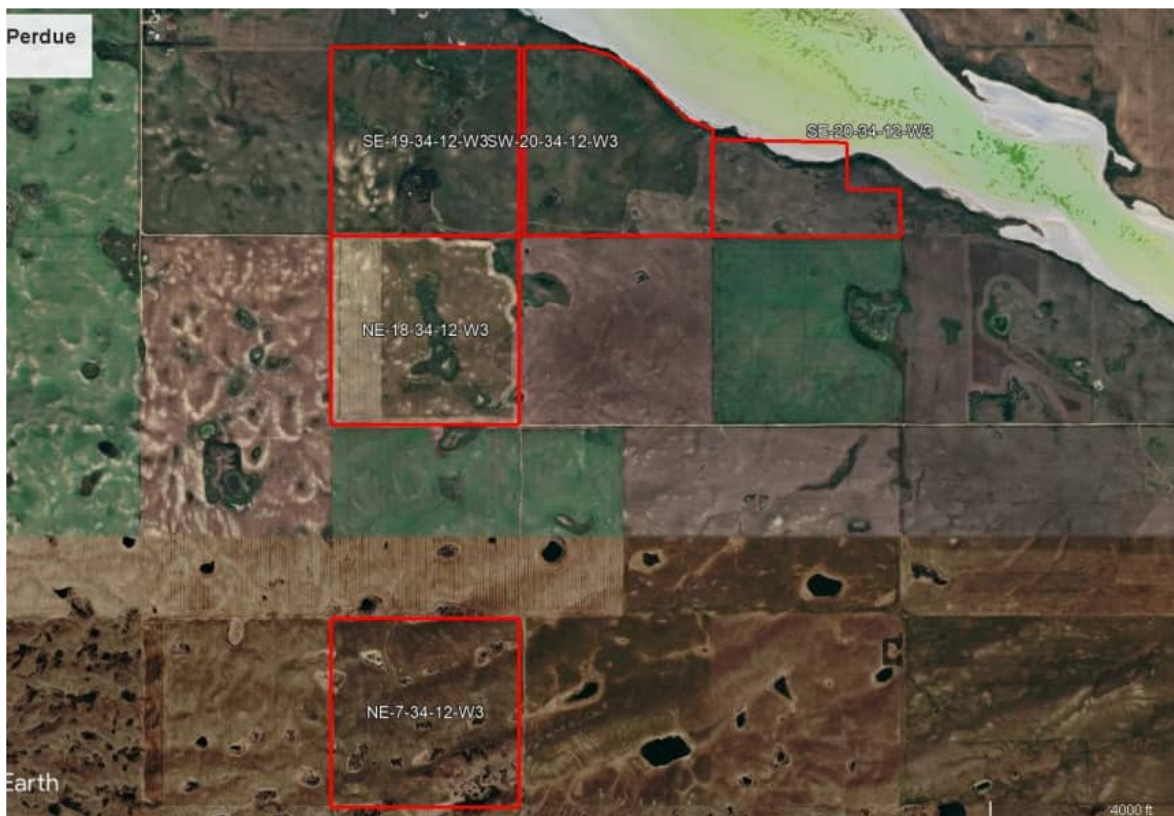




\$1,150,000

RM of Perdue Farmland - 683 Acres



Dave Molberg

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(306) 948-4478

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Property Details

Service Type:	Listing	Rural Municipality:	RM 346 Perdue
Closest Town:	Biggar	Location:	Saskatchewan
MLS Number:	SK047837	Title Acres (ISC):	682.8
Cultivated Acres:	683	Soil Final Rating:	40.6
Price:	\$1,150,000	\$/Titled Acres:	\$1,684.24
Avg AV/Qtr:	\$192,820	Farmland:	\$1,150,000
P/AV Multiple:	1.4		
Enterprise:	Hay (arable), Pasture		

Description

RM of Perdue No. 346 – 683 Acres Farmland & Pasture

Delayed Presentation of Offers: No offers will be presented prior to **September 29, 2026 at 4:00 p.m.** The Seller will consider offers on the entire property, individual quarters, or combinations of parcels.

Excellent opportunity to acquire **683 title acres** in the RM of Perdue No. 346, approximately 25 km south of Perdue, Saskatchewan. The property consists of 4½ quarters and offers a combination of cultivated farmland (seeded to grass) and native pasture, making it well suited to an expanding grain, livestock or mixed farming operation.

As per SAMA, the property includes **486 cultivated acres, 81 native grass acres and 116 other acres**, with a total **2025 assessed value of \$823,100**. Soil

The land has gently rolling to hilly topography, with some bush, sloughs and stones. Portions of the property are fenced with barbed wire - electric fence is not included and will be removed by the tenant prior to possession.

