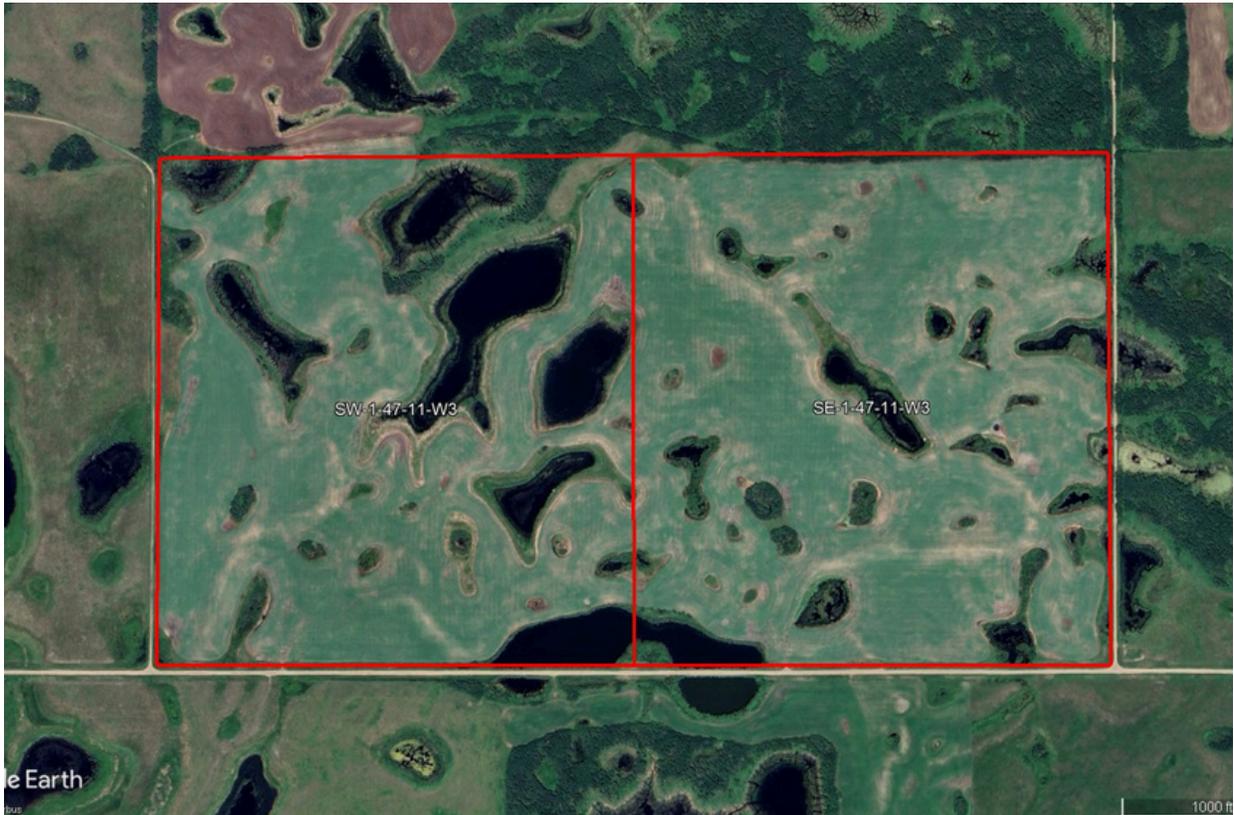




HAMMOND REALTY

\$783,000

Mayfair 343 acres Grain Farmland



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Half section of grain farmland located northeast of Mayfair in the RM of Meeting Lake No. 466. SAMA reports 261 cultivated acres.

The soil features a loam texture and is classified under the Mayfair soil association. The property offers excellent full-season access.

The SE 01-47-11 W3 has a tenancy in place for the 2026 growing season.

The SW 01-47-11 W3 has a tenancy in place for the 2026, 2027, and 2028 growing seasons.

The land is currently farmed by an excellent tenant who has been a strong steward of the property.

This half section presents a strong expansion opportunity for producers in the area or an investment opportunity for those seeking productive farmland with established tenancy.

