



HAMMOND REALTY

\$599,900

Smoky Burn/Carrot River 142 acres Grain Farmland



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca



HammondRealty.ca
113 3rd Ave. West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 948-5052 Office
(306) 948-5053 Fax

142 acres of grain farmland located northeast of Carrot River on HWY 55.

Farmland & Price Summary

1 parcel
142 title acres (ISC)
140 reported seeded acres

SAMA Information

142 total acres
132 cultivated acres
10 wetland/bush acres
\$233,600 total 2025 assessed value (AV)
\$263,211 average assessment per 160 acres
47.1 soil final rating (weighted average)

\$599,900 Farmland Price
\$4,225 per title acre (ISC)
\$4,545 per cultivated acre (SAMA)
\$4,285 per cultivated acre (Owner)
2.57 times the 2025 assessed value (P/AV multiple)

Directions:

Three (3) miles east of Smoky Burn then turn off on HWY 55, land on south side of the road.



Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information							SCIC	
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
1	486	NE	35	50	8	2	2	142.0	140	142	132	10	\$233,600	Etomami	Clay	47.1	H	17
Totals								142.0	140	142	132	10	\$233,600	Weighted Average Final Rating 47.1				

Average per 160 acres \$263,211

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>







PTH

55

PTH

NE-35-50-8-W2

Google Earth

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1000 ft

