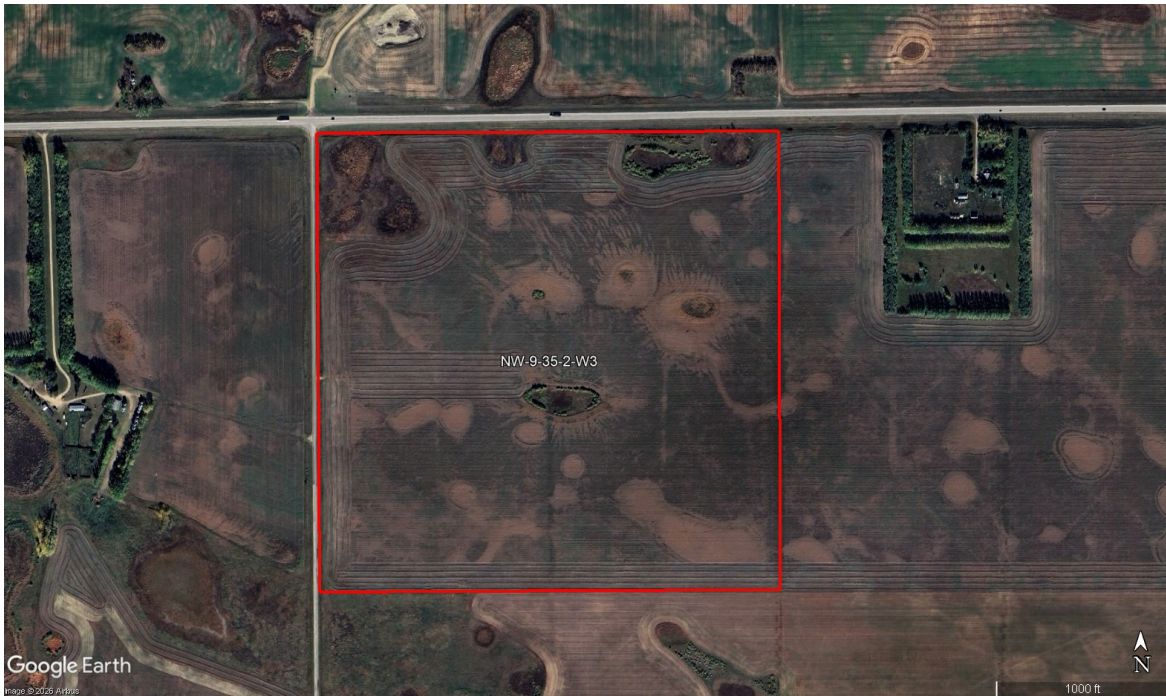




HAMMOND REALTY

\$652,500

Clavet 160 acres Grain Farmland



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Clavet 160 acres Grain Farmland

Located just 6 miles east (approximately 11 km) of Clavet, SK.

Farmland & Price Summary

1 parcel
160 title acres (ISC)

SAMA Information

160 total acres
145 cultivated acres
15 wetland/bush acres
\$371,600 total 2025 assessed value (AV)
\$371,600 average assessment per 160 acres
68.1 soil final rating (weighted average)

\$652,500 Farmland Price
\$4,079 per title acre (ISC)
\$4,500 per cultivated acre (SAMA)
1.76 times the 2025 assessed value (P/AV multiple)

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.



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	NW	9	35	2	3	0	160.0	160	145	0	0	15	\$371,600	Elstow	Loam	68.1	H	18	\$841.03
Totals							160.0	160	145	0	0	15	\$371,600	Weighted Average Final Rating 68.1					\$841.03

