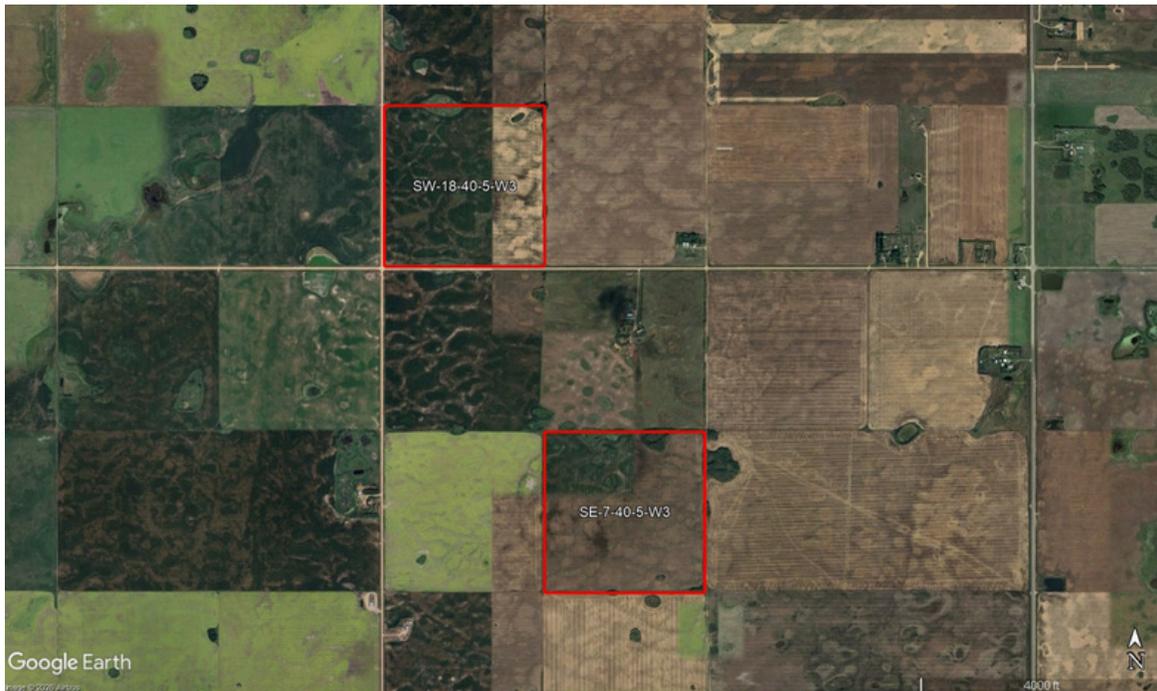




HAMMOND REALTY

\$1,650,000

Hepburn 319 acres Grain Farmland



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Property Information:

Two quarter of grain farmland located 5.5 miles south of Hepburn, SK.

Farmland & Price Summary

2 parcels
319 title acres (ISC)
300 reported seeded acres

SAMA Information

319 total acres
289 cultivated acres
30 wetland/bush acres
\$750,800 total 2025 assessed value (AV)
\$376,577 average assessment per 160 acres
69.1 soil final rating (weighted average)

\$1,650,000 Farmland Price

5166 per title acre (ISC)
\$5,709 per cultivated acre (SAMA)
\$5,500 per seeded acre (Owner)
2.20 times the 2025 assessed value (P/AV multiple)

Immediate possession available for the 2026 spring seeding season.



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Seeded 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
404	SE	7	40	5	3	0	160.1	150	160	143	0	0	17	\$355,900	Oxbow	Loam	66.2	G	18
404	SW	18	40	5	3	0	159.3	150	159	146	0	0	13	\$394,900	Oxbow	Loam	71.9	G	18
Totals							319.4	300	319	289	0	0	30	\$750,800	Weighted Average Final Rating 69.1				

Average per 160 acres \$376,577

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>



