

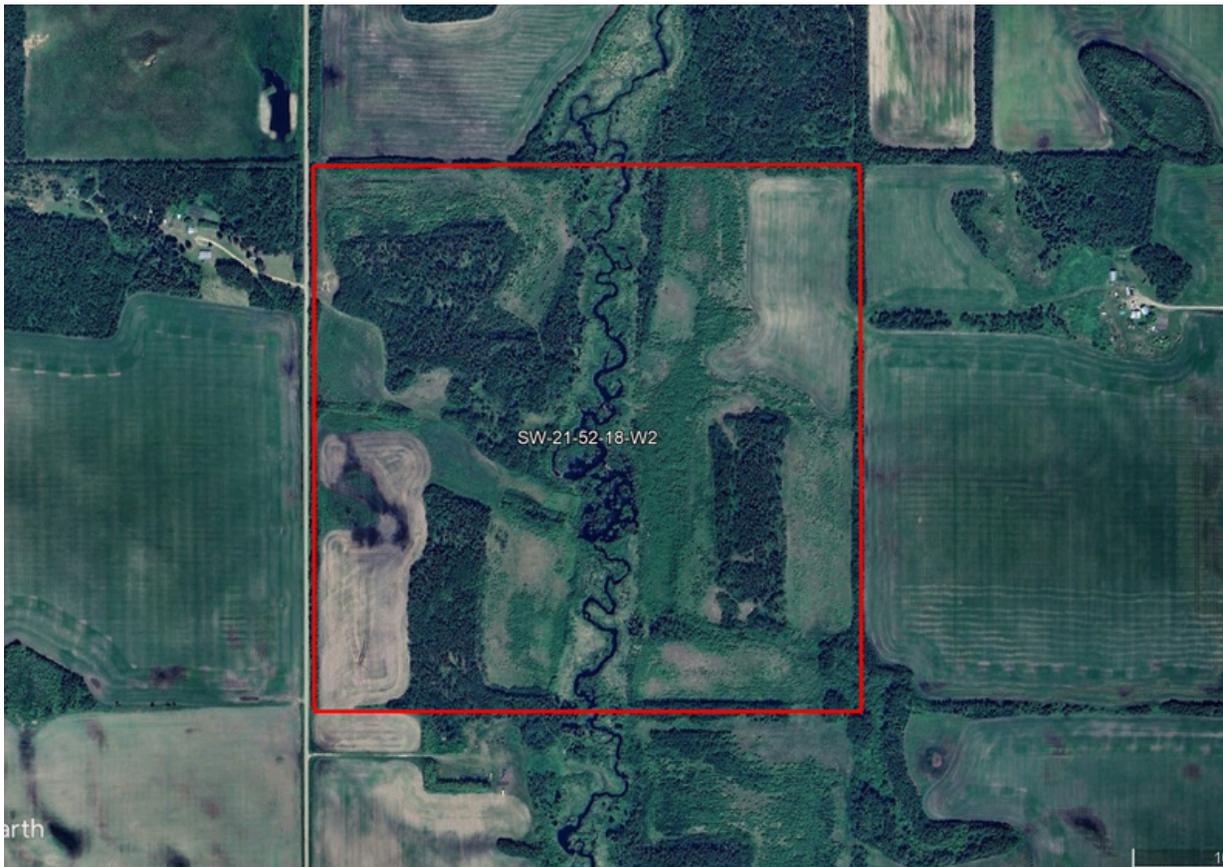


# HAMMOND

REALTY

\$299,000

Choiceland 160 acres Grain & Pastureland (SW 21)



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### **Location**

This is the most southerly 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 101 cultivated acres on SW-21-52-18-W2. It should be noted that a portion of the open land is not currently farmed, with approximately 30 to 35 acres presently under cultivation, indicating additional potential for expansion, with previously cultivated acres easily converted back to cultivation. This is a very good hunting quarter, with water, trees and open land present.

### **SW-21-52-18-W2**

159.72 title acres

Smeaton and Sylvania soil associations

28 point final rating, per cultivated acre.

2025 assessment \$113,200

### **Farmland Price**

\$299,000 Farmland

\$1,872 per total acre (ISC)

2.64 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	SW	21	52	18	2	0	159.72	160	101	24	35	\$113,200	Smeaton; Sylvania	Sandy Loam; Loamy Sand	28.4	L	21	\$898.27	
<b>Totals</b>							<b>159.72</b>	<b>160</b>	<b>101</b>	<b>24</b>	<b>35</b>	<b>\$113,200</b>	<b>Weighted Average Final Rating</b>			<b>28.4</b>			<b>\$898.27</b>

**Average per 160 acres    \$113,200**

### 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.

<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>

