



HAMMONDTM
REALTY

\$828,000

Scotsguard 320 Acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 78 Grassy Creek
Closest Town:	Admiral	Location:	Saskatchewan
MLS Number:	SK047990	Title Acres (ISC):	320
Cultivated Acres:	283	Soil Final Rating:	47.06
Price:	\$828,000	\$/Titled Acres:	\$2,587.50
Avg AV/Qtr:	\$250,550	Farmland:	\$828,000
P/AV Multiple:	1.65		
Enterprise:	Grain		

Description

Scotsguard 320 Acres Grain Farmland

Asking Price: \$828,000

Two quarter sections of grain farmland located together in the Scotsguard area of the RM of Grassy Creek No. 78 in southwest Saskatchewan.

The package comprises 320.0 ISC title acres with 283 SAMA cultivated acres. Both quarters consist of Ardill clay loam soils and carry SCIC Class H ratings within Risk Zone 3. The weighted average Soil Final Rating is 47.1.

The two-quarter configuration and accessible overall price make this property particularly well suited to a local producer looking to add approximately one-half section to an existing operation.

There is no existing lease or right of first refusal affecting the property. Fall possession is available, giving the purchaser control of the land for the 2027 crop year. Please call for more information!

Farmland & Price Summary

2	Parcels
320	Title Acres (ISC)
SAMA Information	
320	Total Acres
283	Cultivated Acres

37 Wetland/Bush Acres
\$501,100 Total Assessed Value
\$250,550 Average Assessment per 160 Acres
47.1 Soil Final Rating (Weighted Average)
\$828,000 Farmland Price
\$2,587 per Total acre (ISC)
\$2,926 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	34	8	16	W3	0	160.04	160	142	0	0	18	246,700	Ardill	Clay Loam	46.18	H	3	\$656.71
78	SW	34	8	16	W3	0	159.99	160	141	0	0	19	254,400	Ardill	Clay Loam	47.95	H	3	\$677.21
Totals							320.03	320	283	-	-	37	501,100	Weighted Average Final Rating		47.06			\$1,333.92

Average per 160 acres 250,550

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>





