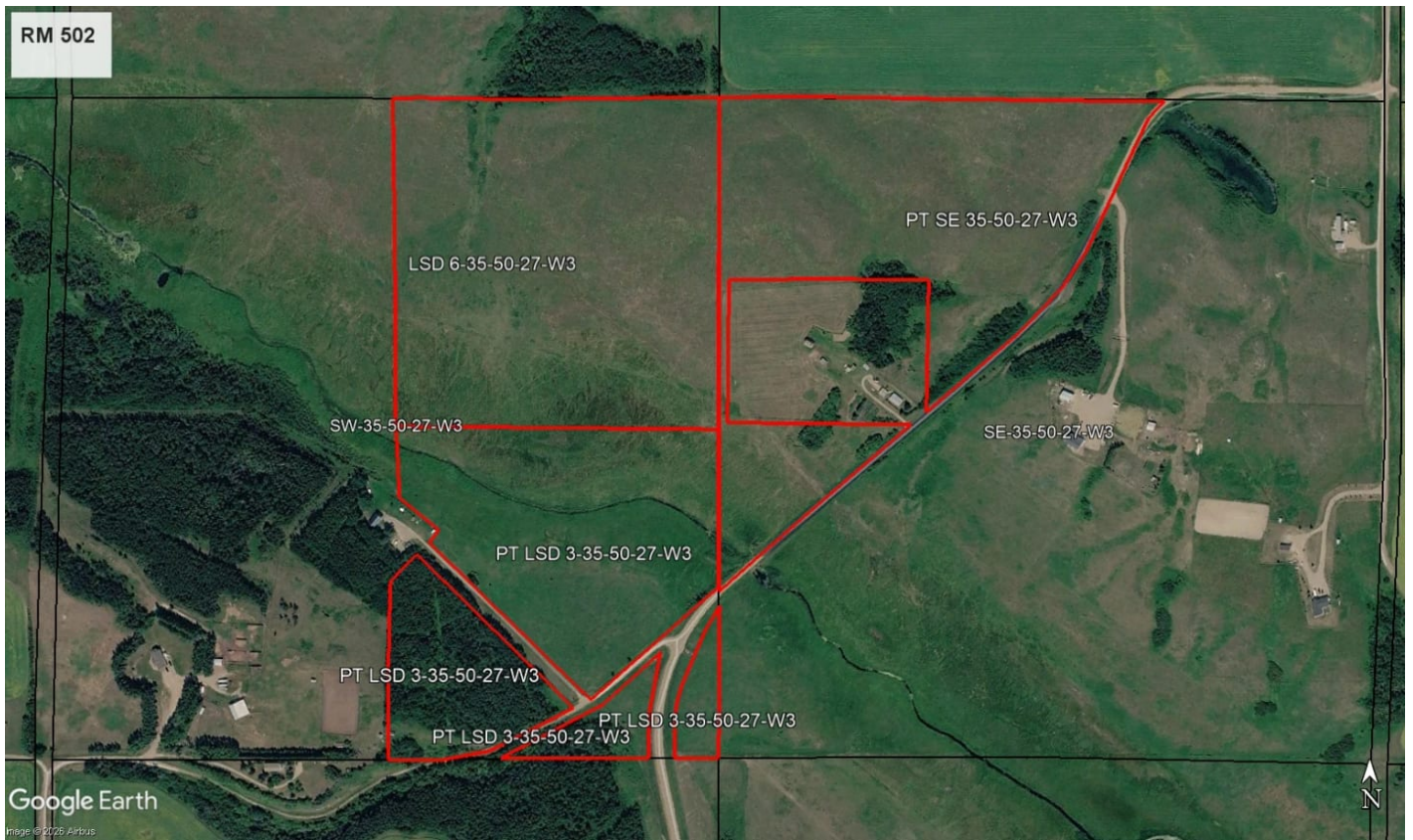




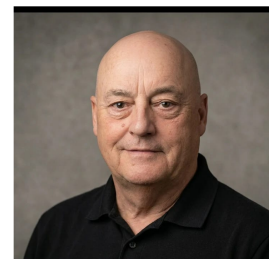
HAMMONDTM
REALTY

\$365,000

Lloydminster 110 acres Acreage Development/Ranch Farm-lands



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Property Details

Service Type:	Listing	Rural Municipality:	RM 502 Britannia
Closest Town:	Lloydminster	Location:	Saskatchewan
MLS Number:	SK051118	Title Acres (ISC):	110.83
Cultivated Acres:	41	Soil Final Rating:	47.53
Price:	\$365,000	\$/Titled Acres:	\$3,293.33
Avg AV/Qtr:	\$304,529	Farmland:	\$365,000
P/AV Multiple:	1.71		
Enterprise:	Grain, Development Potential, Beef/Ranch, Hay (arable), Acreage		

Description

Acreage Development/Ranch Farmlands - 110.83 titled acres across six parcels in the RM of Britannia No. 502, a short 15-minute drive to Lloydminster. The scenic Big Gully Creek flows through the property, adding natural appeal for acreage buyers and providing a water source for livestock. With existing acreages in the surrounding area, buyers can explore the potential to build a country home within reach of city amenities, subject to municipal approval and confirmation of access and services.

A mix of cultivated farmland cultivated grass and pasture offers local ranchers an opportunity to expand their grazing and forage land base. The approximately 35-acre portion is also available for purchase separately, if you're looking for something a little smaller. Please call for more details.

SAMA Information

112 Total Acres

41 Cultivated Acres

40 Hay/Grass Acres

31 Native Pasture Acres

\$213,000 Total Assessed Value

\$304,259 Average Assessment per 160 Acres

47.5 Soil Final Rating (Weighted Average)

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
502	SE	35	50	27	W3	1	35.85	37	29		8		92,400	Waseca	Clay Loam	75.04	G	20	\$315.85
502	SW	35	50	27	W3	15	8.07	35		30	5		41,800	Waseca	Loam		G	20	\$116.91
502	SW	35	50	27	W3	18	23.27												
502	SW	35	50	27	W3	17	1.93												
502	SW	35	50	27	W3	16	1.74												
502	SW	35	50	27	W3	14	39.97	40	12	10	18		78,800	Waseca	Clay Loam	76.09	G	20	\$269.35
Totals							110.83	112	41	40	31	0	213,000	Weighted Average Final Rating 47.53					\$702.11

Average per 160 acres 304,259

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/>

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

