



HAMMOND

REALTY

\$999,999

Creelman 356 acres Grain Farmland



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Property Information:

356 acres of productive grain farmland located in the RM of Fillmore No. 96 and the Village of Creelman. This package features Brooking and Estevan Clay Loam soils, with SAMA reporting approximately 313 cultivated acres and 41 acres of other land, for a combined Soil Final Rating of 51.1.

The offering includes a half section situated north of Creelman, along with an additional smaller parcel located on the south side of the Village of Creelman. The smaller parcel may be purchased on its own — please call to discuss. The land is currently rented for the 2026 growing season, making this a great investment opportunity!

Farmland & Price Summary

3 Parcels
356 Title Acres (ISC)

SAMA Information

354 Total Acres
313 Cultivated Acres
41 Wetland/Bush Acres
\$602,800 Total Assessed Value
\$272,452 Average Assessment per 160 Acres
51.1 Soil Final Rating (Weighted Average)

\$999,999 Farmland Price
\$2,808 per Total acre (ISC)
\$3,195 per cultivated acre (SAMA)
1.66 times the 2025 Assessed 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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	
Village of Creelman	SW	16	10	10	W2	26	35.45	33	28	0	0	5	59,300	Brooking	Clay Loam	56.3	L	5	\$864.11	
96	NE	10	11	10	W2	0	159.86	160	140	0	0	20	285,000	Estevan	Clay Loam	54.0	K	5	\$1,208.22	
96	NW	10	11	10	W2	0	160.84	161	145	0	0	16	258,500	Estevan	Clay Loam	47.4	L	5	\$1,105.18	
Totals							356.15	354	313	0	0	41	602,800	Weighted Average Final Rating 51.1					\$3,177.51	

Average per 160 acres 272,452

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)

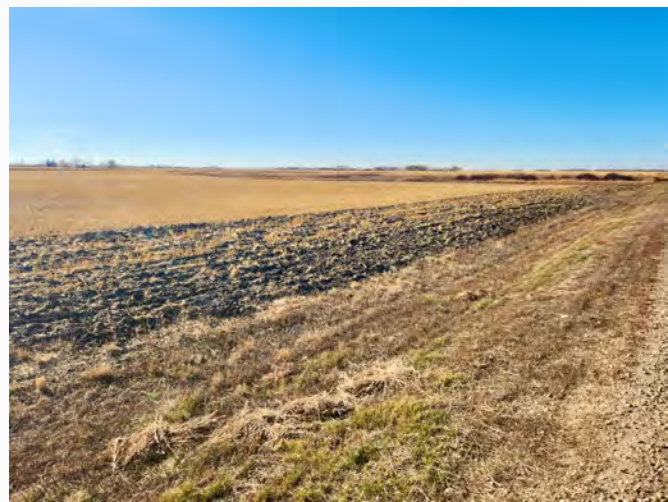
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as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

Sask Grains Risk Zones

<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating

<https://www.scic.ca/?resources/calculators/generic-what-if-insurance-cost-calculator>





