HAMMOND™ REALTY

$499,000

Perdue 159 acres Grain Farmland (Howard)





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 346 Perdue
Closest Town:	Perdue	**Location:**	Saskatchewan
MLS Number:	SK050651	**Title Acres (ISC):**	159
Cultivated Acres:	147	**Soil Final Rating:**	65
Price:	$499,000	**$/Titled Acres:**	$3,138.36
Avg AV/Qtr:	$358,300	**Farmland:**	$499,000
P/AV Multiple:	1.39		
Enterprise:	Grain		

Description

RM of Perdue – Grain Farmland for Sale
Excellent expansion opportunity in the RM of Perdue! This productive quarter section of grain farmland is located just west of Feudal, Saskatchewan.
This parcel is characterized by class 3 dark brown Sutherland association soil with a clay to silty clay texture. The farmland is predominately cultivated, well-managed, and in excellent condition. Crop Insurance rating F with an impressive average soil final rating of 67.1.

Farmland & Price Summary
SE 4-34-12 W3 Ext 0 (RM of Perdue)

- 159 title acres (ISC)

SAMA Information

- 160 total acres
- 142 cultivated acres
- 17 wetland/bush acres
- $358,300 total 2026 assessed value (AV)
- $358,300 average assessment per 160 acres
- 67.1 soil final rating (weighted average)

Price

- $499,000 Farmland Price
- $3,137per title acre (ISC)

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- $3,514 per cultivated acre (SAMA)
- 1.39 times the 2026 assessed value (P/AV multiple

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	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
	346	SE	4	34	12	3	0	159.1	159	142	17	$358,300	Sutherland	Clay	67.1	F	16	$867.38
							Totals	**159.1**	**159**	**142**	**17**	**$358,300**		**Weighted Average Final Rating**	**67.1**			**$867.38**

Average per 160 acres **$360,553**

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

Surface Parcel Number: 117485725

REQUEST DATE: Wed Oct 4 13:18:57 GMT-06:00 2023



Owner Name(s) : Howard, Ronald James

Municipality : RM OF PERDUE NO. 346

Title Number(s) : 117721728

Parcel Class : Parcel (Generic)

Land Description : SE 04-34-12-3 Ext 0

Source Quarter Section : SE-04-34-12-3

Commodity/Unit : Not Applicable

Area : 64.371 hectares (159.06 acres)

Converted Title Number : 88S16162

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Municipality Name: RM OF PERDUE (RM) **Assessment ID Number : 346-000304300** **PID: 200024644**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr SE Sec 04 Tp 34 Rg 12 W 3 Sup
Supplementary:

Title Acres: 159.06
School Division: 207
Neighbourhood: 346-200
Overall PUSE: 2000
Call Back Year:

Reviewed: 30-May-2023
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
69.00	K - [CULTIVATED]	Soil assocation 1	SU - [SUTHERLAND]	Topography	T2 - Gentle Slopes	$/ACRE	2,547.73
		Soil texture 1	C - [CLAY]	Stones (qualities)	S1 - None to Few	Final	67.76
		Soil profile 1	VERT- [CHERN-VERT]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil assocation 2	WR - [WEYBURN]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
41.00	K - [CULTIVATED]	Soil assocation 1	SU - [SUTHERLAND]	Topography	T3 - Moderate Slopes	$/ACRE	2,228.21
		Soil texture 1	C - [CLAY]	Stones (qualities)	S1 - None to Few	Final	59.26
		Soil texture 2		Phy. Factor 1	5% reduction due to SA1 - [95 : Salinity - Slight]		
		Soil profile 1	VERT- [CHERN-VERT]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil assocation 2	WR - [WEYBURN]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
25.00	K - [CULTIVATED]	Soil assocation 1	SU - [SUTHERLAND]	Topography	T1 - Level / Nearly Level	$/ACRE	3,039.27
		Soil texture 1	SIC - [SILTY CLAY]	Stones (qualities)	S1 - None to Few	Final	80.83
		Soil profile 1	VERT- [CHERN-VERT]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Top soil depth	VERT				
7.00	K - [CULTIVATED]	Soil assocation 1	WR - [WEYBURN]	Topography	T2 - Gentle Slopes	$/ACRE	2,149.11
		Soil texture 1	L - [LOAM]	Stones (qualities)	S1 - None to Few	Final	57.16
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Top soil depth	3-5				

