



HAMMOND
REALTY

\$5,600,000

Pangman 2,198 acres Grain Farmland



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Location

This very attractive package of 14 grain farmland quarters is located just south of Pangman, SK.

Farmland & Price Summary

14 parcels
2,198 title acres (ISC)
2,034 Vendor stated seeded acres

SAMA Information

2,203 total acres
1,739 cultivated acres
292 native pasture acres
189 wetland/bush acres
\$3,191,800 total 2025 assessed value (AV)
\$231,815 average assessment per 160 acres
44.2 soil final rating (weighted average)

\$5,600,000 Farmland Price
\$2,548 per title acre (ISC)
\$3,220 per cultivated acre (SAMA)
\$2,753 per cultivated acre (Owner)
1.75 times the 2025 assessed value (P/AV multiple)

Vendor's yard (approx. 10 acres) in NE 21-7-20 W2 will be subdivided off including all buildings. Vendor is also going to subdivide and keep 10 acres along the east side of the NE 29-7-20 W2, the cost for subdivision will be paid by the Vendor. The sale closing for NE 21 and NE 29 will be once the subdivision is completed. Vendor is also keeping NW 33-07-20 W2 Ext 2, Surface Parcel 166037159 (1.73 acres). Steel bins on SW 28, NE 21, & NE 33 (10,000 bushels hopper and 20,000 bushels of flat bottom) are not included in the sale and to be removed.

Lease Opportunity

The following land are to be rented by the Purchaser for 2026 crop year at \$85 per Vendor's cultivated acres. Vendor states that there are 455 cultivated acres.

RM 69
SE 33-7-20 W2
SW 34-7-20 W2
SE 2-8-20 W2



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	
69	SE	20	7	20	2	0	158.6	135	159	144	0	0	15	\$227,800	Ardill	Clay Loam	42.1	K	6		
69	NW	21	7	20	2	0	158.1	157	158	142	0	0	16	\$232,300	Ardill	Clay Loam	43.5	H	6		
69	NE	21	7	20	2	0	148.9	143	149	141	0	0	18	\$230,100	Ardill	Clay Loam	43.4	G	6		
69	NE	22	7	20	2	0	160.5	161	160	145	0	0	15	\$259,900	Ardill	Clay Loam	47.6	G	6		
69	SW	28	7	20	2	0	160.4	148	159	134	0	0	25	\$203,500	Ardill	Clay Loam	40.3	H	6		
69	SE	29	7	20	2	0	160.3	160	160	150	0	0	10	\$245,400	Ardill	Clay Loam	43.5	J	6		
69	NE	29	7	20	2	0	150.8	143	150	0	0	150	0	\$159,500	Ardill	Clay Loam		G	6		
69	NE	31	7	20	2	0	159.9	133	160	140	0	0	20	\$282,800	Ardill	Clay Loam	53.7	J	6		
69	NE	32	7	20	2	0	158.5	158	160	150	0	0	10	\$271,100	Ardill	Clay Loam	48.1	H	6		
69	NW	32	7	20	2	0	159.8	153	160	90	0	60	10	\$219,800	Ardill	Clay Loam	47.3	J	6		
69	NE	33	7	20	2	1,2	152.9	158	159	144	0	0	15	\$232,900	Ardill	Clay Loam	43.0	G	6		
69	NW	33	7	20	2	1,2	153.0	160	153	145	0	0	15	\$264,900	Ardill	Clay Loam	48.6	G	6		
69	SW	3	8	20	2	0	157.1	80	157	75	0	82	0	\$221,900	Ardill	Clay Loam	49.7	G	6		
69	SE	4	8	20	2	0	159.1	145	159	139	0	0	20	\$139,900	Ardill	Clay Loam	26.7	H	6		
Totals							2,197.9	2,034	2,203	1,739	0	292	189	\$3,191,800	Weighted Average Final Rating		44.2				

Average per 160 acres \$231,815

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>



For Rent - 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	
69	SE	33	7	20	2	0	158.5	147	159	134	0	0	25	\$243,200	Ardill	Clay Loam	48.2	G	6		
69	SW	34	7	20	2	0	161.1	152	159	139	0	0	20	\$247,200	Ardill	Clay Loam	47.3	H	6		
Totals							319.6	299	318	273	0	0	45	\$490,400	Weighted Average Final Rating			47.7			