RM 96

SW-16-10-10-W2

Royal Canadian Legion Branch 299

Creelman

J.G. Blasel

Creelman Agricultural Society - Creelman Fair

Google Earth

Image © 2025 Airbus

1000 ft



RM 96

NW-10-11-10-W2

NE-10-11-10-W2

Google Earth

Image © 2025 Airbus



2000 ft

234200 ANDREW & WILLIAM SIGDA 259400	HOLDING 227000 ELAINE GOOD 245000	241800 ELAINE GOOD 239200	259900 BARRY & ELAINE GOOD 221200	265800 G AND R FARMS CO-OPERATIVE 235400	286000 PRO-FIELD MANAGEMENT INC. 239100 7th FLOOR 27th FLOOR	248200 VINCENT VAN STAVEREN FARMS LTD. 268800	229700 VINCENT VAN STAVEREN FARMS LTD. 235200	205900 BRANT DAMMANN 201600	231500 PRO-FIELD MANAGEMENT INC. 199500	196800 PRO-FIELD MANAGEMENT INC. 238500	232600 VINCENT VAN STAVEREN FARMS LTD. 213500	222000 VINCENT VAN STAVEREN FARMS LTD. 277200	192400 LINDA WILSON 222900	196300 LINDA WILSON 185400
200800 ROBERT & JAMES PRINGLE 174700	DAVID SIGDA 224300	243200 NATASHA MICHAEL BELOF 242500	208800 BARRY GOOD 232200	218500 ELIAS WHITE FARM CORP. 197900	255000 JOHN VAN STAVEREN FARM LTD. 241600	251700 JOHN VAN STAVEREN FARM LTD. 257400	206200 RITA KOSIOR 246300	239900 C & J BEARE FARMS INC. 257400	BRAD LARRY & VIOLA CARNEGIE 198700	218100 DWAYNE PATERSON 181400	182200 LINDA WILSON 197100	201000 BARRY WILSON 201000	168000 LINDA WILSON 222500	223400 BRANDON WILSON 210700
215400 TRACY & SANDRA OGDEN 181800	VINCENT SIGDA 193900	182900 TRACY & SANDRA OGDEN 197400	228100 BARRY & ELAINE GOOD 158700	225300 GEOFFREY WHITE & JENNIFER ELIAS-WHITE 249000	249000 GEOFFREY WHITE & JENNIFER ELIAS-WHITE 272900	252800 GEOFFREY WHITE & JENNIFER ELIAS-WHITE 265900	256500 LONEL KEITH & KYLIE KOSIOR 261100	252500 KENT & USA KALBERG/ BRIAN & DEBORAH KOSIOR 261200	239500 PRO-FIELD MANAGEMENT INC. 262300	221600 PRO-FIELD MANAGEMENT INC. 263200	229500 WAYNE & LORNA ROSEBERRY 235700	220300 LINDA BRAUN & VIOLA CARNEGIE 222600	219100 BRAD & VIOLA CARNEGIE 231200	205200 VINCENT VAN STAVEREN FARMS LTD. 219400
172300 ROBERT & CHRISTINE PROCYK 169300	ELIAS WHITE FARM CORP. 203400	233100 GEOFFREY WHITE & JENNIFER ELIAS-WHITE 241800	241800 GEOFFREY WHITE & JENNIFER ELIAS-WHITE 226100	242600 JENNIFER ELIAS-WHITE 240700	250900 JENNIFER ELIAS-WHITE 249700	256500 JENNIFER ELIAS-WHITE 232100	235500 JENNIFER ELIAS-WHITE 256800	254200 PRO-FIELD MANAGEMENT INC. 252500	246600 PRO-FIELD MANAGEMENT INC. 261800	246000 VINCENT VAN STAVEREN FARMS LTD. 116900 117300	244800 JOHN VAN STAVEREN FARM LTD. 242300	259000 MALCOLM CARNEGIE 224800	240700 PRO-FIELD MANAGEMENT INC. 240100	228400 PRO-FIELD MANAGEMENT INC. 230300
231800 ROBERT & CHRISTINE PROCYK 240400	ROBERT & CHRISTINE PROCYK 233100	233100 ROBERT & CHRISTINE PROCYK 200300	219300 KELVIN KOSIOR 181200	254300 OCEAN MAN TRUST 207800	233000 OCEAN MAN TRUST 247800	227400 OCEAN MAN TRUST 244800	240800 JOHN & PAT HORNER 186000	188500 JOHN & PAT HORNER 215000	206200 JOHN & PAT HORNER 220300	234200 WINSTON VAN STAVEREN FARMS LTD. 233400	236200 KIRK DAMMANN 233000	228600 WENDY GRAY 233000	253200 WENDY GRAY 205400	246300 MELA SWANSON & IDA CROSS 253600 246300 MELA & GERALD SWANSON 253200
230900 ROBERT & CHRISTINE PROCYK 272400	ROBERT & CHRISTINE PROCYK 248600	248600 ROBERT & CHRISTINE PROCYK 183300 112000	221300 JOHN & PAT HORNER 12000 112000	220900 VINCENT VAN STAVEREN FARMS LTD. 190700	222600 JOE BECKSTEAD 222600	228100 OCEAN MAN TRUST 184200	248300 ERSA FARMS LTD. 244000	256700 JOHN & ARLENE RAY 161000	246500 VINCENT VAN STAVEREN FARMS LTD. 161000	244700 PRO-FIELD MANAGEMENT INC. 249000	244700 PRO-FIELD MANAGEMENT INC. 251300	240100 VINCENT VAN STAVEREN FARMS LTD. 251400	231400 VINCENT VAN STAVEREN FARMS LTD. 216500	239100 GERALD SWANSON 246300
270400 JOSHUA WHILL FARMS LTD. & DMF FARMS LTD. 272400	JAMES & ELIZABETH MILTON 147900	147900 ANDJELUC LAND INC. 147900	218800 ANDJELUC LAND INC. 12000 112000	217500 LARRY CARNEGIE 239000	223000 LARRY CARNEGIE 238000	234600 BRADLEY & ANGLEA CARNEGIE 33834 SAK. LTD. 109700	248000 JOHN & ARLENE RAY 179900	252500 VINCENT VAN STAVEREN FARMS LTD. 161000	238000 VINCENT VAN STAVEREN FARMS LTD. 161000	249000 BRADLEY & ANGLEA CARNEGIE 238000	251300 WINSTON VAN STAVEREN FARMS LTD. 242000	252000 JOHN VAN STAVEREN FARM LTD. 252000	244800 JOHN VAN STAVEREN FARM LTD. 203800	248500 ROBERT, LYNNE TOM & PAT DAVIS 228800
147700 JK PALMER FARMS LTD. 52400	BRANT DAMMANN 49300	49300 PATRICK ZANZEN 14800 61800	182800 LARRY CARNEGIE 10600 61800	248000 MICHAEL BECKSTEAD 194300	240100 MICHAEL BECKSTEAD 260000	251800 MICHAEL BECKSTEAD 231800	222100 WINSTON VAN STAVEREN FARMS LTD. 227800	250100 WINSTON VAN STAVEREN FARMS LTD. 227800	202900 WILF ED & AVA QUINHAM 227800	227800 DAWN RAY 227800	231600 JOHN & ARLENE RAY 215300	236800 JOHN & ARLENE RAY 215300	230800 JOHN & ARLENE RAY 213800	245100 JOHN & ARLENE RAY 235700
D & L	SWANSON	D & L	PATRICK	PATRICK	PATRICK	JOE	BLAISE &	BLAISE &	SHARI VOTH	SHARI VOTH	ERSA	ERSA	ERSA	BRUCE &

REEVE-COUNCIL
DIV. 1-
DIV. 2-
DIV. 3-
DIV. 4-
DIV. 5-
DIV. 6-

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