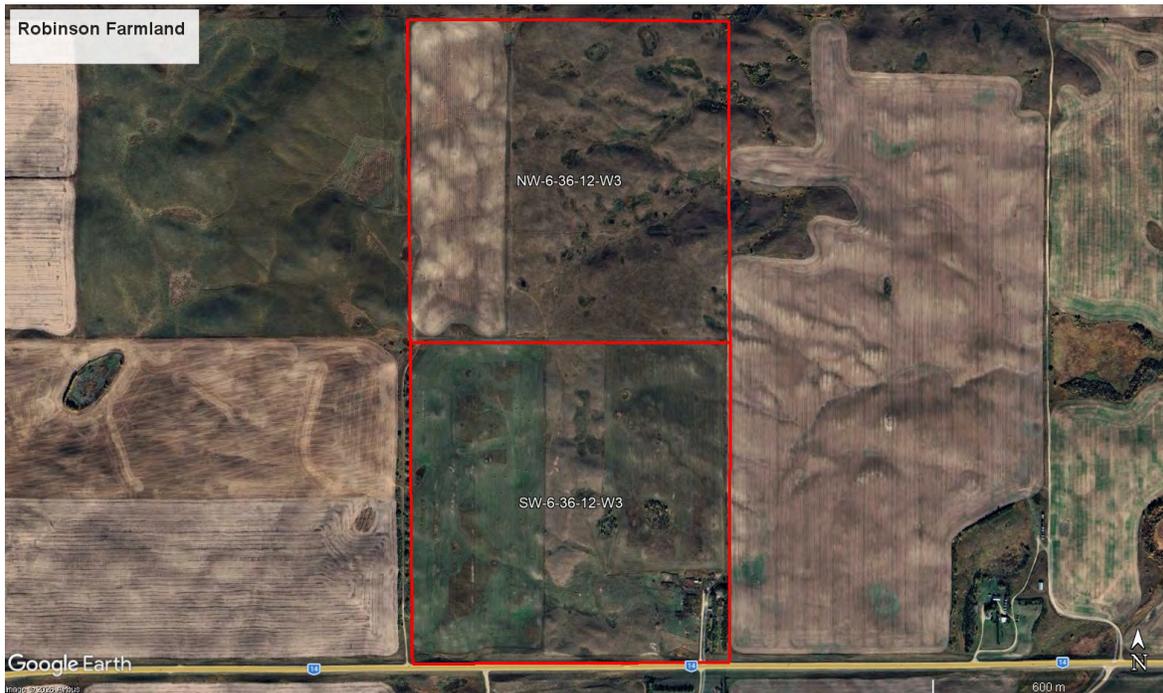




HAMMOND REALTY

\$599,000

Perdue 319 acres Mixed Farmland (Robinson)



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2-Quarter Mixed Farm with Yardsite – 319 Acres

Located approx. 65km west of Saskatoon on HWY 14 between Biggar and Perdue, this 2-quarter farmland package offers a mix of cultivated land and pasture. The moderately rolling land is characterized by a Class 3 dark brown soil (Alert & Keppel associations) with a loam texture, average soil final rating 41.0.

Residence & Improvements

A **1,948 sq. ft. home** (built in 1979, with a 1988 addition) provides a spacious 3-bedroom 2-bathroom layout:

- **Main Floor:** Large mudroom with plenty of storage leads to the well-designed kitchen, opening to an spacious dining and living room with wood burning fireplace. Adjacent to the dining room is a sunken family room and bedroom. Completing the main floor, the principal bedroom and renovated bathroom.
- **Basement:** The partially finished basement includes a large rec room with laundry and furnace, smaller family room, bedroom, den with closet, 3-piece bathroom, and cold storage room.

