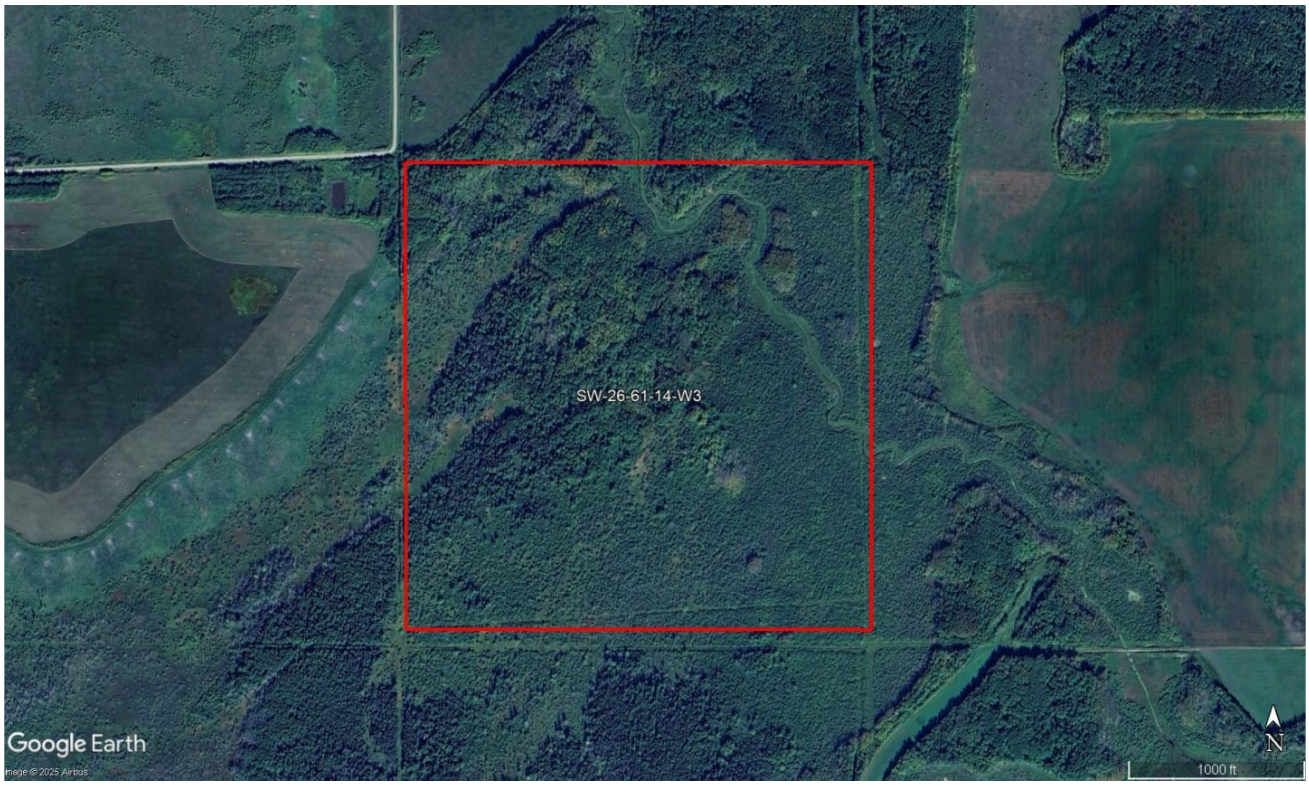
$195,000

Meadow Lake 160 acres Bush Land





Kevin Jarrett
Kevin.Jarrett@HammondRealty.ca
(306) 441-4152
HammondRealty.ca

HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 441-4152 Kevin Jarrett

Property Details

Service Type:	Listing	**Rural Municipality:**	RM 588 Meadow Lake
Closest Town:	Meadow Lake	**Location:**	Saskatchewan
Title Acres (ISC):	160	**Price:**	$195,000
$/Titled Acres:	$1,218.75	**Avg AV/Qtr:**	$51,600
Farmland:	$195,000	**P/AV Multiple:**	3.78
Enterprise:	Other, Recreational		

Description

Northern Bush Retreat – Prime Hunting & Bug-Out Property Near Meadow Lake

Discover your own slice of wilderness with this secluded quarter section tucked away in the northern woods—just a short 30-minute drive from Meadow Lake. Whether you're a passionate hunter, an off-grid enthusiast, or simply seeking a private escape from the hustle, this property has what you're looking for.

Features & Opportunities:
Remote yet accessible: Located off the beaten path, but still reachable by vehicle year-round
Ideal for a cabin build or rustic lodge
Untouched terrain perfect for carving out quad or sled trails
Dense forest cover attracts abundant wildlife—prime for hunting deer, moose, bear & more
An exceptional bug-out location with total privacy

Lifestyle & Potential:
Picture weekends filled with crisp morning hunts, afternoon trail rides, and evenings around a fire under a blanket of stars. Whether you develop it as a recreational getaway or keep it wild as your own sanctuary, this quarter section offers a rare opportunity to own a true northern escape.

