



HAMMOND REALTY

\$895,000

RM 430 Gravel Quarter - 155 acres (Chyz)



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SW 31-43-24 W2 – RM of Invergordon No. 430

155 Acres with Gravel Potential

Quarter section located in the **RM of Invergordon No. 430**, offering a unique opportunity to acquire land with **significant gravel potential**. This parcel may represent a long-term opportunity for producers, **contractors, municipalities, or investors seeking aggregate supply**. Buyers are encouraged to conduct their own due diligence regarding gravel quantity, quality, and development potential.

The property consists of **155.48 title acres** and includes a combination of cultivated land, native pasture, and wetland areas.

As per SAMA, there are **57 cultivated acres, 49 acres of native pasture, and 49 acres of wetland or waste land**. Soils are primarily **Oxbow association with fine sandy loam texture**, with a **weighted soil final rating of 38.3** and **crop insurance rating J**. The pasture carries a grazing capacity of approximately **68 AUMs** according to SAMA data.

The property is priced recognizing its **agricultural value and its potential gravel resource**. The farmland component has been valued at approximately **\$2,000 per acre**, with the balance of the asking price reflecting the potential value of the gravel reserves located on the quarter.

Farmland & Price Summary

155.48 title acres (ISC)

SAMA Information

155 total acres

57 cultivated acres

49 native pasture acres

49 wetland/bush acres

\$132,900 total 2025 assessed value

\$136,700 average assessment per 160 acres

38.3 soil final rating (weighted average)

Value Allocation

\$320,000 Farmland Value

\$2,065 per title acre

\$575,000 Gravel Resource Value

Total Asking Price

\$895,000



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	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
430	SW	31	43	24	2	1,2	155	155	57	0	49	49	\$132,900	Oxbow	Fine Sandy Loam	38.3	J	21	\$477.99
Totals							155.49	155	57	0	49	49	\$132,900	Weighted Average Final Rating 38.3					\$477.99

Average per 160 acres \$137,187

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 INVERGORDON (RM)

Assessment ID Number : 430-000331400

PID: 202848941



Civic Address:
Legal Location: Qtr SW Sec 31 Tp 43 Rg 24 W 2 Sup 00
Supplementary: EXCEPT: RD ALLOWANCE
 ISC PCL# 164595392 & 164595381

Title Acres: 155.48
School Division: 205
Neighbourhood: 430-200
Overall PUSE: 2100
Call Back Year:

Reviewed: 29-Aug-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
57.00	K - [CULTIVATED]	Soil association 1 OX - [OXBOW] Soil texture 1 FL - [FINE SANDY LOAM] Soil texture 2 Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Soil association 2 WS - [WHITESAND] Soil texture 3 GL - [GRAVELLY LOAM] Soil texture 4 SL - [SANDY LOAM] Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate Phy. Factor 1 10% reduction due to G2 - [90 : Gravel Pockets - Moderate] Natural hazard NH: Natural Hazard Rate: 0.90	\$/ACRE 1,440.09 Final 38.30

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
49.00	NG - [NATIVE GRASS]	Soil association 1 OX - [OXBOW] Soil texture 1 LL - [LIGHT LOAM] Soil texture 2 Soil association 2 WS - [WHITESAND] Soil texture 3 GL - [GRAVELLY LOAM] Soil texture 4 SL - [SANDY LOAM]	Range site L/G: LOAMY/GRAVELLY Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source WS: Slough Pasture Tree Cover NO - [NO] Aum/Acre 0.43 Aum/Quarter 68.00	\$/ACRE 1,026.20

AGRICULTURAL WASTE LAND

Acres	Waste Type
49	WS & WSB

Property Report

Municipality Name: RM OF INVERGORDON (RM)

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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	\$132,900		1	Non-Arable (Range)	45%	\$59,805				Taxable
Total of Assessed Values:	\$132,900				Total of Taxable/Exempt Values:	\$59,805				





SW-31-43-24-W2

Google Earth

Image © 2026 Airbus

1000 ft





RGE. 22

RGE. 24

RGE. 23

TWP. 45

TWP. 45

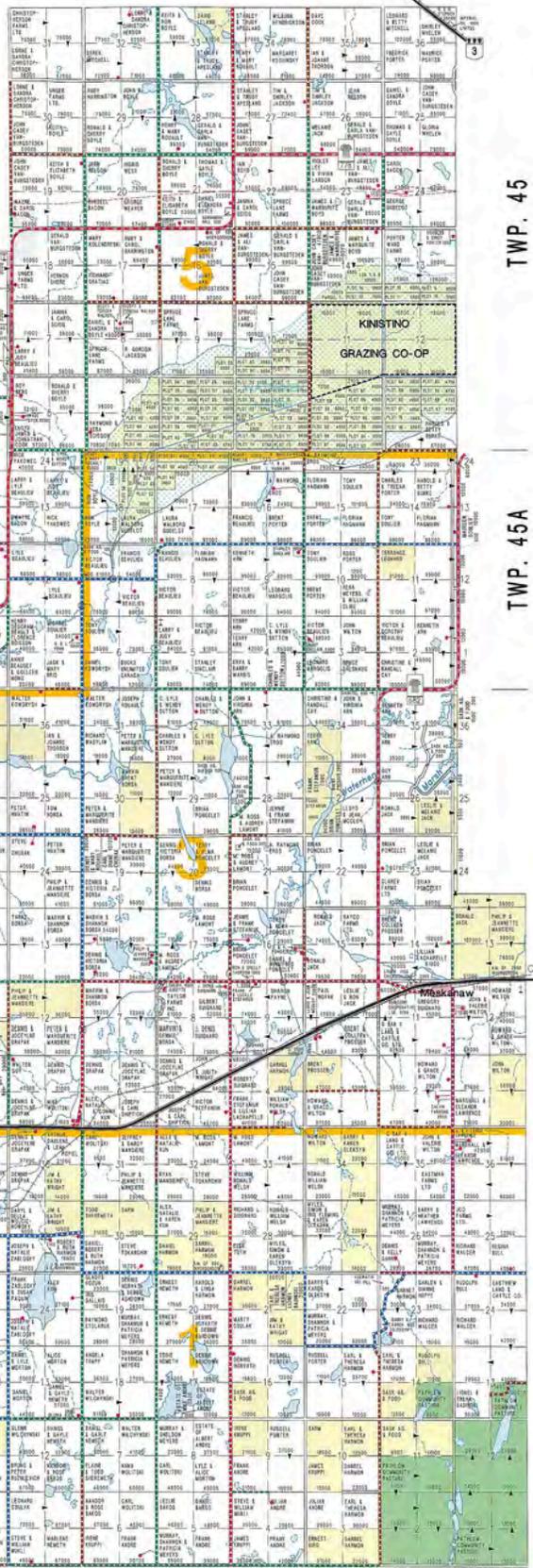
TWP. 44

TWP. 43

TWP. 45A

TWP. 44

TWP. 43



RGE. 24

RGE. 23

RGE. 22

RHONA LAKE LOTS