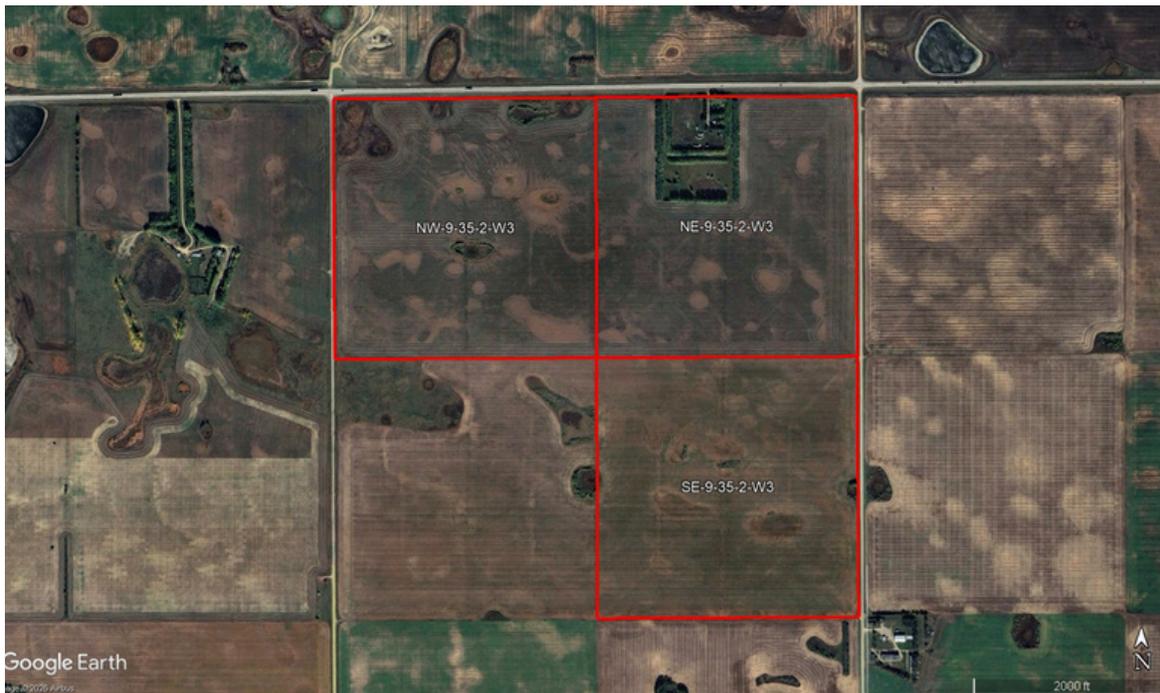




# HAMMOND REALTY

\$2,253,500

Clavet 481 acres Grain Farmland with Yard



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### Prime Farmland with Character Home

Located just 6 miles east (approximately 11 km) of Clavet, SK. This productive agricultural property sits at the corner of Highway 16 and Road 763 to Bradwell (NW 9).

### Farmland & Price Summary

3 parcels  
481 title acres (ISC)

#### SAMA Information

481 total acres  
463 cultivated acres  
18 wetland/bush acres  
\$1,188,700 total 2025 assessed value (AV)  
\$395,410 average assessment per 160 acres  
68.3 soil final rating (weighted average)

\$2,083,500 Farmland Price  
\$4,329 per title acre (ISC)  
\$4,500 per cultivated acre (SAMA)  
1.75 times the 2025 assessed value (P/AV multiple)

\$170,000 Buildings and Improvements

\$2,253,500 Total Price

### Parcel Options:

NE 9-35-22 W3 (\$881,000)  
NW 9-35-22 W3 (\$652,500)  
SE 9 -35-22 W3 (\$720,000)

This is a solid opportunity to acquire productive farmland with a character home, established yard site, and multiple outbuildings. Ideal for expanding an existing farming operation or long-term investment.

### Right of First Refusal (ROFR)

The land is currently rented and subject to a Right of First Refusal (ROFR) in place until February 28, 2027.

### Residence

Built in 1916  
1½ storey, wood-frame construction  
5 bedrooms, 1 bathroom  
Full, unfinished basement  
Natural gas boiler heating system with radiator hot water heater

Functional wood and coal range in the kitchen  
Wood siding exterior  
Storm windows and doors (approximately 60 years old)  
Asphalt shingle roof replaced within the last 5 years



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#### Water & Services

Drilled well (105 ft deep) located on the east side of the house

Shallow stock well (~20 ft deep) at the northwest corner of the farmyard (not currently in use)

Septic tank located on the west side

Liquid surface disposal

*Sewage pump requires replacement*

#### **Outbuildings & Improvements**

Steel Quonset-style building approximately 40' x 80' with cement foundation (partially leaking)

