



HAMMOND
REALTY

\$615,000

Wakaw 319 acres Grain Farmland



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Property Information

319 acres of grain farmland located nine (9) miles west of Wakaw, SK.

Farmland & Price Summary

2 parcels
318 title acres (ISC)

SAMA Information

319 total acres
216 cultivated acres
67 native pasture acres
36 wetland/bush acres
\$329,200 total 2025 assessed value (AV)
\$165,116 average assessment per 160 acres
35.9 soil final rating (weighted average)

\$615,000 Farmland Price
\$1,936 per title acre (ISC)
\$2,847 per cultivated acre (SAMA)
1.87 times the 2025 assessed value (P/AV multiple)

Directions:

Nine (9) miles west of Wakaw, SK on 312 then 1 mile north.



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
402	SE	33	42	28	2	0	158.6	160	127			33	\$165,300	Edam	Loamy Sand	34.6	L	15	\$801.87
402	SE	23	42	1	3	0	159.1	159	89		67	3	\$163,900	Edam	Loamy Sand	37.8	L	15	\$795.08
Totals							317.7	319	216	0	67	36	\$329,200	Weighted Average Final Rating 35.9					\$1,596.95

Average per 160 acres \$165,116

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.

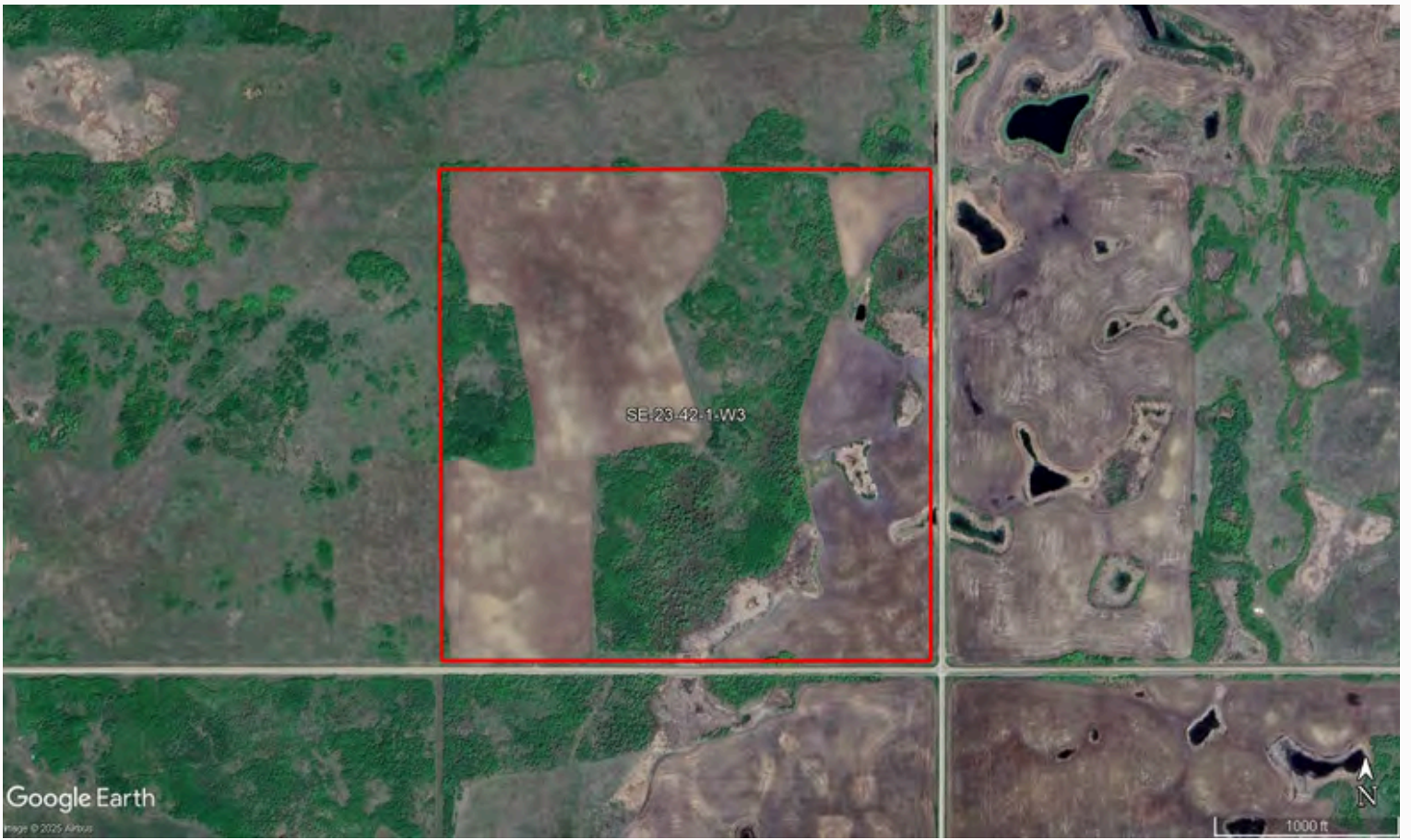
[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/) <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