SAMA Information
160 total acres
160 native pasture acres
$51,600 total 2026 assessed value (AV)
$51,600 average assessment per 160 acres

$195,000 Farmland Price
$1,221 per title acre (ISC)
3.8 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	588	SW	26	61	14	3	0	159.7	160	0	0	160		$51,600	Sylvania	Sandy Loam		K	23
							Totals	**159.7**	**160**	**0**	**0**	**160**	**0**	**$51,600**		**Weighted Average Final Rating**	**0.0**		

Average per 160 acres **$51,600**

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

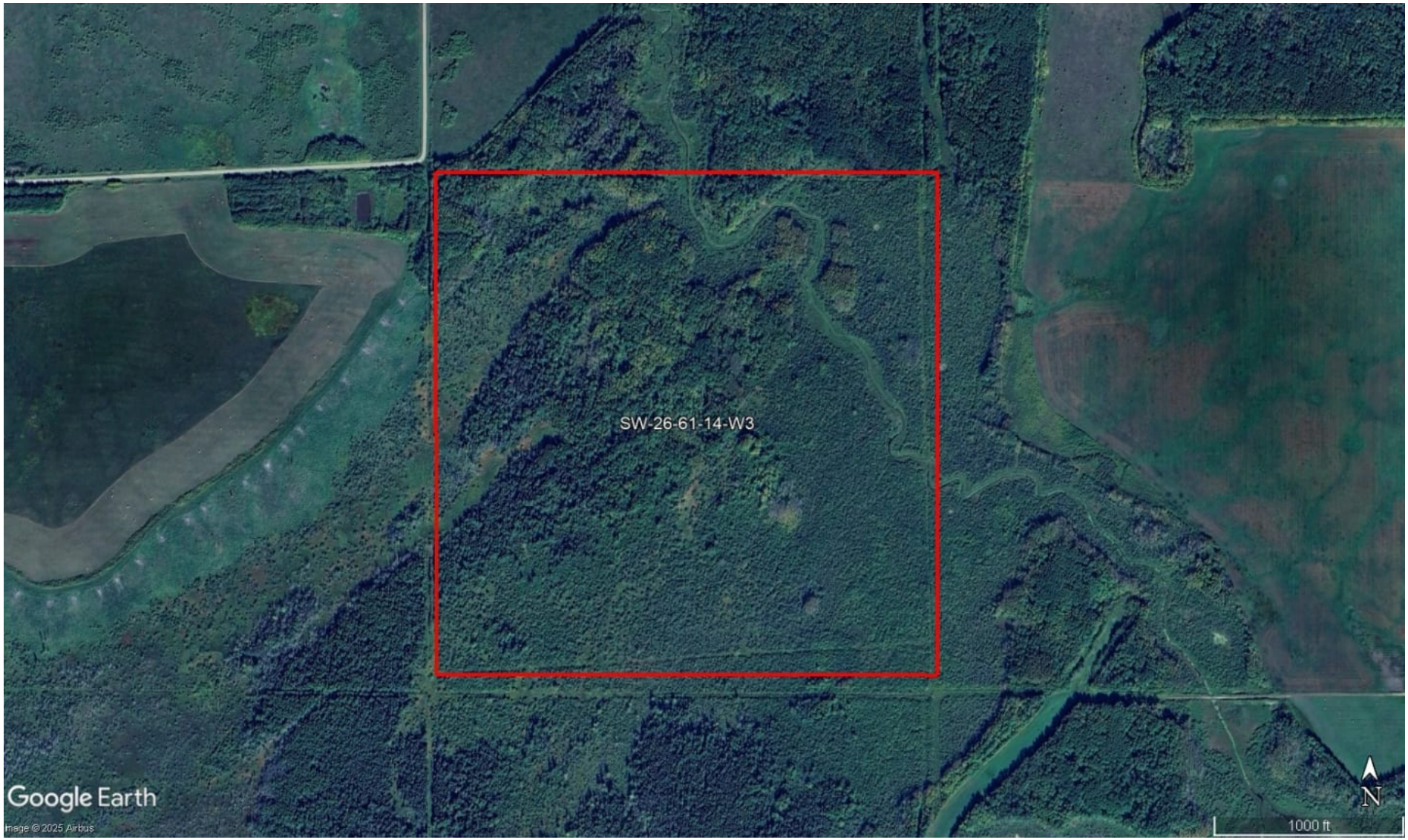
Saskatchewan Crop Insurance Corporation (SCIC)

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

HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 441-4152 Kevin Jarrett



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 441-4152 Kevin Jarrett