Additional Home Features:

- 4-year-old forced air oil furnace, electric water heater
- Septic tank with pump-out
- Two wells (house & livestock use)
- 12' x 32' north-facing covered deck overlooking the back yard

Outbuildings & Infrastructure

- **40' x 80' Arch Rib Shop** – Concrete pony wall, dirt floor. Building is solid, but requires renovation to the roof and end walls
- **12' x 32' Barn** – Steel frame, 3 stalls,

Land

- **Total Acres:** Approx. 156 acres hayland, 155 acres native pasture
- **Fencing:** the 2 quarters are fenced & cross-fenced.
- Water supply previously supported up to 100 cows

This well-located and versatile farmland package is an excellent investment or expansion opportunity, or ideal for a smaller mixed farming or cattle operation.

Farmland & Price Summary

- **319** title acres (ISC)
- NW 6-36-12 W3 Ext 0 and SW 6-36-12 W3 Ext 0 (RM of Perdue)

SAMA Information

- **316** total acres
- **156** cultivated acres
- **155** native pasture acres
- **8** wetland/bush acres
- **\$364,700** total 2025 assessed value (AV)
- **\$182,922** average assessment per 160 acres
- **41.0** soil final rating (weighted average)

Farmland Price – \$450,000

- **\$1,411** per title acre (ISC)
- **\$2,885** per cultivated acre (SAMA)
- **1.23x** the 2025 assessed value (P/AV multiple)

Buildings and Improvement Price – \$149,000

Total Price – \$599,000



Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information							SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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
346	NW	6	36	12	3	0	160.6	161	50	111	0	\$156,200	Alert	Loam	39.6	J	16	\$343.00
346	SW	6	36	12	3	0	158.4	158	106	44	8	\$208,500	Keppel	Loam	41.7	J	16	\$560.00
Totals							319.0	319	156	155	8	\$364,700	Weighted Average Final Rating 41.0					\$903.00

Average per 160 acres \$182,922

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>

Municipality Name: RM OF PERDUE (RM)

Assessment ID Number : 346-000906200

PID: 200033686



Civic Address:

Legal Location: Qtr NW Sec 06 Tp 36 Rg 12 W 3 Sup

Supplementary:

Title Acres: 160.59

School Division: 207

Neighbourhood: 346-200

Overall PUSE: 2100

Call Back Year:

Reviewed: 06-Jul-2023

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
50.00	K - [CULTIVATED]	Soil association 1 KP - [KEPPEL] Soil texture 1 L - [LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9)] Soil association 2 KP - [KEPPEL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T4 - Strg Slopes Stones (qualities) S3 - Moderate Natural hazard NH: Natural Hazard Rate: 0.98	\$/ACRE 1,489.11 Final 39.60

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
87.00	NG - [NATIVE GRASS]	Soil association 1 AT - [ALERT] Soil texture 1 L - [LOAM] Soil texture 2	Range site SY/TH: SANDY/THIN Pasture Type N - [Native] Pasture Topography T5: Very Strong 16-20% SI Grazing water source N: No Pasture Tree Cover NO - [NO] Aum/Acre 0.33 Aum/Quarter 52.00	\$/ACRE 850.28
24.00	NG - [NATIVE GRASS]	Soil association 1 AT - [ALERT] Soil texture 1 L - [LOAM] Soil texture 2	Range site SY/TH: SANDY/THIN Pasture Type N - [Native] Pasture Topography T5: Very Strong 16-20% SI Grazing water source N: No Pasture Tree Cover SH - [SHRUB] Aum/Acre 0.10 Aum/Quarter 16.12	\$/ACRE 322.52

Property Report

Municipality Name: RM OF PERDUE (RM)

Assessment ID Number : 346-000906200

PID: 200033686

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$156,200		1	Non-Arable (Range)	45%	\$70,290				Taxable
Total of Assessed Values:	\$156,200				Total of Taxable/Exempt Values:	\$70,290				

Municipality Name: RM OF PERDUE (RM)

Assessment ID Number : 346-000906400

PID: 200033744



Civic Address:
Legal Location: Qtr SW Sec 06 Tp 36 Rg 12 W 3 Sup 00
Supplementary:

