



\$1,798,000

Scotsguard 639 Acres Grain Farmland



Dallas Pike

Dallas.Pike@HammondRealty.ca

(306) 500-1407

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 78 Grassy Creek
Closest Town:	Admiral	Location:	Saskatchewan
MLS Number:	SK048024	Title Acres (ISC):	639
Cultivated Acres:	591	Soil Final Rating:	49.01
Price:	\$1,798,000	\$/Titled Acres:	\$2,813.77
Avg AV/Qtr:	\$273,229	Farmland:	\$1,798,000
P/AV Multiple:	1.65		
Enterprise:	Grain		

Description

Scotsguard 639 Acres Grain Farmland

Asking Price: \$1,798,000

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

This package comprises 639.2 ISC title acres with 591 SAMA cultivated acres. The land features consistent Ardill clay loam soils throughout, with a weighted average Soil Final Rating of 49.0. All four quarters carry an SCIC Class H rating within Risk Zone 3.

With approximately 93% of the SAMA acres classified as cultivated, this is an attractive block for an area producer looking to expand an existing operation. The four-quarter configuration provides meaningful scale while remaining a manageable acquisition compared to larger farmland packages.

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

Farmland & Price Summary

4	Parcels
639	Title Acres (ISC)
SAMA Information	
638	Total Acres



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 500-1407 Dallas Pike

591 Cultivated Acres
47 Wetland/Bush Acres
\$1,089,500 Total Assessed Value
\$273,229 Average Assessment per 160 Acres
49.0 Soil Final Rating (Weighted Average)
\$1,798,000 Farmland Price
\$2,813 per Total acre (ISC)
\$3,042 per cultivated acre (SAMA)
1.65 times the 2021 Assessed Value

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	NE	18	8	16	W3	0	159.00	159	157	0	0	2	307,100	Ardill	Clay Loam	52.02	H	3	\$817.50
78	NW	18	8	16	W3	0	160.64	160	139	0	0	21	259,000	Ardill	Clay Loam	49.51	H	3	\$689.46
78	SE	19	8	16	W3	0	159.23	159	139	0	0	20	230,400	Ardill	Clay Loam	44.05	H	3	\$613.32
78	SW	19	8	16	W3	0	160.37	160	156	0	0	4	293,000	Ardill	Clay Loam	49.94	H	3	\$779.97
Totals							639.24	638	591	-	-	47	1,089,500	Weighted Average Final Rating		49.01			\$2,900.25

Average per 160 acres 273,229

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>