Average per 160 acres \$246,742

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>







140000 PAUL METKE FARMS INC.	193200 PAUL METKE FARMS INC.	222200 PAUL METKE FARMS INC.	209000 R. YOUNG LTD.	185700 METKE & ASLEY	189900 COUNTRY EXPRESS LTD.	167200 JOHN & WENDY COLBOW	190400 MARK JOHNSON	127300 MARK JOHNSON	136400 FERN SILLIER	155300 FERN SILLIER	137400 JOHN & WENDY COLBOW	104500 JOHN & WENDY COLBOW	126700 EDWARD & ARLENE HOWES	143900 EVELYN & PETER FROH	163900 KEITH, GAIL & SHAWN HOWES	87400 MARGARET & TODD FROH	133000 TODD FROH	164900 BOB MAURER CONSTRUCTION & MAINTENANCE LTD.	147900 JIANGUO QIAN	179600 JIANGUO QIAN		
165700 PAUL METKE FARMS INC.	168300 PAUL METKE FARMS INC.	185700 MEGAN METKE	209000 PAUL METKE FARMS INC.	244800 BIN THERE FARM LTD.	206300 MARK JOHNSON	235800 M & T FELLNER FARMS INC.	190400 MARK JOHNSON	101256760 SASK. LTD.	142000 JOHN & JEAN WAGNER	147600 PATRICIA VASS	145900 JUSTIN, JOHN & WENDY COLBOW	140400 JUSTIN, JOHN & WENDY COLBOW	126700 TYE FROH	126200 EVELYN & PETER FROH	94400 EVELYN & PETER FROH	86500 MARGARET & TODD FROH	106900 BOB MAURER CONSTRUCTION & MAINTENANCE LTD.	106700 BOB MAURER CONSTRUCTION & MAINTENANCE LTD.	146100 BOB MAURER CONSTRUCTION & MAINTENANCE LTD.	141200 NEWMAN FARMS LTD.		
164800 MAZER ESTATES LTD.	172000 MAZER ESTATES LTD.	167000 MAZER ESTATES LTD.	175600 PAUL METKE FARMS INC.	115000 SHEILA & CHRISTINE LARSON	172800 MARK JOHNSON	222900 COUNTRY EXPRESS LTD.	208300 M & T FELLNER FARMS INC.	149000 BRADLEY FELLNER	87900 ANDREW & YVONNE ACTON	164000 ANDREW & YVONNE ACTON	150400 PATRICIA VASS	178100 JUDITH SCHWINDT	182900 JUDITH SCHWINDT	151700 ORAN PAUL	158000 ORAN PAUL	133000 TYE FROH	134500 TYE FROH	61000 MARGARET & TODD FROH	145500 NEWMAN FARMS LTD.	149500 NEWMAN FARMS LTD.		
147700 DURAND FRITZ	182200 MAZER ESTATES LTD.	165500 MAZER ESTATES LTD.	115000 PAUL METKE FARMS INC.	156600 SHEILA & CHRISTINE LARSON	172800 MARK JOHNSON	201400 COUNTRY EXPRESS LTD.	168000 M & T FELLNER FARMS INC.	176900 BRADLEY FELLNER	115500 FELLNER FARMS INC.	162100 FELLNER FARMS INC.	131400 ROBERT SVEDARH	145200 REESE PINGERT	167100 REESE PINGERT	137200 IVAN & SHEILA CLEVELAND	150700 IVAN & SHEILA CLEVELAND	123800 TYE FROH	64300 TYE FROH	61000 MARGARET & TODD FROH	153800 NEWMAN FARMS LTD.	153800 NEWMAN FARMS LTD.		
161800 MAZER WEBB LTD.	128000 LARRY & TRINA WEBB	128000 LARRY & TRINA WEBB	169100 KEITH WARREN	169100 CHRISTINE LARSON & REL LAFORGE	110100 MARK JOHNSON	140300 WALTER & IRIS JOHNSON	195000 COUNTRY EXPRESS LTD.	214000 M & T FELLNER FARMS INC.	159000 FELLNER FARMS INC.	162100 FELLNER FARMS INC.	143800 KATHERINE, ALLAN & TODD KAUFMANN	111200 JUDITH SCHWINDT	167100 JUDITH SCHWINDT	137200 IVAN & SHEILA CLEVELAND	150700 IVAN & SHEILA CLEVELAND	123800 TYE FROH	64300 TYE FROH	61000 MARGARET & TODD FROH	153800 NEWMAN FARMS LTD.	153800 NEWMAN FARMS LTD.		
