



HAMMOND

R E A L T Y

\$425,000

Kayville 478 acres Grain & Pastureland (DUC)



Dave Molberg

Dave.Molberg@HammondRealty.ca

(306) 948-4478

HammondRealty.ca



HAMMOND

REALTY

HammondRealty.ca
113 3rd Ave. West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 948-5052 Office
(306) 948-5053 Fax

478 Acres of Farmland – RM of Key West #70

Located in south central Saskatchewan, **6 km southwest of Kayville**, this **3-quarter package** in the RM of Key West #70 offers a balance of productive grassland, native pasture, and wetlands. This **Ducks Unlimited Olarie land** presents an excellent opportunity for farming and conservation.

Property Details:

- **Total Acres:** 478.28 acres (ISC title)
- **Arable Acres:** 339 acres (as per Ducks Unlimited)
- **Arable Acres:** 331 acres (as per SAMA)
- **Native Pasture:** 117 acres (as per SAMA)
- **Bush/Slough/Wetlands:** 30 acres (as per SAMA)
- **Soil:** Class 3, Brown soil zone, Ardill Association clay loam
- **Topography:** Gently to Moderately rolling
- **Soil Final Rating:** 37.4

Conservation Program Details:

This property is being sold under the **Ducks Unlimited Revolving Land Conservation Program**, with a purpose of restoring wetlands and grasslands. A **conservation easement** will be placed on the title.

- **Farming Allowed:** The arable acres can be cropped for **2026**
- **Seeding Requirement:** Buyer must seed all arable acres to **tame grass/forage** no later than **2027**

Farmland & Price Summary:

- **Legal Land Description:** NE 6-9-23 W2 Ext 0, SE 6-9-23 W2 Ext 0, SE 7-9-23 W2 Ext 0
- **Farmland Price:** \$425,000
- **Price per Title Acre:** \$889
- **Price per Arable Acre (SAMA):** \$1,284
- **Price per Arable Acre (Ducks Unlimited):** \$1,253
- **2025 Assessed Value:** \$531,300 (0.80 times AV)

An excellent opportunity for farmers, ranchers, and conservation-focused buyers. Contact for more details.



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information								SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
70	NE	6	9	23	2	0	159.43	118.4	159	102	57	0	\$149,500	Ardill	Clay Loam	N/A	J	6	\$375.00
70	SE	6	9	23	2	0	159.50	129.8	160	137	0	23	\$210,200	Ardill	Clay Loam	40.8	J	6	\$401.00
70	SE	7	9	23	2	0	159.35	91.1	159	92	60	7	\$171,600	Ardill	Clay Loam	32.3	J	6	\$339.00
Totals							478.28	339	478	331	117	30	\$531,300	Weighted Average Final Rating 37.4					\$1,115.00

Average per 160 acres \$177,841

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.

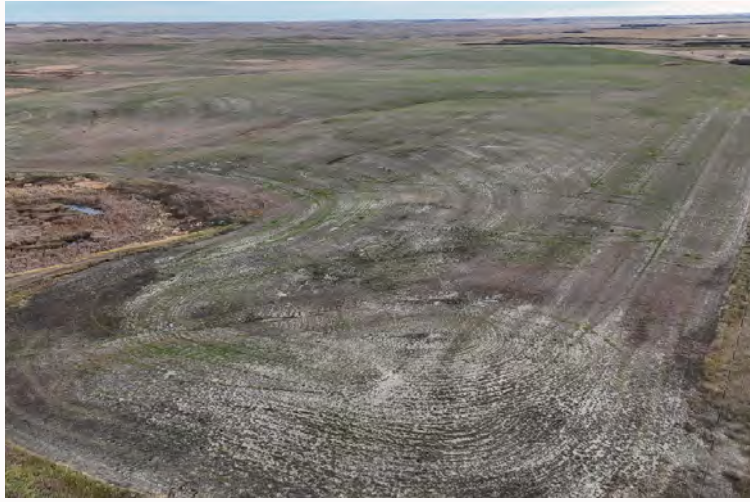
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

