

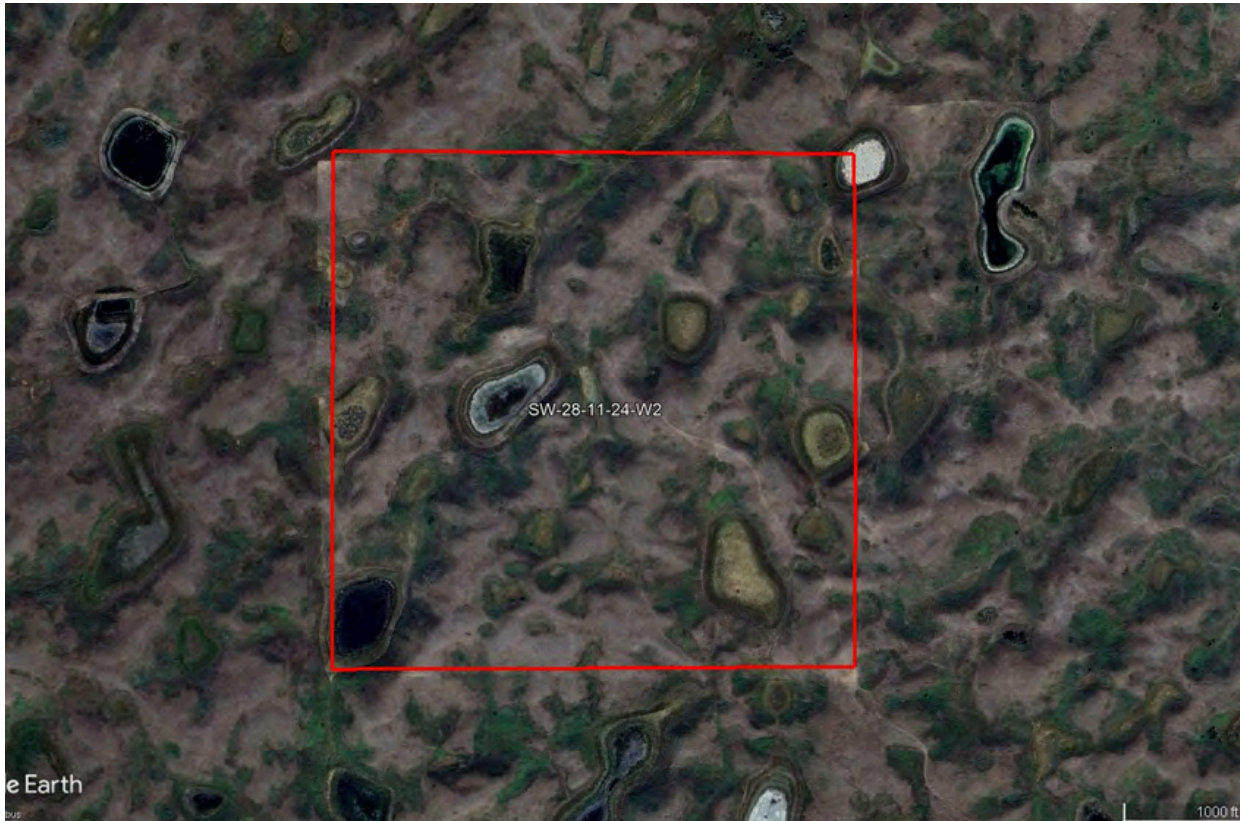


# HAMMOND

REALTY

\$150,000

Avonlea 162 acres Pastureland



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This 162-acre pasture quarter is located approximately 15 km southwest of Avonlea. The land is comprised of a clay loam soil texture (Amulet association). SAMA indicates that there are 148 native pasture acres. The quarter is perimeter fenced and has historically relied on natural sloughs as a water source for grazing. Access is seasonal, with the seller currently accessing the property via an adjacent landowner. An efficient, low-maintenance grazing quarter suited to local operators seeking additional pasture.

### Farmland & Price Summary

1 parcel  
162 title acres (ISC)

#### SAMA Information

160 total acres  
148 native pasture acres  
12 wetland/bush acres  
\$156,300 total 2025 assessed value (AV)  
\$156,300 average assessment per 160 acres

\$150,000 Farmland Price  
\$924 per title acre (ISC)  
0.96 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	
100	SW	28	11	24	2	0	162.4	160	0	0	148	12	\$156,300	Amulet	Clay Loam		No Rating		
<b>Totals</b>							<b>162.4</b>	<b>160</b>	<b>0</b>	<b>0</b>	<b>148</b>	<b>12</b>	<b>\$156,300</b>	<b>Weighted Average Final Rating</b>					

**Average per 160 acres    \$156,300**

### 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>



SW-28-11-24-W2

Earth

100