Land Breakdown

NE 7-34-12 W3

- 159.63 title acres
- 123 cultivated acres
- 37 other acres (slough/knoll)
- Weyburn Association, loam texture
- SCIC soil class K, Final Rating 36.9
- \$170,900 assessed value

NE 18-34-12 W3

- 155.43 title acres
- 131 cultivated acres
- 24 other acres (slough)
- Weyburn Association, loam texture
- SCIC soil class J, Final Rating 47.4
- \$233,800 assessed value

SE 19-34-12 W3

- 159.45 title acres
- 130 cultivated acres
- 29 other acres (slough)
- Weyburn Association, loam texture
- SCIC soil class L, Final Rating 40.8
- \$199,700 assessed value

SW 20-34-12 W3

- 138.32 title acres
- 102 cultivated acres
- 24 native grass acres
- 13 other acres (slough)
- Asquith Association, sandy loam texture
- SCIC soil class O, Final Rating 35.9
- \$161,700 assessed value

SE 20-34-12 W3

- 69.94 title acres over two parcels
- 57 native grass acres
- 13 other acres (lake)
- Asquith Association, sandy loam texture
- SCIC soil class O, Final Rating N/A
- \$57,000 assessed value

The property is currently rented for the **2026 season**, with the rental agreement expiring December 31, 2026.

Farmland & Price Summary**682.77 title acres (ISC)****SAMA Information**

- 683 total acres
- 486 cultivated acres
- 81 native grass acres

- 116 other acres
- **\$823,100 total 2025 assessed value**
- **\$192,892 average assessment per 160 acres**

Pricing

- **\$1,150,000 Asking Price**
- \$1,684 per title acre (ISC)
- \$2,366 per cultivated acre (SAMA)
- **1.40× the 2025 assessed value**

Directions: From Perdue, travel approximately 20 km south on SK-655 following the curves, turn west and continue approximately 5 km.

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	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
346	NE	7	34	12	3	0	159.63	160	123	0	37	\$170,900	Weyburn	Loam	36.9	K	16	\$416.83
346	NE	18	34	12	3	0	155.43	155	131	0	24	\$233,800	Weyburn	Loam	47.4	J	16	\$570.24
346	SE	19	34	12	3	0	159.45	159	130	0	29	\$199,700	Weyburn	Loam	40.8	L	16	\$487.07
346	PT SW	20	34	12	3	3	138.32	139	102	24	13	\$161,700	Asquith	Sandy Loam	35.9	O	16	\$394.39
346	PT SE	20	34	12	3	4,5	69.94	70	0	57	13	\$57,000	Asquith	Sandy Loam		O	16	\$139.02
Totals							682.77	683	486	81	116	\$823,100	Weighted Average Final Rating 40.6					\$2,007.56

Average per 160 acres \$192,820

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>

Property Report

Print Date: 23-Apr-2026

Page 1 of 1

Municipality Name: RM OF PERDUE (RM)			Assessment ID Number : 346-000307100		PID: 200025070		
	Civic Address:			Title Acres:	159.63	Reviewed:	06-Sep-2023
	Legal Location: Qtr NE Sec 07 Tp 34 Rg 12 W 3 Sup			School Division:	207	Change Reason:	Reinspection
	Supplementary:			Neighbourhood:	346-200	Year / Frozen ID:	2026/-32560
				Overall PUSE:	2000	Predom Code:	
				Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
123.00	K - [CULTIVATED]	Soil association 1	WR - [WEYBURN]	Topography	T4 - Strg Slopes	\$/ACRE	1,386.41
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	36.87
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard NH: Natural Hazard Rate: 0.98			
		Soil association 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	CAL8 - [CHERN-CAL (CA 7-9)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
37	WS & WN

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	\$170,900		1	Other Agricultural	55%	\$93,995				Taxable
Total of Assessed Values:	\$170,900				Total of Taxable/Exempt Values:	\$93,995				

Property Report

Print Date: 23-Apr-2026

Page 1 of 1

Municipality Name: RM OF PERDUE (RM)

Assessment ID Number : 346-000318100

PID: 200027241



Civic Address:

Legal Location: Qtr NE Sec 18 Tp 34 Rg 12 W 3 Sup

Supplementary:

Title Acres: 155.43

School Division: 207

Neighbourhood: 346-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 02-Jun-2023

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	
131.00	K - [CULTIVATED]	Soil association 1	WR - [WEYBURN]	Topography	T3 - Moderate Slopes	\$/ACRE	1,782.57
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	47.41
		Soil texture 2		Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
24	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	\$233,800		1	Other Agricultural	55%	\$128,590				Taxable
Total of Assessed Values:	\$233,800				Total of Taxable/Exempt Values:	\$128,590				

