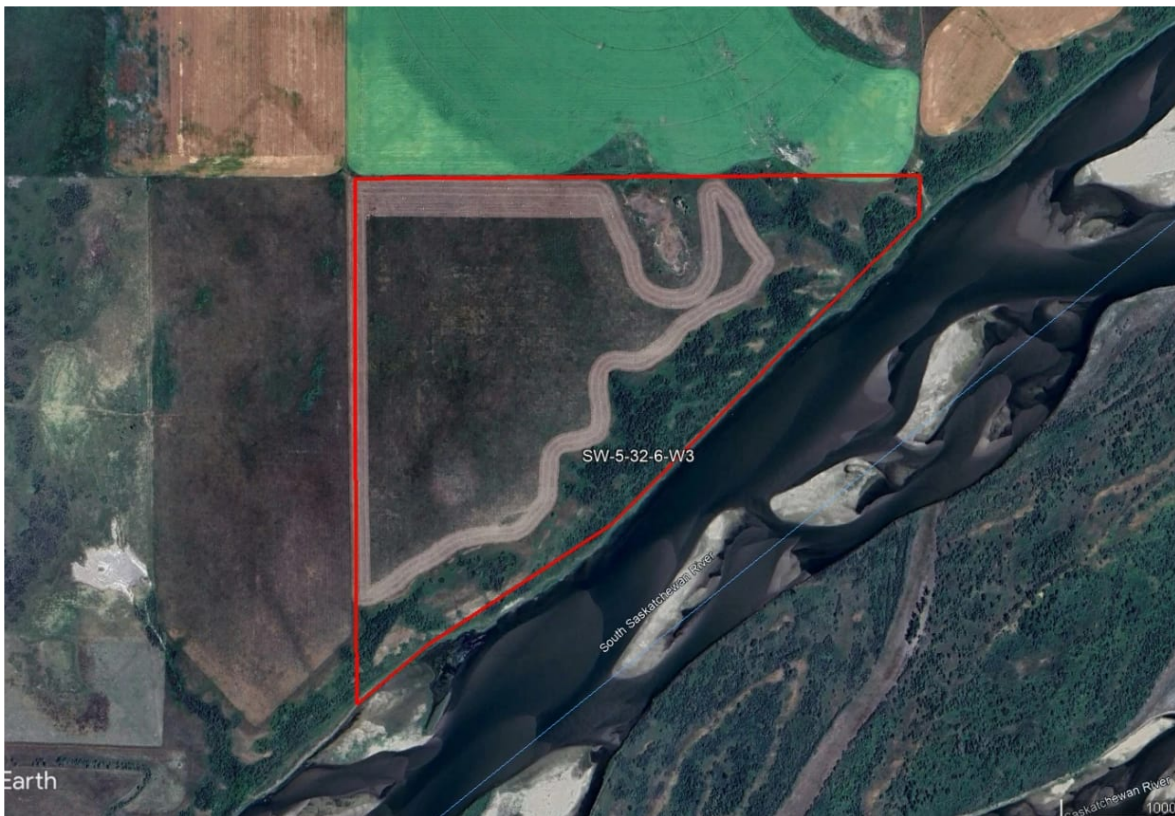




HAMMONDTM
REALTY

\$450,000

RM Montrose 85 acres Grain & Riverfront Land



Bobby Montreuil

Bobby.Montreuil@HammondRealty.ca

(306) 831-9371

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 315 Montrose
Closest Town:	Pike Lake	Location:	Saskatchewan
MLS Number:	SK047070	Title Acres (ISC):	85
Cultivated Acres:	50	Soil Final Rating:	47.1
Price:	\$450,000	\$/Titled Acres:	\$5,294.12
Avg AV/Qtr:	\$175,605	Farmland:	\$450,000
P/AV Multiple:	5.06		
Enterprise:	Grain		

Description

Rare Riverfront Farmland with Irrigation Potential

Rare riverfront land offering a unique combination of strong agricultural use, natural beauty, and long-term potential. The property features cultivated farmland that supports reliable production, complemented by a riverfront/wildland section that provides scenic views, natural habitat, and recreational appeal. This balance makes the property attractive both to farm operators looking to expand and to lifestyle buyers seeking a distinctive setting along the river. An additional advantage is the irrigation potential: the farmland immediately north is currently irrigated, highlighting the opportunity for future water development and adding further strength to the long-term agricultural viability of the property. Altogether, this is more than just farmland — it is a rare riverfront holding that combines productivity, lifestyle appeal, and unique character.

Farmland & Price Summary

1 parcel / 85 title acres (ISC)

SAMA Information

81 total acres

50 cultivated acres / 31 wetland/bush acres

\$88,900 total 2025 assessed value (AV)

\$175,605 average assessment per 160 acres

47.1 soil final rating (weighted average)



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 831-9371 Bobby Montreuil

\$450,000 Farmland Price
\$5,289 per title acre (ISC)
\$9,000 per cultivated acre (SAMA)
5.06 times the 2025 assessed value (P/AV multiple)

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
315	SW	5	32	6	3	0	85.1		81	50			31	\$88,900	Bradwell	Very Fine Sandy Loam	47.1	L	12	\$684.00
Totals							85.1	0	81	50	0	0	31	\$88,900	Weighted Average Final Rating 47.1					\$684.00

Average per 160 acres \$175,605

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>



