



HAMMOND REALTY

\$225,000

Rosetown 482 acres Grain Farmland



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Three adjacent quarter sections located SW of Rosetown in the RM of St. Andrews, totaling 482 title acres.

SAMA reports 473 cultivated acres; however, much of the land is low-lying, prone to flooding, and may be suited for forage production or seasonal agricultural use. Approximately 50–55 acres are situated on higher ground, are typically not affected by flooding, and have historically produced good crops.

The soil features a heavy clay texture, classified under the Dk Brown Alluvium association.

Farmland & Price Summary

3 parcels
482 title acres (ISC)

SAMA Information

483 total acres
473 cultivated acres
10 wetland/bush acres
\$414,600 total 2025 assessed value (AV)
\$137,342 average assessment per 160 acres
23.3 soil final rating (weighted average)

\$225,000 Farmland Price
\$467 per title acre (ISC)
\$476 per cultivated acre (SAMA)
0.54 times the 2025 assessed value (P/AV multiple)



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	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	2024 SAMA	
287	NE	16	28	15	3	43,44,45,46	160.8	161	161	0	0	0	\$105,700	Dk Brown Alluvium	Heavy Clay	17.5	P	16	\$208.00	77,800.0	
287	NW	16	28	15	3	0	160.7	161	151	0	0	10	\$144,700	Dk Brown Alluvium	Heavy Clay	25.5	L	16	\$284.00	104,500.0	
287	SW	16	28	15	3	0	160.7	161	161	0	0	0	\$164,200	Dk Brown Alluvium	Heavy Clay	27.1	K	16	\$322.00	118,800.0	
Totals							482.2	483	473	0	0	10	\$414,600	Weighted Average Final Rating 23.3					\$814.00		

Average per 160 acres \$137,342

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.

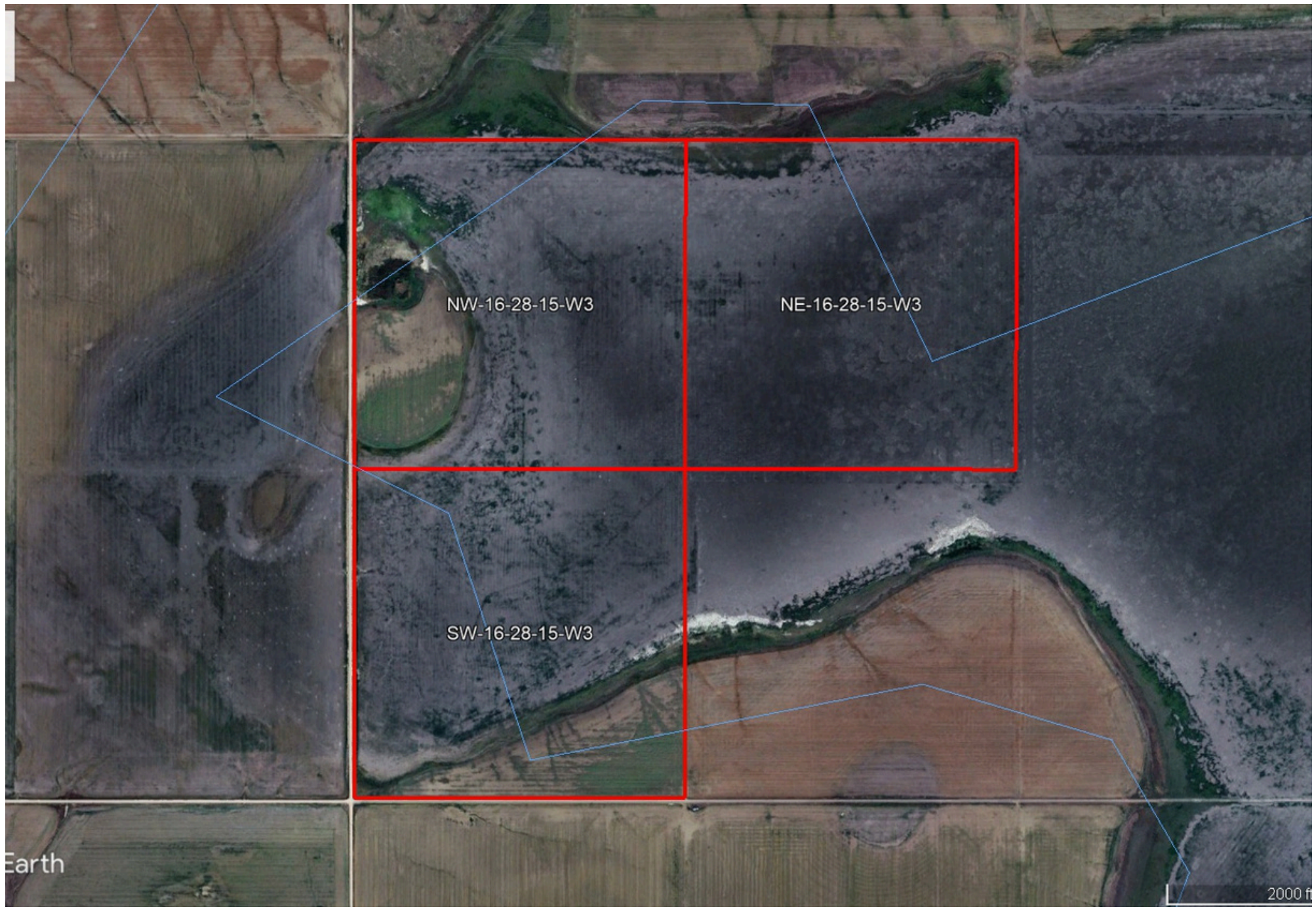
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>



NW-16-28-15-W3

NE-16-28-15-W3

SW-16-28-15-W3

Earth

2000 ft

