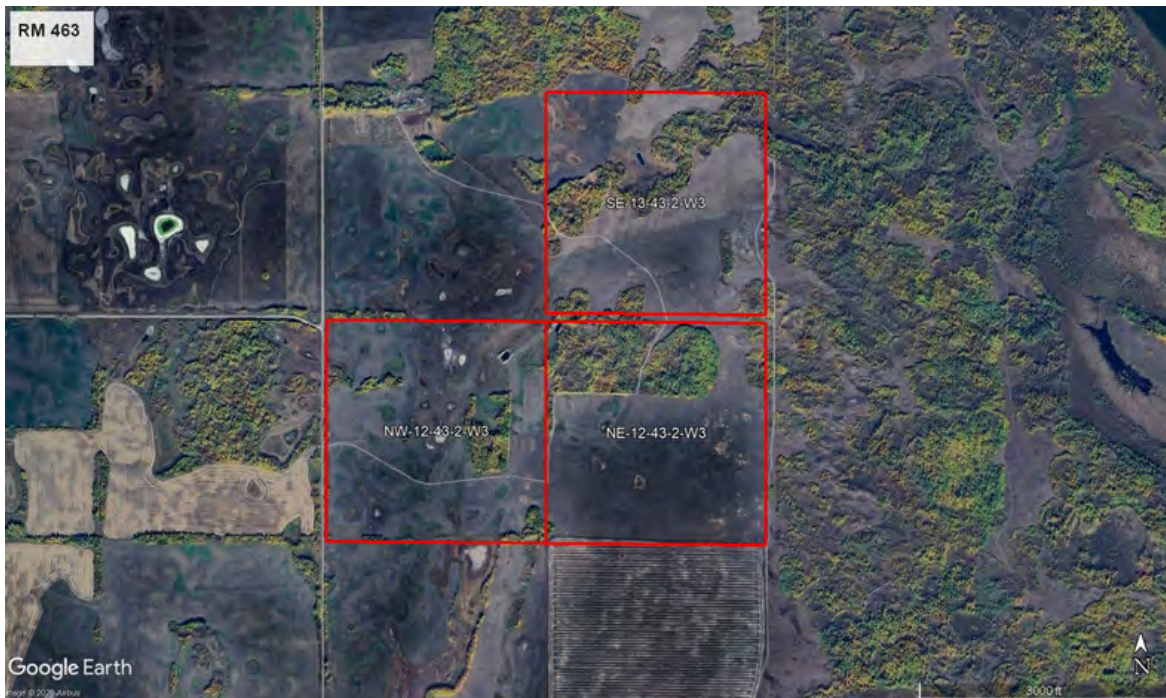




HAMMOND REALTY

\$985,000

Duck Lake 480 acres Pasture & Grain Farmland



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Location

Located four (4) miles south of Duck Lake, Saskatchewan, and two (2) miles west, this block of farmland offers a mix of cultivated acres and pasture in a productive farming area.

Property Overview

This offering consists of 480 title acres (3 parcels) with a blend of cultivated land, pasture, and bush. The property includes some bush, sloughs, and stones, typical of the area.

Fencing consists of some 4-wire and some 3-wire fence, with no fence along the north side of SE 13-43-2 W3.

The owner has completed significant clearing work on NW 12-43-2 W3, including spraying and seeding the parcel with a disc seeder in 2025. If the property does not sell, the owner plans to seed it to canola in 2026 and apply glyphosate (Roundup) as part of the crop plan.

This property offers a combination of immediate use and continued improvement potential.

Farmland & Price Summary

3 parcels
480 title acres (ISC)

SAMA Information

481 total acres
305 cultivated acres
61 native pasture acres
115 wetland/bush acres
\$423,400 total 2025 assessed value (AV)
\$140,840 average assessment per 160 acres
33.1 soil final rating (weighted average)

\$985,000 Farmland Price
\$2,053 per title acre (ISC)
\$3,230 per cultivated acre (SAMA)
2.33 times the 2025 assessed value (P/AV multiple)



Detailed Description of Farmland Property

| Legal Land Description | | | | | | | ISC | SAMA Information | | | | | | | | | | SCIC | |
|------------------------|------|------|------|------|------|------|--------------|------------------|-------------|-----------|---------------|-------------|-------------------------------|---|-----------------|-------------------|-------|-----------|--|
| 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 | |
| 463 | NW | 12 | 43 | 2 | 3 | 0 | 159.9 | 160 | 115 | 0 | 0 | 45 | \$168,400 | Meota | Fine Sandy Loam | 38.4 | K | 18 | |
| 463 | NE | 12 | 43 | 2 | 3 | 0 | 159.9 | 161 | 100 | 0 | 61 | | \$147,200 | Edam | Very Fine Sand | 28.4 | O | 18 | |
| 463 | SE | 13 | 43 | 2 | 3 | 0 | 159.9 | 160 | 90 | 0 | 0 | 70 | \$107,800 | Edam | Loamy Sand | 31.5 | L | 18 | |
| Totals | | | | | | | 479.7 | 481 | 305 | 0 | 61 | 115 | \$423,400 | Weighted Average Final Rating 33.1 | | | | | |

