



HAMMONDTM
REALTY

\$1,100,000

Martensville 69 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 344 Corman Park
Closest Town:	Martensville	Location:	Saskatchewan
MLS Number:	SK035195	Title Acres (ISC):	69
Cultivated Acres:	67	Soil Final Rating:	38.8
Price:	\$1,100,000	\$/Titled Acres:	\$15,942.03
Avg AV/Qtr:	\$223,314	Farmland:	\$1,100,000
P/AV Multiple:	11.26		
Enterprise:	Grain		

Description

This 69-acre parcel of farmland is located only 7 km from the north end of Saskatoon and 7 km southwest of Martensville. This parcel has tremendous potential being in the *Saskatoon North Partnership For Growth (P4G)* district and land is zoned Agricultural District 2 (DAG2). The purpose of the DAG2 District is to accommodate extensive and intensive agricultural activities in areas designated for future urban growth. The zoning district provides for a range of complementary uses that are compatible with agricultural and non-agricultural land uses in close proximity to the P4G Urban Municipalities while supporting the diversification of agriculture.

The grain farmland is comprised of a loamy sandy loam texture and is predominantly cultivated (96%). SAMA indicates that there are 67 cultivated acres, and 3 acres of wetland/bush.

There are moderate stones, and the topography of the land is level to nearly level.

Access

The property is easily accessed with Range Road 3055 running north-south on the east perimeter of the land. Directions to the property from the north: 1.6 km west of Hwy 12 on Township Road 382 (Lutheran Road) and 1.6 km south on Range Road 3055. From from the south: 1.6 km west of Hwy 12 on Township Road 380 and 1.2 km north on Range Road 3055.

Farmland & Price Summary

1	parcel
69	title acres (ISC)

SAMA Information

70	total acres
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67	cultivated acres
3	wetland/bush acres
\$97,700	total 2025 assessed value (AV)
\$223,314	average assessment per 160 acres
38.8	soil final rating (weighted average)
\$1,100,000	Farmland Price
\$15,903	per title acre (ISC)
\$16,418	per cultivated acre (SAMA)
11.26	times the 2025 assessed value (P/AV multiple)
\$1,100,000	Total Price



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	
344	LSD 15, 16	6	38	5	3	13, 15	69.2	70	67	0	0	3	\$97,700	Biggar	Sandy Loam	38.8	L	18	\$618.00	
Totals							69.2	70	67	0	0	3	\$97,700	Weighted Average Final Rating 38.8					\$618.00	

Average per 160 acres \$223,314

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>







