



# HAMMOND

REALTY

\$1,000,000

Pangman 156 acres Grain Farmland



**Kevin Jarrett**

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca



HammondRealty.ca  
113 3<sup>rd</sup> Ave. West  
P.O. Box 1054  
Biggar, SK S0K 0M0  
(306) 948-5052 Office  
(306) 948-5053 Fax

### **Prime Development Land near Pangman, SK**

Located just southeast of Pangman, adjacent to Highway 6, this property offers a rare combination of location, water quality, and development potential. The water well is owned by the RM.

With approximately 156 cultivated acres (as per owner), this parcel is ideally suited for a business venture, country residential acreage, or agricultural development. Its highway frontage ensures easy access, visibility, and versatility for a range of potential projects.

Whether you're investing in your next enterprise or planning your dream home in the country, this land is a standout opportunity in southern Saskatchewan.

The 14 quarters (SK996977) the seller owns to west (SE 20, NW 21, NE 21, NE 22, SW 28, SE 29, NE 29, NE 31, NE 32, NW 32, NE 33, NW 33 all 7-20 W2, and SW 3 & SE 4 all 8-20 W2) must sell first.

### **Farmland & Price Summary**

1 parcel  
156 title acres (ISC)  
156 reported seeded acres

#### **SAMA Information**

156 total acres  
132 cultivated acres  
24 wetland/bush acres  
\$198,600 total 2025 assessed value (AV)  
\$203,692 average assessment per 160 acres  
40.6 soil final rating (weighted average)

\$1,000,000 Farmland Price  
\$6,406 per title acre (ISC)  
\$7,576 per cultivated acre (SAMA)  
\$6,410 per cultivated acre (Owner)  
5.04 times the 2025 assessed value (P/AV multiple)



# Detailed Description of Farmland Property

| Legal Land Description |    |      |      |      |      |      |      | ISC          | Owner       | SAMA Information |             |           |               |             |                               |   |              |                   |       | SCIC      |                | RM |
|------------------------|----|------|------|------|------|------|------|--------------|-------------|------------------|-------------|-----------|---------------|-------------|-------------------------------|---|--------------|-------------------|-------|-----------|----------------|----|
| Map ID                 | 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   | 2    | 8    | 20   | 2    | 0    | 156.1        | 156         | 156              | 132         | 0         | 0             | 24          | \$198,600                     | Ardill                                    | Loam         | 40.6              | K     | 6         |                |    |
| <b>Totals</b>          |    |      |      |      |      |      |      | <b>156.1</b> | <b>156</b>  | <b>156</b>       | <b>132</b>  | <b>0</b>  | <b>0</b>      | <b>24</b>   | <b>\$198,600</b>              | <b>Weighted Average Final Rating 40.6</b> |              |                   |       |           |                |    |

**Average per 160 acres \$203,692**

### 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)

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