



# HAMMOND REALTY

**\$299,000**

RM of Biggar Farmland - 160 acres (Robinson)



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Ideal expansion or investment opportunity! One quarter of productive farmland located in the RM of Biggar between Biggar and Perdue, 0.5 miles north of Highway 14.

This quarter section is characterized by a productive class 3 dark brown soil (Keppel association) with a loam texture, crop insurance K, soil final rating average 42.8, slight stoniness. Arable acres are currently seeded to grass and used as hayland, although offers excellent potential for crop production.

#### Farmland & Price Summary

NE 1-36-13 W3 Ext 0

160.88 title acres (ISC)

#### SAMA Information

160 total acres

150 cultivated acres

10 wetland/bush acres

\$241,200 total 2025 assessed value (AV)

\$241,200 average assessment per 160 acres

42.8 soil final rating (weighted average)

\$299,000 Farmland Price

\$1,859 per title acre (ISC)

\$1,993 per cultivated acre (SAMA)

1.24 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	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
347	NE	1	36	13	3	0	160.88	160	150	0	10	\$241,200	Keppel	Loam	42.8	K	16	\$621.00
<b>Totals</b>							<b>160.9</b>	<b>160</b>	<b>150</b>	<b>0</b>	<b>10</b>	<b>\$241,200</b>	<b>Weighted Average Final Rating 42.8</b>					<b>\$621.00</b>

**Average per 160 acres    \$241,200**

### 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.

### 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**

Print Date: 19-Jul-2025

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**Municipality Name: RM OF BIGGAR (RM)**

**Assessment ID Number : 347-001101100**

**PID: 202365888**



**Civic Address:**  
**Legal Location:** Qtr NE Sec 01 Tp 36 Rg 13 W 3 Sup  
**Supplementary:**

**Title Acres:** 160.00  
**School Division:** 207  
**Neighbourhood:** 347-200  
**Overall PUSE:** 2000  
**Call Back Year:**

**Reviewed:** 20-Mar-2012  
**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
150.00	K - [CULTIVATED]	Soil association 1 KP - [KEPPEL] Soil texture 1 L - [LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9 )]	Topography T4 - Strg Slopes Stones (qualities) S2 - Slight  Natural hazard NH: Natural Hazard Rate: 0.98	\$/ACRE 1,607.43 Final 42.75
		Soil association 2 KP - [KEPPEL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER25		

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
10	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	\$241,200		1	Other Agricultural	55%	\$132,660				Taxable
<b>Total of Assessed Values:</b>	<b>\$241,200</b>					<b>Total of Taxable/Exempt Values: \$132,660</b>				



## Robinson Farmland

2025 Assessed Value \$241,200  
Title acres 160.88  
Cultivated acres 150  
Soil: Keppel Loam  
Soil Final Rating: 42.25  
Crop Ins. Class: K  
Property Taxes: \$621

NE-1-36-13-W3

Google Earth

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300 m