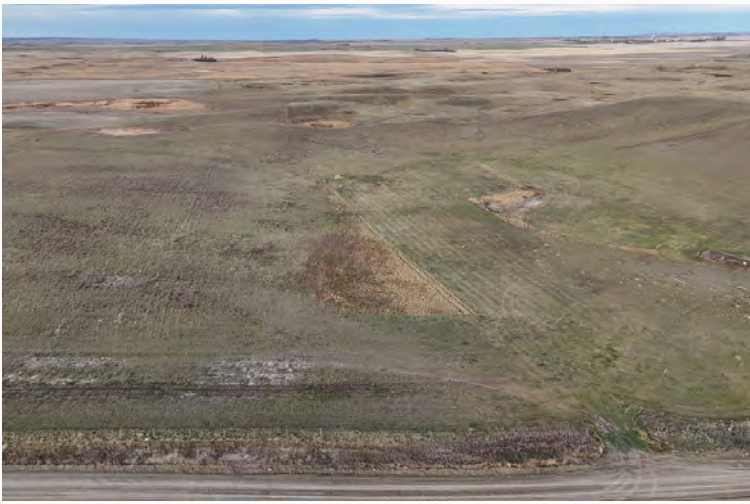
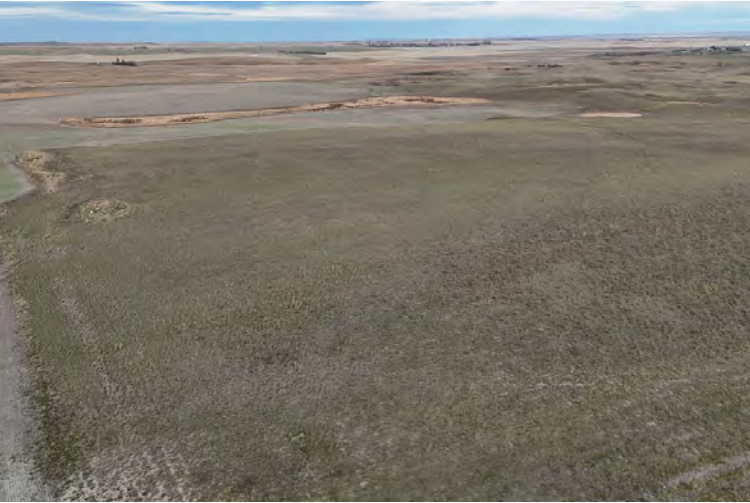
Saskatchewan Crop Insurance Corporation (SCIC)

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/>

Parcel Crop Insurance Rating <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>











Surface Parcel Number: 109108975

REQUEST DATE: Tue Oct 7 09:51:43 GMT-06:00 2025

109108997	109108986	109083168
109083146	109108975	109108942
109108964	109108953	109108931

Dimensions for parcel 109108975 (highlighted in red):

- Top: 802.44
- Bottom: 802.82
- Left: 803.66
- Right: 803.98

Owner Name(s) : DUCKS UNLIMITED CANADA - CANARDS ILLIMITES CANADA

Municipality : RM OF KEY WEST NO. 070

Area : 64.517 hectares (159.43 acres)