Sliding doors on one end

Power was previously run from the pole but is currently disconnected

Two barns (1910)

Former granary currently used for hay storage (requires new shingles)

Large dog pen 20' x 40' x 8' constructed with heavy chain link

Two smaller heavy chain link dog pens

Six older plywood bins (no contributory value)

One steel bin (no contributory value)



# 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
343	NE	9	35	2	3	0	160.7	161	158	0	0	3	\$409,200	Elstow	Loam	68.9	H	18	\$1,063.71
343	NW	9	35	2	3	0	160.0	160	145	0	0	15	\$371,600	Elstow	Loam	68.1	H	18	\$841.03
343	SE	9	35	2	3	0	160.5	160	160	0	0		\$407,900	Elstow	Loam	67.8	H	18	\$923.18
<b>Totals</b>							<b>481.3</b>	<b>481</b>	<b>463</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>\$1,188,700</b>	<b>Weighted Average Final Rating 68.3</b>					<b>\$2,827.92</b>

**Average per 160 acres \$395,410**

### 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.

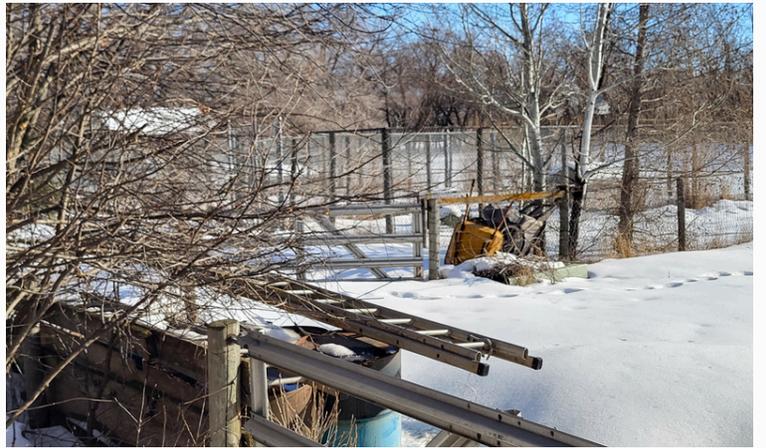
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

### Saskatchewan Crop Insurance Corporation (SCIC)

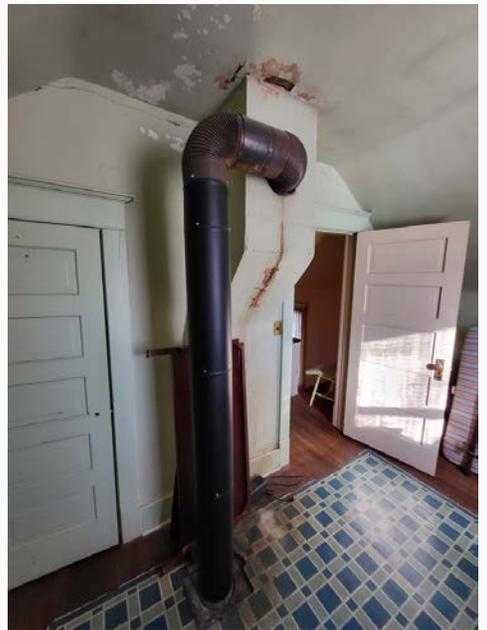
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

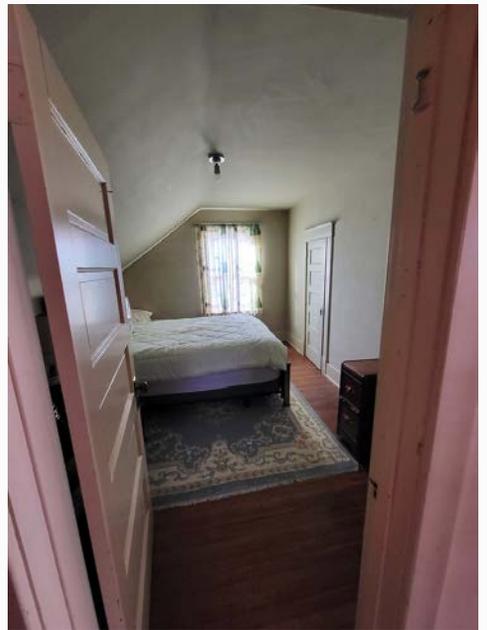
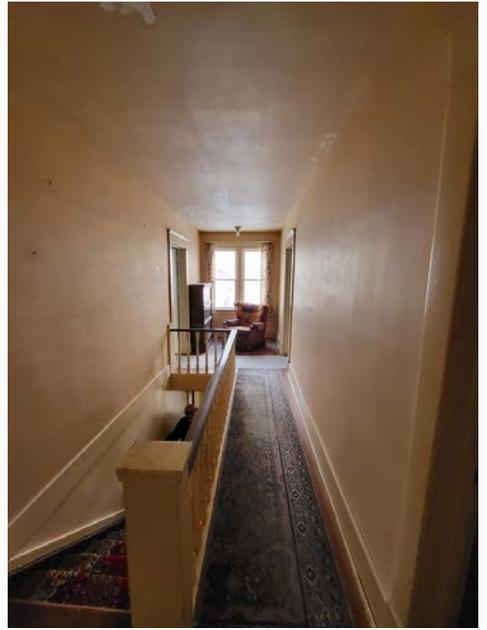
[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/) <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

