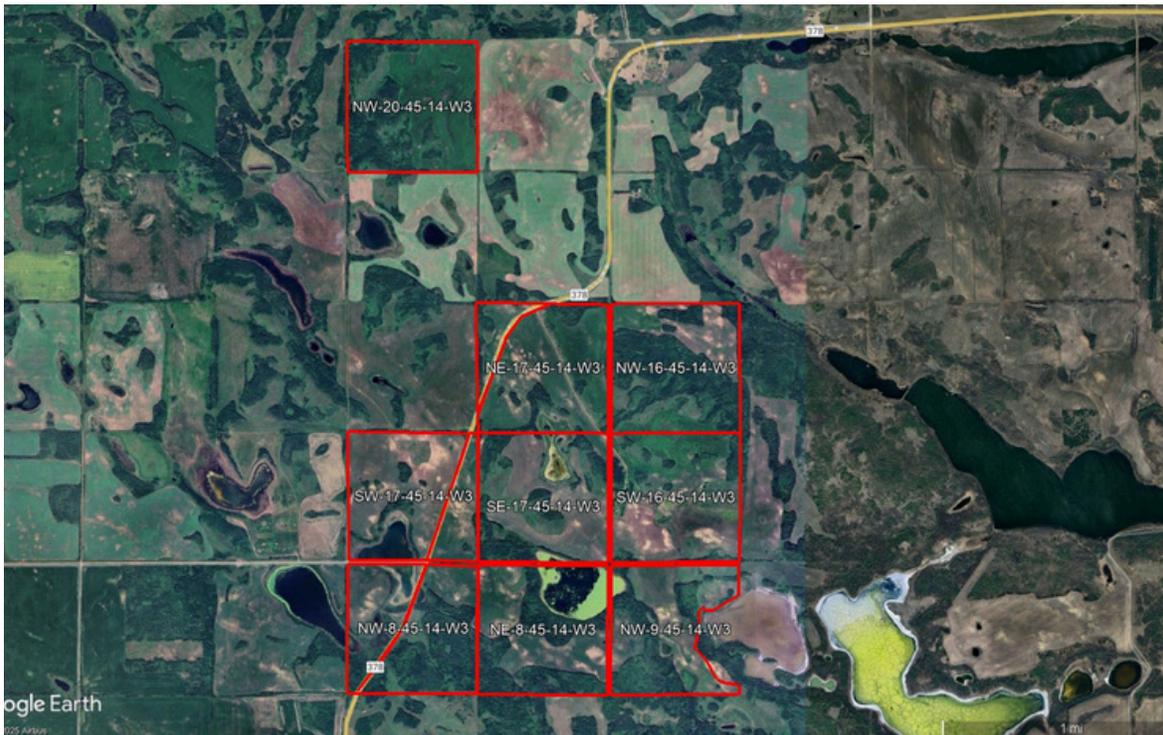




HAMMOND REALTY

\$2,080,000

North Battleford 1,384 Grain & Pastureland



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Property Information

This nine quarter offering of grain farmland is located 32 km northeast of North Battleford. Eight quarters are joined together in a block with the ninth located only a half mile away.

The farmland is comprised of a black soil (primarily Meota association) possessing a predominantly sandy loam texture. SAMA indicates that there are 663 cultivated acres, 551 native pasture acres, and 110 acres of wetland/bush. The owner reports 710 acres cultivated. The land also has a developed and serviced yard site with power, geothermal heat and well water to an older residence. The residence is vacant requires attention before it would be suitable for occupancy. There is an uninsulated detached two car garage as well as six metal flat bottom grain bins on cement pads. Two bins are approximately 1200-bushel capacity and four are approximately 1600-bushel capacity.

The topography of the land is predominantly gentle slopes with ranges from nearly level to very strong slopes and stones are predominantly none to few. The 2025 crops were Fall Rye and Wheat and Oats in 2024. The land is currently vacant and the property is not fenced.