Title Number(s) : 157036338

Converted Title Number : 01SE02075

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 06-09-23-2 Ext 0

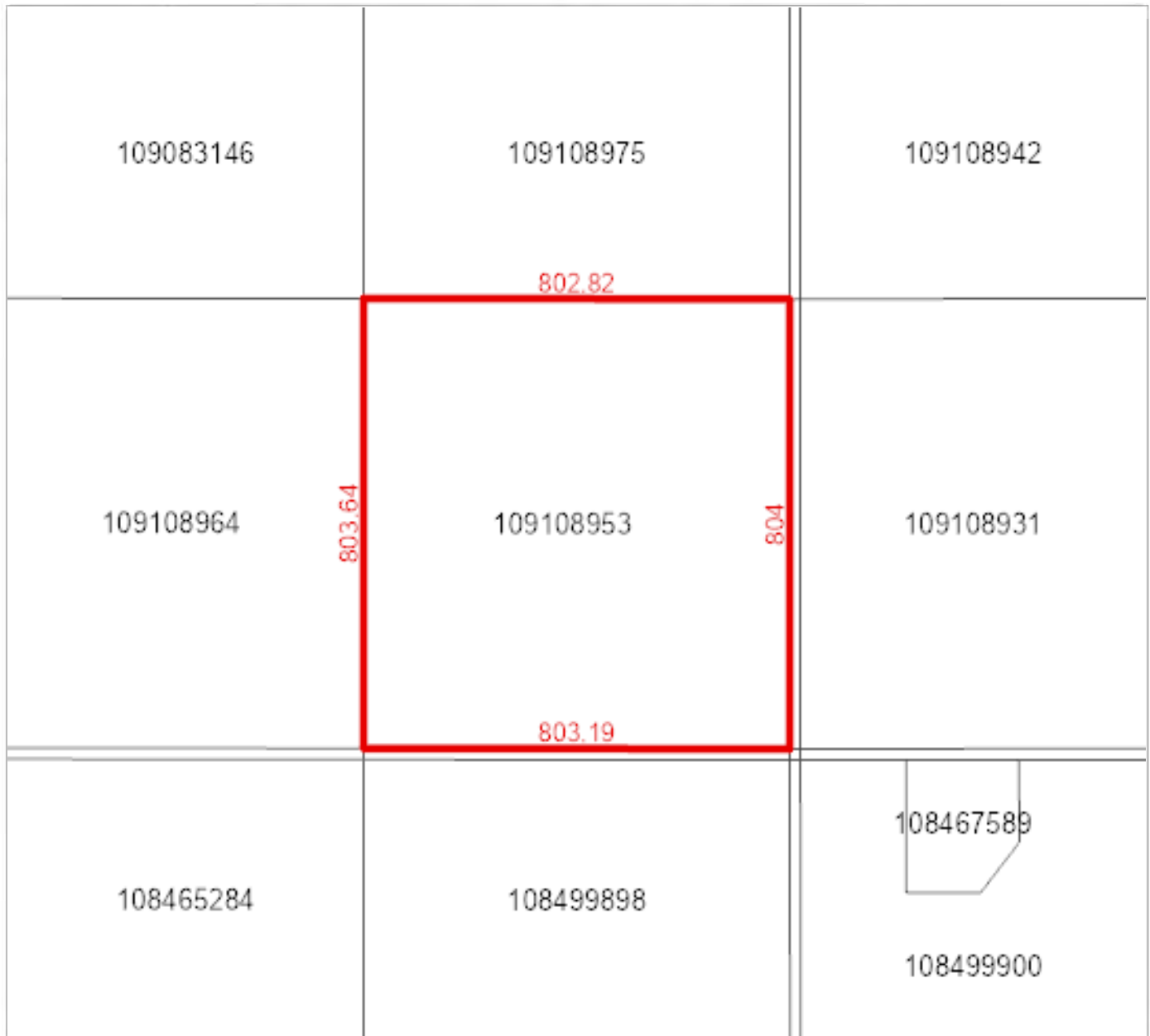
Source Quarter Section : NE-06-09-23-2

Commodity/Unit : Not Applicable



Surface Parcel Number: 109108953

REQUEST DATE: Tue Oct 7 09:53:53 GMT-06:00 2025



Owner Name(s) : DUCKS UNLIMITED CANADA - CANARDS ILLIMITES CANADA

Municipality : RM OF KEY WEST NO. 070

Area : 64.547 hectares (159.5 acres)

Title Number(s) : 157036349

Converted Title Number : 01SE02075A

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SE 06-09-23-2 Ext 0

Source Quarter Section : SE-06-09-23-2

Commodity/Unit : Not Applicable



Surface Parcel Number: 109108986

REQUEST DATE: Tue Oct 7 09:55:34 GMT-06:00 2025

109083157	109109000	109110080
109108997	109108986	109083168
109083146	109108975	109108942

802.07

803.67

804.01

802.44

Owner Name(s) : DUCKS UNLIMITED CANADA - CANARDS ILLIMITES CANADA

Municipality : RM OF KEY WEST NO. 070

Area : 64.489 hectares (159.35 acres)

