



HAMMOND REALTY

\$1,100,000

Hudson Bay 320 acres Grain Farmland



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Location

Two quality quarter sections of cultivated farmland 30 km northeast of the Town of Hudson Bay, Saskatchewan, adjacent to Provincial Forest and Wildlife Management Zone 58.

Farmland Description

NW & SW-25-45-32-W1 are very open and productive quarters, with approximately 273 acres cultivated plus potential to clear additional acres on NW-25. Mapped as Weirdale Silty Loam to Clay Loam, these are Canada Land Inventory Class 2 and Class 3 soils, with overall Weighted Final Rating of 64 points per cultivated acre. Saskatchewan Crop Insurance Corporation rates these as H and J soils.

The two quarters of titled land are complemented by an adjacent Crown lease quarter (NE-25-45-32-W1), which is eligible for transfer to the buyer, subject to approval by the Saskatchewan Ministry of Agriculture. Approximately four acres on this lease quarter are currently cultivated, with additional clearing potential. Most importantly, the lessee may purchase this entire quarter from the Crown, at which time no restrictions on new breaking apply and no Conservation Easement would be registered, thereby enhancing the long-term agricultural value of the entire holding.

Farmland Summary

- \$1,100,000 Farmland
- \$3,463 per Total acre (ISC)
- \$4,029 per cultivated acre (SAMA)
- 1.73 times the 2025 assessment

NW-25-45-32-W1

160.00 title acres (ISC)

SAMA Information

- 110 cultivated acres
- \$288,100 total 2025 assessed value (AV)
- 70 point soil final rating (weighted average)

SW-25-45-32-W1

160.10 title acres (ISC)

SAMA Information

- 153 cultivated acres
- \$346,000 total 2025 assessed value (AV)
- 60 point soil final rating (weighted average)

NE-25-45-32-W1

Crown lease

4 cultivated acres

Can be purchased from the Crown, with no restrictions on clearing.

\$1,100,000 Total Asking Price



Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information									SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
1	394	NW	25	45	32	1	0	160.00	115	155	110	0	0	45	\$288,100	Weirdale	Silt Loam	69.5	J	17	\$1,374.73
2	394	SW	25	45	32	1	0	160.10	158	155	153	0	0	2	\$346,000	Weirdale	Silt Loam	60.1	H	17	\$1,631.78
Totals								320.10	273	310	263	0	0	47	\$634,100	Weighted Average Final Rating 64.0					\$3,006.51

Average per 160 acres \$327,277

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.

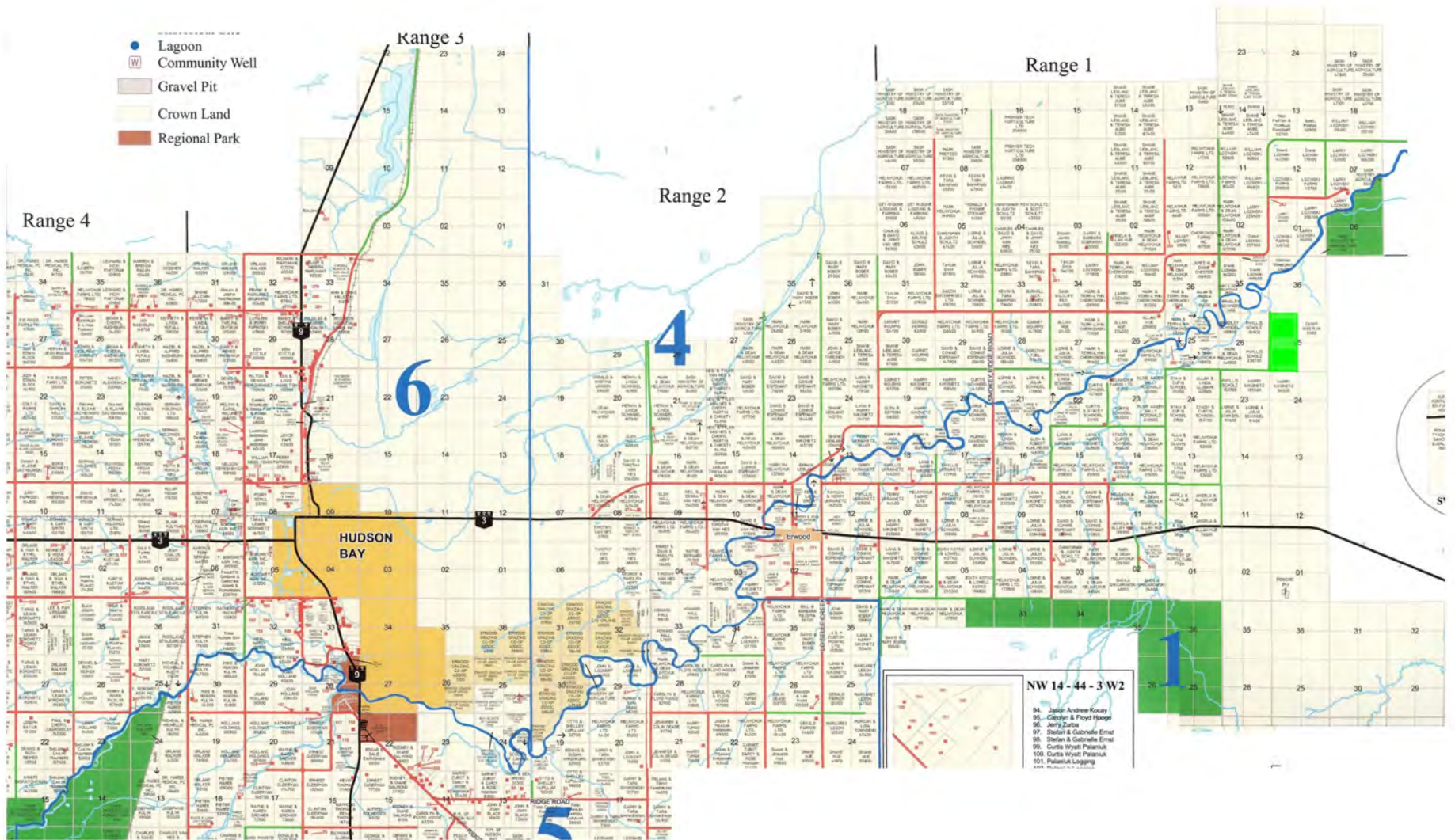
[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/)

<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>





- Lagoon
- W Community Well
- Gravel Pit
- Crown Land
- Regional Park

Range 1

Range 2

Range 3

Range 4

HUDSON BAY

ENWOOD

EDGEWOOD

6

4

NW 14-44-3 W2

- 94. Justin Andrew Kocay
- 95. Carolyn & Floyd Hooge
- 96. Jerry Zuma
- 97. Stefan & Gabrielle Ernst
- 98. Stefan & Gabrielle Ernst
- 99. Curtis Wyatt Palaniuk
- 100. Curtis Wyatt Palaniuk
- 101. Palaniuk Logging

