



HAMMOND

REALTY

\$250,000

RM of Biggar Farmland - 158 acres (Nodwell)



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NW 24-36-14 W3 – RM of Biggar No. 347

158 Title Acres – Farmland with Yardsite

Quarter section located in the RM of Biggar No. 347, offering a combination of cultivated farmland and a functional yardsite with services. This property presents an opportunity for operators, investors, or buyers looking for an affordable entry point into farmland ownership in a strong agricultural area.

The land consists of approximately 157.7 title acres, with 147 cultivated acres and 12 acres of wetland/slough according to SAMA.

Soils are primarily Weyburn association light loam, with areas of Asquith fine sandy loam, and a weighted average soil final rating of 43.3, indicating moderate productivity for the region.

The quarter has historically been cultivated, although portions may currently be in grass. Topography is described as gently to moderately rolling with minimal stones and typical natural hazard ratings for the area.

The property includes a yardsite with power and a water well drilled in 2015, along with older improvements including a barn, corrals, and perimeter fencing. These improvements are considered to be in poor condition but contribute functional utility to the property.

This parcel is well suited for mixed farming operations, grazing, or as a long-term investment hold, with potential upside through improved land management.

The Seller has directed that no offers will be presented prior to April 16, 2026 at 4:00 PM.

Important Note:

The property is being sold on an “as-is, where-is” basis, with no warranties or representations provided by the Seller.

Driving Directions: 5.7km east of Biggar on HWY 14, 6km north on Gagenville Road

Farmland & Price Summary

1 parcel
158 title acres (ISC)

SAMA Information

159 total acres
147 cultivated acres
12 wetland/bush acres
\$239,300 total 2025 assessed value (AV)



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\$240,805 average assessment per 160 acres
43.3 soil final rating (weighted average)

Pricing

\$250,000 Farmland Price
\$1,585 per title acre (ISC)
\$1,701 per cultivated acre (SAMA)
1.04 × 2025 assessed value (P/AV multiple)

\$0 Buildings & Improvements
\$250,000 Total 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
347	NW	24	36	14	3	0	157.7	159	147	0	0	12	239,300	Weyburn	Light Loam	43.3	L	16	\$616.00
Totals							157.7	159	147	0	0	12	\$239,300	Weighted Average Final Rating 43.3					\$616.00

Average per 160 acres \$240,805

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>

Property Report

Municipality Name: RM OF BIGGAR (RM)

Assessment ID Number : 347-001224200

PID: 202375721



Civic Address:
Legal Location: Qtr NW Sec 24 Tp 36 Rg 14 W 3 Sup
Supplementary:

Title Acres: 158.60
School Division: 207
Neighbourhood: 347-200
Overall PUSE: 2000
Call Back Year:

Reviewed: 25-Jun-2002
Change Reason:
Year / Frozen ID: 2025/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
103.00	K - [CULTIVATED]	Soil association 1 WR - [WEYBURN] Soil texture 1 LL - [LIGHT LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T2 - Gentle Slopes Stones (qualities) S3 - Moderate Natural hazard NH: Natural Hazard Rate: 0.98	\$/ACRE Final	1,669.71 44.41
44.00	K - [CULTIVATED]	Soil association 2 AQ - [ASQUITH] Soil texture 3 FL - [FINE SANDY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5 Soil association 1 AQ - [ASQUITH] Soil texture 1 FL - [FINE SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T3 - Moderate Slopes Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.98	\$/ACRE Final	1,527.50 40.62
		Soil association 2 BG - [BIGGAR] Soil texture 3 SL - [SANDY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10			

AGRICULTURAL WASTE LAND

Acres	Waste Type
12	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$239,300		1	Other Agricultural	55%	\$131,615				Taxable
Total of Assessed Values:	\$239,300				Total of Taxable/Exempt Values:	\$131,615				

Municipality Name: RM OF BIGGAR (RM)

