



HAMMOND

REALTY

\$450,000

Hague 159 acres Pastureland



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NW 27-41-03 W3 – RM of Rosthern No. 403

Asking Price: \$450,000

This quarter section of pastureland located in the **RM of Rosthern No. 403** north of Saskatoon, approx. 6km northeast of Hague. The property includes **158.69 titled acres of native grass**, making it well suited for a grazing operation or as an addition to an existing pasture base.

The soil association is **Meota loamy sand**, with gently rolling topography. As per SAMA, **carrying capacity is approximately 60 AUMs per quarter (0.38 AUM/acre)**. The land is **perimeter fenced**.

This property presents a good opportunity for ranchers or producers looking to expand their grazing land base.

Farmland & Price Summary:

159 title acres (ISC)

SAMA Information

160 total acres

160 native pasture acres

\$154,800 total 2025 assessed value (AV)

\$154,800 average assessment per 160 acres

\$450,000 Farmland Price

\$2,836 per title acre (ISC)

2.91 times the 2025 assessed value (P/AV multiple)



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
403	NW	27	41	3	3	0	158.7	160	0	0	160	0	\$154,800	Meota	Loamy Sand	NA	NA	NA	\$562.00
Totals							158.7	160	0	0	160	0	\$154,800	Weighted Average Final Rating					\$562.00

Average per 160 acres \$154,800

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>

Property Report

Print Date: 12-Feb-2026

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Municipality Name: RM OF ROSTHERN (RM)

Assessment ID Number : 403-000527200

PID: 201203775



Civic Address:

Legal Location: Qtr NW Sec 27 Tp 41 Rg 03 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 206

Neighbourhood: 403-110

Overall PUSE: 2100

Call Back Year:

Reviewed: 06-Apr-1982

Change Reason:

Year / Frozen ID: 2025/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

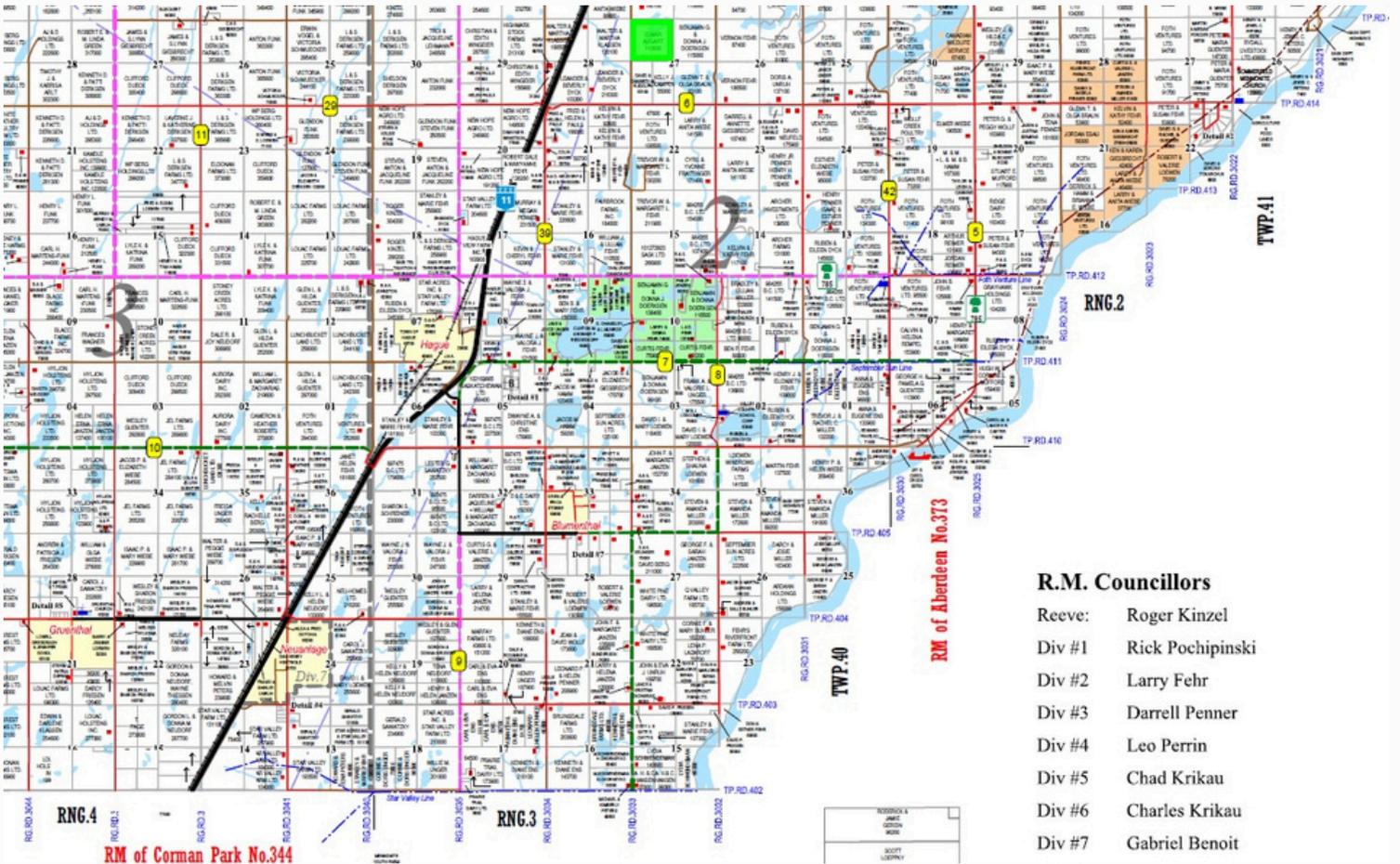
AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
20.00	ASP - [ASPEN PASTURE]	Soil association 1	ME - [MEOTA]	Range site	SD/SA: SANDS/SALINE UPLAN	\$/ACRE	967.56
		Soil texture 1	LS - [LOAMY SAND]	Pasture Type	N - [Native]		
		Soil texture 2	S - [SAND]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.38		
				Aum/Quarter	60.00		
140.00	NG - [NATIVE GRASS]	Soil association 1	ME - [MEOTA]	Range site	SD/SA: SANDS/SALINE UPLAN	\$/ACRE	967.56
		Soil texture 1	LS - [LOAMY SAND]	Pasture Type	N - [Native]		
		Soil texture 2	S - [SAND]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.38		
				Aum/Quarter	60.00		

