



HAMMOND

REALTY

\$195,000

RM 464 Leask 160 acres Farmland



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Full quarter section of pastureland located just west of the Wingard Ferry and the North Saskatchewan River in the Rural Municipality of Leask #464. There are about 55 acres open; remainder with light tree cover, sloping to the river, currently used for grazing. Property tax assessment data shows 50 cultivated acres, with soils mapped as Edam and Shellbrook soil associations, a transition between the Black and Dark Grey soil zones.

This land offers a productive, low cost grazing option.

NE-12-46-04-W3

160.34 title acres (ISC)

SAMA Information

50 cultivated acres

110 acres native pasture

\$133,900 2025 assessed value (AV)

Sale Information

\$195,000 Farmland

\$1,216 per total acre (ISC)

1.46 times the 2025 assessment

\$195,000 Total List Price

Legal Land Description							ISC	SAMA Information									SCIC		RM
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	Property Taxes
464	NE	12	46	4	3	0	160.34	160	50	0	110	0	\$133,900	Edam; Shellbrook	Loamy Sand	38.6	L	18	\$579.59
Totals							160.34	160	50	0	110	0	\$133,900	Weighted Average Final Rating 38.6					\$579.59

Average per 160 acres \$133,900

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>