Title Acres: 158.34
School Division: 207
Neighbourhood: 346-200
Overall PUSE: 0360
Call Back Year:

Reviewed: 08-Sep-2023
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code: SR002 Single Family Dwell
Method in Use: C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
3.00	A - [OCCUPIED YARD SITE]	Soil association 1 KP - [KEPPEL] Soil texture 1 L - [LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9)]	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate Natural hazard NH: Natural Hazard Rate: 0.94	\$/ACRE Final	1,667.32 44.34
45.00	K - [CULTIVATED]	Soil association 2 KP - [KEPPEL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10 Soil association 1 KP - [KEPPEL] Soil texture 1 L - [LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9)]	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate Natural hazard NH: Natural Hazard Rate: 0.94	\$/ACRE Final	1,667.32 44.34
61.00	K - [CULTIVATED]	Soil association 2 KP - [KEPPEL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10 Soil association 1 KP - [KEPPEL] Soil texture 1 L - [LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9)]	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate Natural hazard NH: Natural Hazard Rate: 0.94	\$/ACRE Final	1,491.81 39.68

Property Report

Municipality Name: RM OF PERDUE (RM) **Assessment ID Number : 346-000906400** **PID: 200033744**

Soil association 2 KP - [KEPPEL]
 Soil texture 3 L - [LOAM]
 Soil texture 4
 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)]
 Top soil depth ER25

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rate
44.00	NG - [NATIVE GRASS]	Soil association 1 AT - [ALERT] Soil texture 1 L - [LOAM] Soil texture 2	Range site SY/TH: SANDY/THIN Pasture Type N - [Native] Pasture Topography T5: Very Strong 16-20% SI Grazing water source N: No Pasture Tree Cover NO - [NO] Aum/Acre 0.33 Aum/Quarter 52.00	\$/ACRE 850.28

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4240108 0	5 - Good	0.9	44	0	0.53	1	R	Taxable
	Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
	SFR - 1 Storey		1948	1979		48.0 X 30.0 + 24.0 X 19.0 + 4.0 X 13.0		
	Basement		1948	1979		48.0 X 30.0 + 24.0 X 19.0 + 4.0 X 13.0		
	Deck		624	1979		12.0 X 20.0)		
						DECK(384) ADD(D3.1) TXT(DIMENSION TYPE: O -> 12.0 X 32.0)		

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 4240108.0	Section Area: 1948
Quality: 5 - Good	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :
Plumbing Fixture Default: Good (11 Fixtures)	Plumbing Fixture Adj: -3	Number of Fireplaces : 1
Basement Rate: Basement	Basement Height: 08 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area: 20% - Approx 1/4 Finished	Att/B-In Garage Rate:	Garage Finish Rate :
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :

Property Report

Municipality Name: RM OF PERDUE (RM) **Assessment ID Number : 346-000906400** **PID: 200033744**

Garage Floor Adj:

Incomplete Adjustment:

Shed Rate :

Porch/Closed Ver Rate:

Deck Rate: Deck with Roof

Section: Basement **Building ID: 4240108.0** **Section Area: 1948**

Basement Rate: Basement

Basement Height: 08 ft

Basement Garage :

Basement Walkout Adj:

Basement Room Rate: Basement Rooms

Percent of Basement Area : 20% - Approx 1/4 Finished

Section: Deck **Building ID: 4240108.0** **Section Area: 624**

Deck Rate: Deck with Roof

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$5,000		1	Residential	80%	\$4,000				Taxable
Agricultural	\$203,500		1	Other Agricultural	55%	\$111,925				Taxable
Improvement	\$170,700		1	Residential	80%	\$0	Z	\$136,560	Z	Taxable
Total of Assessed Values:	\$379,200									
					Total of Taxable/Exempt Values:	\$115,925		\$136,560		











