



HAMMOND REALTY

\$950,000

RM of Rosemount Farmland - 425 acres (Reade)



Dave Molberg

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NE, NW & SE 36-39-16 W3 – RM of Rosemount No. 378

This three-quarter package is located in the **RM of Rosemount No. 378**, consisting of the **SE, NW and NE 36-39-16 W3**, totaling **425 titled acres**. A Crown Lake intersects the NE and NW parcels.

A well-established **yardsite and bin/bale yard** is located on the property, providing infrastructure suitable for livestock or mixed farming operation. This property offers an excellent opportunity for producers looking to expand their grazing base and provides an ideal location for cattle handling, wintering livestock, or further developing the yardsite!

The land base offers a combination of cultivated acres together with a block of pasture. As per SAMA, the property includes **114 cultivated acres, 15 acres of arable hay/grass, 274 acres of native pasture, and 22 acres wetlands and bush**. The land is characterized by **Weyburn association loam soils**, with gently rolling topography and some stones. Native pasture is rated at approximately **0.45 AUM per acre**.

Yardsite Improvements

- **20' x 30' insulated shop**
 - Metal siding and metal roof
 - Concrete floor
 - 220-volt power
 - Sliding door approximately 14' wide x 11'4" high
- **30' x 40' arch-rib barn**
 - Concrete floor
 - Five box stalls
 - Structure is sound but requires new shingles
- Multiple smaller wooden sheds and outbuildings
- Corrals for livestock handling
- Two 3-sided livestock shelters
- Perimeter fencing with some cross fencing

Water Sources

- **70-foot bored well (1987) – approx. 100 gpm**
- **125-foot drilled well (1968) – approx. 5 gpm**
- **Additional water access from the adjacent lake**

Note: The grain bins located in the yard are not included in the sale and will be removed by the Seller. The house is not considered livable and is included in as-is condition.

Offers will not be presented until 4:00 PM on March 31, 2026, in accordance with the Seller's Direction Regarding Offer Presentation.



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Farmland & Price Summary

425 title acres (ISC)

SAMA Information

425 total acres

114 cultivated acres

15 arable hay/grass acres

274 native pasture acres

22 wetland/bush acres

\$563,500 total 2025 assessed value (AV)

\$212,141 average assessment per 160 acres

59.3 soil final rating (weighted average)

\$900,000 Farmland Price

\$2,118 per title acre (ISC)

1.60 x the 2025 assessed value (P/AV multiple)

\$50,000 Buildings and Improvements

\$950,000 Total Asking 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
378	NE	36	39	16	3	2	133.8	134	5	0	129	0	148,100	Elstow	Loam	63.7	J	19	\$454.44
378	SE	36	39	16	3	0	160.3	160	38	0	110	12	191,900	Weyburn	Loam	62.4	J	19	\$588.83
378	NW	36	39	16	3	1	130.9	131	71	15	35	10	223,500	Weyburn	Loam	57.7	J	19	\$838.20
Totals							425.0	425	114	15	274	22	\$563,500	Weighted Average Final Rating 59.3					\$1,881.47

Average per 160 acres \$212,141

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 ROSEMOUNT (RM)

Assessment ID Number : 378-000736100

PID: 201616828



Civic Address: 316030 400 TWP-RD
Legal Location: Qtr PT NE Sec 36 Tp 39 Rg 16 W 3 Sup 00
Supplementary: EXCEPT: CROWN LAKE

Title Acres: 133.81
School Division: 202
Neighbourhood: 378-100
Overall PUSE: 2100
Call Back Year:
Reviewed: 19-May-2020
Change Reason: Reinspection
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
5.00	K-A - [K-OCCUPIED YARD]	Soil association 1 WR - [WEYBURN] Soil texture 1 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Soil association 2 WR - [WEYBURN] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight	\$/ACRE 2,394.25 Final 63.68

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
129.00	NG - [NATIVE GRASS]	Soil association 1 EW - [ELSTOW] Soil texture 1 L - [LOAM] Soil texture 2 Soil association 2 WR - [WEYBURN] Soil texture 3 L - [LOAM] Soil texture 4	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T3: Moderate 6-9% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.45 Aum/Quarter 72.00	\$/ACRE 1,055.52

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	\$148,100		1	Non-Arable (Range)	45%	\$66,645				Taxable
Total of Assessed Values:	\$148,100					\$66,645				

Municipality Name: RM OF ROSEMOUNT (RM)

Assessment ID Number : 378-000736100

PID: 201616828

Municipality Name: RM OF ROSEMOUNT (RM)

Assessment ID Number : 378-000736200

PID: 201616851



Civic Address:

Legal Location: Qtr PT NW Sec 36 Tp 39 Rg 16 W 3 Sup 00

Supplementary: EXCEPT: CROWN LAKE

Title Acres: 130.89

School Division: 202

Neighbourhood: 378-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 15-May-2020