The property has ease of access as Hwy 378 borders several parcels.

Farmland & Price Summary

9 parcels
1,384 title acres (ISC)
710 reported seeded acres

SAMA Information

1,324 total acres
663 cultivated acres
- arable hay/grass acres
551 native pasture acres
110 wetland/bush acres
\$1,578,800 total 2025 assessed value (AV)
\$190,792 average assessment per 160 acres
44.2 soil final rating (weighted average)

\$2,050,000 Farmland Price

\$1,481 per title acre (ISC)
\$3,092 per cultivated acre (SAMA)
\$2,887 per cultivated acre (Owner)
1.30 times the 2025 assessed value (P/AV multiple)

\$30,000 Buildings and Improvements

\$2,080,000 Total 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 | Pasture Acres | Other Acres | 2025 Assessed Fair Value (AV) | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone | Property Taxes | 2024 Asmt. |
| 437 | NW | 16 | 45 | 14 | 3 | 0 | 158.2 | | 160 | 50 | 102 | 8 | \$144,500 | Meota | Sandy Loam | 41.3 | K | 22 | \$316.00 | \$102,500 |
| 437 | NW | 20 | 45 | 14 | 3 | 0 | 160.6 | | 160 | 72 | 78 | 10 | \$182,500 | Mayfair | Loam | 43.1 | J | 22 | \$399.00 | \$129,400 |
| 437 | NW | 9 | 45 | 14 | 3 | 34 | 131.8 | | 132 | 58 | 74 | | \$161,700 | Meota | Fine Sandy Loam | 48.4 | K | 22 | \$354.00 | \$114,100 |
| 437 | SW | 16 | 45 | 14 | 3 | 0 | 158.6 | | 104 | 102 | | 2 | \$231,000 | Meota | Sandy Loam | 47.5 | K | 22 | \$950.00 | \$161,300 |
| 437 | NE | 8 | 45 | 14 | 3 | 0 | 159.7 | | 160 | 33 | 97 | 30 | \$100,200 | Meota | Fine Sandy Loam | 37.0 | K | 22 | \$219.00 | \$71,200 |
| 437 | NW | 8 | 45 | 14 | 3 | 1,2 | 152.9 | | 153 | 38 | 115 | | \$140,800 | Meota | Sandy Loam | 36.3 | K | 22 | \$308.00 | \$100,100 |
| 437 | NE | 17 | 45 | 14 | 3 | 1,2 | 153.1 | | 150 | 125 | | 25 | \$211,000 | Meota | Sandy Loam | 44.9 | K | 22 | \$565.00 | \$148,300 |
| 437 | SE | 17 | 45 | 14 | 3 | 1,2 | 156.1 | | 155 | 70 | 85 | | \$206,100 | Mayfair | Light Loam | 42.3 | J | 22 | \$451.00 | \$146,100 |
| 437 | SW | 17 | 45 | 14 | 3 | 1 | 153.0 | | 150 | 115 | | 35 | \$201,000 | Meota | Fine Sandy Loam | 46.4 | K | 22 | \$538.00 | \$141,200 |
| Totals | | | | | | | 1,384.0 | 710 | 1,324 | 663 | 551 | 110 | \$1,578,800 | Weighted Average Final Rating | | 44.2 | | | \$4,100.00 | \$1,114,200 |

Average per 160 acres \$190,792

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.