179200 MATTHEW MAZER	136600 LARRY & TRINA WEBB	136600 LARRY & TRINA WEBB	109000 CHRISTINE LARSON & REL LAFORGE	115800 CHRISTINE LARSON & REL LAFORGE	111900 MARK JOHNSON	117800 WALTER & IRIS JOHNSON	139900 ESTATE OF HAROLD BARTH	214000 M & T FELLNER FARMS INC.	159000 FELLNER FARMS INC.	162100 FELLNER FARMS INC.	143800 KATHERINE, ALLAN & TODD KAUFMANN	111200 JUDITH SCHWINDT	167100 JUDITH SCHWINDT	137200 IVAN & SHEILA CLEVELAND	150700 IVAN & SHEILA CLEVELAND	123800 TYE FROH	64300 TYE FROH	61000 MARGARET & TODD FROH	153800 NEWMAN FARMS LTD.	153800 NEWMAN FARMS LTD.		
178000 ROSS & MELOYD DAVID	180400 ROSS & MELOYD DAVID	181800 SHAWN & TANIA HOWSE	123600 SHAWN & TANIA HOWSE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE	137600 CHRISTINE LARSON & REL LAFORGE		
195000 DKKW FARMS INC.	161000 BILLY & KAY GURSKY	153300 TERRY WEBB	153300 COUNTRY EXPRESS LTD.	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB	139000 LARRY & TRINA WEBB		
135200 DKKW FARMS INC.	160000 TERRY WEBB	160000 TERRY WEBB	102700 COUNTRY EXPRESS LTD.	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB	148500 LARRY & TRINA WEBB		
161000 KRISTOPHER & CHRISSE WEBB	135800 TERRY WEBB	135800 TERRY WEBB	115600 ISABEL JESSE & PATRICK MADIGAN	98900 COUNTRY EXPRESS LTD.	128600 DUCKS UNLIMITED CANADA	131400 DUCKS UNLIMITED CANADA	153100 ELSI PERKINS	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD	187700 WAYNE & DONNA LILLEJORD		
109400 KRISTOPHER & CHRISSE WEBB	113900 LORETTA WEBB	122200 THOMAS WEBB	113200 DARRELL & CHERYL ROWLAND	153200 ELWOOD & JOYLENE WHITE	129300 ISOBEL SAMPLE	127000 ISOBEL SAMPLE	140600 ELSI PERKINS	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD	187000 WAYNE & DONNA LILLEJORD		
113900 CHAD HUDSON	120400 KRISTOPHER & CHRISSE WEBB	142900 THOMAS WEBB	139700 ISABEL JESSE & PATRICK MADIGAN	128600 COUNTRY EXPRESS LTD.	171000 PROSPECT VALLEY FARMS INC.	153200 ISOBEL SAMPLE	155100 BARRY SAMPLE	158700 ELSI PERKINS	192700 MARK JOHNSON	198600 MARK JOHNSON	188600 COUNTRY EXPRESS LTD.	191100 COUNTRY EXPRESS LTD.	142600 LONAN & LARRY LILLEJORD	179000 WAYNE & DONNA LILLEJORD	189900 WAYNE & DONNA LILLEJORD	207500 WAYNE & DONNA LILLEJORD	161800 TODD FROH	113900 TODD FROH	113900 TODD FROH	113900 TODD FROH		