Average per 160 acres \$140,840

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>



RM 463

SE-13-43-2-W3

NW-12-43-2-W3

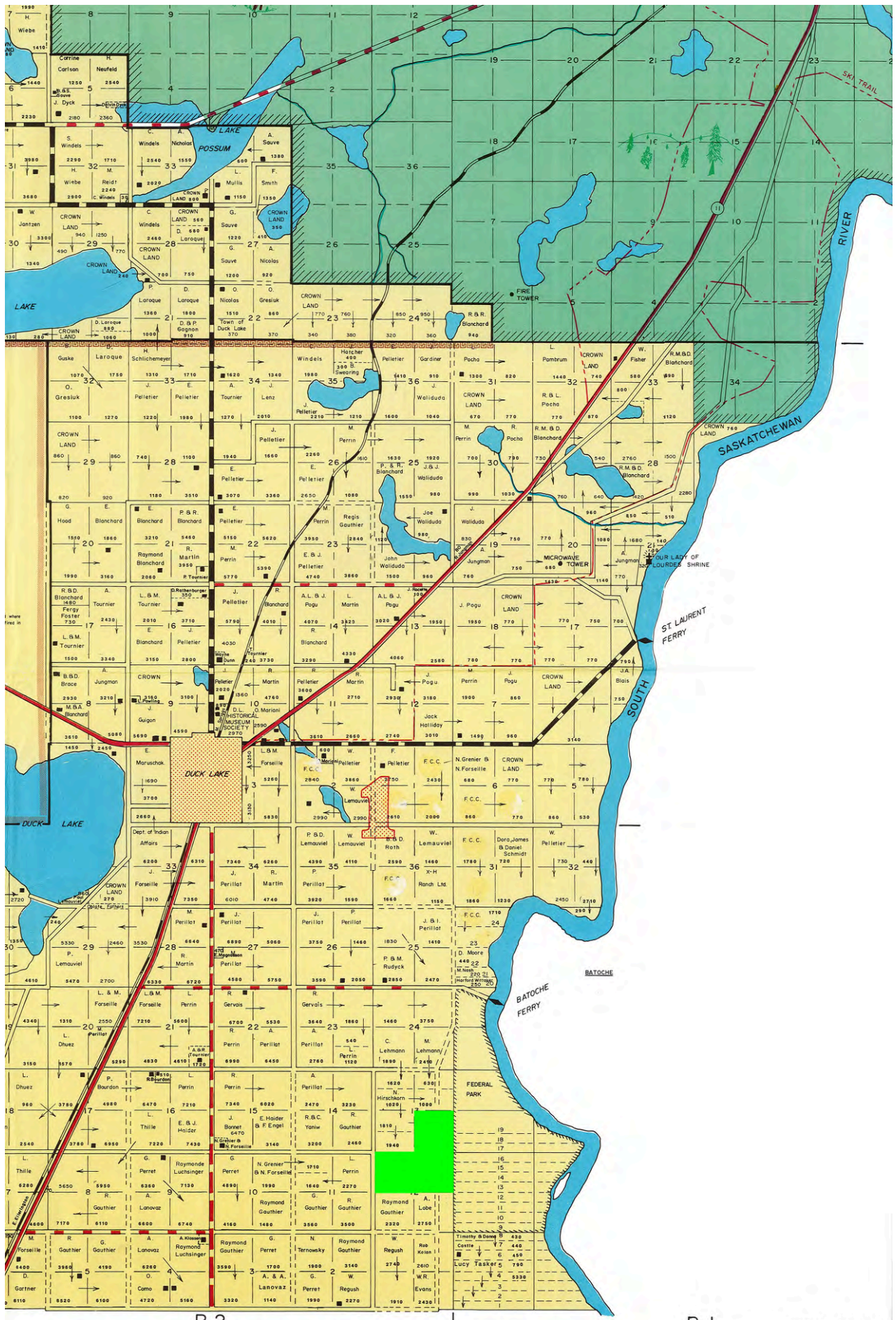
NE-12-43-2-W3

Google Earth

Image © 2023 Airbus

3000 ft





R.2

R.1