Property Report

Print Date: 23-Apr-2026

Page 1 of 1

Municipality Name: RM OF PERDUE (RM)			Assessment ID Number : 346-000320300		PID: 200027795
			Civic Address:	Title Acres: 69.94	Reviewed: 06-Jun-2023
Legal Location: Qtr PT SE Sec 20 Tp 34 Rg 12 W 3 Sup 00				School Division: 207	Change Reason: Reinspection
Supplementary: EXCEPT: LAKE				Neighbourhood: 346-200	Year / Frozen ID: 2026/-32560
				Overall PUSE: 2000	Predom Code:
					Method in Use: C.A.M.A. - Cost
				Call Back Year:	

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
57.00	NG - [NATIVE GRASS]	Soil association 1	AQ - [ASQUITH]	Range site	SY: SANDY	\$/ACRE	996.88
		Soil texture 1	SL - [SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	N: No		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.40		
				Aum/Quarter	64.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
13	LAKE

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	\$57,000		1	Other Agricultural	55%	\$31,350				Taxable
Total of Assessed Values:	\$57,000				Total of Taxable/Exempt Values:	\$31,350				

Property Report

Print Date: 23-Apr-2026

Page 1 of 1

Municipality Name: RM OF PERDUE (RM)

Assessment ID Number : 346-000319300

PID: 200027563



Civic Address: 312521 343 TWP-RD

Legal Location: Qtr SE Sec 19 Tp 34 Rg 12 W 3 Sup

Supplementary:

Title Acres: 159.44

School Division: 207

Neighbourhood: 346-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 07-Sep-2023

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	
65.00	K-KGV - [K-KG-VACANT YARD]	Soil association 1	WR - [WEYBURN]	Topography	T3 - Moderate Slopes	\$/ACRE	1,746.19
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	46.44
		Soil texture 2		Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
65.00	K - [CULTIVATED]	Soil association 1	AQ - [ASQUITH]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,321.74
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	35.15
		Soil texture 2		Phy. Factor 1	10% reduction due to SA2 - [90 : Salinity - Moderate]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
29	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	\$199,700		1	Other Agricultural	55%	\$109,835				Taxable
Total of Assessed Values:	\$199,700				Total of Taxable/Exempt Values:	\$109,835				

Property Report

Print Date: 23-Apr-2026

Page 1 of 1

Municipality Name: RM OF PERDUE (RM)

Assessment ID Number : 346-000320400

PID: 200027886



Civic Address:

Legal Location: Qtr SW Sec 20 Tp 34 Rg 12 W 3 Sup 00

Supplementary: EXCEPT: LAKE

Title Acres: 138.32

School Division: 207

Neighbourhood: 346-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 06-Jun-2023

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	
102.00	K - [CULTIVATED]	Soil association 1	AQ - [ASQUITH]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,349.28
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	35.89
		Soil texture 2		Phy. Factor 1	10% reduction due to SA2 - [90 : Salinity - Moderate]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10	Natural hazard	NH: Natural Hazard Rate: 0.98		

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
24.00	NG - [NATIVE GRASS]	Soil association 1	AQ - [ASQUITH]	Range site	SY: SANDY	\$/ACRE	996.88
		Soil texture 1	SL - [SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	N: No		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.40		
				Aum/Quarter	64.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
12	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	\$161,700		1	Other Agricultural	55%	\$88,935				Taxable
Total of Assessed Values:	\$161,700				Total of Taxable/Exempt Values:	\$88,935				



Surface Parcel Number: 117485871

REQUEST DATE: Thu Apr 23 13:09:04 GMT-06:00 2026

117486243	117446317	150309851 150309817	
		150309839	150309794
		802.76	
117485860	117485871	117485905	
		804.55 804.33	
		803.34	
117485859	117485848	117485893	

Owner Name(s) : RADEPA INVESTMENTS INC.

Municipality : RM OF PERDUE NO. 346

Title Number(s) : 135137178

Parcel Class : Parcel (Generic)

Land Description : NE 07-34-12-3 Ext 0

Source Quarter Section : NE-07-34-12-3

Commodity/Unit : Not Applicable

Area : 64.6 hectares (159.63 acres)