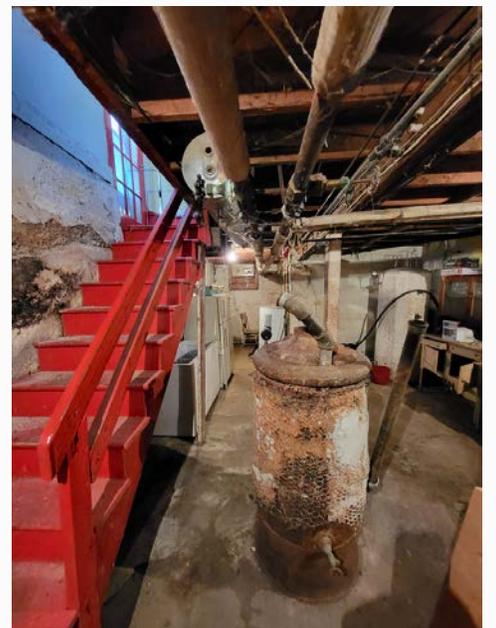
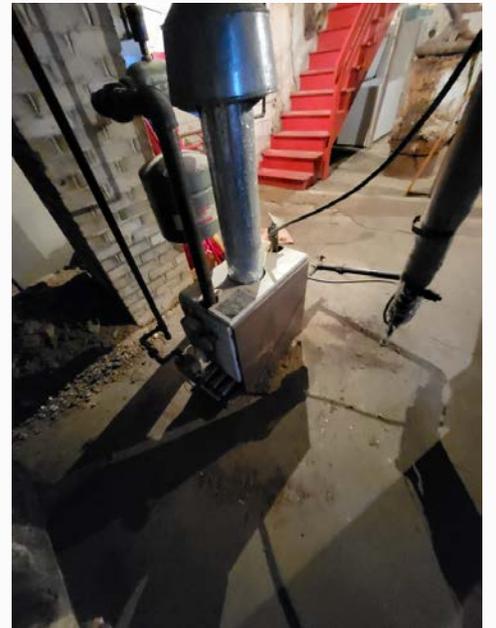
[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>