Robinson Farmland

NW-6-36-12-W3

SW-6-36-12-W3

Google Earth

Image © 2025 Airbus

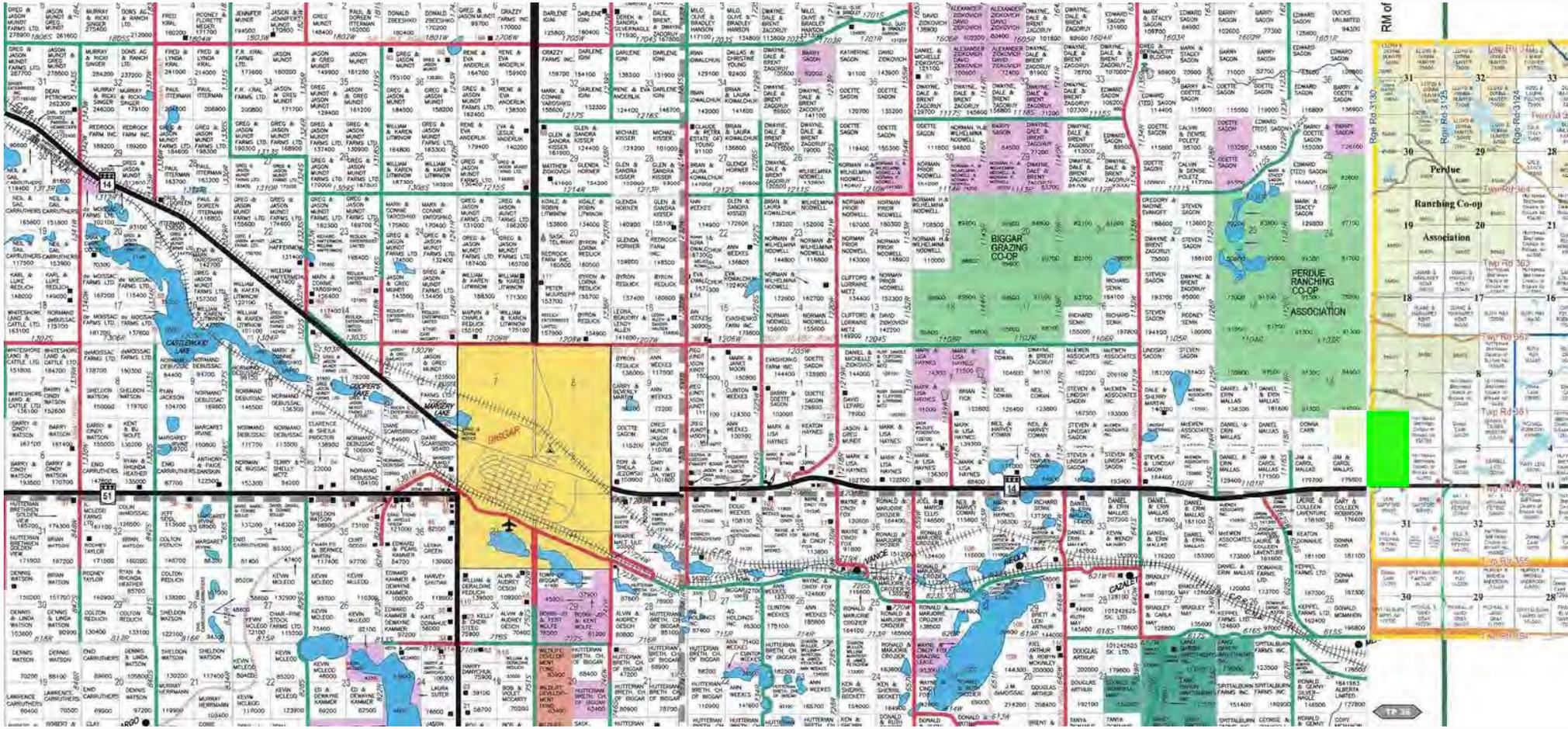
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