



HAMMONDTM
REALTY

\$435,000

Scotsguard 158 Acres Grain Farmland



Dallas Pike

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Property Details

Service Type:	Listing	Rural Municipality:	RM 78 Grassy Creek
Closest Town:	Scotsguard	Location:	Saskatchewan
MLS Number:	SK047982	Title Acres (ISC):	158
Cultivated Acres:	153	Soil Final Rating:	45.9
Price:	\$435,000	\$/Titled Acres:	\$2,753.16
Avg AV/Qtr:	\$267,411	Farmland:	\$435,000
P/AV Multiple:	1.65		
Enterprise:	Grain		

Description

Scotsguard 158 Acres Grain Farmland

Asking Price: \$435,000

One quarter section of productive grain farmland located in the Scotsguard area of the RM of Grassy Creek No. 78 in southwest Saskatchewan.

The property comprises 157.8 ISC title acres with 152.5 SAMA cultivated acres, providing a high percentage of cultivated land within the quarter. The land is characterized by Ardill clay loam soil with a Soil Final Rating of 45.9 and an SCIC soil class of J, Risk Zone 3.

With no existing lease in place and fall possession available, this quarter provides an excellent opportunity for a local producer to add a manageable parcel to an existing land base and have control of the property for the 2027 crop year.

SAMA Information

158	Total Acres
153	Cultivated Acres
5	Wetland/Bush Acres
\$263,300	Total Assessed Value
\$267,411	Average Assessment per 160 Acres
45.9	Soil Final Rating (Weighted Average)



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\$435,000 Farmland Price
\$2,757 per Total acre (ISC)
\$2,852 per cultivated acre (SAMA)
1.65 times the 2021 Assessed Value

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
78	SE	16	8	16	W3	0	157.80	158	153	0	0	5	263,300	Ardill	Clay Loam	45.90	J	3	\$700.90
Totals							157.80	158	153	-	-	5	263,300	Weighted Average Final Rating 45.90					\$700.90

Average per 160 acres 267,411

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>



