



HAMMOND REALTY

\$249,000

Biggar 156 acres Farm/Development Land



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156 Acres of Farmland – 1 Mile East of Biggar, SK

Exceptional opportunity to purchase land with Highway 14 frontage, just one mile east of Biggar. Ideal for development, investment, or expanding your farming operation.

This 156 acre parcel features Class 3-4 dark brown soil (Asquith and Biggar associations) with a fine sandy loam and loamy sand texture. The land is level, stone-free, and has a 27.0 soil final rating. 3-Phase power and natural gas are adjacent, offering excellent potential for development or subdivision.

Farmland & Price Summary

SE 4-36-14 W3 Ext 0

- 156 title acres (ISC)
- 140 cultivated acres
- 16 wetland/bush acres
- \$142,400 total 2025 assessed value (AV)
- \$146,051 average assessment per 160 acres

Price: \$249,000

- \$1,600 per title acre (ISC)
- \$1,779 per cultivated acre (SAMA)
- 1.75x the 2025 assessed value (P/AV multiple)

A rare opportunity to acquire farmland with development potential.



Detailed Description of Farmland Property

| Legal Land Description | | | | | | | | ISC | SAMA Information | | | | | | | SCIC | | RM |
|------------------------|-----|------|------|------|------|------|------|--------------|------------------|-------------|-------------|-------------------------------|---|-------------------------------|-------------------|-------|-----------|-----------------|
| Map ID | RM | Qtr. | Sec. | Twp. | Rng. | Mer. | Ext. | Title Acres | Total Acres | Cult. Acres | Other Acres | 2025 Assessed Fair Value (AV) | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone | Property Taxes |
| 1 | 347 | SE | 4 | 36 | 14 | 3 | 0 | 155.6 | 156 | 140 | 16 | \$142,400 | Asquith and Biggar | Fine Sandy Loam to Loamy Sand | 27.0 | O | 16 | \$392.00 |
| Totals | | | | | | | | 155.6 | 156 | 140 | 16 | \$142,400 | Weighted Average Final Rating 27.0 | | | | | \$392.00 |

Average per 160 acres \$146,051

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>

Municipality Name: RM OF BIGGAR (RM)

Assessment ID Number : 347-001204300

PID: 202373494



Civic Address:

Legal Location: Qtr SE Sec 04 Tp 36 Rg 14 W 3 Sup 00

Supplementary: EXCEPT: HWY #14

Title Acres: 156.00

Reviewed: 18-Jun-2002

School Division: 207

Change Reason:

Neighbourhood: 347-200

Year / Frozen ID: 2026/-32560

Overall PUSE: 2000

Predom Code:

Method in Use: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL ARABLE LAND

| Acres | Land Use | Productivity Determining Factors | Economic and Physical Factors | Rating | |
|-------|-------------------|--|--|------------------|-------------------|
| 55.00 | K - [CULTIVATED] | Soil association 1 AQ - [ASQUITH] Soil texture 1 FL - [FINE SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] | Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.96 | \$/ACRE Final | 1,401.39 37.27 |
| 30.00 | K - [CULTIVATED] | Soil association 2 BG - [BIGGAR] Soil texture 3 LS - [LOAMY SAND] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10 | Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 70% reduction due to PSA6 - [30 : Poor Drain/Sal. - Excess] Natural hazard NH: Natural Hazard Rate: 0.96 | \$/ACRE Final | 420.42 11.18 |
| 55.00 | K-KG - [K AND KG] | Soil association 1 BG - [BIGGAR] Soil texture 1 LS - [LOAMY SAND] Soil texture 2 S - [SAND] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER25 | Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to SA1 - [95 : Salinity - Slight] Natural hazard NH: Natural Hazard Rate: 0.96 | \$/ACRE Final | 956.00 25.43 |

AGRICULTURAL WASTE LAND

| Acres | Waste Type |
|-------|--------------|
| 16 | WASTE SLOUGH |

Property Report

Municipality Name: RM OF BIGGAR (RM)

Assessment ID Number : 347-001204300

PID: 202373494

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 | \$142,400 | | 1 | Other Agricultural | 55% | \$78,320 | | | | Taxable |
| Total of Assessed Values: | \$142,400 | | | | Total of Taxable/Exempt Values: | \$78,320 | | | | |







