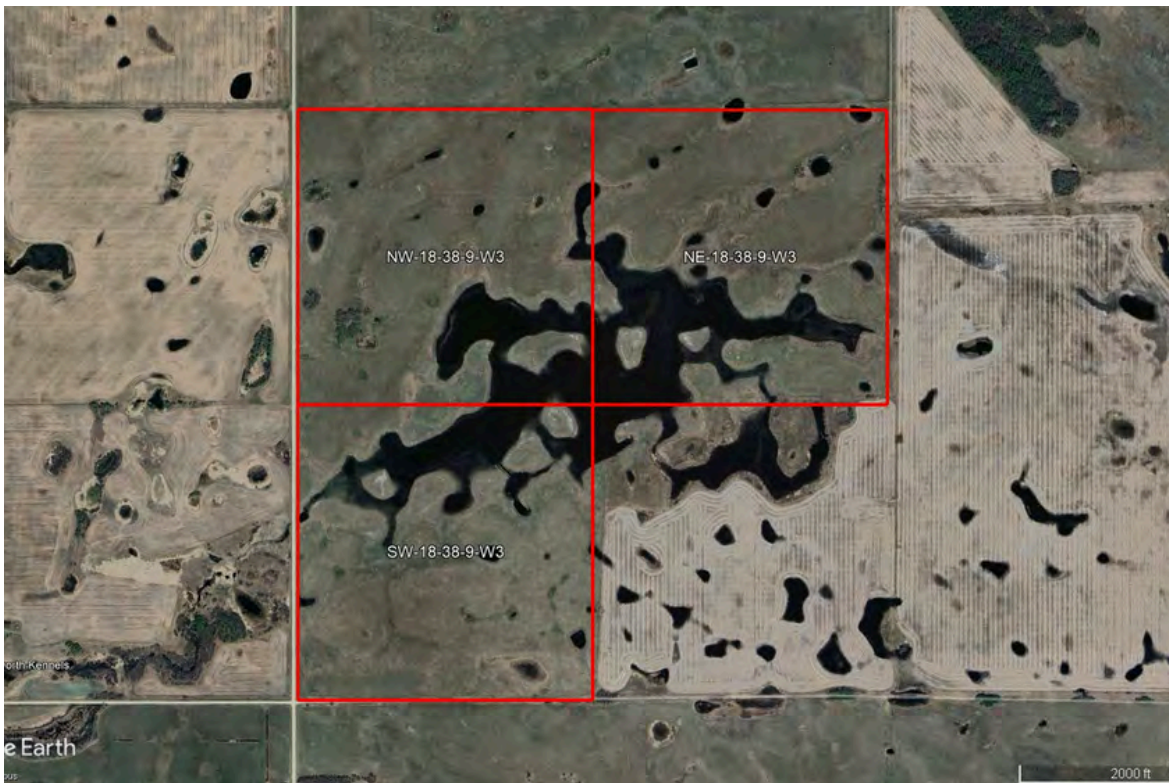




# HAMMOND REALTY

**\$950,000**

Asquith 480 acres Hay / Pastureland



**Kevin Jarrett**

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca



HammondRealty.ca  
113 3<sup>rd</sup> Ave. West  
P.O. Box 1054  
Biggar, SK S0K 0M0  
(306) 948-5052 Office  
(306) 948-5053 Fax

### Property Information

This pastureland offering consists of 479 title acres (3 parcels) located northwest of Asquith, Saskatchewan. The land is currently utilized as pasture, as approximately 300 acres could be cultivated, providing future cropping potential.

The property has two sets of steel corrals, making it well-suited for livestock operations. In addition, there is a bored well located on NW 18-38-9 W3, drilled in August 2021. The well is 72 feet deep with a 30-inch casing, rated at approximately 10 GPM, and is equipped with a solar pump, tire bowl, panels, and gate.

The land is currently not rented for the 2026 crop year.

