



# HAMMOND

REALTY

\$825,000

RM 431 Farmland - 161 acres (Chyz)



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**SW 12-44-25 W2 – RM of St. Louis No. 431**

**Grain Farmland – 161 Title Acres (Chyz)**

Quarter section of highly productive grain farmland located in the RM of St. Louis No. 431 consists of **161 title acres with 158 cultivated acres and 3 acres bush as per SAMA**. The soil is primarily **Tiger Hills and Whitewood associations with loam texture**, with a **weighted soil final rating of 73.8**. Topography is **level to gently rolling, slight stoniness**.

**Offers will not be presented until 4:00 PM on April 9, 2026 in accordance with the Seller's Direction Regarding Offer Presentation.**

### **Farmland & Price Summary**

161 title acres (ISC)

SAMA Information

161 total acres

158 cultivated acres

3 wetland/bush acres

\$438,200 total 2025 assessed value (AV)

\$435,478 average assessment per 160 acres

73.8 soil final rating (weighted average)

\$825,000 farmland price

\$5,140 per title acre (ISC)

\$5,222 per cultivated acre (SAMA)

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

Municipality Name: RM OF ST LOUIS (RM)

Assessment ID Number : 431-000312400

PID: 562827



Civic Address:

Legal Location: Qtr SW Sec 12 Tp 44 Rg 25 W 2 Sup

Supplementary:

Title Acres: 160.50

School Division: 119

Neighbourhood: 431-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 30-Jul-2021

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	
20.00	K - [CULTIVATED]	Soil association 1 WH - [WHITEWOOD] Soil texture 1 L - [LOAM] Soil texture 2 CL - [CLAY LOAM] Soil profile 1 DG10 - [DG CHERNOZEM 9-12] Soil association 2 WV2 - [WAITVILLE (DG)] Soil texture 3 L - [LOAM] Soil texture 4 CL - [CLAY LOAM] Soil profile 2 DGL - [DG LUVISOL] Top soil depth ER25	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate	\$/ACRE Final	2,105.01 55.98
138.00	K - [CULTIVATED]	Soil association 1 TG - [TIGER HILLS] Soil texture 1 L - [LOAM] Soil texture 2 CL - [CLAY LOAM] Soil profile 1 DG12 - [DG CHERNOZEM 12+] Top soil depth 4-6	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight	\$/ACRE Final	2,870.44 76.34

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
3	WASTE SLOUGH BUSH

**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	\$438,200		1	Other Agricultural	55%	\$241,010				Taxable
Total of Assessed Values:	\$438,200				Total of Taxable/Exempt Values:	\$241,010				



# 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
431	SW	12	44	25	2	0	160.5	161	158	0	0	3	\$438,200	Tiger Hills	Loam	73.8	E	21	\$1,518.83
<b>Totals</b>							<b>160.5</b>	<b>161</b>	<b>158</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>\$438,200</b>	<b>Weighted Average Final Rating</b>		<b>73.8</b>			<b>\$1,518.83</b>

**Average per 160 acres \$435,478**

## 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>

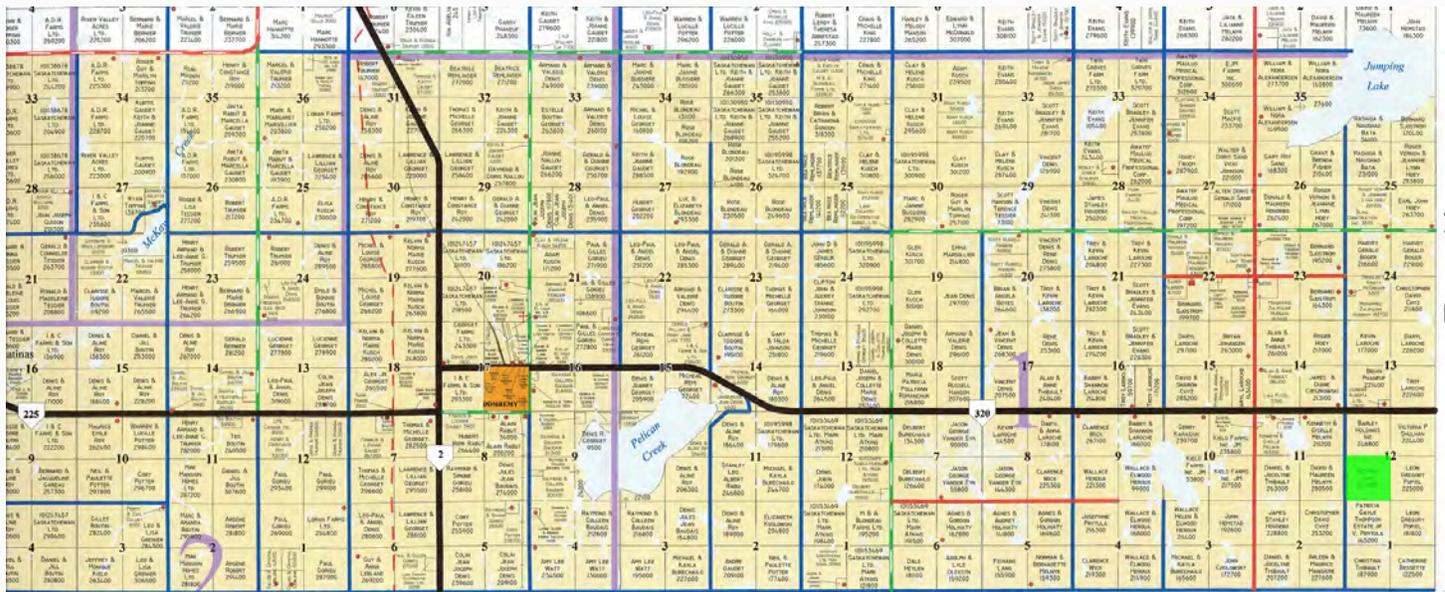
## Saskatchewan Crop Insurance Corporation (SCIC)

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>





Twp. 44

Range 26

Range 25

Twp. 43

Range 27

**Legend**

- Highways
- Primary Grid Road
- Grid Road
- Main Farm Access Road
- Unconstructed Main Farm Access Road
- Reserve Access Road
- Graded Road
- Railway
- Pipeline
- Pipeline Boundary
- Residence - Occupied
- Church
- Cemetery
- Ferry
- Picnic Area
- Historic Site
- Indian Reserve
- Batoche National Historic Park
- Waterbody
- Vegetation
- Township 42
- Township 43
- Township 44
- Township 45
- Township 45A



SW-12-44-25-W2