,500 total 2025 assessed value (AV)  
\$66,335 average assessment per 160 acres

\$675,000 Farmland Price  
\$2,100 per title acre (ISC)  
5.06 times the 2025 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	
344	NW	9	37	9	3	0	162.0	162	0	0	162	0	\$61,800	Vera	Very Fine Sand		No Rating		
344	SW	16	37	9	3	0	159.5	160	0	0	160	0	\$71,700	Vera	Very Fine Sand		No Rating		
<b>Totals</b>							<b>321.5</b>	<b>322</b>	<b>0</b>	<b>0</b>	<b>322</b>	<b>0</b>	<b>\$133,500</b>	<b>Weighted Average Final Rating</b>					

**Average per 160 acres    \$66,335**

### 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.

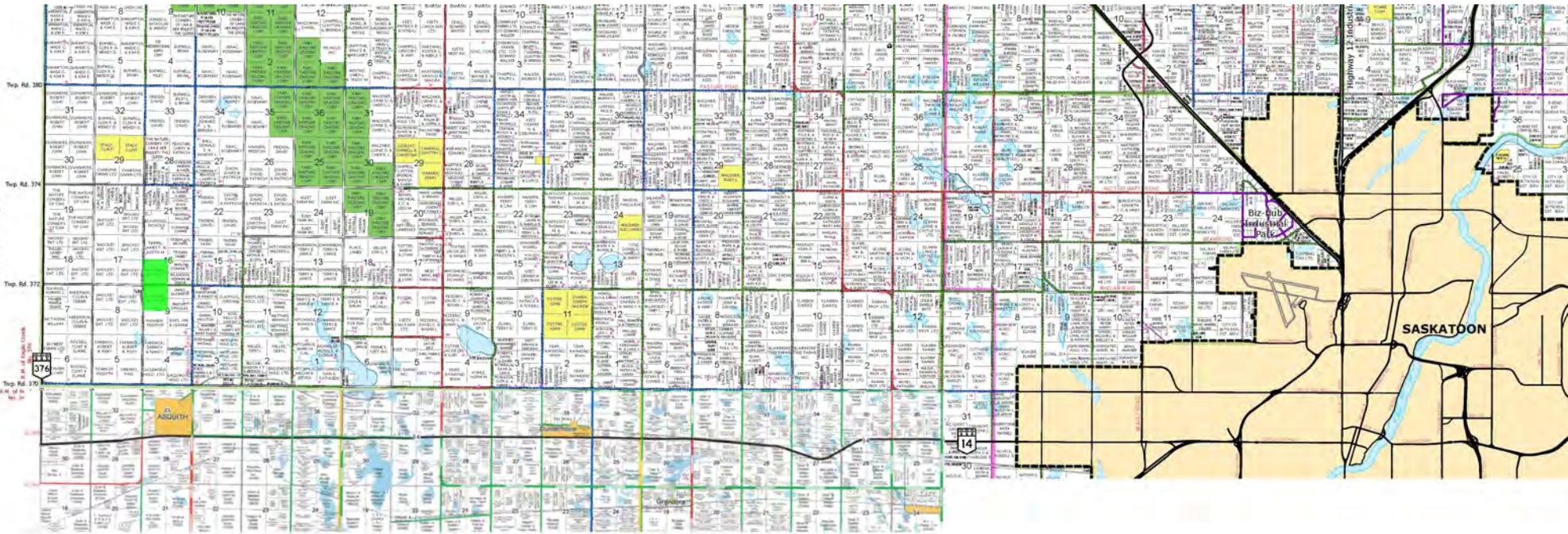
[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/)                      <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