178100 EDWIN & HAZEL ROWLAND	114600 DARRELL & CHERYL ROWLAND	155000 THOMAS WEBB	144300 ISABEL JESSE & PATRICK MADIGAN	138800 COUNTRY EXPRESS LTD.	129400 PROSPECT VALLEY FARMS INC.	123700 ISOBEL SAMPLE	189400 BARRY SAMPLE	180000 WALTER & IRIS JOHNSON	192600 VERMEULEN LAND CO. LTD.	195200 VERMEULEN LAND CO. LTD.	184500 WAYNE & DONNA LILLEJORD	180700 LONAN & LARRY LILLEJORD	175400 COUNTRY EXPRESS LTD.	139000 WAYNE & DONNA LILLEJORD	113900 TODD FROH	113900 TODD FROH	113900 TODD FROH	113900 TODD FROH	113900 TODD FROH	113900 TODD FROH		
150000 EDWIN & HAZEL ROWLAND	149400 WILLIAM & SUSAN PETERS	113900 WILLIAM & SUSAN PETERS	153500 ANDJELIC LAND INC.	147500 MILE HALF VALLEY BATTLE INC.	113900 DARRELL & CHERYL ROWLAND	113900 DARRELL & CHERYL ROWLAND	183100 ELWOOD & JOYLENE WHITE	198200 WALTER & IRIS JOHNSON	189800 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.	181900 VIEW FARM HOLDINGS INC.		
171100 WILLIAM & SUSAN PETERS	197900 WILLIAM & SUSAN PETERS	113900 WILLIAM & SUSAN PETERS	196100 ANDJELIC LAND INC.	111100 MILE HALF VALLEY BATTLE INC.	113900 DARRELL & CHERYL ROWLAND	113900 DARRELL & CHERYL ROWLAND	169000 ELWOOD & JOYLENE WHITE	189500 VERMEULEN LAND CO. LTD.	183000 MARLOW TRAVLAND	203400 THOMAS WEBB	203400 THOMAS WEBB	175200 VERMEULEN LAND CO. LTD.	181900 LARRY & JUDY LILLEJORD	137300 CEYLON GAP FEEDERS INC.	113900 TODD FROH	113900 TODD FROH	113900 TODD FROH	113900 TODD FROH	113900 TODD FROH	113900 TODD FROH		
138300 WILLIAM & SUSAN PETERS	204300 WILLIAM & SUSAN PETERS	152600 WILLIAM & SUSAN PETERS	148600 ANDJELIC LAND INC.	113900 MILE HALF VALLEY BATTLE INC.	135800 THOMAS WEBB	204000 THOMAS WEBB	220300 ELWOOD & JOYLENE WHITE	211800 VERMEULEN LAND CO. LTD.	200600 THOMAS WEBB	204800 THOMAS WEBB	178600 LARRY & SHARON NYHUS	164200 VERMEULEN LAND CO. LTD.	151400 CEYLON GAP FEEDERS INC.	138400 BRADLEY NYHUS	125800 TODD FROH	169100 WARREN & BLAINE THOMSON	211200 LARRY & SUZANNE VERHELST	197600 LARRY & SUZANNE VERHELST	231100 CATHERWOOD FARMS INC.	170600 WARREN POTIER & CHERYL FRANK		
213000 WILLIAM & SUSAN PETERS	292900 WILLIAM & SUSAN PETERS	197900 WILLIAM & SUSAN PETERS	239100 ANDJELIC LAND INC.	140700 MILE HALF VALLEY BATTLE INC.	158500 RODNEY & PAMELA ROWLAND	177200 KT LAKE VIEW FARM HOLDINGS INC.	164700 DARRELL & CHERYL ROWLAND	154300 MARK HEATHER ROWLAND	198000 THOMAS WEBB	232500 THOMAS WEBB	172200 LARRY & SHARON NYHUS	192200 CEYLON GAP FEEDERS INC.	153000 CEYLON GAP FEEDERS INC.	113200 WILFRED & MARGARET NYHUS	111000 HARRIS & BLAINE THOMSON	151100 LARRY & SUZANNE VERHELST	225300 CATHERWOOD FARMS INC.	206200 KEITH & LORETTA COOPER	206300 GORDON BULLOCK	190900 GORDON BULLOCK	185900 KELLY SCOTT	164000 CORY & CARRI HENHEFFER

Twsp. Rd. 062

Twsp. Rd. 081

Twsp. Rd. 080

Twsp. Rd. 075

Twsp. Rd. 074

TP 07

Twsp. Rd. 073

Twsp. Rd. 072

Twsp. Rd. 071

Twsp. Rd. 070

RG 20

RG 19