### Farmland & Price Summary

3 parcels  
479 title acres (ISC)

#### SAMA Information

480 total acres  
415 arable hay/grass acres  
65 wetland/bush acres  
\$544,900 total 2025 assessed value (AV)  
\$181,633 average assessment per 160 acres  
34.9 soil final rating (weighted average)

\$950,000 Farmland Price  
\$1,985 per title acre (ISC)  
1.74 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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
344	NE	18	38	9	3	0	159.5	160	0	130	0	30	\$145,000	Asquith	Sandy Loam	29.6	O	18	\$579.99
344	NW	18	38	9	3	0	159.6	160	0	139	0	21	\$201,600	Asquith	Fine Sandy Loam	38.5	M	18	\$683.61
344	SW	18	38	9	3	0	159.6	160	0	146	0	14	\$198,300	Asquith	Fine Sandy Loam	36.1	L	18	\$694.84
<b>Totals</b>							<b>478.7</b>	<b>480</b>	<b>0</b>	<b>415</b>	<b>0</b>	<b>65</b>	<b>\$544,900</b>	<b>Weighted Average Final Rating 34.9</b>					<b>\$1,958.44</b>

**Average per 160 acres \$181,633**

### 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.

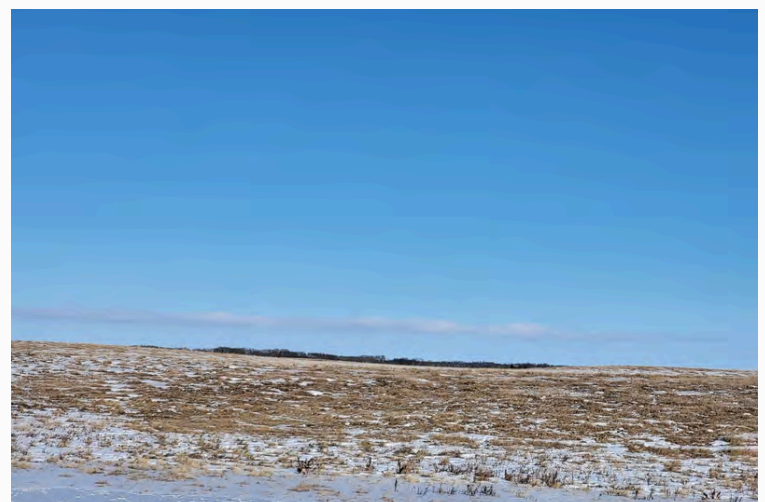
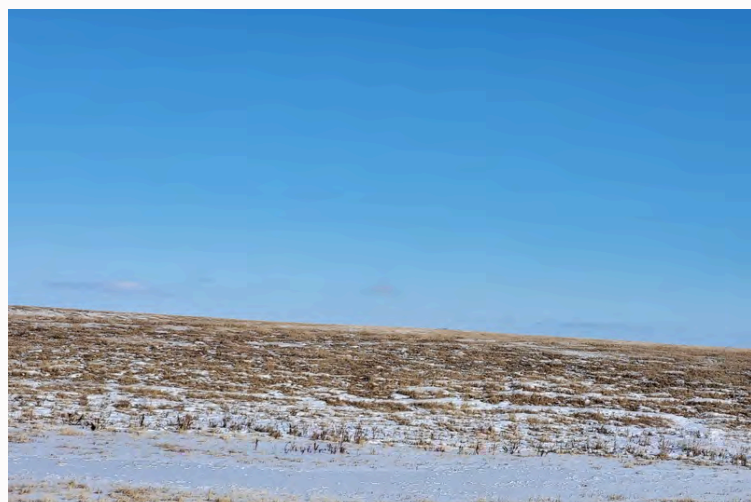
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

