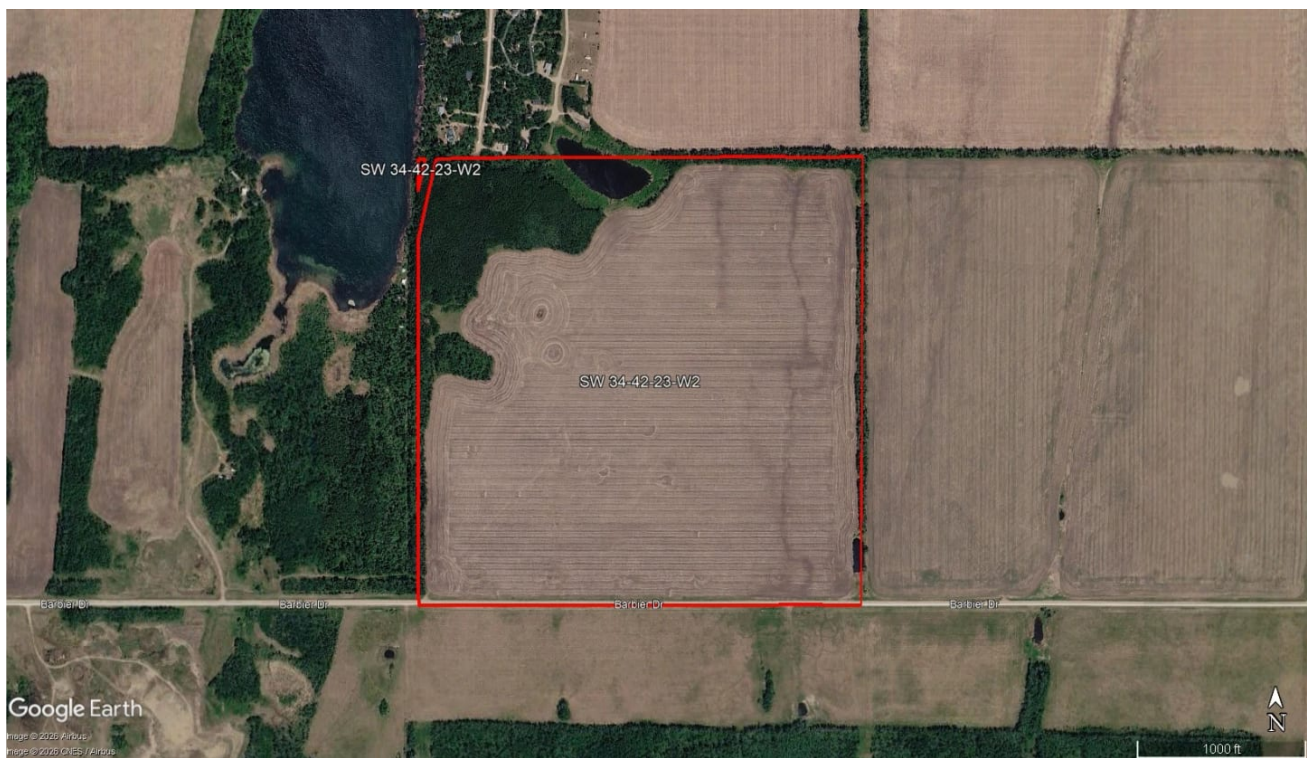




HAMMONDTM
REALTY

\$690,000

Rhona Lake RM 400 - 156 Acres Arable Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 400 Three Lakes
Closest Town:	Yellow Creek	Location:	Saskatchewan
MLS Number:	SK050427	Title Acres (ISC):	155.6
Cultivated Acres:	132	Soil Final Rating:	56.22
Price:	\$690,000	\$/Titled Acres:	\$4,434.45
Avg AV/Qtr:	\$286,462	Farmland:	\$690,000
P/AV Multiple:	2.47		
Enterprise:	Grain		

Description

Rhona Lake RM 400 - 156 Acres Arable Farmland

One very open and productive quarter section of farmland adjacent to the southeast edge of Rhona Lake, just south of Yellow Creek in the Rural Municipality of Three Lakes #400.

Owners currently farm 130 acres, with potential to clear an additional 15 acres in the northwest corner for cultivation, bringing the total potentially arable area to 145 acres.

This is productive land mapped as Oxbow and Whitewood soil associations, loam texture, Weighted Final Rating of 56.2 points per cultivated acre.

156 total acres

132 cultivated acres (per SAMA)

130 cultivated acres (per owners)

\$279,300 total 2026 assessed value (AV)

56.2 soil final rating (weighted average)

Asking Price \$690,000

\$5,227 per cultivated acre

2.47 times the 2026 assessed value

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
400	SW	34	42	23	2	1, 2	155.57	130	156	132	0	0	24	\$279,300	Oxbow; Whitewood	Loam	56.22	F	17	\$1,546.91
Totals							155.57	130	156	132	0	0	24	\$279,300	Weighted Average Final Rating		56.2			\$1,546.91

Average per 160 acres \$286,462

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>