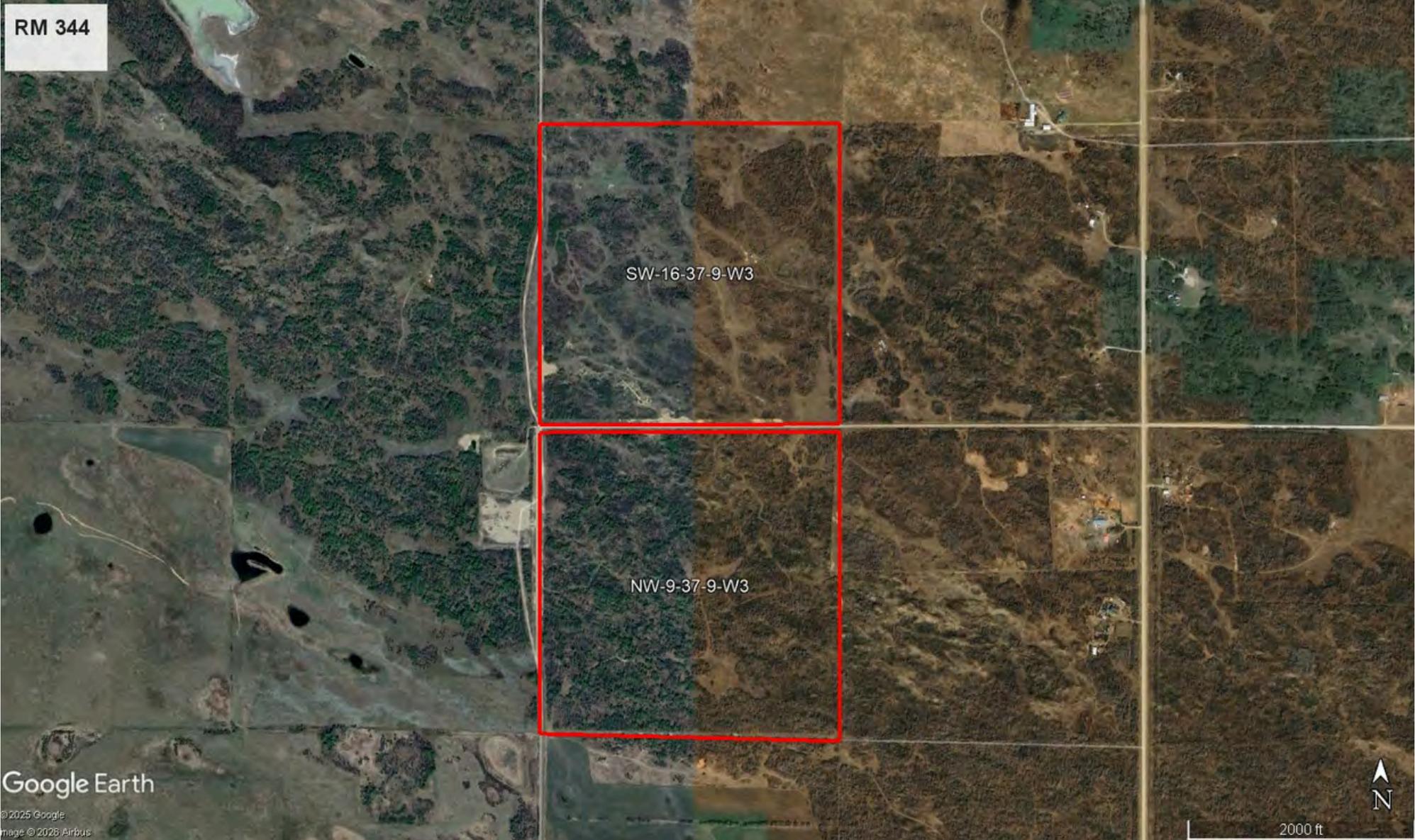
[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator)                      <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>





