



**HAMMOND**<sup>TM</sup>  
REALTY

\$169,000

RM of Emerald Land - 157 Acres (Rothenburger)



**Dave Molberg**  
Dave.Molberg@HammondRealty.ca  
(306) 948-4478  
HammondRealty.ca

## Property Details

<b>Service Type:</b>	Listing	<b>Rural Municipality:</b>	RM 277 Emerald
<b>Closest Town:</b>	Wishart	<b>Location:</b>	Saskatchewan
<b>MLS Number:</b>	SK039465	<b>Title Acres (ISC):</b>	157.3
<b>Cultivated Acres:</b>	103	<b>Soil Final Rating:</b>	57.8
<b>Price:</b>	\$169,000	<b>\$/Titled Acres:</b>	\$1,074.38
<b>Avg AV/Qtr:</b>	\$231,639	<b>Farmland:</b>	\$169,000
<b>P/AV Multiple:</b>	0.75		
<b>Enterprise:</b>	Hay (arable)		

## Description

### Property Description

SE 34-29-14-W2 — Hayland Quarter with Conservation Easement | RM of Emerald No. 277

157 acres in the RM of Emerald No. 277, located 3 miles east of Wishart on Grid Road 743. The quarter consists of 103 cultivated acres currently in perennial tame forage (a blend of alfalfa, brome, wheatgrass, and fescue seeded in 2015), with 52 acres of wetlands, sloughs, and creek area that provide outstanding waterfowl and wildlife habitat in the heart of the Touchwood Hills.

A 5.2-acre parcel in the northeast corner of the quarter is excluded from the conservation easement — an elevated, well-positioned site that would make an excellent yardsite or acreage development location.

The hayland is rented for the 2026 crop year. Vacant possession can be provided once the hay comes off.

### Land Details

Legal Description: SE 34-29-14-W2 (Ext 1 & 2), RM of Emerald No. 277

Total Title Acres: 157.3 (ISC)

Cultivated Acres: 103

Waste / Wetlands: 52

Soil Association: Oxbow Loam

Soil Final Rating: 57.8

SCIC Crop Insurance Class: G | Risk Zone 14

SAMA Assessment (2025): \$224,400

Asking Price / Assessment: 0.75x

Asking Price / Title Acre: \$1,076 / acre

Property Taxes: \$1,171.46 / year

### **Conservation Easement**

A perpetual conservation easement held by Ducks Unlimited Canada (DUC) is registered on title under The Conservation Easements Act (Saskatchewan). The easement protects the existing wetland and forage habitat in perpetuity.

#### **Permitted uses include:**

- Continued hayland / perennial forage production
- Standard livestock fencing
- Hunting, recreational use, and wildlife observation

#### **Not permitted without DUC's prior written approval:**

- Cultivation or breaking of existing forage or wetland areas
- Drainage, filling, or alteration of wetlands
- Developing new permanent structures

The 5.2-acre northeast corner parcel is excluded from the conservation easement and is not subject to these restrictions. Full easement details are available upon request through the listing agent.

### **Location**

3 miles east of Wishart on Grid Road 743. Approximately 16 miles south of Elfros, SK.

Legal Land Description							ISC	SAMA Information							SCIC		RM	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	
277	SE	34	29	14	2	1	148.6	155	103	52	\$224,400	Oxbow	Loam	57.8	G	14	\$1,001.00	
277	SE	34	29	14	2	2	8.7											
<b>Totals</b>							<b>157.3</b>	<b>155</b>	<b>103</b>	<b>52</b>	<b>\$224,400</b>	<b>Weighted Average Final Rating 57.8</b>						<b>\$1,001.00</b>

**Average per 160 acres \$231,639**

### 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>

**Property Report**

Print Date: 09-Jun-2026

Page 1 of 1

**Municipality Name: RM OF EMERALD (RM)**

**Assessment ID Number : 277-000534300**

**PID: 705335**



**Civic Address:**  
**Legal Location:** Qtr SE Sec 34 Tp 29 Rg 14 W 2 Sup  
**Supplementary:**

**Title Acres:** 155.28  
**School Division:** 205  
**Neighbourhood:** 277-200  
**Overall PUSE:** 2000  
**Call Back Year:**

