



HAMMOND

REALTY

\$299,000

Choiceland 158.5 acres Grain & Pastureland (NW 21)



Mark Dean
Mark.Dean@HammondRealty.ca
(306) 921-5445
HammondRealty.ca



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

Location

This is the most northerly of two adjacent quarter sections for sale. Both are located 10 km northwest of Choiceland and 95 km northeast of Prince Albert, Saskatchewan.

Farmland Description

Very well suited for cultivation, hay, grazing, recreation or a combination of all four. With Bedard Creek winding through this land, this is very scenic and ideal for grazing cattle or bison, with the added benefit of hunting and passive recreation.

According to assessment records, there are 58 cultivated acres on NW-21-52-18-W2. There is a large, treed area on east side that may have potential to be improved. This is a very good hunting quarter, with water, trees and open land present.

NW-21-52-18-W2

158.53 title acres

Smeaton and Garrick soil associations

31 point final rating, per cultivated acre.

2025 assessment \$94,900

Farmland Price

\$299,000 Farmland

\$1,886 per total acre (ISC)

3.15 times the 2025 assessment

\$299,000 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	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
488	NW	21	52	18	2	0	158.53	159	58	98	3	\$94,900	Smeaton; Garrick; Sylvania; Pine	Sandy Loam; Loamy Sand	31.3	L	21	\$726.82
Totals							158.53	159	58	98	3	\$94,900	Weighted Average Final Rating 31.3					\$726.82

Average per 160 acres \$95,497

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>

