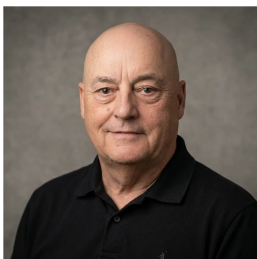




\$395,000

RM 344 Corman Park 79.7 acres Building Site



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



**Howard Nodwell**  
Howard.Nodwell@HammondRealty.ca  
(306) 918-7106  
HammondRealty.ca

## Property Details

<b>Service Type:</b>	Listing	<b>Rural Municipality:</b>	RM 344 Corman Park
<b>Closest Town:</b>	Saskatoon	<b>Location:</b>	Saskatchewan
<b>MLS Number:</b>	SK039496	<b>Title Acres (ISC):</b>	79.7
<b>Price:</b>	\$395,000	<b>\$/Titled Acres:</b>	\$4,956.09
<b>Avg AV/Qtr:</b>	\$61,000	<b>Farmland:</b>	\$395,000
<b>P/AV Multiple:</b>	12.95		
<b>Enterprise:</b>	Development Potential		

## Description

### Prime 79.7-Acre Building Site Just Minutes from Saskatoon!

Discover the perfect canvas for your dream acreage with this 79.7-acre parcel located in the highly sought-after Rural Municipality of Corman Park (#344). Situated just 10 miles northwest of Saskatoon and a mere mile off Auction Mart Road, this property offers the ultimate balance of peaceful country living and quick, convenient city access.

This exceptional property is an absolute haven for anyone looking to build a private oasis. The land features flat to gently rolling topography adorned with a mature blend of trees providing excellent natural shelter and privacy. The sandy soil profile makes it ideal for recreation and agricultural hobbies. Much of the heavy lifting and infrastructure costs have already been taken care of for you.

The property comes equipped with:

**Power On-Site:** Underground power on the property.

**Abundant Water Supply:** A functional pump house on-site protects a drilled well, pressure tank, and full water works.

**Water Hydrants:** There are water hydrants located on the property, making livestock or garden watering possible.

**Fencing:** The property features a full perimeter fence alongside. Whether you want to build a sprawling estate, a getaway space, or simply hold a piece of Saskatchewan land close to the city, this Corman Park property is a rare find. Don't miss this property with level of infrastructure and proximity to Saskatoon do not last long!

### Farmland & Price Summary

1 parcel

80 title acres (ISC)

SAMA Information



**HammondRealty.ca**  
113 3rd Avenue West  
P.O. Box 1054  
Biggar, SK S0K 0M0  
(306) 441-4152 Kevin Jarrett  
(306) 918-7106 Howard Nodwell

80 total acres  
80 native pasture acres  
\$30,500 total 2025 assessed value (AV)  
\$61,000 average assessment per 160 acres  
\$395,000 Farmland Price  
\$4,955 per title acre (ISC)  
12.95 times the 2025 assessed value (P/AV multiple)



# Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information								SCIC		
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
344	SE	21	37	7	3	72	79.7	80	0	0	80	0	\$30,500	Asquith	Loamy Sand		**	**
<b>Totals</b>							<b>79.7</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>0</b>	<b>\$30,500</b>	<b>Weighted Average Final Rating</b>				

**Average per 160 acres    \$61,000**

### 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>



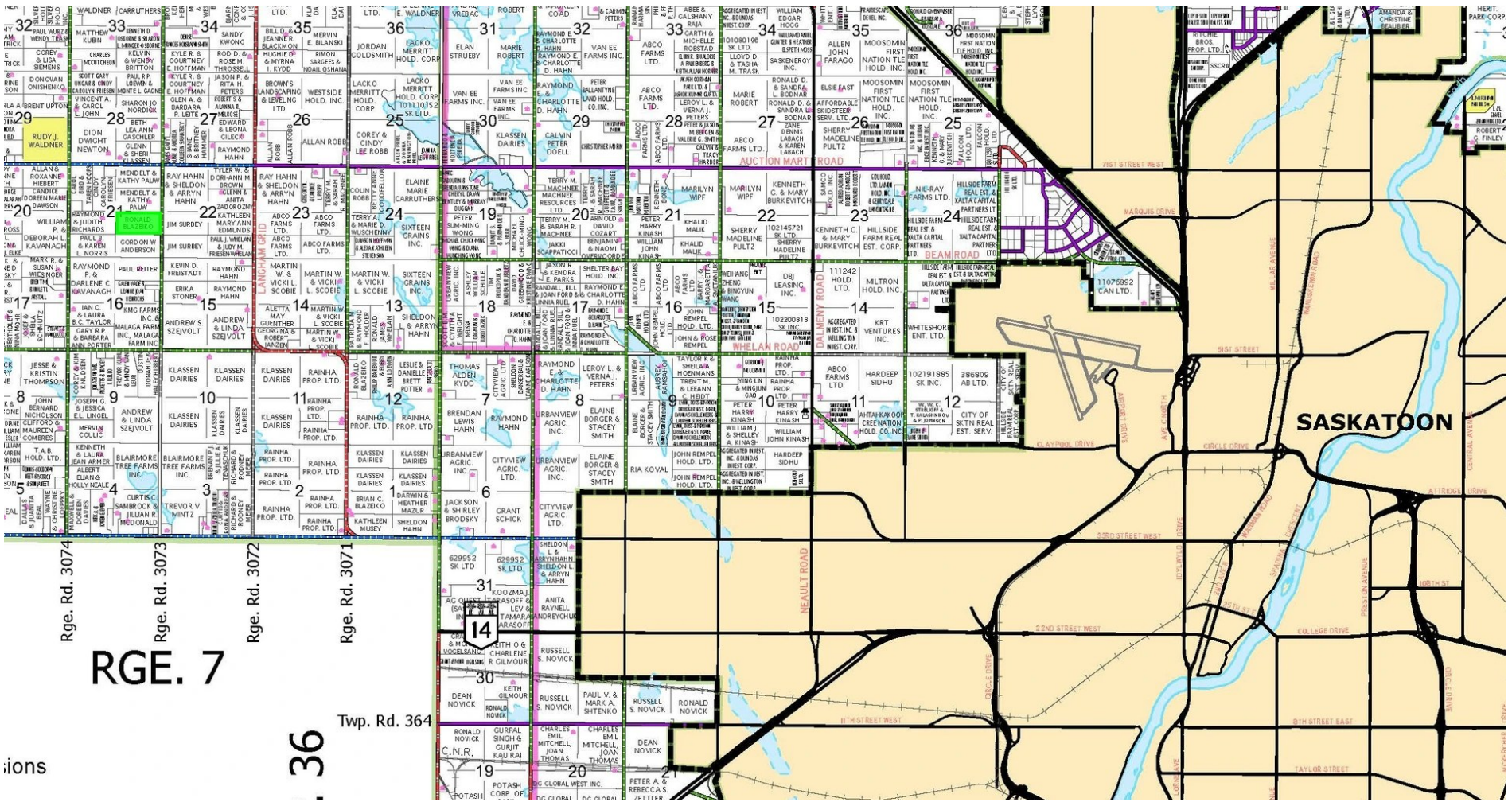












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