**Reviewed:** 03-Sep-2025  
**Change Reason:** Reinspection  
**Year / Frozen ID:** 2026/-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
103.00	K-KG - [K AND KG]	Soil association 1 OX - [OXBOW] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )]	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Phy. Factor 1 5% reduction due to PSA1 - [ 95 : Poor Drain/Sal. - Slight] Natural hazard NH: Natural Hazard Rate: 0.90	\$/ACRE 2,173.91 Final 57.82
		Soil association 2 OX - [OXBOW] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 4-6		

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
52	WS & CREEK

**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	\$224,400		1	Other Agricultural	55%	\$123,420				Taxable
<b>Total of Assessed Values:</b>	<b>\$224,400</b>					<b>Total of Taxable/Exempt Values:</b>				<b>\$123,420</b>



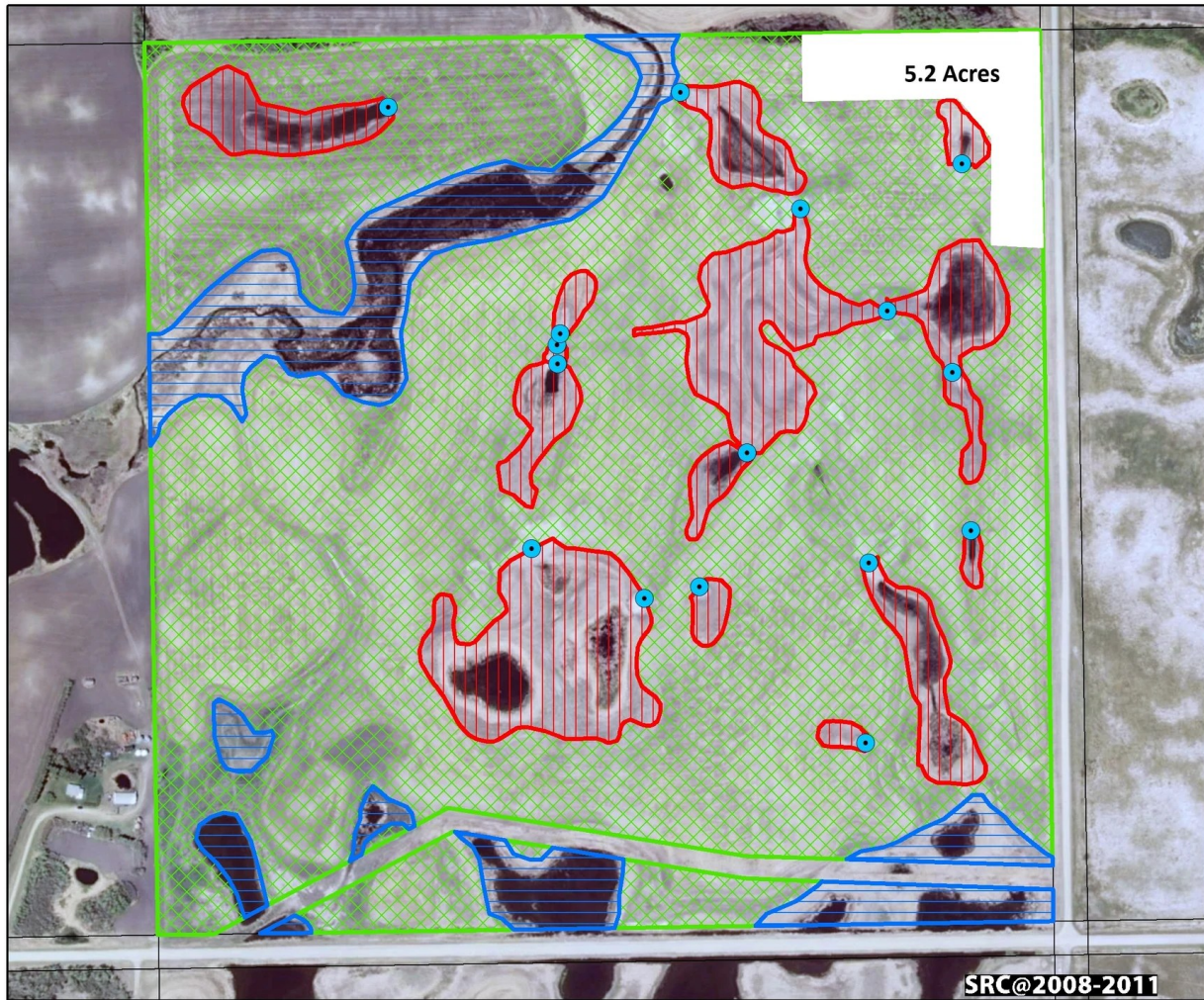
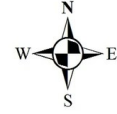