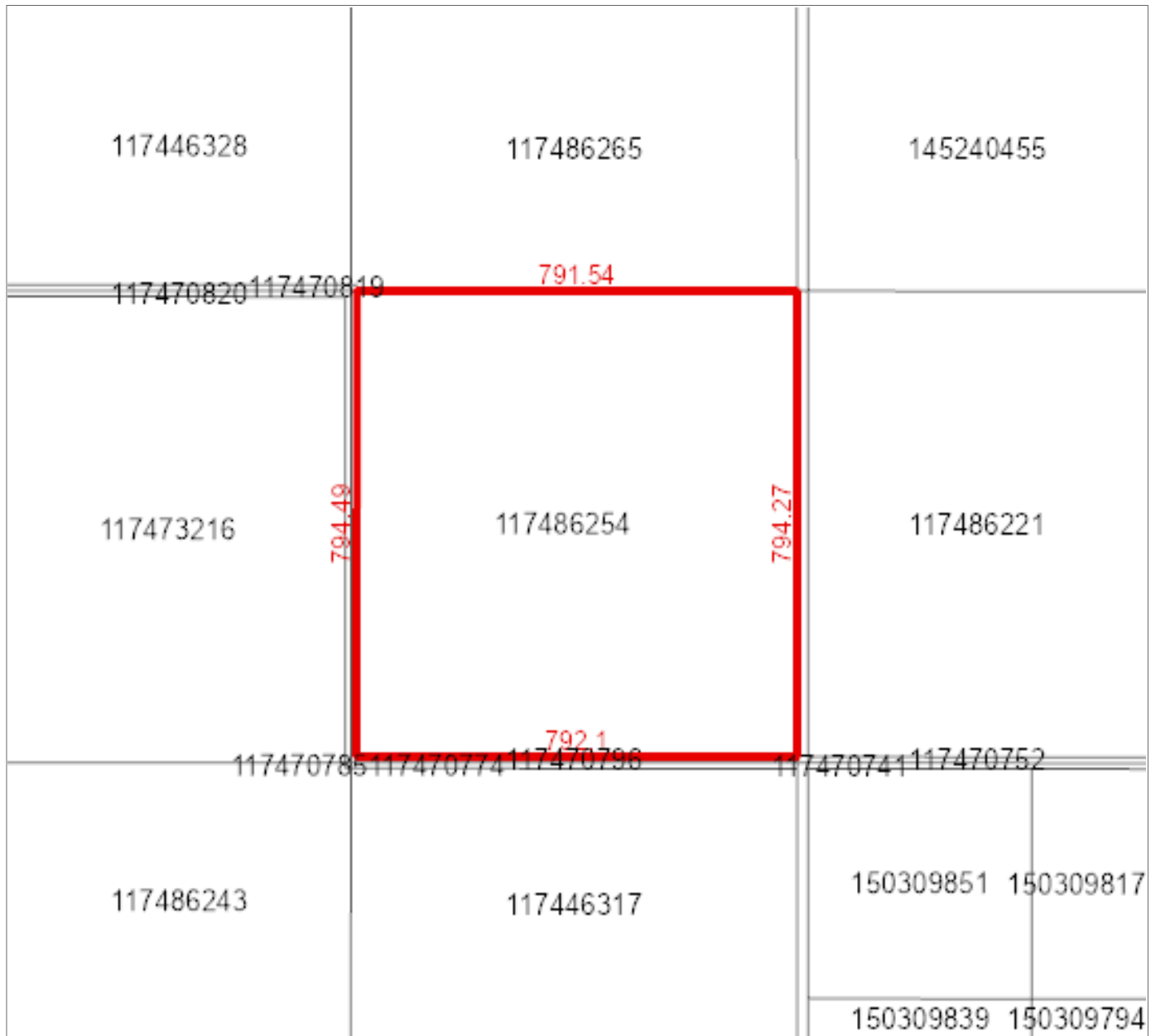
Converted Title Number : 74S16969

Ownership Share : 1:1



Surface Parcel Number: 117486254

REQUEST DATE: Thu Apr 23 13:11:31 GMT-06:00 2026



Owner Name(s) : RADEPA INVESTMENTS INC.

Municipality : RM OF PERDUE NO. 346

Title Number(s) : 135137190

Parcel Class : Parcel (Generic)

Land Description : NE 18-34-12-3 Ext 0

Source Quarter Section : NE-18-34-12-3

Commodity/Unit : Not Applicable

Area : 62.901 hectares (155.43 acres)