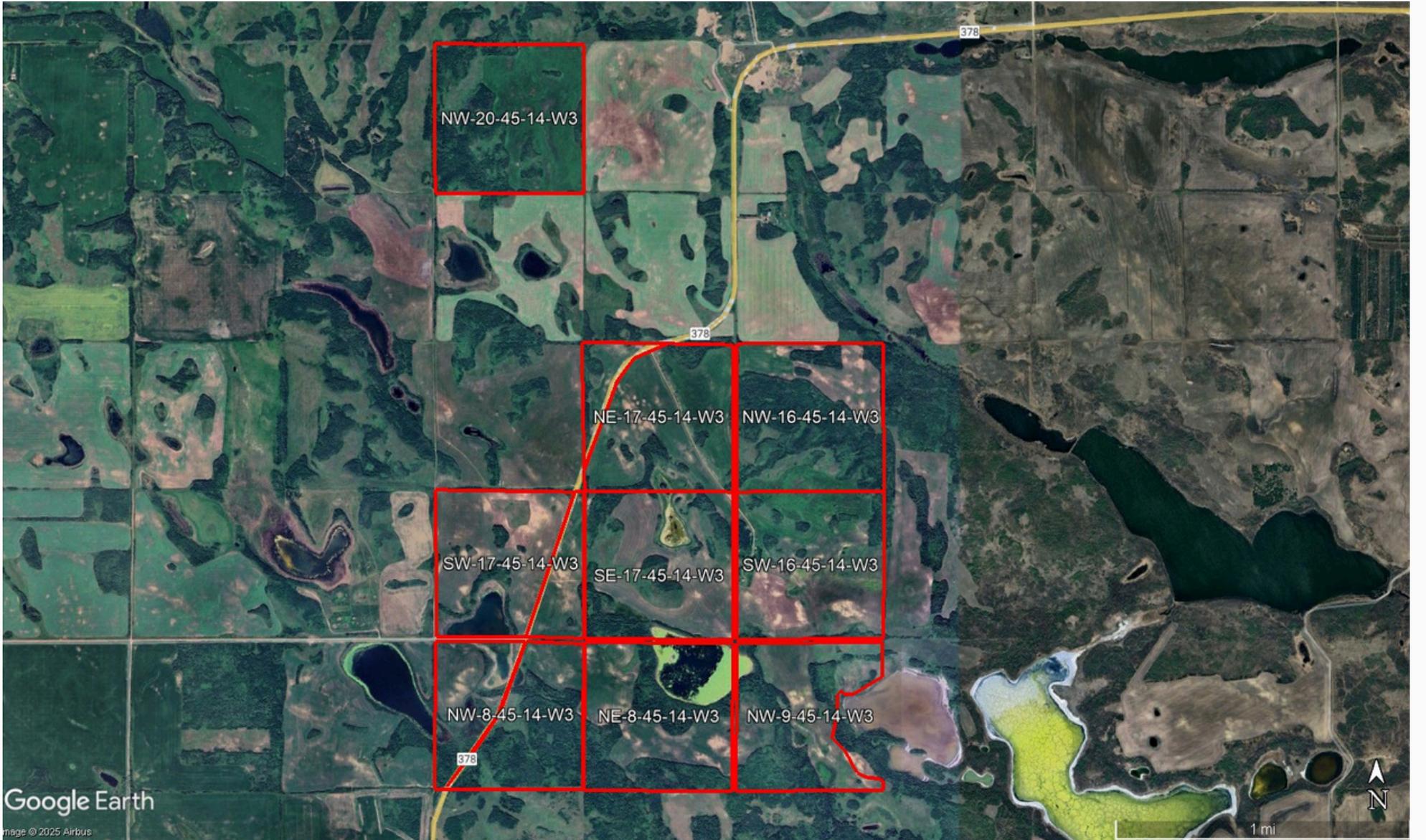
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>