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AGRICULTURAL WASTE LAND

Acres	Waste Type
17	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

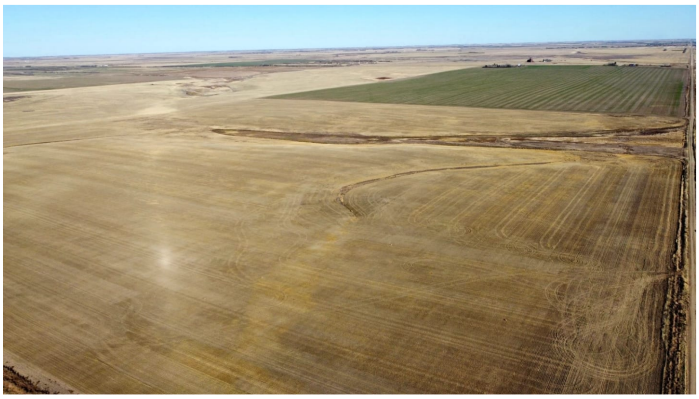
Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$358,300		1	Other Agricultural	55%	$197,065				Taxable
Total of Assessed Values:	$358,300				Total of Taxable/Exempt Values:	$197,065				

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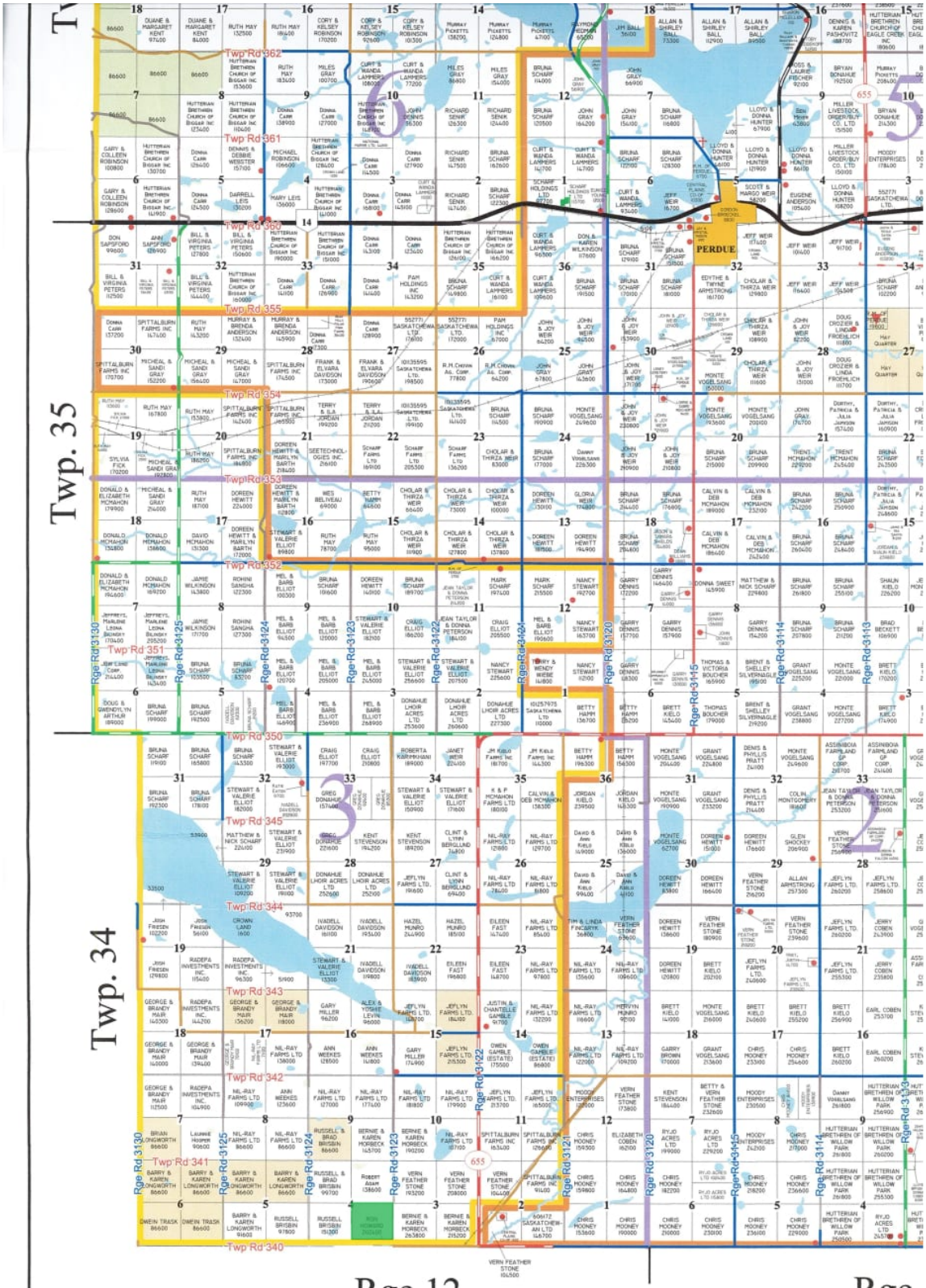

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Note:

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Updated May 2018