Average per 160 acres \$371,600

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

Google Earth

Image © 2026 Airbus



1000 ft

354	ROBERT ESTATE OF LINDA AEBIE 125600	ROBERT ESTATE OF LINDA AEBIE 109300	178800	391900	265700	215600	74100	67500	13200	D. & K. ERIKON 26000	D. & K. ERIKON 22000	JOSEPH MARCINIAK & JAMES CUMPTSTONE 131900	JOSEPH MARCINIAK & JAMES CUMPTSTONE 116600	JOSEPH MARCINIAK & JAMES CUMPTSTONE 110200	BYRON & VERNA FORRESTER 80500	JAMES & LOUISE CUMPTSTONE 97500	R.M. OF BLUCHER 7400	WILLIAM & ADELHEID CLARKE 42700	WILLIAM & ADELHEID CLARKE 150300	JOSEPH & MARLENE MARCINIAK 210100	JOS MA MAI 19				
TWP 35	SEE SUBDIVISION MAP	SEE SUBDIVISION MAP	SEE SUBDIVISION MAP	SEE SUBDIVISION MAP	WILLIAM & LINDA MICHLEWICZ EPP 188900	WILLIAM & LINDA MICHLEWICZ EPP 158700	WILLIAM & LINDA MICHLEWICZ EPP 102600	JOSEPH & MARLENE MARCINIAK 89800	JOSEPH KLEIN 89200	GARY ERIKON 236500	GARY ERIKON 260700	JOSEPH MARCINIAK & JAMES CUMPTSTONE 264600	JOSEPH MARCINIAK & JAMES CUMPTSTONE 228400	JOSEPH MARCINIAK & JAMES CUMPTSTONE 228400	HELEN MARCINIAK 92500	HELEN MARCINIAK 243300	HELEN MARCINIAK 274300	HELEN MARCINIAK 236200	E. & M. LAREN HOLDINGS LTD. 97500	MR & MRS LEONARD FITZGERALD 69000	DAVID SENGER 86500				
352	DAVID & CAROL HUBER 199300	CURT CHUDY 208300	BRUCE 146600	RUTH & CARLA WOLFE 143900	JAMES APPELT 178300	MILES & BLAIR BENTLEY 153000	MILES & BLAIR BENTLEY 151300	MILES & BLAIR BENTLEY 144500	E. & M. LAREN HOLDINGS LTD. 31900	EVAN HEIL APPELT 31900	GARY & LORI ERIKON 168900	GARY ERIKON 303300	WILLIAM RICHARDT 122300	WILLIAM RICHARDT 176000	JOSEPH MARCINIAK 195700	JOHN HAY & NOREEN BLY 220900	JOHN HAY & NOREEN BLY 240900	JOHN HAY & NOREEN BLY 229500	JOHN HAY & NOREEN BLY 239600	ROY CRAWFORD 272400	LLOYD BECK 275700	JOHN HAY & KEITH HAY 278600			
350	JEAN APPELT 254600	SASKVIEW FARMS LTD. 262900	SASKVIEW FARMS LTD. 292400	LOE, IRIN, RANDY & YOLANDA HEICHEIT 250500	ANTON 123300	LAURENCE QUALMAN 124900	TERRY BOKSHOWAN 351800	TERRY BOKSHOWAN 298600	CHRITA HARDER 219300	MIRIAM HARDER 133800	GARY ERIKON 193600	BRENT RICHARDT 167500	GARY & LORI ERIKON 60800	GARY & LORI ERIKON 92200	HARDER FARMS LTD. 157900	HARDER FARMS LTD. 166400	JOHN HAY & KEITH HAY 147900	JOHN HAY & KEITH HAY 180100	JOHN HAY & KEITH HAY 165400	RON FROEHLICH 83000	RON FROEHLICH 93500	RON FROEHLICH 139200	RON FROEHLICH 153800	DELLA DUKART 139400	JOHN NOWOSELSKI 142800
344	LAWRENCE & NORMA TAMME 169700	MATTHEW HARDER 118500	UNIVERSITY OF SASKATCHEWAN 210300	UNIVERSITY OF SASKATCHEWAN 199700	UNIVERSITY OF SASKATCHEWAN 199700	UNIVERSITY OF SASKATCHEWAN 401200	HARRI KATHE HARDER 200700	HARRI KATHE HARDER 297700	KAREN ARSCOTT 61300	KAREN ARSCOTT 38400	WILLIAM & MCCLY EPP 82300	DONALD & KIM HARDER 157400	ERIKON SIMMENTALS INC. 146400	BONNY VOICE 172500	RYAN VOICE 192800	BONNY VOICE 195800	ROBERT VOICE 249200	RON FROEHLICH 194600	RON FROEHLICH 237500	RON FROEHLICH 220000	RON FROEHLICH 220000	BRICH HOLDINGS 188800	BRICH HOLDINGS 183000		