Title Number(s) : 157036350

Converted Title Number : 01SE02075B

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SE 07-09-23-2 Ext 0

Source Quarter Section : SE-07-09-23-2

Commodity/Unit : Not Applicable

Property Report

Print Date: 07-Oct-2025

Page 1 of 2

Municipality Name: RM OF KEY WEST (RM)			Assessment ID Number : 070-000806100		PID: 47324		
	Civic Address:			Title Acres:	159.43	Reviewed:	06-Dec-2024
	Legal Location: Qtr NE Sec 06 Tp 09 Rg 23 W 2 Sup			School Division:	210	Change Reason:	Reinspection
	Supplementary:			Neighbourhood:	070-200	Year / Frozen ID:	2025/-32560
				Overall PUSE:	2100	Predom Code:	
				Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
57.00	NG - [NATIVE GRASS]	Soil association 1	AD - [ARDILL]	Range site	C/L: CLAYEY/LOAMY	\$/ACRE	996.88
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	L - [LOAM]	Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.40		
				Aum/Quarter	64.00		
		Soil association 2	AM - [AMULET]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
102.00	KG - [CULT GRASS]	Soil association 1	AD - [ARDILL]	Range site	C/L: CLAYEY/LOAMY	\$/ACRE	908.92
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	IR - [Improved/Reverting]		
		Soil texture 2	L - [LOAM]	Pasture Topography	T3: Moderate 6-9% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.35		
				Aum/Quarter	56.00		
		Soil association 2	AM - [AMULET]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				

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	\$149,500		1	Non-Arable (Range)	45%	\$67,275				Taxable
Total of Assessed Values:	\$149,500					Total of Taxable/Exempt Values:	\$67,275			

Municipality Name: RM OF KEY WEST (RM)

Assessment ID Number : 070-000806100

PID: 47324

Property Report

Print Date: 07-Oct-2025

Page 1 of 2

Municipality Name: RM OF KEY WEST (RM)

Assessment ID Number : 070-000806300

PID: 47365



Civic Address:

Legal Location: Qtr SE Sec 06 Tp 09 Rg 23 W 2 Sup

Supplementary:

Title Acres: 160.00

School Division: 210

Neighbourhood: 070-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 06-Dec-2024

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
122.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T2 - Gentle Slopes	\$/ACRE	1,599.94
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	42.55
		Soil texture 2	L - [LOAM]				
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	AM - [AMULET]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
5.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T4 - Strg Slopes	\$/ACRE	1,163.20
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	30.94
		Soil texture 2	L - [LOAM]				
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	AM - [AMULET]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	CAL8 - [CHERN-CAL (CA 7-9)]				
		Top soil depth	ER25				
10.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T1 - Level / Nearly Level	\$/ACRE	891.86
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	23.72
		Soil texture 2	L - [LOAM]	Phy. Factor 1	50% reduction due to SA5 - [50 : Salinity - Severe]		
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	AM - [AMULET]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

Property Report

Municipality Name: RM OF KEY WEST (RM)	Assessment ID Number : 070-000806300	PID: 47365
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AGRICULTURAL WASTE LAND

Acres	Waste Type
23	WS & WN

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	\$210,200		1	Other Agricultural	55%	\$115,610				Taxable
Total of Assessed Values:	\$210,200				Total of Taxable/Exempt Values:	\$115,610				

Property Report

Print Date: 07-Oct-2025

Page 1 of 2

Municipality Name: RM OF KEY WEST (RM)

Assessment ID Number : 070-000807300

PID: 47480



Civic Address:

Legal Location: Qtr SE Sec 07 Tp 09 Rg 23 W 2 Sup

Supplementary:

Title Acres: 159.00

School Division: 210

Neighbourhood: 070-200

Overall PUSE: 2100

Call Back Year:

Reviewed: 20-Dec-2024

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
60.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,387.25
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	36.89
		Soil texture 2	L - [LOAM]				
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
		Soil association 2	AM - [AMULET]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER25				
32.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T1 - Level / Nearly Level	\$/ACRE	891.86
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	23.72
		Soil texture 2	L - [LOAM]	Phy. Factor 1	50% reduction due to SA5 - [50 : Salinity - Severe]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 2	AM - [AMULET]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9)]				
		Top soil depth	ER10				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
60.00	NG - [NATIVE GRASS]	Soil association 1	AD - [ARDILL]	Range site	C/L: CLAYEY/LOAMY	\$/ACRE	996.88
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	L - [LOAM]	Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.40		

Property Report

Municipality Name: RM OF KEY WEST (RM)			Assessment ID Number : 070-000807300		PID: 47480
			Aum/Quarter	64.00	

Soil association 2 AM - [AMULET]
Soil texture 3 CL - [CLAY LOAM]
Soil texture 4 L - [LOAM]