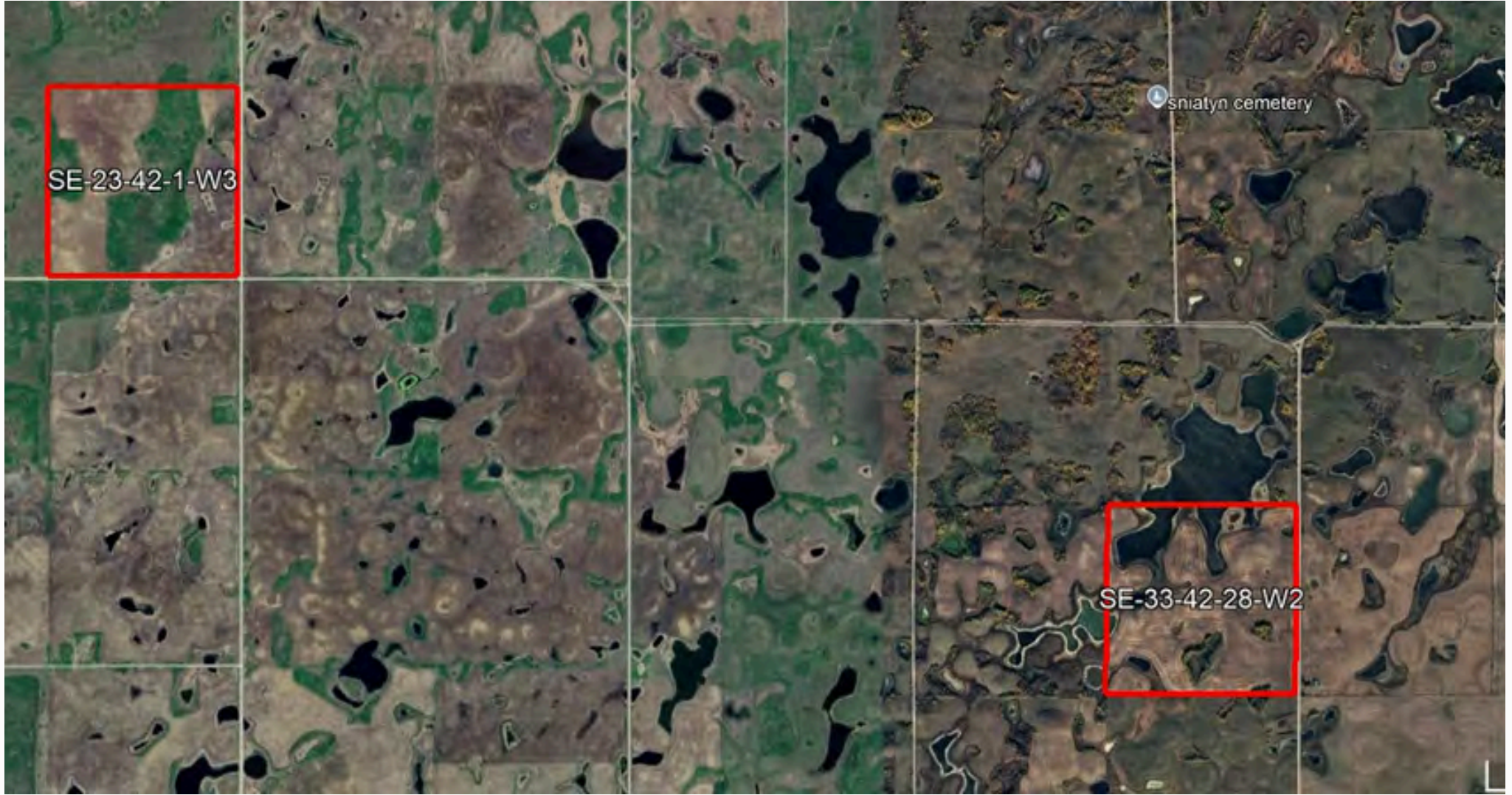
[Parcel Crop Insurance Rating](https://www.scic.ca/?resources/calculators/generic-what-if-insurance-cost-calculator) <https://www.scic.ca/?resources/calculators/generic-what-if-insurance-cost-calculator>











SE-23-42-1-W3

sniatyn cemetery

SE-33-42-28-W2

