



HAMMONDTM
REALTY

\$985,000

Lumsden 160 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 189 Lumsden
Closest Town:	Lumsden	Location:	Saskatchewan
MLS Number:	SK017740	Title Acres (ISC):	160
Cultivated Acres:	155	Soil Final Rating:	80.4
Price:	\$985,000	\$/Titled Acres:	\$6,156.25
Avg AV/Qtr:	\$467,400	Farmland:	\$985,000
P/AV Multiple:	2.11		
Enterprise:	Grain		

Description

Exceptional 160.25 acres of heavy clay farmland - perfectly level from corner to corner - with excellent development potential and direct access to Highway 734. Available for the 2026 crop year, this land can be farmed by the new owner or rented out as an investment opportunity. Contact us today for more details.

Farmland & Price Summary

1 Parcel

160 Title Acres (ISC)

SAMA Information

160 Total Acres

155 Cultivated Acres

5 Wetland/Bush Acres

\$467,400 Total Assessed Value

\$467,400 Average Assessment per 160 Acres

80.2 Soil Final Rating (Weighted Average)

\$985,000 Farmland Price

\$6,147 per Total acre (ISC)

\$6,355 per cultivated acre (SAMA)

2.11 times the 2025 Assessed Value

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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
189	NE	21	19	21	W2	0	160.25	160	155			5	467,400	Elstow	Clay	80.18	D	8	\$2,419.41
Totals							160.25	160	155	0	0	5	467,400	Weighted Average Final Rating 80.18					\$2,419.41

Average per 160 acres 467,400

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>