NW-20-45-14-W3

NE-17-45-14-W3

NW-16-45-14-W3

SW-17-45-14-W3

SE-17-45-14-W3

SW-16-45-14-W3

NW-8-45-14-W3

NE-8-45-14-W3

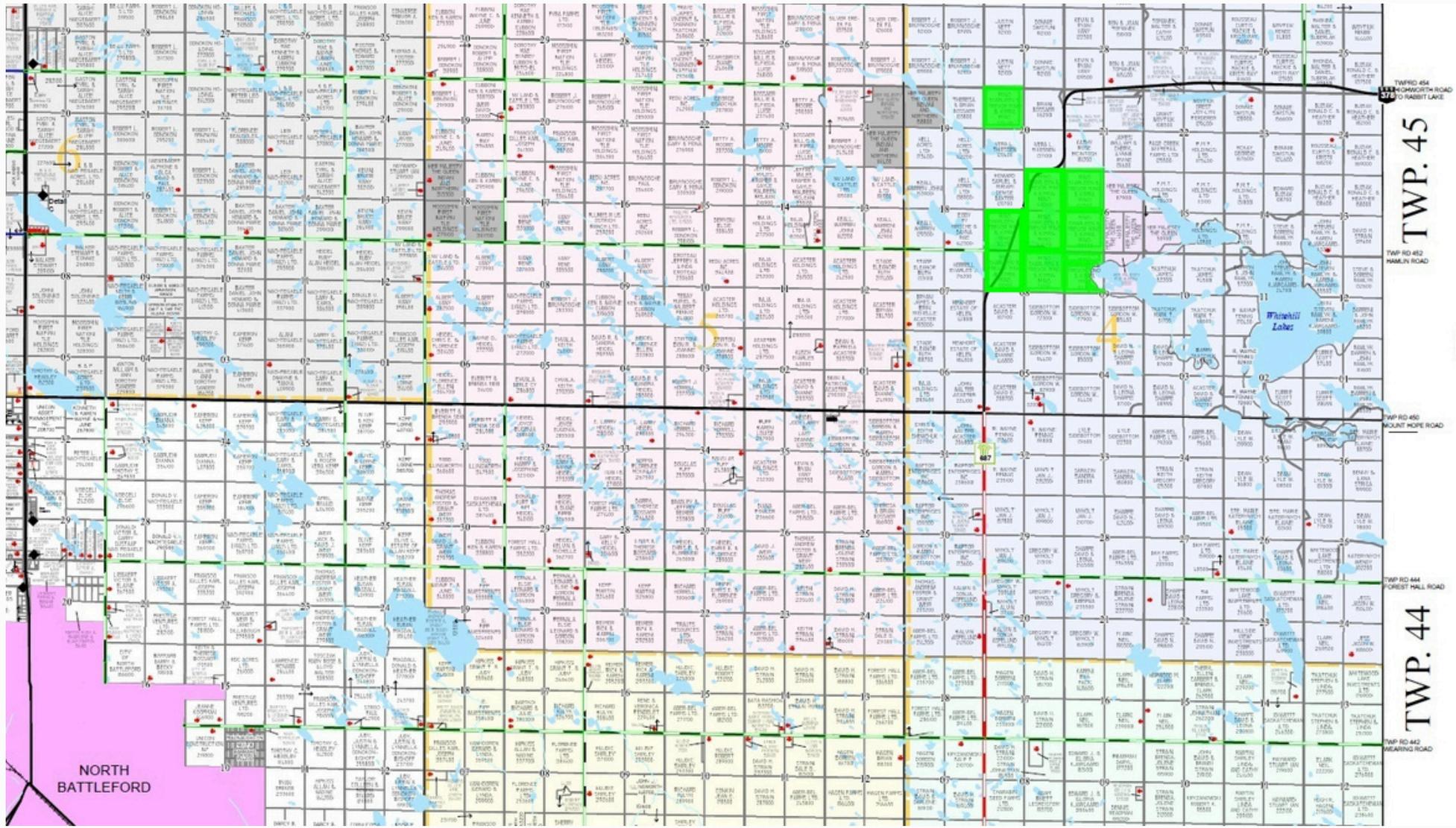
NW-9-45-14-W3

Google Earth

Image © 2025 Airbus



1 mi



NORTH BATTLEFORD

TWP. 45
TWP RD 452
MAMLIN ROAD

TWP. 44
TWP RD 442
MEARNS ROAD

TWP RD 454
HORNWORTH ROAD
RABBIT LAKE

TWP RD 450
MOUNT MOPE ROAD

TWP RD 444
FOREST HALL ROAD

North Battleford