



**HAMMOND**<sup>TM</sup>  
REALTY

\$625,000

Mayfair 162 acres Grain Farmland



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## Property Details

<b>Service Type:</b>	Listing	<b>Rural Municipality:</b>	RM 466 Meeting Lake
<b>Closest Town:</b>	Mayfair	<b>Location:</b>	Saskatchewan
<b>MLS Number:</b>	SK038845	<b>Title Acres (ISC):</b>	162
<b>Cultivated Acres:</b>	142	<b>Soil Final Rating:</b>	49.2
<b>Price:</b>	\$625,000	<b>\$/Titled Acres:</b>	\$3,858.02
<b>Avg AV/Qtr:</b>	\$262,617	<b>Farmland:</b>	\$625,000
<b>P/AV Multiple:</b>	2.35		
<b>Enterprise:</b>	Grain		

## Description

162 acres of grain farmland located north of Mayfair, Saskatchewan.

### Farmland & Price Summary

1	parcel
162	title acres (ISC)
SAMA Information	
162	total acres
142	cultivated acres
20	wetland/bush acres
\$265,900	total 2026 assessed value (AV)
\$262,617	average assessment per 160 acres
49.2	soil final rating (weighted average)
\$625,000	Farmland Price
\$3,856	per title acre (ISC)
\$4,401	per cultivated acre (SAMA)
2.35	times the 2026 assessed value (P/AV multiple)



# Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information									SCIC		
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	
1	466	NE	31	46	11	3	33	162.1	162	142	0	0	20	\$265,900	Mayfair	Loam	49.2	G	22	
<b>Totals</b>								<b>162.1</b>	<b>162</b>	<b>142</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>\$265,900</b>	<b>Weighted Average Final Rating</b>			<b>49.2</b>		

**Average per 160 acres    \$262,617**

### 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)

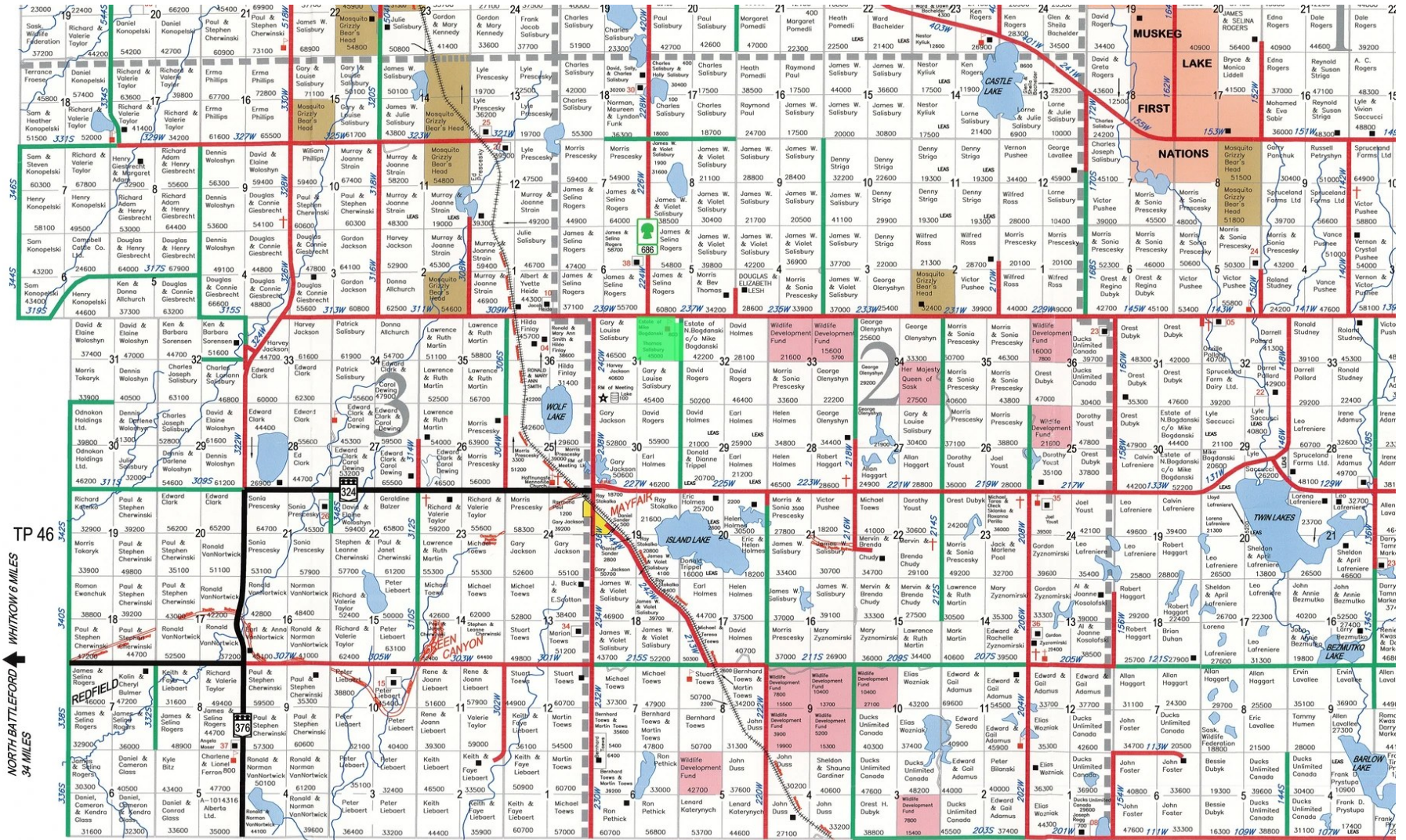
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as 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>



TP 47



NORTH-BATTLEFORD 34 MILES

WHITTON 6 MILES

RG 12

RICHARD 16 MILES

RG 11

HWY #40 14 MILES

RM OF REDBERRY #435

SPEERS 17 MILES

RM OF DOUGLAS #436