AGRICULTURAL WASTE LAND

Acres	Waste Type
7	WASTE

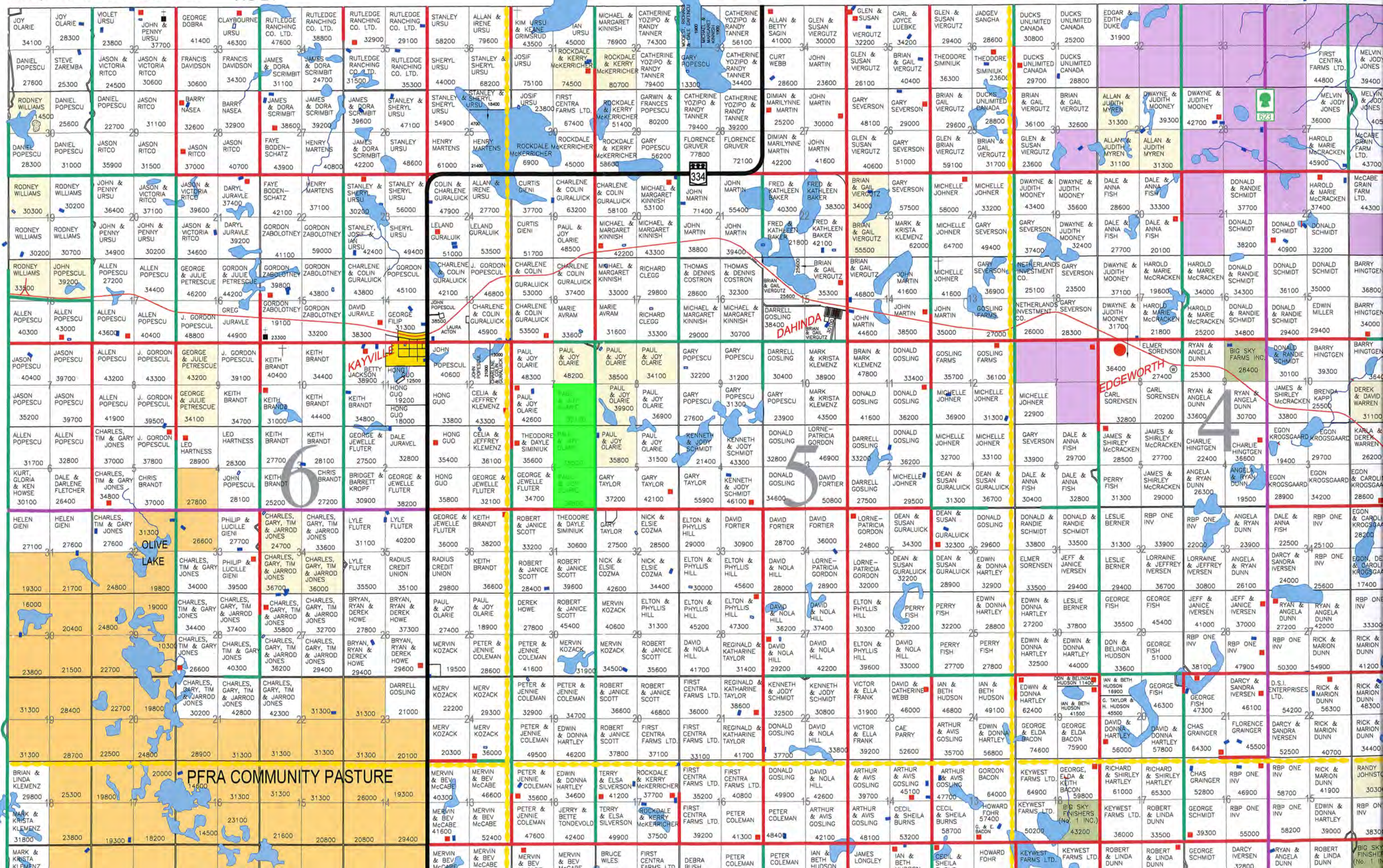
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$171,600		1	Non-Arable (Range)	45%	\$77,220				Taxable
Total of Assessed Values:					Total of Taxable/Exempt Values:	\$77,220				

