



HAMMOND REALTY

\$350,000

Goodeve 161 acres Grain Farmland



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Quarter section of grain farmland located approximately **6 km south and 0.8 km east of Goodeve, SK in the RM of Stanley No. 215.**

The asking price of **\$350,000** works out to **\$2,174 per title acre (ISC)** and **\$2,800 per cultivated acre based on 125 cultivated acres as reported by SAMA.** This represents **1.28 times the \$273,400 assessed value.**

The land features **Oxbow association soils with clay loam to loam textures.** SAMA reports **125 cultivated acres** with the balance consisting of **sloughs and bush.** The property has a **Crop Insurance rating of G** and a **soil final rating of 58.1.** Topography is **gently rolling with some stones.**

The **well-treed yardsite** includes older outbuildings, a barn, and four grain bins. **The grain bins are not included in the sale and will be removed from the property.**

Offers will not be presented until 4:00 PM on April 1, 2026 in accordance with the seller's Direction Regarding Offer Presentation.



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
215	NE	23	23	9	2	0	160.8	161	125	0	0	36	\$273,400	Oxbow	Loam	58.1	G	11	\$927.00
Totals							160.8	161	125	0	0	36	\$273,400	Weighted Average Final Rating 58.1					\$927.00

Average per 160 acres \$271,702

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.

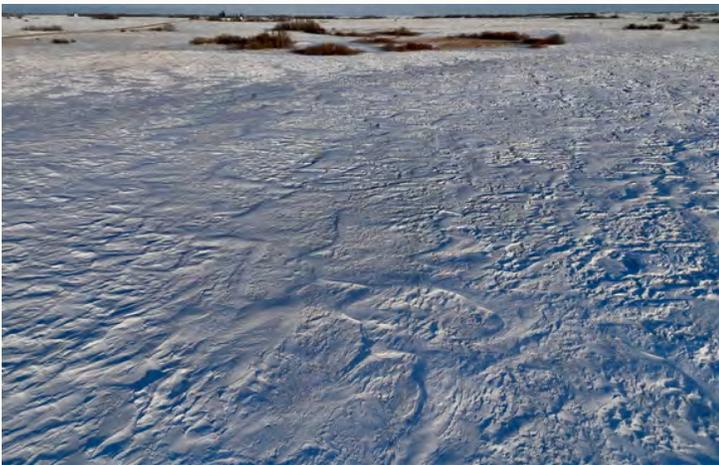
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>





Municipality Name: RM OF STANLEY (RM)

Assessment ID Number : 215-000723100

PID: 1566900



Civic Address:
 Legal Location: Qtr NE Sec 23 Tp 23 Rg 09 W 2 Sup
 Supplementary:

Title Acres: 161.00 Reviewed: 12-Jun-2000
 School Division: 204 Change Reason:
 Neighbourhood: 215-200 Year / Frozen ID: 2025/-32560
 Overall PUSE: 2000 Predom Code:
 Method in Use: C.A.M.A. - Cost
 Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating					
45.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	\$/ACRE	2,011.50		
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	53.50		
		Soil texture 2		Phy. Factor 1	5% reduction due to G1 - [95 : Gravel Pockets - Slight]				
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Natural hazard	NH: Natural Hazard Rate: 0.92				
		Soil association 2	OX - [OXBOW]						
		Soil texture 3	L - [LOAM]						
		Soil texture 4							
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]						
		Top soil depth	ER10						
		5.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	\$/ACRE	1,755.91
Soil texture 1	LL - [LIGHT LOAM]			Stones (qualities)	S2 - Slight	Final	46.70		
Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]			Natural hazard	NH: Natural Hazard Rate: 0.92				
Soil association 2	WS - [WHITESAND]								
Soil texture 3	GSL - [GRAVELLY SANY LOAM]								
Soil texture 4									
Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]								
Top soil depth	ER10								
75.00	K-A - [K-OCCUPIED YARD]			Soil association 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	\$/ACRE	2,316.79
				Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	61.62
		Soil texture 2	L - [LOAM]	Natural hazard	NH: Natural Hazard Rate: 0.92				
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]						
		Soil association 2	OX - [OXBOW]						
		Soil texture 3	CL - [CLAY LOAM]						
		Soil texture 4	L - [LOAM]						
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]						
		Top soil depth	4-6						

Property Report

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AGRICULTURAL WASTE LAND

Acres	Waste Type
36	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$273,400		1	Other Agricultural	55%	\$150,370				Taxable
Total of Assessed Values:	\$273,400					\$150,370				
				Total of Taxable/Exempt Values:		\$150,370				



NE-23-23-9-W2

Google Earth

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300 m