### Saskatchewan Crop Insurance Corporation (SCIC)

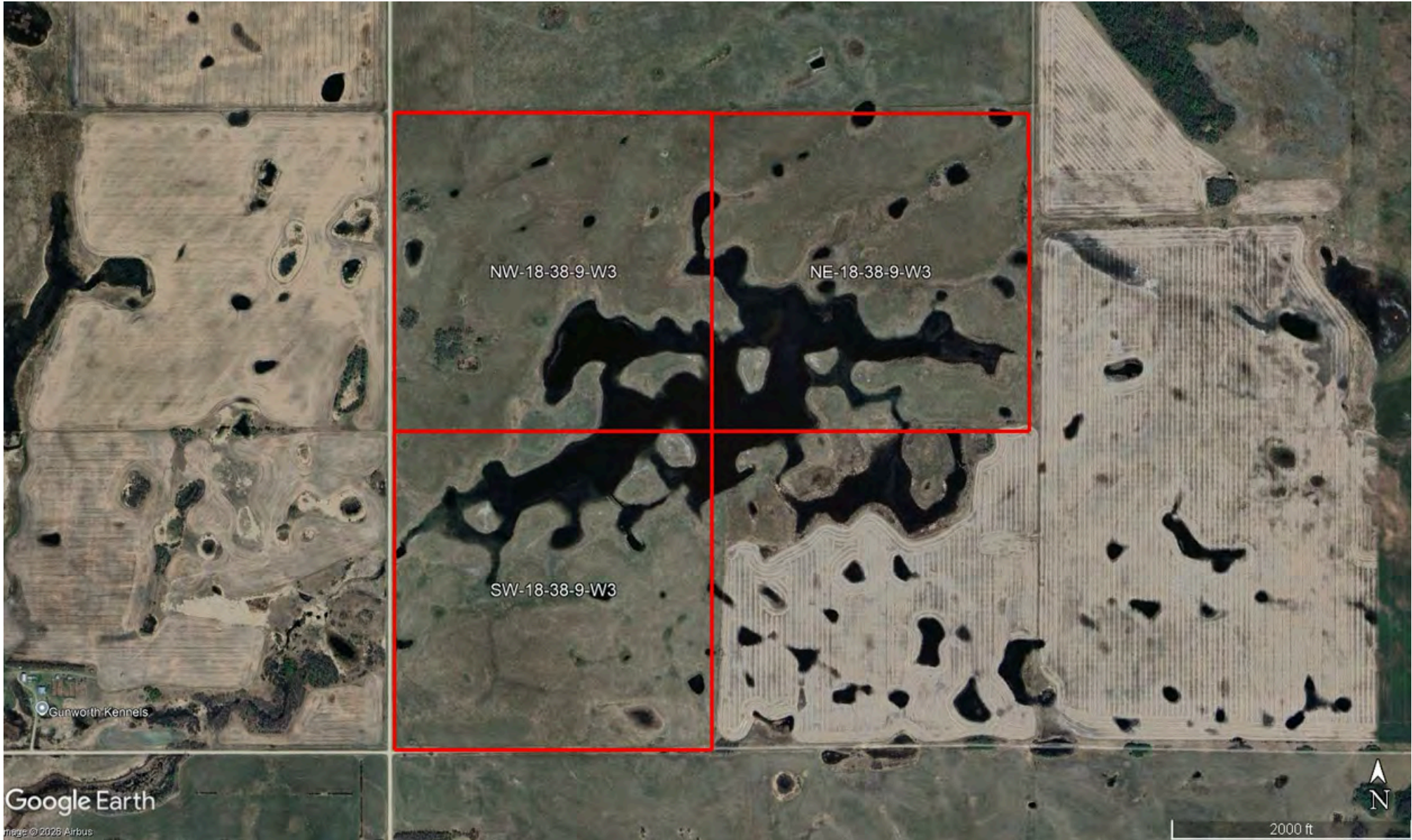
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as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