Farmland & Price Summary

2 parcels
343 title acres (ISC)

SAMA Information

344 total acres
261 cultivated acres
83 wetland/bush acres
\$455,000 total 2025 assessed value (AV)
\$211,628 average assessment per 160 acres
46.3 soil final rating (weighted average)

\$783,000 Farmland Price
\$2,284 per title acre (ISC)
\$3,000 per cultivated acre (SAMA)
1.72 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
466	SE	1	47	11	3	0	171.8	173	145	0	0	28	\$248,700	Mayfair	Loam	45.6	G	22	\$1,015.00
466	SW	1	47	11	3	0	171.0	171	116	0	0	55	\$206,300	Mayfair	Loam	47.2	G	22	\$842.00
Totals							342.8	344	261	0	0	83	\$455,000	Weighted Average Final Rating 46.3					\$1,857.00

Average per 160 acres \$211,628

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.

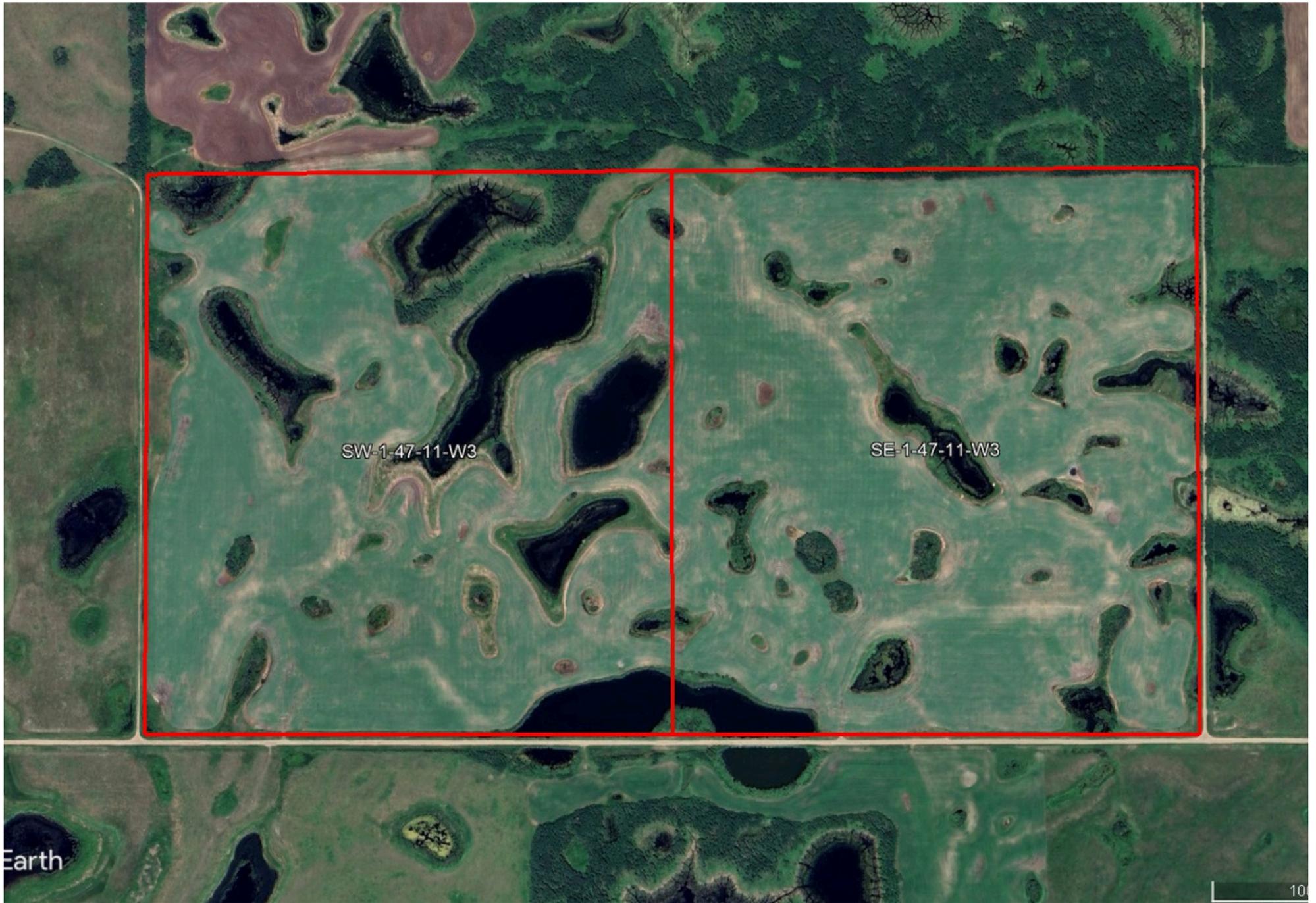
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>