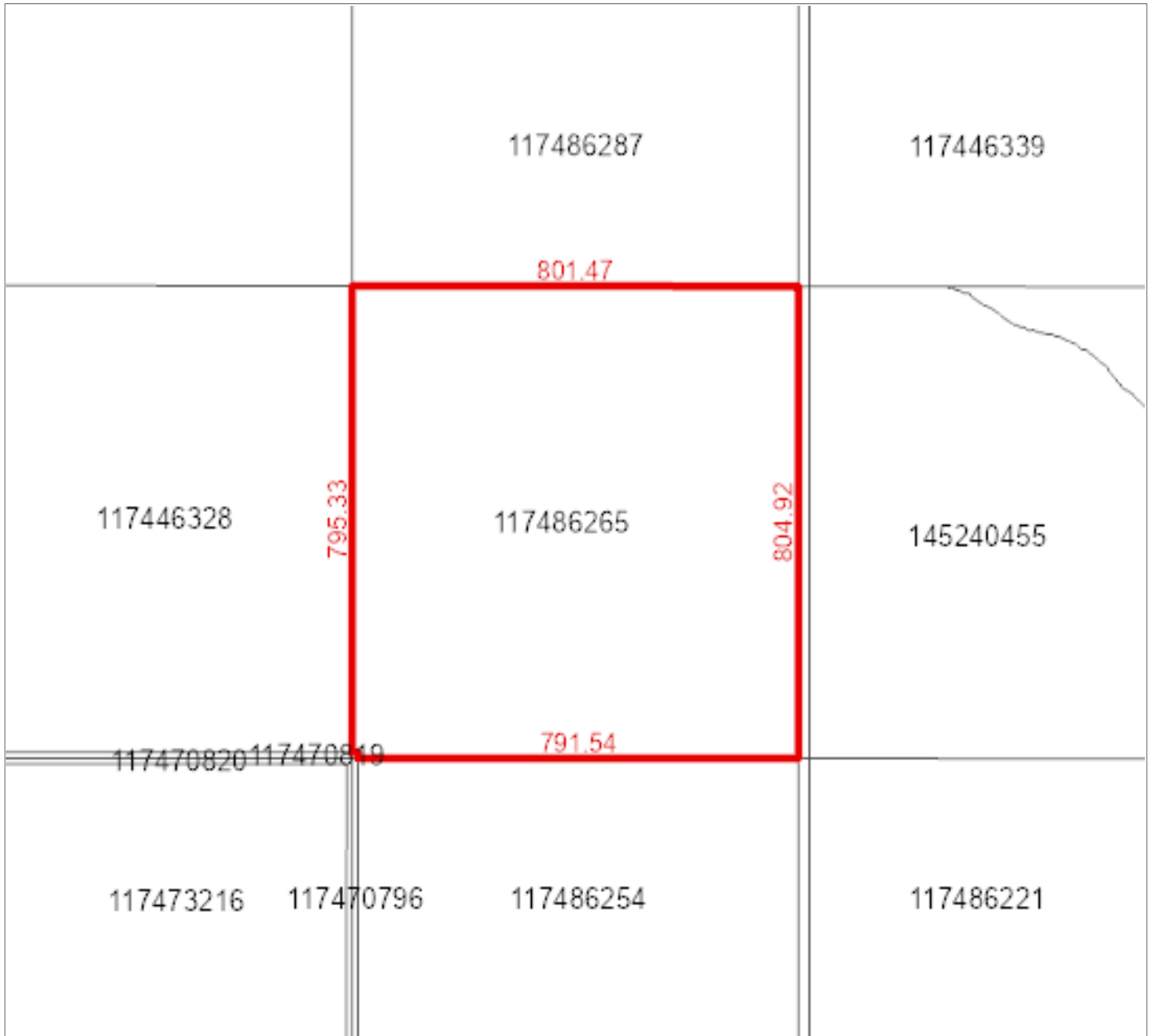
Converted Title Number : 74S16969A

Ownership Share : 1:1



Surface Parcel Number: 117486265

REQUEST DATE: Thu Apr 23 13:31:43 GMT-06:00 2026



Owner Name(s) : RADEPA INVESTMENTS INC.

Municipality : RM OF PERDUE NO. 346

Title Number(s) : 135137224

Parcel Class : Parcel (Generic)

Land Description : SE 19-34-12-3 Ext 0

Source Quarter Section : SE-19-34-12-3

Commodity/Unit : Not Applicable

Area : 64.526 hectares (159.45 acres)