Project # 1547

Schedule "A"

## Stefankiw RLP CE SE34-29-14-W2



### Habitat Area

-  5 Perennial Tame Forage (220-20-21) 111.1 Acres
-  6 Wetland Complex (720-200-43) 8 Basins, 17.0 Acres
-  7 Restored Wetland (710-250-44) 15 Basins, 22.2 Acres
-  Ditch Plugs

 Ducks Unlimited Canada <small>GIS SKETCH PLAN</small>	Description Stefankiw RLP CE	Landscape Touchwood Hills	THIS SKETCH PLAN HAS BEEN PREPARED FROM AIR PHOTO INTERPRETATION
	Land Parcel: SE34-29-14-W2		Date Drawn: Nov. 9, 2015 By: JWN
	NTS Map Sheet:	Scale: 1:10,000	File:
	Photo No.:	Photo Date:	Page:                      Checked By: TM

TP 30

RG 29

GRD 640 1.6 Km.

RURAL MUNICIPALITY OF KUTAWA #278

AP

RM 277

61,800 GLEN KARACHOUK 63,300 CYNTHIA KACHUR 78,000 IAN CLEATOR	72,900 ADOLF & MARGARET KARACHOUK 75,200 IAN CLEATOR 66,800 IAN CLEATOR	72,900 MELVIN 75,200 IAN CLEATOR 66,800 IAN CLEATOR	72,900 ELISE MALINOWSKI 82,200 ELIZABETH SHEWCHUK 65,000 IAN CLEATOR	72,900 GARY & LORNA SHEWCHUK 82,200 MURRAY & LORNA SHEWCHUK 78,800 IAN CLEATOR	72,900 DENNIS 87,000 MURRAY & LORNA SHEWCHUK 83,000 IAN CLEATOR	72,900 JEANETTE HENDALL 87,000 MURRAY & LORNA SHEWCHUK 83,000 IAN CLEATOR	72,900 JEFF MALINOWSKI 81,000 MURRAY & LORNA SHEWCHUK 83,000 IAN CLEATOR	72,900 DUCKS UNLIMITED CANADA 66,700 DUCKS UNLIMITED CANADA 72,600 IAN CLEATOR	72,900 DUCKS UNLIMITED CANADA 64,000 DUCKS UNLIMITED CANADA 69,900 IAN CLEATOR	72,900 MICHAEL & SETH MAKSYMWTZ INC. 67,900 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 BRD ENTERPRISES INC. 83,800 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 CHESTER STANOSKI 77,600 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 MARY SKOLNEY 77,100 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 MICHAEL SKOLNEY 92,400 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 MICHAEL SKOLNEY 72,400 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 MICHAEL SKOLNEY 72,500 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 EDWARD & LORNA PETRYSHYN 81,500 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 101193093 SASK. LTD. 91,200 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 ERIN SKOLNEY 79,500 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 EDWARD & LORNA PETRYSHYN 70,900 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 JACQUELINE & PATRICIA MCMARTIN 84,100 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 MORGAN HELGASON 90,000 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 TERRY & HELEN HELGASON 79,300 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 ASSOCIATION FARMERS LIMITED PARTNERSHIP 81,700 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 DI WU 71,500 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 MORGAN HELGASON 75,600 MICHAEL STEPHANUK 66,000 IAN CLEATOR	72,900 TOM LEA 75,600 MICHAEL STEPHANUK 66,000 IAN CLEATOR
---	--	--	---	---	--	--	---	---	---	---	--	--	--	---	---	---	--	--	--	--	--	---	--	---	---	---	---

