



HAMMOND REALTY

\$2,205,000

Parkside 774 acres Hay / Pastureland



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Five (5) quarters of farmland located southeast of Parkside, Saskatchewan. All quarters have been brushed and are ready for fencing. Most slough areas have already been fenced.

Farmland & Price Summary

5 parcels
774 title acres (ISC)

SAMA Information

793 total acres
229 cultivated acres
324 arable hay/grass acres
143 native pasture acres
97 wetland/bush acres
\$840,000 total 2025 assessed value (AV)
\$169,483 average assessment per 160 acres
33.9 soil final rating (weighted average)

\$2,205,000 Farmland Price
\$2,850 per title acre (ISC)
2.63 times the 2025 assessed value (P/AV multiple)

Land can be sold separately as follows:

NW 33-48-4 W3 (\$675,000)
NW 13-48-5 W3 (\$575,000)
SW 31, NE 30 & SE 30 47-4 W3 (\$980,000)
Total Farmland Price \$2,205,000



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC	
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
464	NW	33	48	4	3	0	158.6	159	69	68	0	22	\$263,800	Hamlin	Fine Sandy Loam	51.2	J	18
464	NW	13	48	5	3	1,2	147.5	152	140	0	0	12	\$165,400	Edam	Very Fine Sand	31.4	L	18
464	SW	31	47	4	3	0	154.9	160	20	60	55	25	\$142,700	Nisbet	Very Fine Sand	27.4	M	18
464	NE	30	47	4	3	0	156.2	159	0	121	20	18	\$127,800	Edam	Loamy Sand	25.6	M	18
464	SE	30	47	4	3	0	156.4	163	0	75	68	20	\$140,300	Edam	Loamy Sand	27.4	M	18
Totals							773.6	793	229	324	143	97	\$840,000	Weighted Average Final Rating 33.9				

Average per 160 acres \$169,483

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>







RM 464 Leask

NW-33-48-4-W3

Parkside

NW-13-48-5-W3

Kilwinning

SW-31-47-4-W3

NE-30-47-4-W3

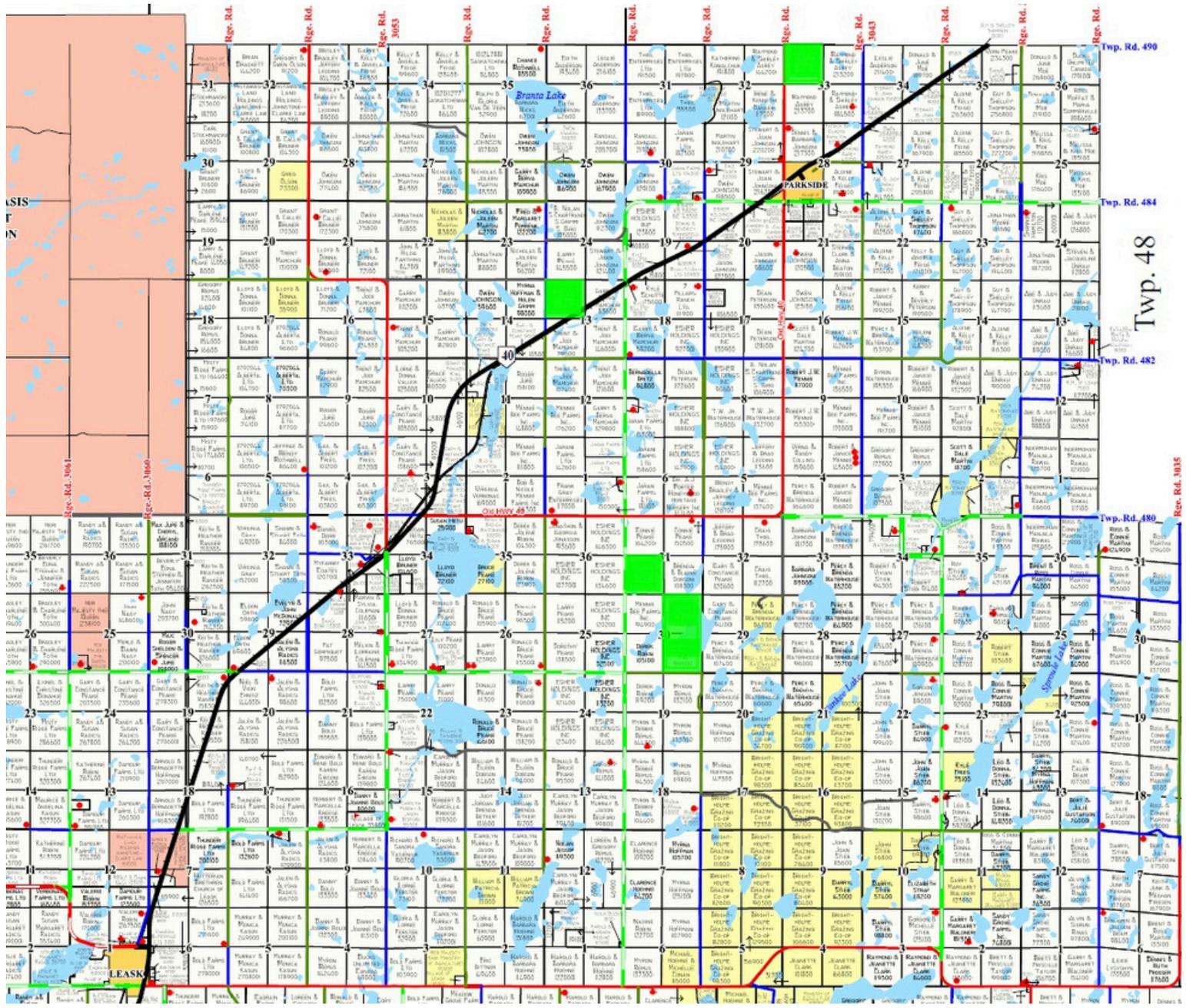
SE-30-47-4-W3

Google Earth

Image © 2025 Airbus



3 mi



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IN

Twp. Rd. 490

Twp. Rd. 484

Twp. Rd. 482

Twp. Rd. 480

Twp. 48

Reg. Rd. 1035

Reg. Rd. 1061

Map showing various land parcels with owner names and acreage. The map includes a grid system with township and range coordinates. Key features include 'Branta Lake' and 'PARKSIDE'. Township boundaries are marked on the right side, and various road designations are present along the top and bottom edges.