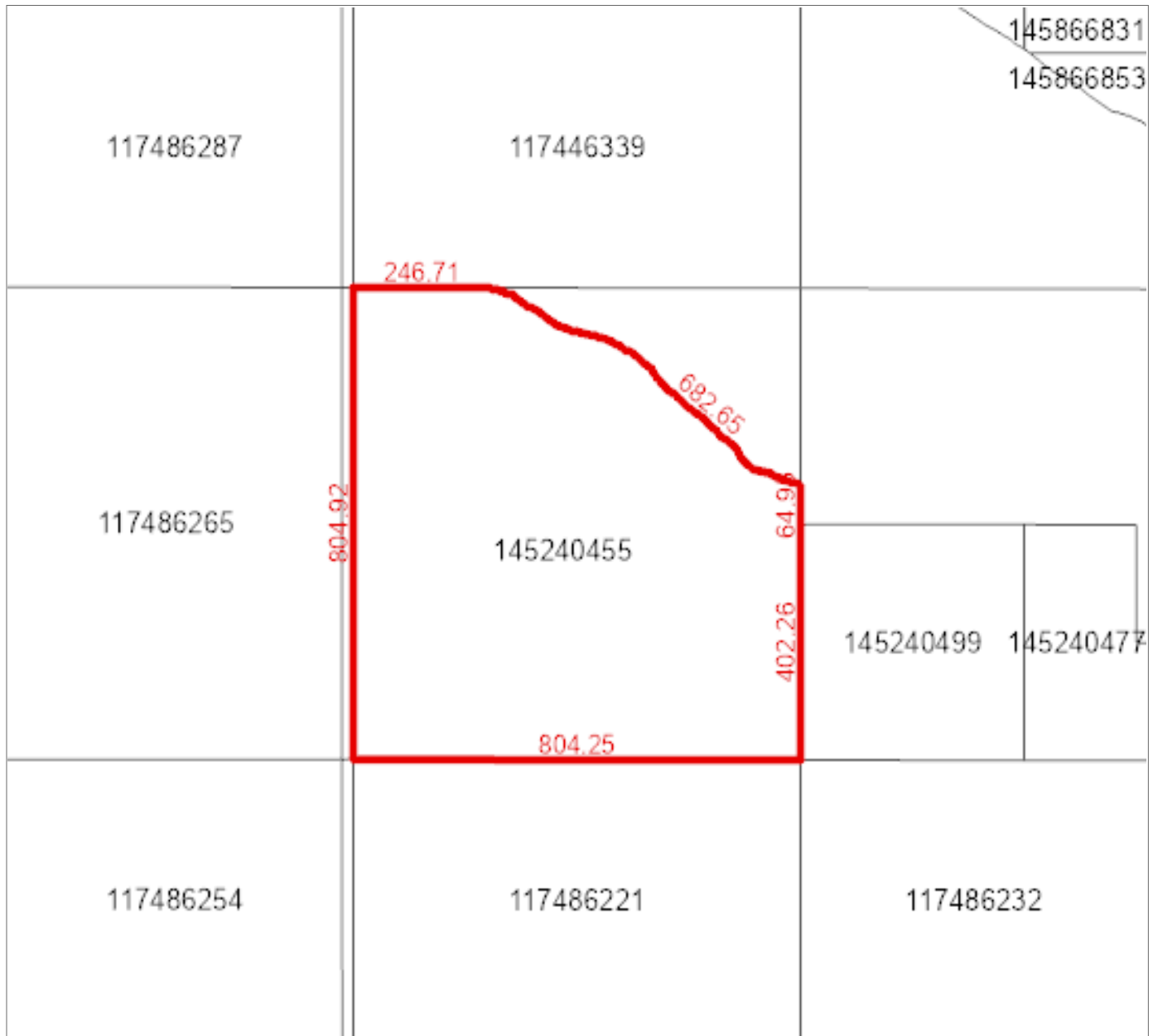
Converted Title Number : 74S16969A

Ownership Share : 1:1



Surface Parcel Number: 145240455

REQUEST DATE: Thu Apr 23 13:33:12 GMT-06:00 2026



Owner Name(s) : RADEPA INVESTMENTS INC.

Municipality : RM OF PERDUE NO. 346

Title Number(s) : 135137246

Parcel Class : Parcel (Generic)

Land Description : SW 20-34-12-3 Ext 3

Source Quarter Section : SW-20-34-12-3

Commodity/Unit : Not Applicable

Area : 55.977 hectares (138.32 acres)