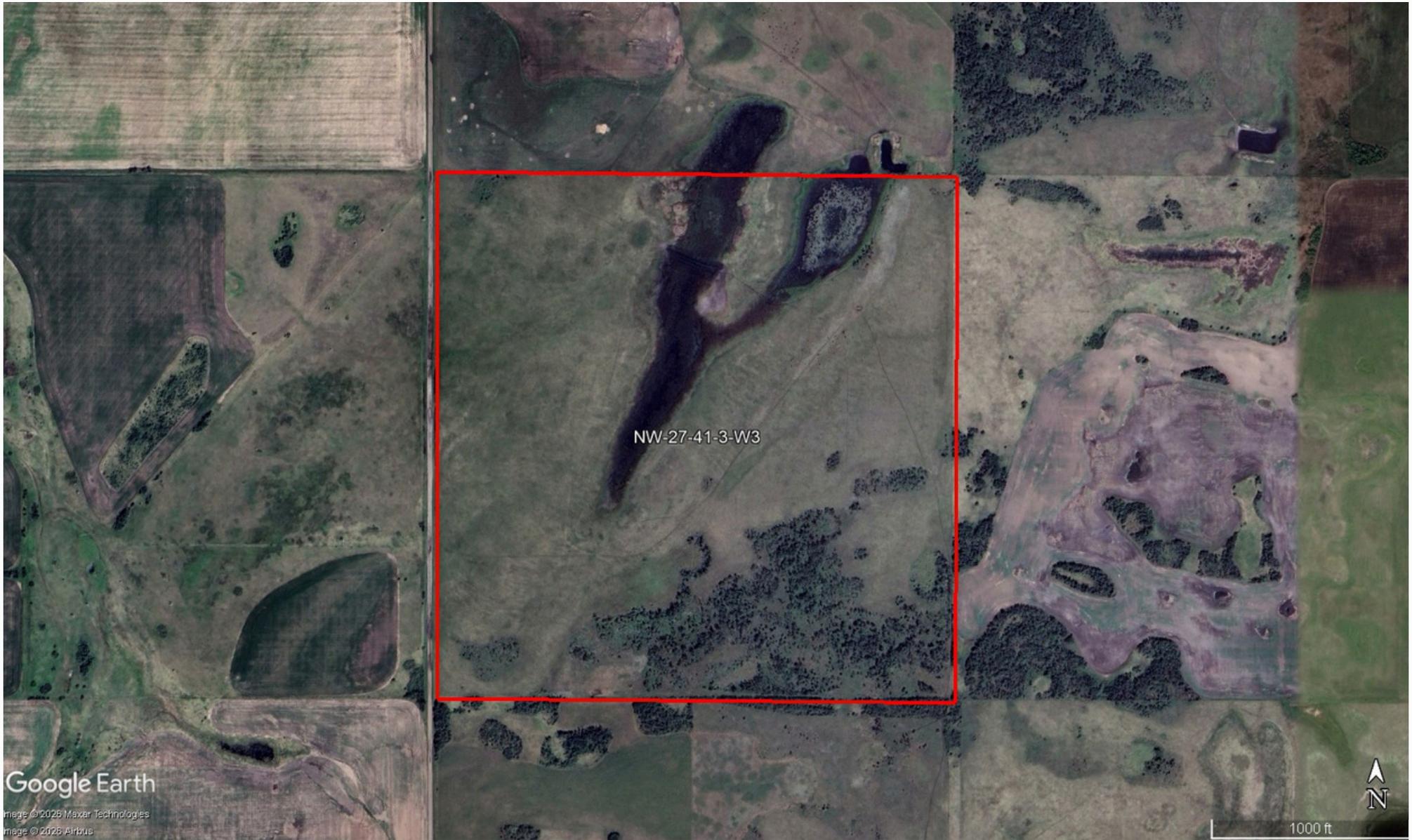
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$154,800		1	Non-Arable (Range)	45%	\$69,660				Taxable
Total of Assessed Values:	\$154,800					Total of Taxable/Exempt Values: \$69,660				





- R.M. Councillors**
- Reeve: Roger Kinzel
 - Div #1 Rick Pochipinski
 - Div #2 Larry Fehr
 - Div #3 Darrell Penner
 - Div #4 Leo Perrin
 - Div #5 Chad Krikau
 - Div #6 Charles Krikau
 - Div #7 Gabriel Benoit



NW-27-41-3-W3

Google Earth

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Image © 2025 Airbus



1000 ft