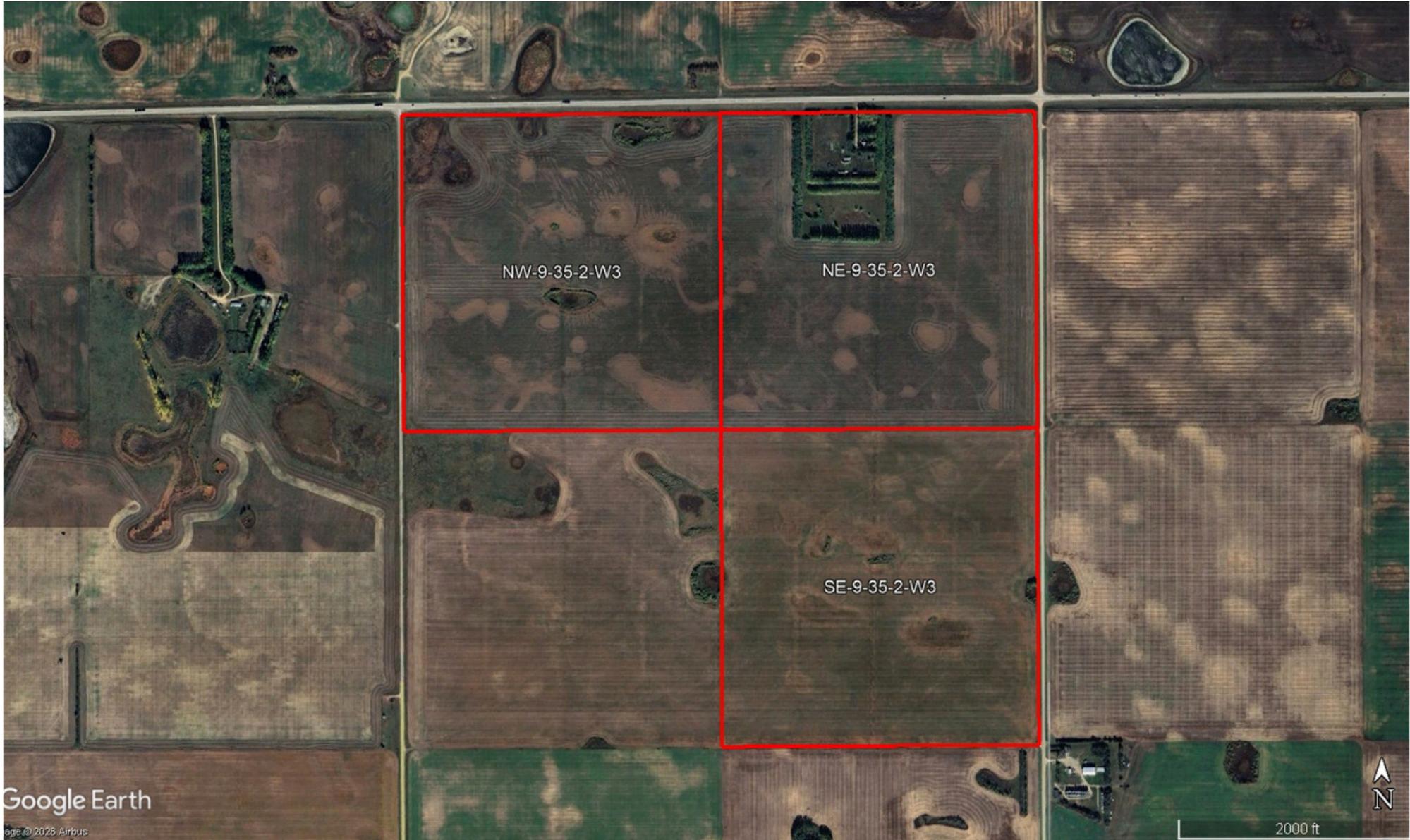












NW-9-35-2-W3

NE-9-35-2-W3

SE-9-35-2-W3

Google Earth

Image © 2025 Airbus

2000 ft



354	178000	391900	265700	215000	74100	67500	13200	D. & K. ERIKON	59700	38200	65900	43300	123400	200100	247200	153200	1
TWP 35	ROBERT AESTIE ESTATE OF LOUIS AESTIE	ROBERT AESTIE ESTATE OF LOUIS AESTIE	WILLIAM EPP & LINDA MEHLWICH	WILLIAM MULLY & WILLY	JOSEPH & MARLENE MARCHINAK	JOSEPH & MARLENE MARCHINAK	JOSEPH & MARLENE MARCHINAK	D. & K. ERIKON	JOSEPH MARCHINAK & JANE DUMPTON	BYRON & VERA FORRESTER	JAMES & LOUISE DUMPTON	R.M. OF BLUCHER	WILLIAM & ADELHEID CLARKE	19			
352	199300	153000	151300	107000	95100	163500	130700	102600	89800	88800	89200	265500	267000	115600	115600	7400	21
TWP 35	DAVID & CAROL HUBER	MILES & BLAIR BENTLEY	MILES & BLAIR BENTLEY	MILES & BLAIR BENTLEY	JANE DANIELS	MILES & BLAIR BENTLEY	NORTH HILL ESTATES LTD.	WILLIAM & LINDA MEHLWICH	JOSEPH & MARLENE MARCHINAK	JOSEPH & MARLENE MARCHINAK	JOSEPH & MARLENE MARCHINAK	HELEN MARCHINAK	HELEN MARCHINAK	21			
350	208300	121500	144500	105300	95100	163500	130700	102600	89800	88800	89200	265500	267000	115600	115600	7400	22
TWP 35	CURT CHUDY	MILES & BLAIR BENTLEY	MILES & BLAIR BENTLEY	MILES & BLAIR BENTLEY	JANE DANIELS	MILES & BLAIR BENTLEY	NORTH HILL ESTATES LTD.	WILLIAM & LINDA MEHLWICH	JOSEPH & MARLENE MARCHINAK	JOSEPH & MARLENE MARCHINAK	JOSEPH & MARLENE MARCHINAK	HELEN MARCHINAK	HELEN MARCHINAK	22			
344	254600	262900	124900	158600	306300	351800	298600	210300	1133800	193600	167500	74200	67800	162100	148400	172500	1
TWP 34	JEAN APPELT	SASKIEW FARM LTD.	SASKIEW FARM LTD.	SASKIEW FARM LTD.	DAVID & KRISTA ERIKON	TERRY BORSHOWAN	TERRY BORSHOWAN	CHRISTA HARDER	MIRIAM HARDER	GARY ERIKON	BRENT RICHARDT	BRENT RICHARDT	BRENT RICHARDT	BRENT RICHARDT	RON FROEHLICH	RON FROEHLICH	1