NW-18-38-9-W3

NE-18-38-9-W3

SW-18-38-9-W3

Gunworth Kennels

Google Earth

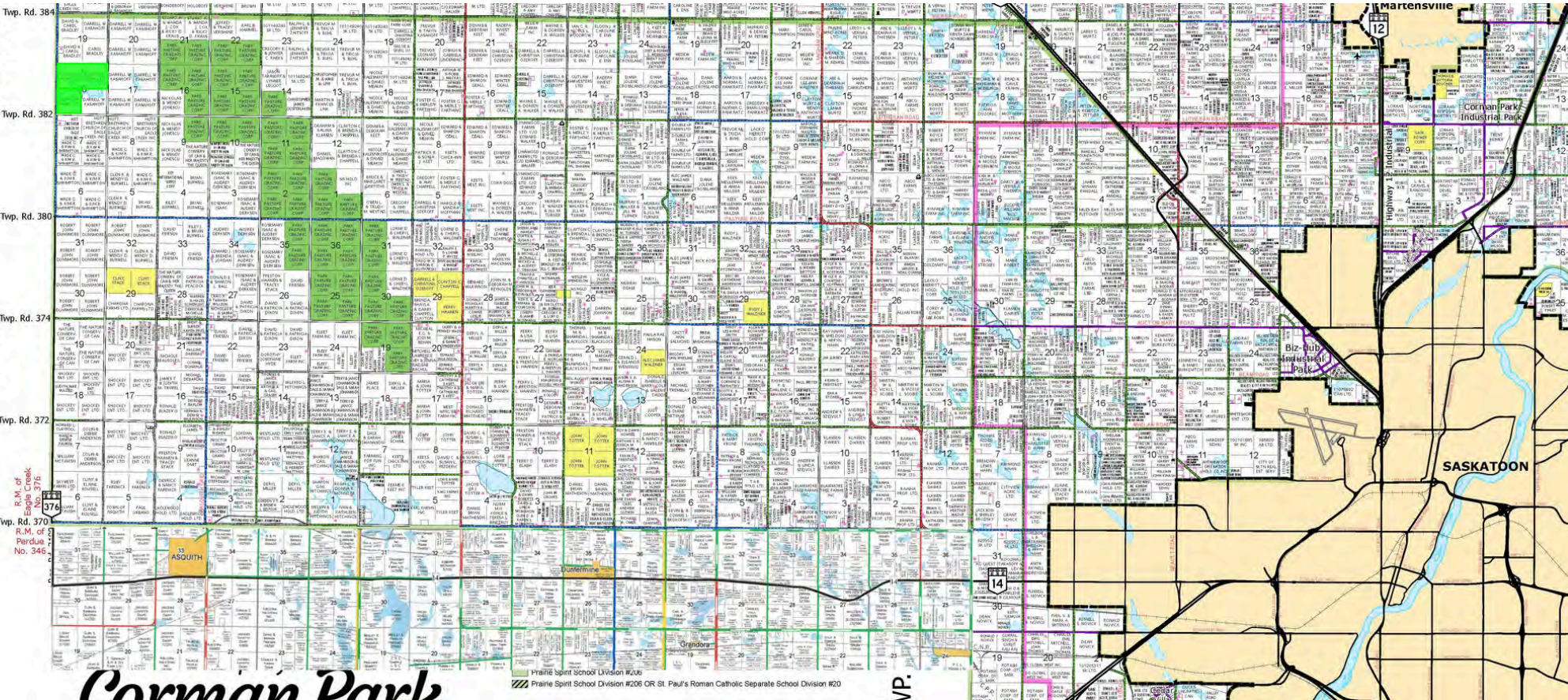
Image © 2025 Airbus

2000 ft



TWP. 38

TWP. 37



R.M. of  
Eagle Creek  
No. 376

R.M. of  
Asquith  
No. 346

**Cormoran Park**

Prarie Spirit School Division #206  
St. Paul's Roman Catholic Separate School Division #20

VP.