Change Reason: Reinspection

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
15.00	KG - [CULTIVATED GRASS]	Soil association 1 WR - [WEYBURN] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)]	Topography T1 - Level / Nearly Level Stones (qualities) S3 - Moderate Phy. Factor 1 5% reduction due to SD1 - [95 : Sand Pockets - Slight] Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE 2,092.57 Final 55.65
71.00	K - [CULTIVATED]	Soil association 2 WR - [WEYBURN] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5 Soil association 1 WR - [WEYBURN] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Soil association 2 WR - [WEYBURN] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 5% reduction due to SD1 - [95 : Sand Pockets - Slight] Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE 2,183.55 Final 58.07

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
35.00	NG - [NATIVE GRASS]	Soil association 1 EW - [ELSTOW] Soil texture 1 L - [LOAM] Soil texture 2	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T3: Moderate 6-9% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.45	\$/ACRE 1,055.52

Property Report

Print Date: 03-Mar-2026

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Municipality Name: RM OF ROSEMOUNT (RM)

Assessment ID Number : 378-000736200

PID: 201616851

Aum/Quarter 72.00

Soil association 2 WR - [WEYBURN]
 Soil texture 3 L - [LOAM]
 Soil texture 4

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	\$223,500		1	Other Agricultural	55%	\$122,925				Taxable
Total of Assessed Values:	\$223,500				Total of Taxable/Exempt Values:	\$122,925				

Municipality Name: RM OF ROSEMOUNT (RM)

Assessment ID Number : 378-000736300

PID: 201616877



Civic Address:
Legal Location: Qtr SE Sec 36 Tp 39 Rg 16 W 3 Sup
Supplementary:

Title Acres: 160.32
School Division: 202
Neighbourhood: 378-100
Overall PUSE: 2100
Call Back Year:

Reviewed: 19-May-2020
Change Reason: Reinspection
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
38.00	K - [CULTIVATED]	Soil association 1 WR - [WEYBURN] Soil texture 1 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.98	\$/ACRE 2,346.36 Final 62.40

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
90.00	NG - [NATIVE GRASS]	Soil association 1 EW - [ELSTOW] Soil texture 1 L - [LOAM] Soil texture 2	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T3: Moderate 6-9% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.45 Aum/Quarter 72.00	\$/ACRE 1,055.52
20.00	ASP - [ASPEN PASTURE]	Soil association 2 WR - [WEYBURN] Soil texture 3 L - [LOAM] Soil texture 4 Soil association 1 EW - [ELSTOW] Soil texture 1 L - [LOAM] Soil texture 2 Soil association 2 WR - [WEYBURN] Soil texture 3 L - [LOAM] Soil texture 4	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T3: Moderate 6-9% Slopes Grazing water source Y: Yes Pasture Tree Cover ASP - [ASPEN] Aum/Acre 0.12 Aum/Quarter 19.44	\$/ACRE 381.16

Property Report

Municipality Name: RM OF ROSEMOUNT (RM)

Assessment ID Number : 378-000736300

PID: 201616877

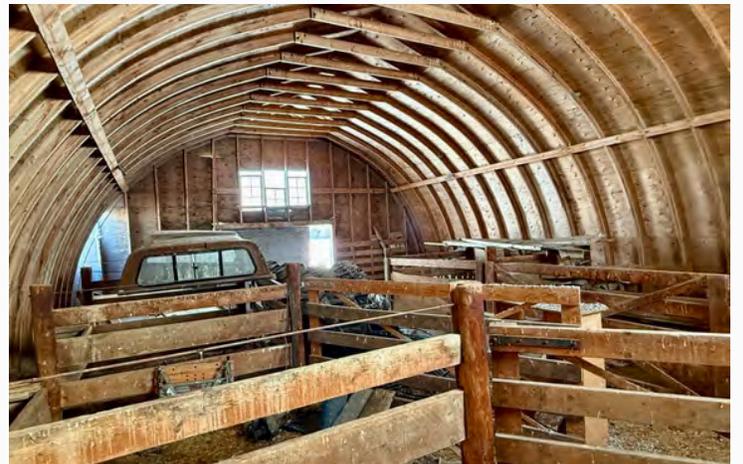
AGRICULTURAL WASTE LAND

Acres Waste Type

12 WASTE SLOUGH BUSH

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	\$191,900		1	Non-Arable (Range)	45%	\$86,355				Taxable
Total of Assessed Values:	\$191,900					\$86,355				
					Total of Taxable/Exempt Values:	\$86,355				









NW-36-39-16-W3

NE-36-39-16-W3

SE-36-39-16-W3

Google Earth

Image © 2023 Airbus

2000 ft



