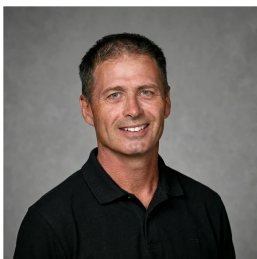




HAMMONDTM
REALTY

\$160,000

Meath Park 319 acres Pastureland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 490 Garden River
Closest Town:	Meath Park	Location:	Saskatchewan
MLS Number:	SK024426	Title Acres (ISC):	319.5
Price:	\$160,000	\$/Titled Acres:	\$500.78
Avg AV/Qtr:	\$24,878	Farmland:	\$160,000
P/AV Multiple:	3.23		
Enterprise:	Pasture		

Description

Two adjacent quarter sections of pastureland located northeast of Prince Albert and south of Meath Park, in the Rural Municipality of Garden River #490. This land is partially fenced and currently not grazed, although owner reports that there was 112 acres open and cultivated when it was in production. Property tax assessment data shows 125 acres pastureland. Soils are mapped as Carrot River soil association, within the Dark Grey soil zone. All season road on west side.

This land has potential to be improved and represents a low-cost grazing option.

NW-30-50-23-W2

159.27 title acres (ISC)

SAMA Information

55 pasture acres / \$22,000 2025 assessed value (AV)

NE-30-50-23-W2

160.24 title acres (ISC)

SAMA Information

70 pasture acres / \$27,600 2025 assessed value (AV)

Sale Information

\$500 per total acre (ISC)

\$1,429 per grazing acre (owner)

\$160,000 Total List 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	Crop History
490	NW	30	50	23	2	0	159.27	159	0	0	55	104	\$22,000	Carrot River	Sandy Loam; Loamy Sand	N/A	N/A	N/A	\$350.00	Pasture
490	NE	30	50	23	2	0	160.24	160	0	0	70	90	\$27,600	Carrot River	Sandy Loam; Loamy Sand	N/A	N/A	N/A	\$362.00	Pasture
Totals							319.5	319	0	0	125	194	\$49,600	Weighted Average Final Rating					\$712.00	

Average per 160 acres \$24,878

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>



