



\$2,570,000

Raymore 648 acres Grain Farmland (MAV)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 279 Mount Hope
Closest Town:	Semans	Location:	Saskatchewan
MLS Number:	SK043902	Title Acres (ISC):	648.94
Cultivated Acres:	559	Soil Final Rating:	53.83
Price:	\$2,570,000	\$/Titled Acres:	\$3,960.30
Avg AV/Qtr:	\$279,149	Farmland:	\$2,570,000
P/AV Multiple:	2.27		
Enterprise:	Grain		

Description

Last Mountain Section consists of four quarters of productive farmland located in the Rural Municipality of Mount Hope No. 279, Saskatchewan. Encompassing 648.94 ISC titled acres, with approximately 559 cultivated acres, this property offers an excellent opportunity for producers looking to expand their land base or investors seeking quality agricultural land in a well-established farming region.

The land is predominantly comprised of Weyburn loam soils, recognized for their productive capability and suitability for growing cereals, oilseeds, and pulse crops. The four quarters form a practical operating unit with consistent soil characteristics and gently varying productivity across the property.

The package carries a weighted average SAMA Soil Final Rating of 53.8, with an average assessed value of approximately \$279,149 per 160-acre quarter. Saskatchewan Crop Insurance Corporation (SCIC) classifies all four quarters as Class J within Risk Zone 15, providing consistency across the entire holding while allowing purchasers to evaluate the individual characteristics of each quarter.

With no residential yard site or building improvements included, **Last Mountain Section** is a straightforward farmland acquisition focused entirely on agricultural production. Whether expanding an existing farming operation or adding a long-term agricultural investment, this offering presents an opportunity to acquire a well-positioned block of Saskatchewan farmland in a respected farming area.

Available for the 2027 growing season, purchasers can immediately incorporate the land into their farming operation.

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	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
279	NE	33	26	20	2	0	160.06	160	144	0	0	16	299,000	Weyburn	Loam	55.19	J	15	\$1,162.66
279	NW	33	26	20	2	0	167.03	167	145	0	0	22	312,500	Weyburn	Loam	57.28	J	15	\$1,163.60
279	SE	33	26	20	2	0	159.07	159	133	0	0	26	253,900	Weyburn	Loam	50.72	J	15	\$987.29
279	SW	33	26	20	2	0	162.78	163	137	0	0	26	266,900	Weyburn	Loam	51.76	J	15	\$1,037.84
Totals							648.94	649	559	0	0	90	1,132,300	Weighted Average Final Rating		53.83			\$4,351.39

Average per 160 acres 279,149

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>





