



HAMMOND
REALTY

\$295,000

Richmond 160 acres Grain Farmland



Lane Stockbrugger

Lane.Stockbrugger@HammondRealty.ca

(306) 533-5467

HammondRealty.ca



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

Richmond 160 acres Grain Farmland

NE 12-18-28 W3 – RM of Enterprise 142

Opportunity to acquire a productive 160-acre quarter section of cultivated farmland in the RM of Enterprise.

Topography is a gentle flat slope to the north with SAMA reporting none/few stones in a Fox Valley association soil with a silty clay loam texture. Final soil rating of 52.7 across this quarter section.

Driving Directions: 3.5 miles north of Richmond, 1.5 miles West.

\$295,000 Farmland Price

\$1,843 per title acre (ISC)

\$1,855 per cultivated acre (SAMA)

0.94 times the 2025 assessed value (P/AV multiple)

SAMA information

160 total acres

159 cultivated acres

1 acre other

\$314,900 total 2025 assessed value (AV)

52.7 soil final rating

Fox Valley Soil Association

Silty Clay Loam Soil Texture



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	
142	SH NE	12	18	28	3	38, 39	80.0	80	79	0	0	1	\$160,100	Fox Valley	Silty Clay Loam	53.9	J	4	
142	NH NE	12	18	28	3	36, 37	80.0	80	80	0	0	0	\$154,800	Fox Valley	Silty Clay Loam	51.5	J	4	
Totals							160.1	160	159	0	0	1	\$314,900	Weighted Average Final Rating			52.7		

Average per 160 acres \$314,900

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/>

Parcel Crop Insurance Rating

<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>





Township Rd 182

Township Rd 182

Township Rd 182

Tow

NE-12-18-28-W3

Google Earth

Image © 2025 Airbus



1000 ft

West Third Meridian

Range 29

Range 28

Grid of land parcels with owner names and acreage. Includes labels for Range 29, Range 28, Twp 18, Twp 17, and various RGE RD. numbers (3294, 3293, 3292, 3291, 3290, 3289, 3288, 3287, 3286).

Twp 18

Twp 17

TRUCK ROUTE TO HWY #21

TO HWY #21

TWP RD. 190

TWP RD. 185

TWP RD. 184

TWP RD. 183

TWP RD. 182

TWP RD. 181

TWP RD. 180

TWP RD. 175

TWP RD. 174

TWP RD. 173

TWP RD. 172

TWP RD. 171

TWP RD. 170

TWP RD. 165

TO FOX VALLEY & TO HWY #21

FOOTINGS PIPELINES (BASK)

TO HWY #21