TWP. 37





RM 344

SW-16-37-9-W3

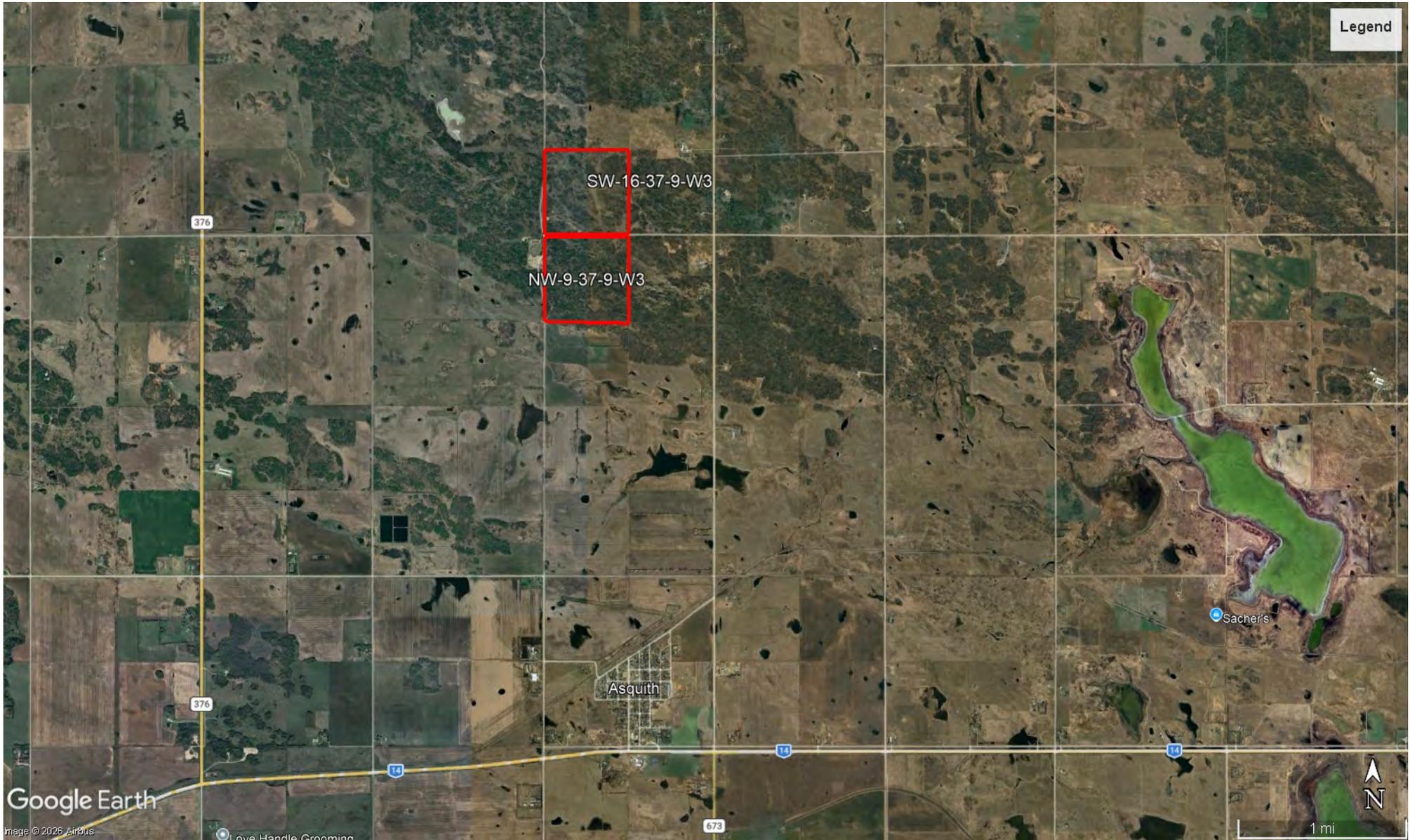
NW-9-37-9-W3

Google Earth

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Image © 2023 Airbus

2000 ft





Legend

SW-16-37-9-W3

NW-9-37-9-W3

Asquith

Sacher's

376

376

14

14

14

673

Google Earth

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Love Handle Grooming



1 mi