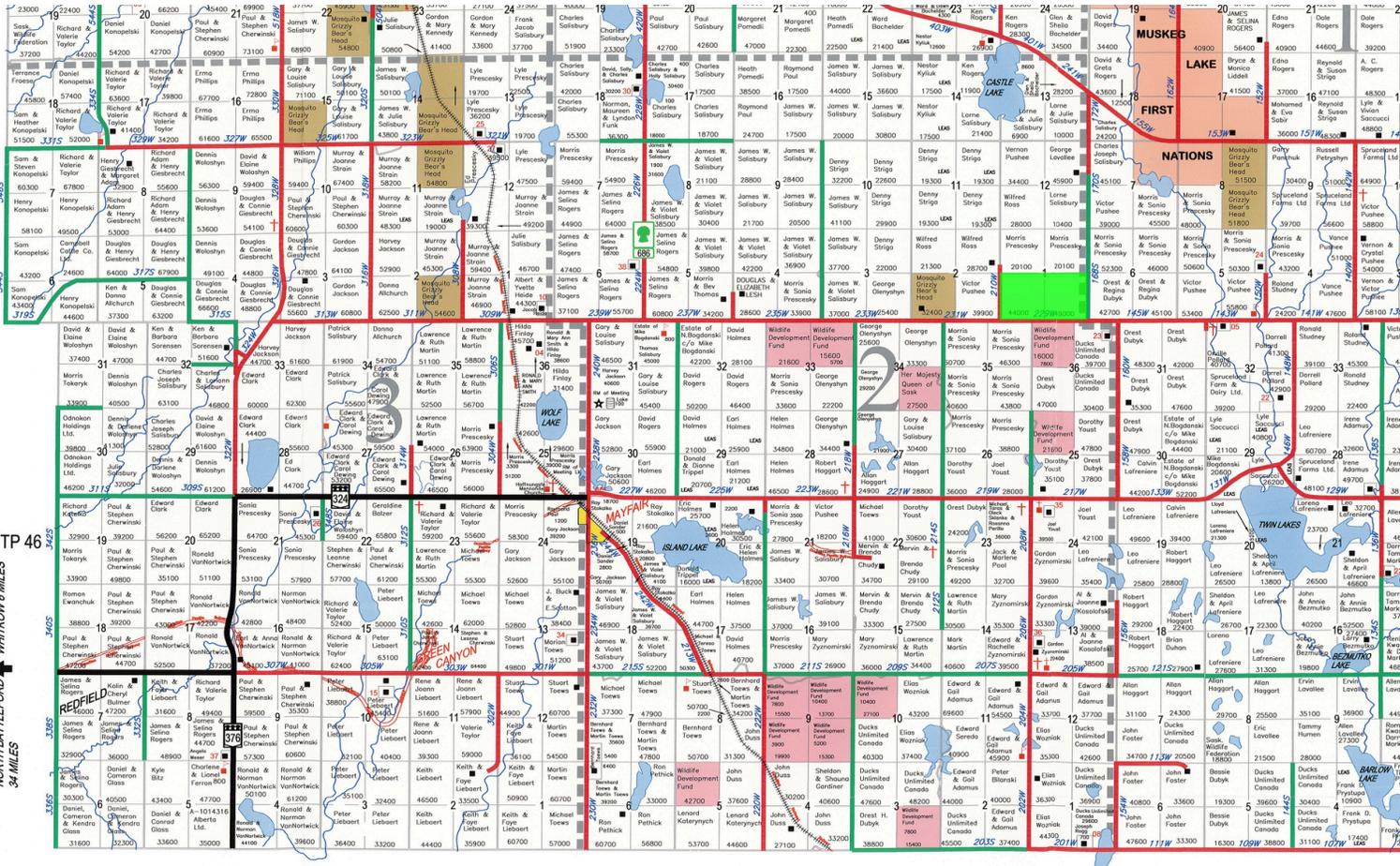
SW-1-47-11-W3

SE-1-47-11-W3

Earth

100

TP 47



TP 46

NORTH BATTLEFORD
34 MILES

WHITROW 6 MILES

RG 12
RICHARD 16 MILES

SPEERS 17 MILES

RG 11
HWY #40 14 MILES

RM OF DOUGLAS #436

RM OF REDBERRY #435

RG 10