



# HAMMOND

REALTY

\$470,000

Moose Range 160 acres Grain Farmland



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### **Location**

This single quarter section is located 29 km northeast of Nipawin and 29 km northwest of Carrot River, in northeastern Saskatchewan.

### **Farmland Description**

This quarter features approximately 105 cultivated acres of dominantly Canada Land Inventory Class 3 and 4 soils, mapped as Dark Grey Carrot River associations, recently improved, adding to the cultivated acres. This land is currently cultivated, well suited for field crops or hay/pasture.

### **Farmland Summary**

NW-04-52-12-W2

\$470,000 Farmland

Saskatchewan Crop Insurance (SCIC) "L" rating.

Canada Land Inventory Class 3 and 4 soils.

\$2,938 per total acre (ISC)

\$4,476 per cultivated acre (SAMA)

3.79 times the 2025 assessment

***\$470,000 Total Asking Price***



# 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	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
486	NW	4	52	12	2	0	159.97	105	160	92	0	58	10	\$123,900	Carrot River; Pine	Fine Sandy Loam; Loamy Sand	26.5	L	17	\$1,143
<b>Totals</b>							<b>159.97</b>	<b>105</b>	<b>160</b>	<b>92</b>	<b>0</b>	<b>58</b>	<b>10</b>	<b>\$123,900</b>	<b>Weighted Average Final Rating</b>		<b>26.5</b>			<b>\$1,143</b>

Average per 160 acres    \$123,900

### 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>





NW-4-52-12-W2

Google Earth

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1000 ft