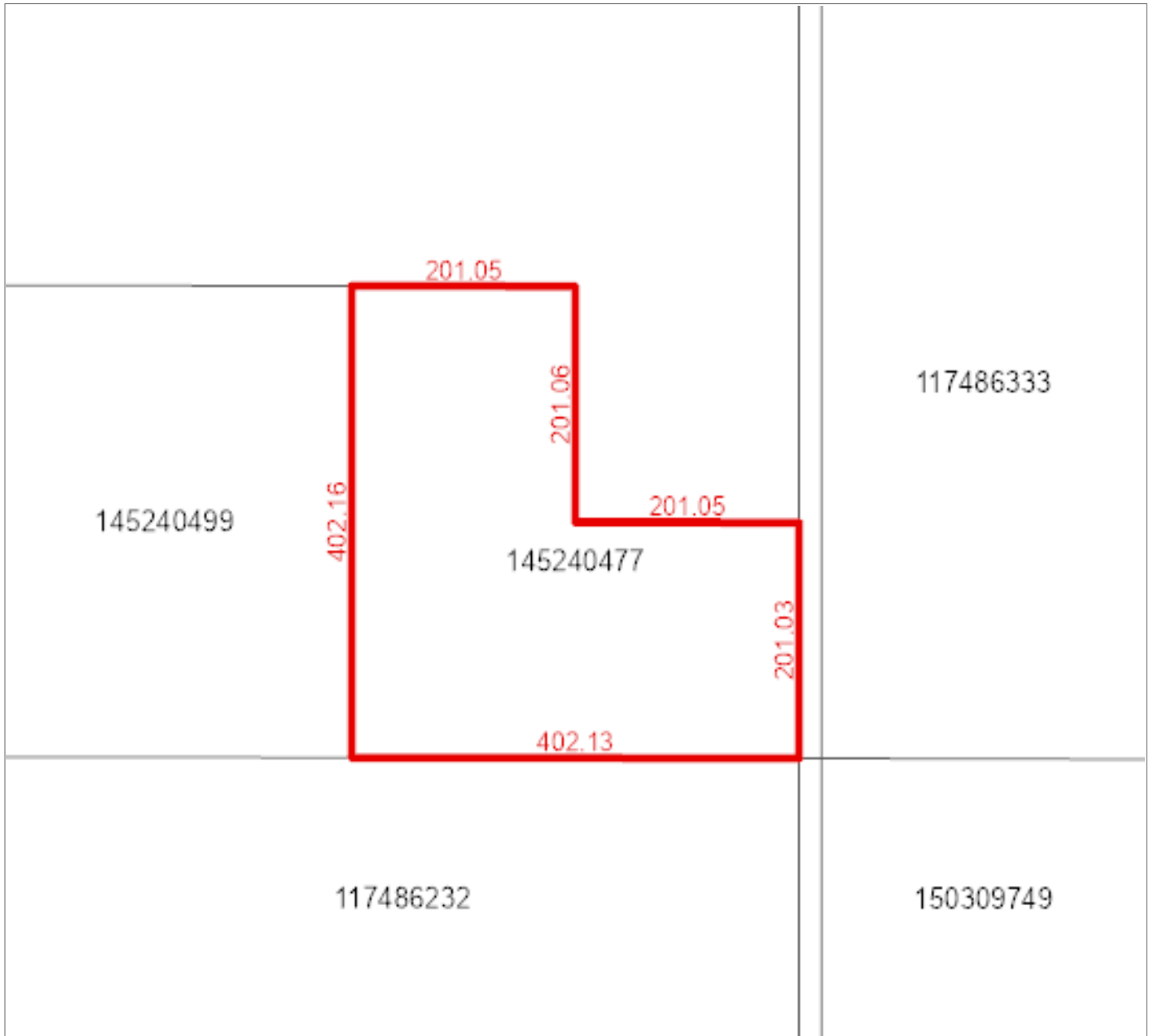
Converted Title Number : 74S16969B

Ownership Share : 1:1



Surface Parcel Number: 145240477

REQUEST DATE: Thu Apr 23 13:34:10 GMT-06:00 2026



Owner Name(s) : RADEPA INVESTMENTS INC.

Municipality : RM OF PERDUE NO. 346

Title Number(s) : 135137279

Parcel Class : Parcel (Generic)

Land Description : LSD 1- 20-34-12-3 Ext 4

Source Quarter Section : SE-20-34-12-3

Commodity/Unit : Not Applicable

Area : 12.127 hectares (29.97 acres)

