



HAMMOND REALTY

\$2,250,000

Victoire 786 acres Grain Farmland



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Five (5) quarters of grain farmland located south of Victoire, SK.

Farmland & Price Summary

5 parcels
784 title acres (ISC)

SAMA Information

786 total acres
759 cultivated acres
27 wetland/bush acres
\$965,200 total 2025 assessed value (AV)
\$196,478 average assessment per 160 acres
33.8 soil final rating (weighted average)

\$2,250,000 Farmland Price
\$2,871 per title acre (ISC)
\$2,964 per cultivated acre (SAMA)
2.33 times the 2025 assessed value (P/AV multiple)

Grain bins are sold separately and not included in the sale (to be moved).



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
494	NW	30	51	7	3	0	157.6	159	150	0	0	9	\$187,700	Whitesand	Loamy Sand	33.3	M	21
494	SW	30	51	7	3	0	158.2	159	150	0	0	9	\$186,300	Whitesand	Loamy Sand	33.0	M	21
496	NE	25	51	8	3	0	157.9	158	158	0	0	0	\$201,500	Nisbet	Loamy Sand	33.9	M	22
496	SE	25	51	8	3	1,2	153.1	153	150	0	0	3	\$192,000	Nisbet	Loamy Sand	34.0	M	22
496	SE	27	51	8	3	0	156.9	157	151	0	0	6	\$197,700	Glenbush	Gravelly Loam	34.8	M	22
Totals							783.7	786	759	0	0	27	\$965,200	Weighted Average Final Rating 33.8				

Average per 160 acres \$196,478

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.

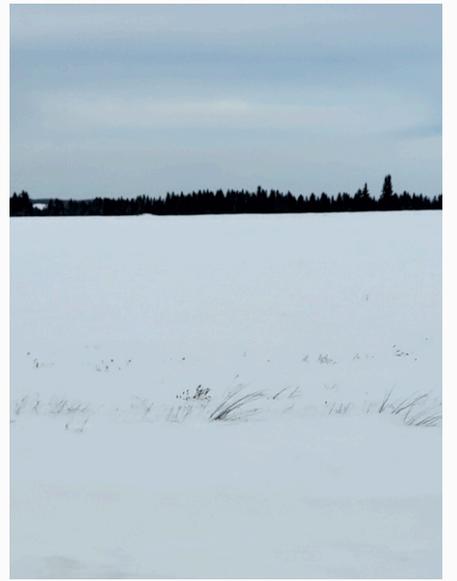
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>



RM 496 Spiritwood

RM 494 Canwood

SE-27-51-8-W3

NE-25-51-8-W3

NW-30-51-7-W3

SE-25-51-8-W3

SW-30-51-7-W3

Google Earth

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4000 ft

Twp. 52

Debden

I. R. No. 1184