TP 9

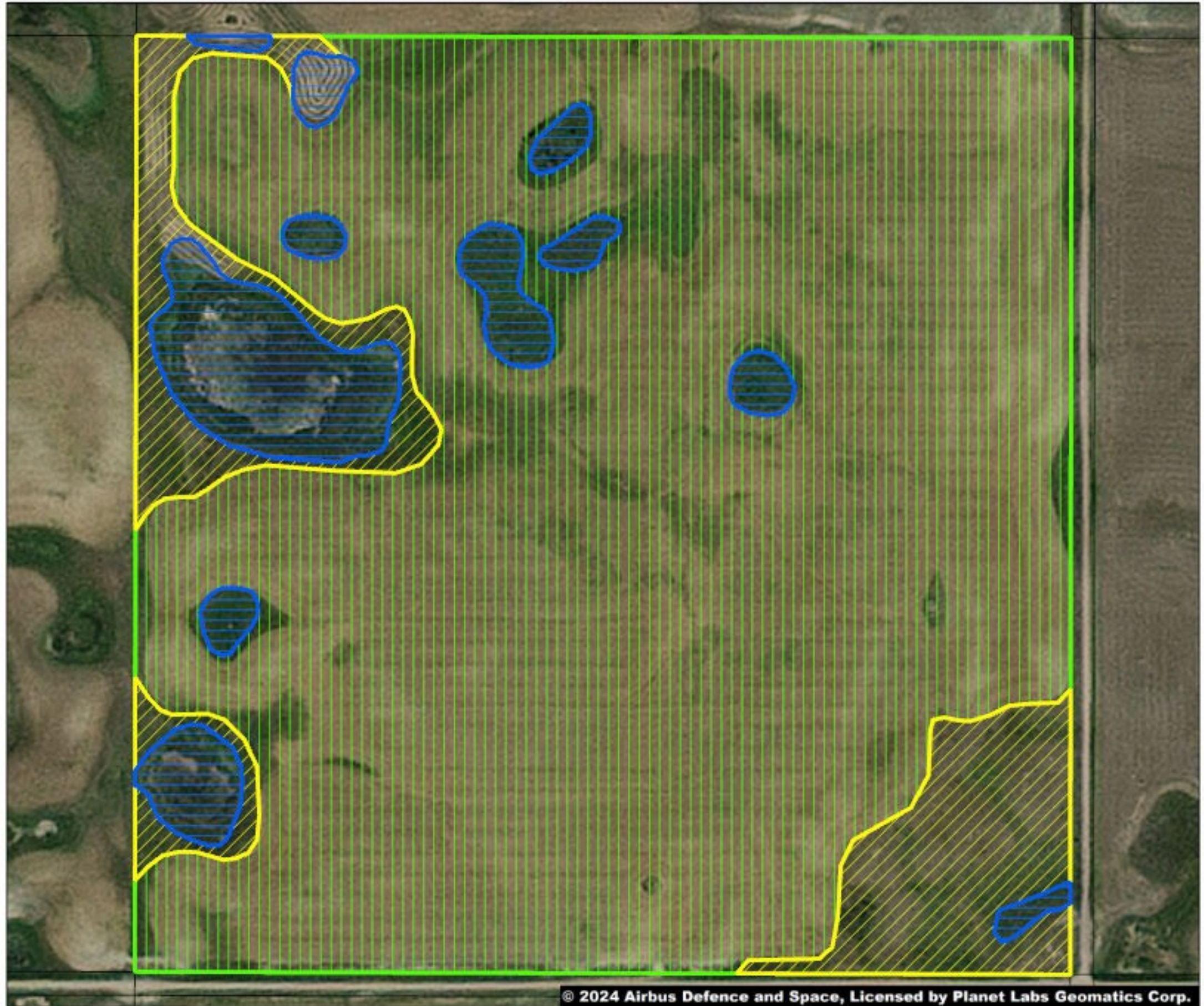
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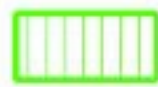
Olarie RLP CE SE6-9-23-W2

Schedule "A"



