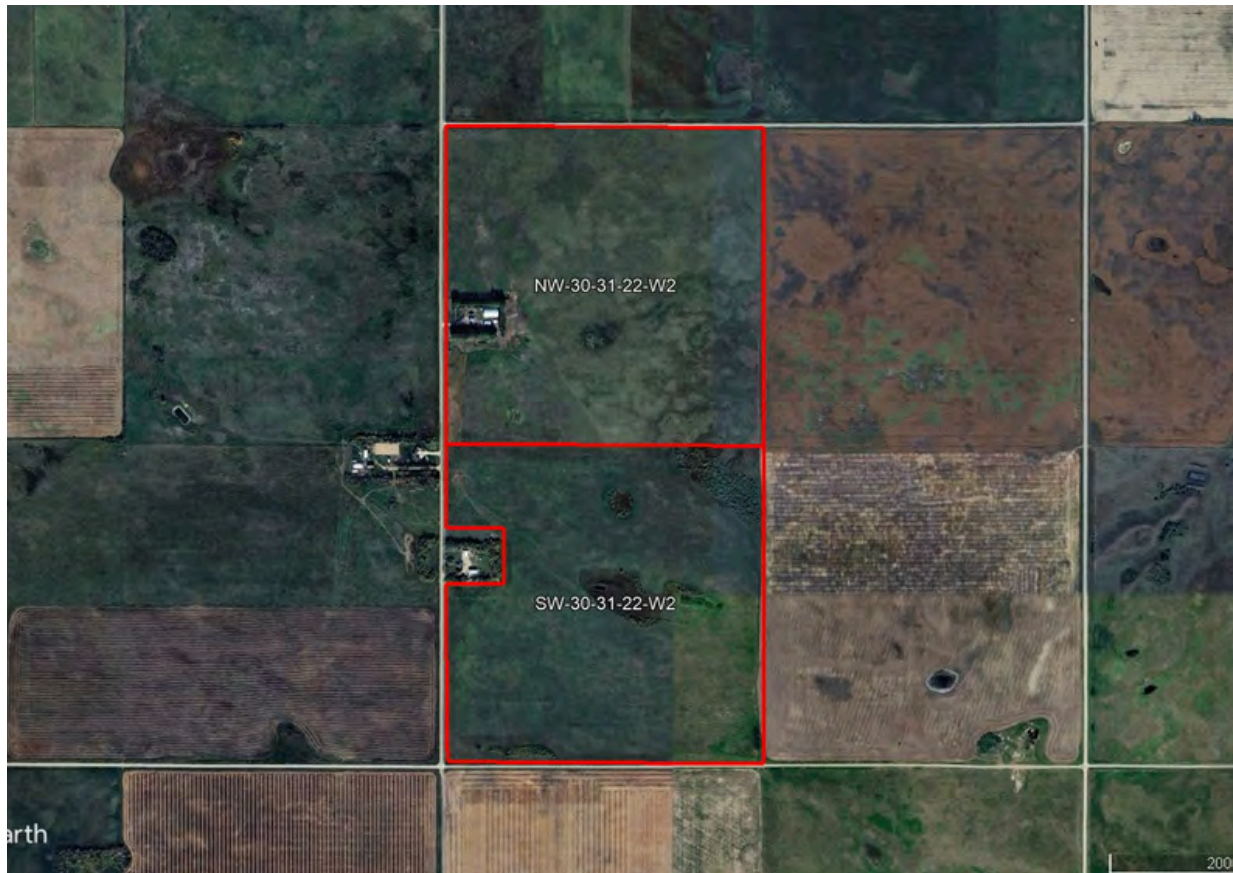




# HAMMOND REALTY

\$1,100,000

Lanigan 317 acres Farmyard with Pasture / Grain Farmland



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## Location

Approximately 23 km south of Lanigan and 28 km east of Watrous.

## Farmland Description

Two quarter sections of farmland, with a total of 304 arable acres. The north quarter is fenced and cross fenced with primarily page wire, suitable for cattle or sheep, seeded to grass and milk vetch. The south quarter is hayland, seeded to alfalfa/grass.

Soils are mapped as Asquith association, within the Dark Brown soil zone. Both quarters could be cultivated and would benefit from the added fertility of pasture and hay use. There is well water at the yardsite on the north quarter as well as a dugout on both the north quarter and south quarters.

### NW-30-31-22-W2

160.52 title acres.

156 cultivated acres.

Asquith soils, Final Rating 42 points per cultivated acre.

Dugout and well water.

Fenced and cross fenced with primarily page wire.

Assessed Value \$247,500 (land)

### SW-30-31-22-W2

155.51 title acres.

148 cultivated acres.

Asquith soils, Final Rating 43 points per cultivated acre.

Dugout.

Assessed Value \$238,700





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## **Yardsite Description**

Yardsite on NW-30-31-22-W2 is very well designed with well-maintained shelterbelts and graveled yard. Well has ample water for livestock, with hydrants at house and to barn area.

Dwelling was built in 1985, with a total of 1,960 square feet on two levels. This is a modern, four bedroom split-level home, large kitchen, living room, family room, maintenance free exterior, updated recently with new roofing, exterior doors and washroom upgrades. The home is serviced with well water, and a reverse osmosis system. Two-level basement, with fully finished upper level. There is also an insulated double attached garage.

Riding Arena is a 2015 built, 60'x120' fabric shelter, steel double truss frame, with power and wood rail interior perimeter.

Workshop, 30'x60' archrib style, metal exterior, concrete floor, unit heater, 14' high overhead door.

Cold Storage Building, 32'x40', archrib style, metal roofing new 2016.

Affordable Barn, 36'x24', constructed 2012. Four box stalls, rubber floor, power, metal exterior, power to this structure.

Kennel built 2017, 16'x40', metal exterior, heated, fenced area for dogs.

***\$1,100,000 Total Asking Price***



# 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
310	NW	30	31	22	2	0	160.52	161	156	0	0	5	\$247,500	Asquith	Sandy Loam	42.2	L	15	\$798.57
310	SW	30	31	22	2	2	155.51	156	148	0	0	8	\$238,700	Asquith	Sandy Loam	42.9	M	15	\$739.13
<b>Totals</b>							<b>316.03</b>	<b>317</b>	<b>304</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>\$486,200</b>	<b>Weighted Average Final Rating 42.5</b>					<b>\$1,537.70</b>

**Average per 160 acres \$245,401**

### 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>



