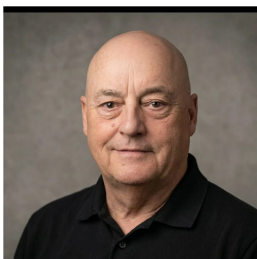
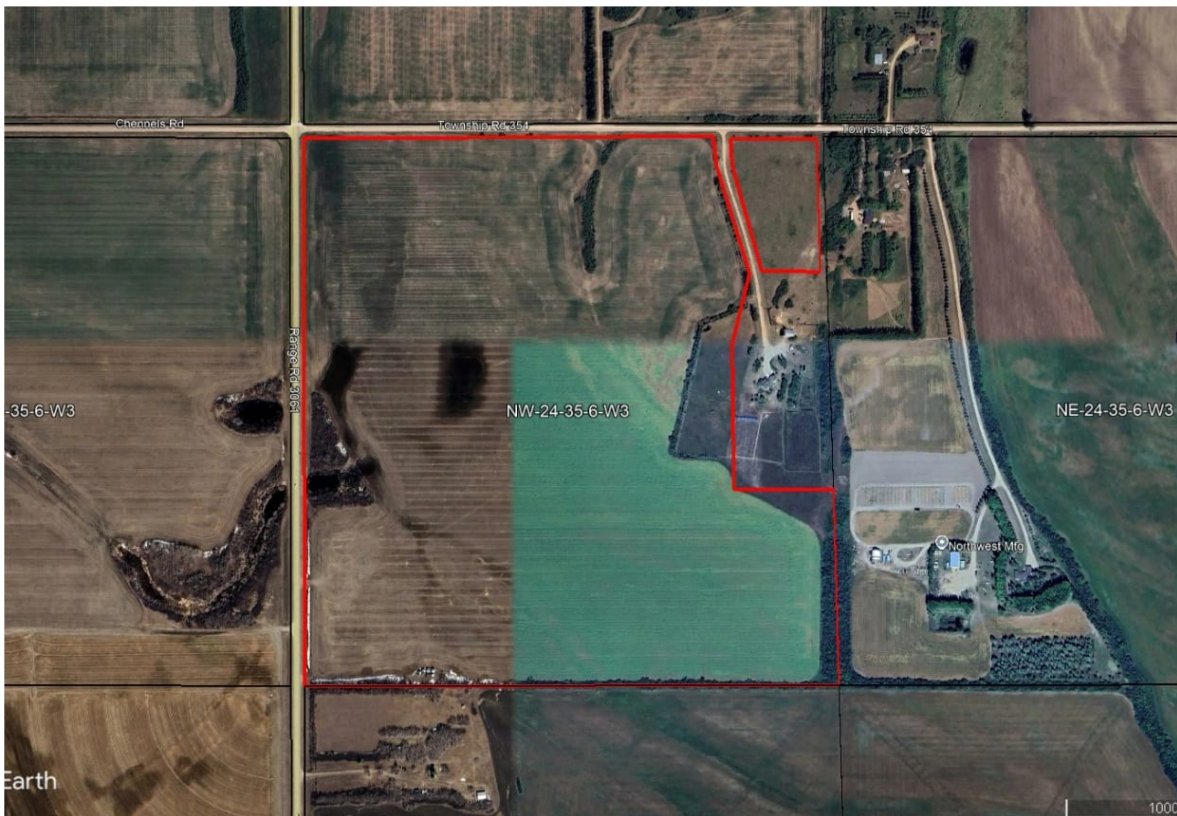




\$5,740,000

RM 344 Valley Road, Saskatoon 143.5 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 344 Corman Park
Closest Town:	Saskatoon	Location:	Saskatchewan
MLS Number:	SK047169	Title Acres (ISC):	143.5
Cultivated Acres:	140	Soil Final Rating:	74.5
Price:	\$5,740,000	\$/Titled Acres:	\$40,000
Avg AV/Qtr:	\$435,778	Farmland:	\$5,740,000
P/AV Multiple:	14.64		
Enterprise:	Grain		

Description

143.5 acres of grain farmland located south of Saskatoon on Valley Road.

Farmland & Price Summary

2 parcels

144 title acres (ISC)

SAMA Information

144 total acres

140 cultivated acres

4 wetland/bush acres

\$392,200 total 2025 assessed value (AV)

\$435,778 average assessment per 160 acres

74.5 soil final rating (weighted average)

\$5,740,000 Farmland Price

\$40,000 per title acre (ISC)

\$41,000 per cultivated acre (SAMA)

14.64 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	NW	24	35	6	3	1	7.3	144	140	0	0	4	\$392,200	DK Brown (Alluvium)	Clay	74.5	F	18	
344	NW	24	35	6	3	2	136.2	0											
Totals							143.5	144	140	0	0	4	\$392,200	Weighted Average Final Rating 74.5					

Average per 160 acres \$435,778

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>