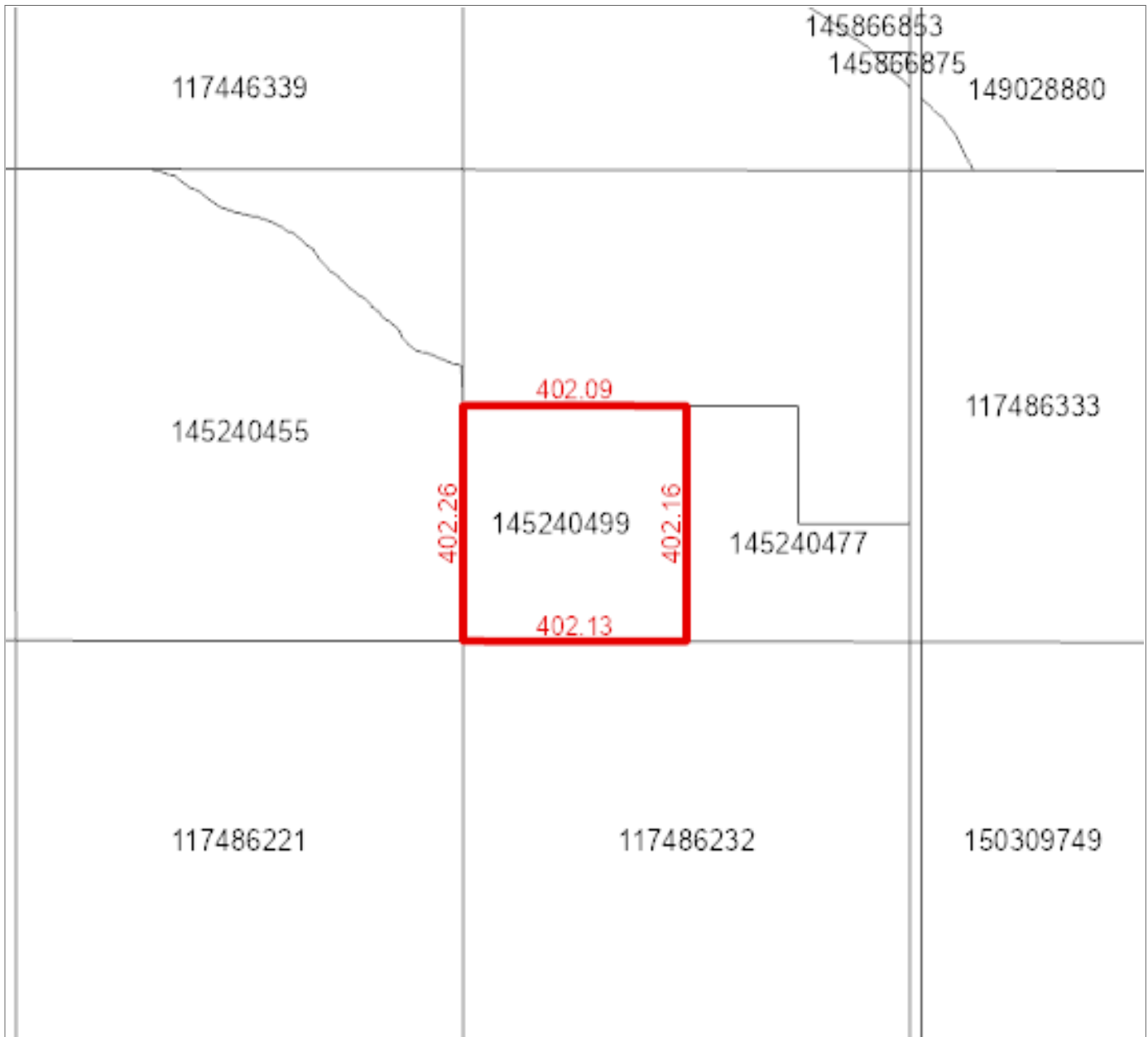
Converted Title Number : 74S16969B

Ownership Share : 1:1



Surface Parcel Number: 145240499

REQUEST DATE: Thu Apr 23 13:35:18 GMT-06:00 2026



Owner Name(s) : RADEPA INVESTMENTS INC.

Municipality : RM OF PERDUE NO. 346

Title Number(s) : 135137257

Parcel Class : Parcel (Generic)

Land Description : LSD 2- 20-34-12-3 Ext 5

Source Quarter Section : SE-20-34-12-3

Commodity/Unit : Not Applicable

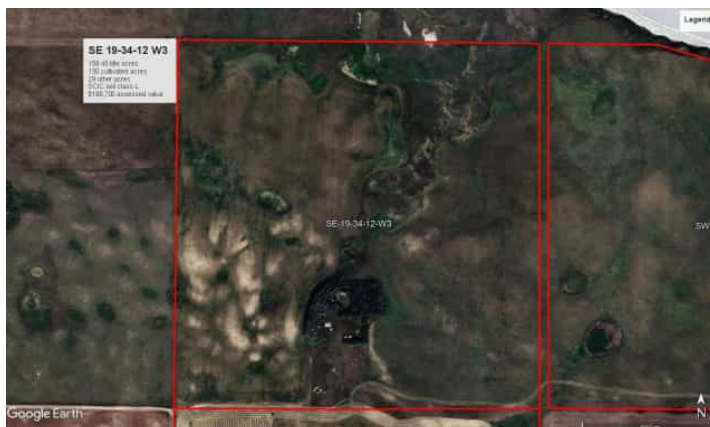
Area : 16.173 hectares (39.97 acres)

Converted Title Number : 74S16969B

Ownership Share : 1:1









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(306) 948-4478 Dave Molberg



Saskatchewan's Ag Real Estate Professionals

Acres of Expertise.