Assessment ID Number : 347-001224200

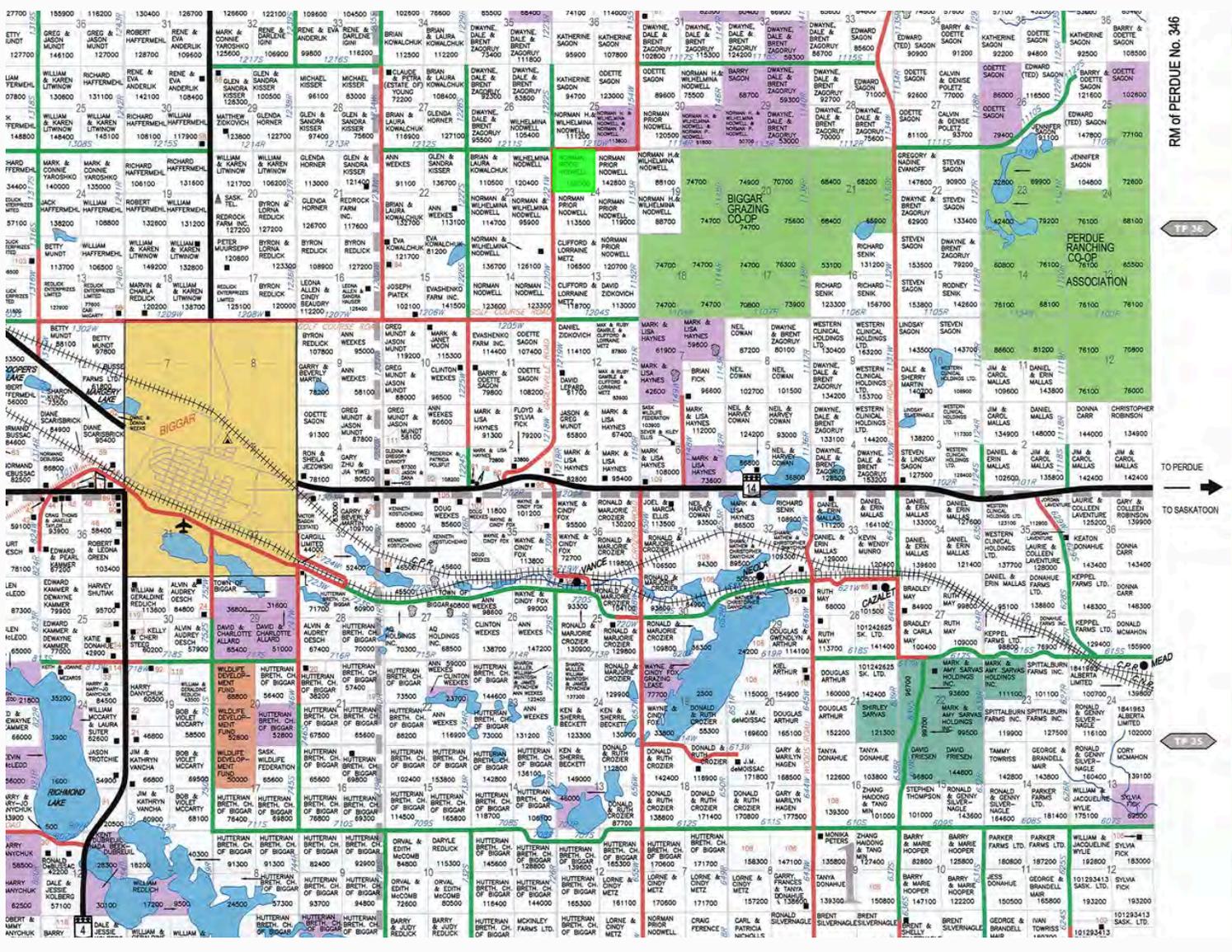
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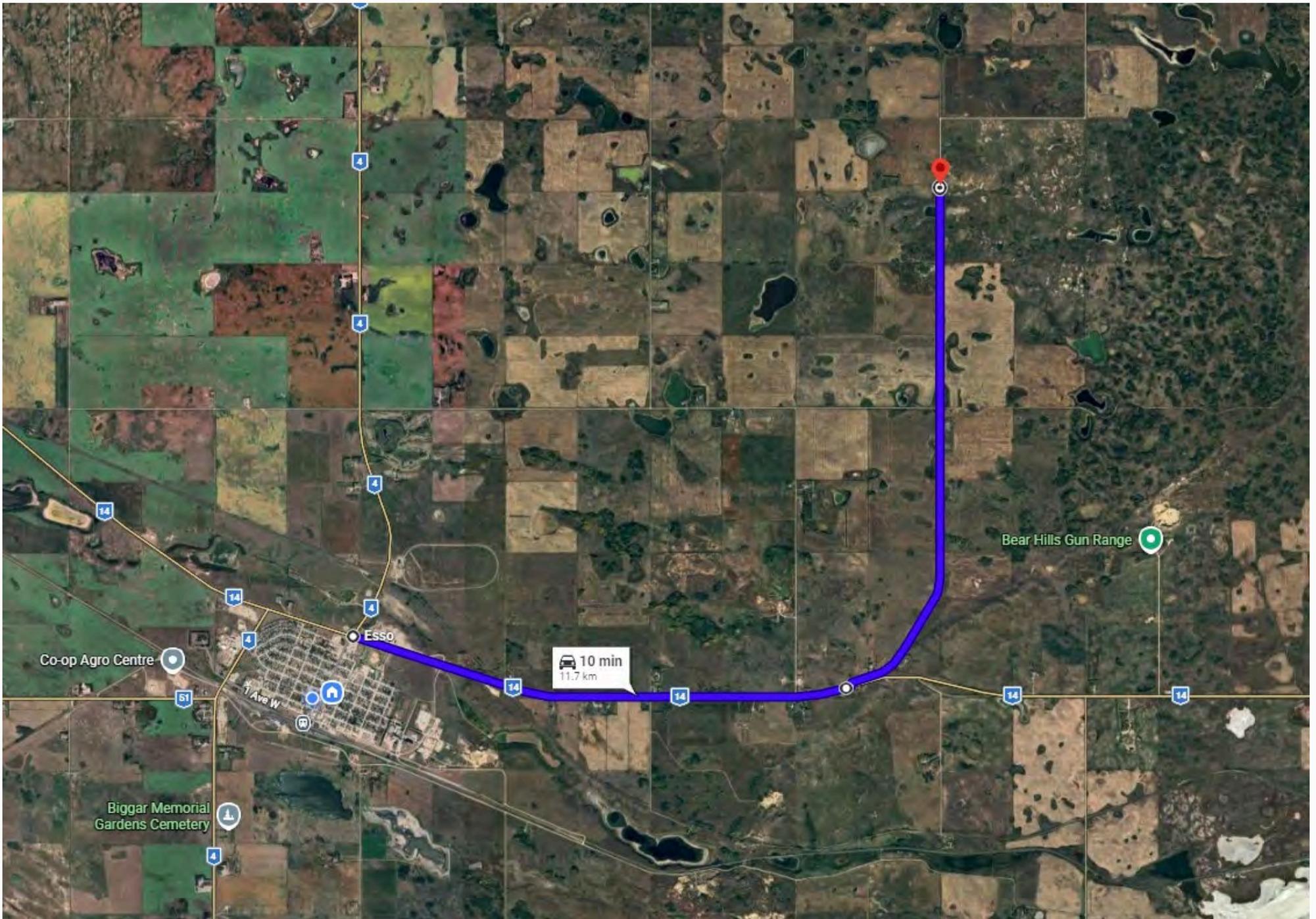
RM of PERDUE No. 346

T.P. 36

TO PERDUE

TO SASKATOON

T.P. 35



🚗 10 min
11.7 km

Bear Hills Gun Range

Co-op Agro Centre

Biggar Memorial Gardens Cemetery

Esso

T Ave W