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Habitat Lands

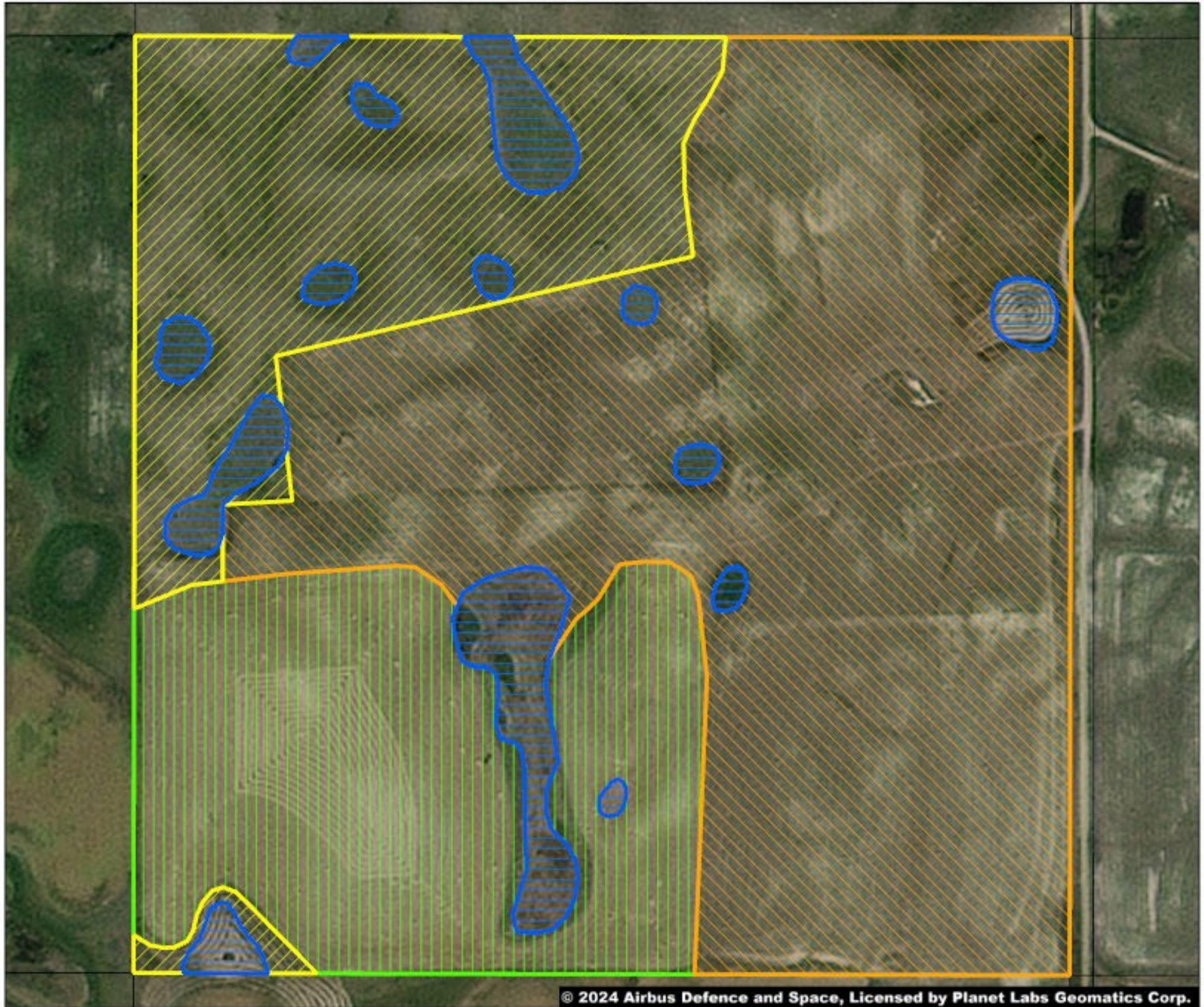
-  9 Wetland - Natural/NWC - Retain Wetland 11 Basins 12.8 Acres
-  10 Tame Grass/Forage - Managed/Idle - Restore Upland 129.8 Acres
-  11 Native Non Wooded - Annual Hay/Grazed - Retain Upland 16.9 Acres



SE-6-9-23-W2

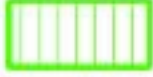
Olarie RLP CE **NE6-9-23-W2**

Schedule "A"



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Habitat Lands

-  5 Wetland - Natural/NWC - Retain Wetland 14 Basins 10.4 Acres
-  6 Tame Grass/Forage - Annual Hay/Grazed - Retain Upland 83.2 Acres
-  7 Tame Grass/Forage - Managed/Idle - Restore Upland 35.2 Acres
-  8 Native Non Wooded - Annual Hay/Grazed - Retain Upland 30.6 Acres



Coordinate System:
NAD 1983 CSRS UTM Zone 13N

Scale:
1:5,000

Field Recon/Survey Date:

Landscape:
Coteau South

Image Source:
Planet Labs

Image Date:
2022

Date:
October 8, 2025

Drawn By:
TSE

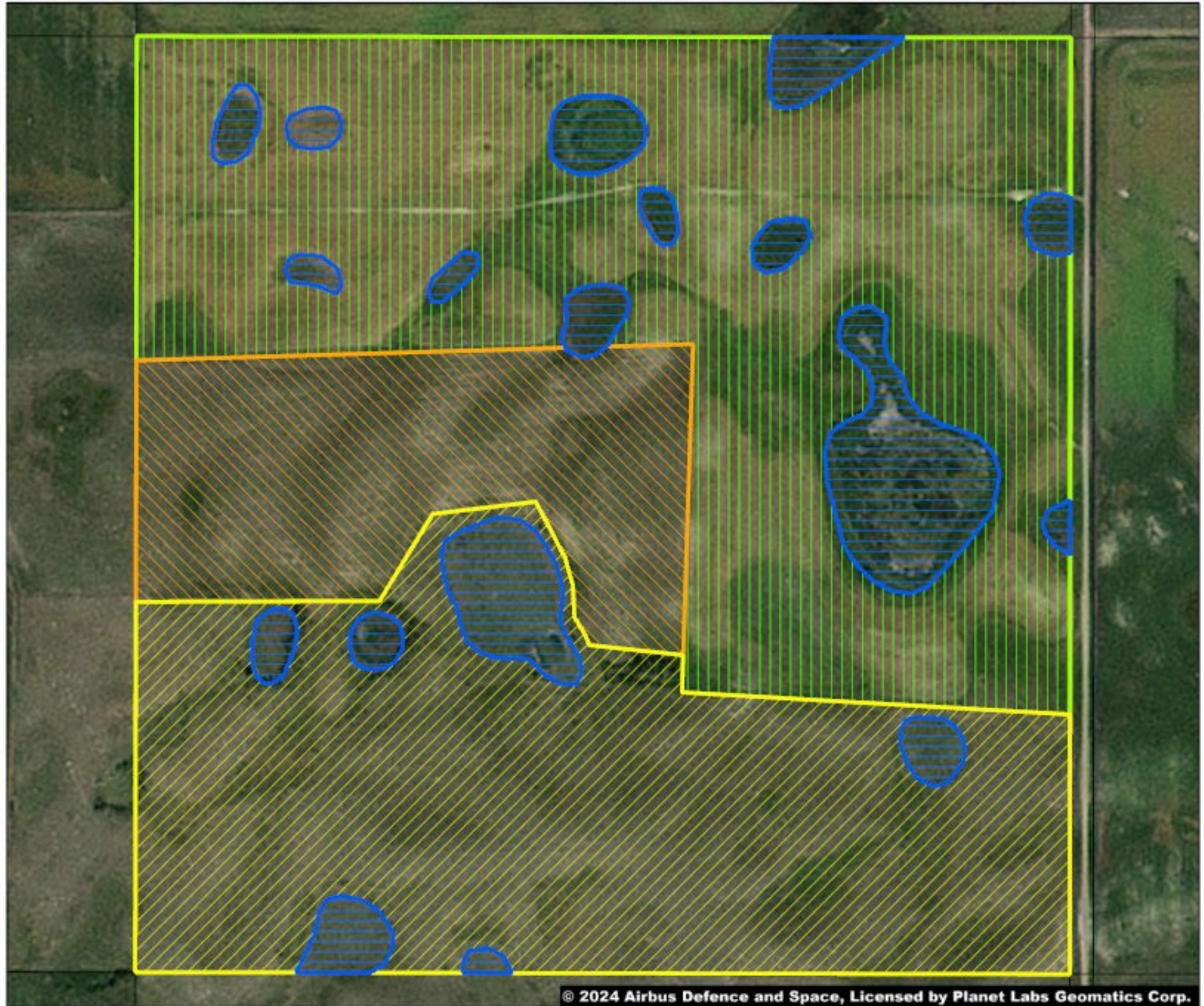
Checked By:
TG



NE-6-9-23-W2

Olarie RLP CE **SE7-9-23-W2**

Schedule "A"



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Habitat Lands

-  1 Wetland - Natural/NWC - Retain Wetland 18 Basins 15.9 Acres
-  2 Tame Grass/Forage - Annual Hay/Grazed - Retain Upland 23.4 Acres
-  3 Tame Grass/Forage - Managed/Idle - Restore Upland 67.7 Acres
-  4 Native Non Wooded - Annual Hay/Grazed - Retain Upland 52.4 Acres



SE-7-9-23-W2