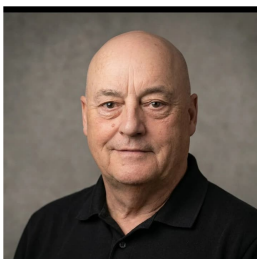




\$5,600,000

Pangman 2,198 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 069 Norton
Closest Town:	Pangman	Location:	Saskatchewan
MLS Number:	SK029592	Title Acres (ISC):	2,198
Cultivated Acres:	1,739	Soil Final Rating:	45
Price:	\$5,600,000	\$/Titled Acres:	\$2,547.77
Avg AV/Qtr:	\$261,650	Farmland:	\$5,600,000
P/AV Multiple:	1.55		
Enterprise:	Grain		

Description

This very attractive package of 14 grain farmland quarters is located just south of Pangman, SK.

Farmland & Price Summary

14 parcels

2,198 title acres (ISC)

2,034 reported seeded acres

SAMA Information

2,203 total acres

1,739 cultivated acres

292 native pasture acres

189 wetland/bush acres

\$3,602,600 total 2025 assessed value (AV)

\$261,650 average assessment per 160 acres

44.2 soil final rating (weighted average)

\$5,600,000 Farmland Price

\$2,548 per title acre (ISC)

\$3,220per cultivated acre (SAMA)

\$2,753per cultivated acre (Owner)

1.55 times the 2025 assessed value (P/AV multiple)

Vendor's yard (approx.10 acres) in NE 21-7-20 W2 will be subdivided off including all buildings. Vendor is also going to subdivide and keep 10 acres along the east side of the NE 29-7-20 W2, the cost for subdivision will be paid by the Vendor. The sale closing for NE 21 and NE 29 will be once the subdivision is completed. Vendor is also keeping NW 33-07-20 W2 Ext 2, Surface Parcel 166037159 (1.73 acres). Steel bins on SW 28, NE 21, & NE 33 (10,000 bushels hopper and 20,000 bushels of flat bottom) are not included in the sale and to be removed.

Lease Opportunity

The following land are to be rented by the Purchaser for 2026 crop year at \$85 per Vendor's cultivated acres. Vendor states that there are 455 cultivated acres.

RM 69

SE 33-7-20 W2

SW 34-7-20 W2

SE 2-8-20 W2

Legal Land Description								ISC	Owner	SAMA Information										SCIC	
	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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	
	69	SE	20	7	20	2	0	158.6	135	159	144	0	0	15	\$230,600	Ardill	Clay Loam	42.1	K	6	
	69	NW	21	7	20	2	0	158.1	157	158	142	0	0	16	\$254,000	Ardill	Clay Loam	43.5	H	6	
	69	NE	21	7	20	2	0	148.9	143	149	141	0	0	18	\$248,600	Ardill	Clay Loam	43.4	G	6	
	69	NE	22	7	20	2	0	160.5	161	160	145	0	0	15	\$309,400	Ardill	Clay Loam	47.6	G	6	
	69	SW	28	7	20	2	0	160.4	148	159	134	0	0	25	\$225,500	Ardill	Clay Loam	40.3	H	6	
	69	SE	29	7	20	2	0	160.3	160	160	150	0	0	10	\$271,500	Ardill	Clay Loam	43.5	J	6	
	69	NE	29	7	20	2	0	150.8	143	150	0	0	150	0	\$241,300	Ardill	Clay Loam		G	6	
	69	NE	31	7	20	2	0	159.9	133	160	140	0	0	20	\$282,800	Ardill	Clay Loam	53.7	J	6	
	69	NE	32	7	20	2	0	158.5	158	160	150	0	0	10	\$297,400	Ardill	Clay Loam	48.1	H	6	
	69	NW	32	7	20	2	0	159.8	153	160	90	0	60	10	\$266,600	Ardill	Clay Loam	47.3	J	6	
	69	NE	33	7	20	2	1,2	152.9	158	159	144	0	0	15	\$247,900	Ardill	Clay Loam	43.0	G	6	
	69	NW	33	7	20	2	1,2	153.0	160	153	145	0	0	15	\$290,000	Ardill	Clay Loam	48.6	G	6	
	69	SW	3	8	20	2	0	157.1	80	157	75	0	82	0	\$244,600	Ardill	Clay Loam	49.7	G	6	
	69	SE	4	8	20	2	0	159.1	145	159	139	0	0	20	\$192,400	Ardill	Clay Loam	26.7	H	6	
	Totals							2,197.9	2,034	2,203	1,739	0	292	189	\$3,602,600	Weighted Average Final Rating 44.2					

Average per 160 acres \$261,650

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>





