



HAMMONDTM
REALTY

\$3,890,000

Semans 961 acres Grain Farmland



Mark Dean

Mark.Dean@HammondRealty.ca

(306) 921-5445

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 279 Mount Hope
Closest Town:	Semans	Location:	Saskatchewan
MLS Number:	SK029487	Title Acres (ISC):	964
Cultivated Acres:	865	Soil Final Rating:	53.3
Price:	\$3,890,000	\$/Titled Acres:	\$4,035.27
Avg AV/Qtr:	\$296,580	Farmland:	\$3,780,000
Improvements:	\$110,000	P/AV Multiple:	2.18
Enterprise:	Grain		

Description

Six quarter sections of farmland in one contiguous block, located just south of Semans, Saskatchewan in the Rural Municipality of Mount Hope #279.

This productive farmland is dominantly Weyburn and Oxbow soils, with Soil Final Rating of 53.3 points per cultivated acre, Canada Land Inventory Class 3 soils. With 890 cultivated acres currently leased for the 2026 crop year, the land is available to farm in 2027 - no Right of First Refusal.

In addition to 890 currently cultivated acres, on six quarters in two large fields, there are also seven arable acres within the yardsite, which could be brought into production.

Well treed yardsite, with established shelterbelts, power, natural gas and septic tank.

Buildings include:

- *Pole Shed, 54'x100'x18'* with power; 1 - 24'wx18' electric bifold door & 1 - 35'wx18' bifold door.
- *Hopper Bins, 51,100 bushels* of which 27,700 bushels have aeration.
- Older dwelling present; no contributory value.

NE-23-27-20-W2

NW-23-27-20-W2

SE-23-27-20-W2

NE-24-27-20-W2



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
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NW-24-27-20-W2

SW-24-27-20-W2

961.38 title acres (ISC)

865 cultivated acres (SAMA)

890 cultivated acres (owner)

\$1,735,700 total 2026 assessed value (land)

53.3 soil final rating (weighted average)

Farmland Allocation \$3,780,000 (\$630,000 per quarter)

\$3,932 per total acre (ISC)

\$4,247 per cultivated acre (owner)

2.18 times the 2026 assessment

Yardsite Allocation \$110,000

\$3,890,000 Total List Price

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
279	NE	23	27	20	2	0	159.94	152	147	139	0	0	8	\$268,100	Weyburn	Loam	51.2	J	15	\$1,042.49
279	NW	23	27	20	2	0	159.06	146	155	142	0	0	13	\$274,600	Weyburn	Loam	51.4	J	15	\$1,067.78
279	SE	23	27	20	2	0	160.08	152	152	144	0	0	8	\$279,800	Weyburn	Loam	51.7	J	15	\$988.00
279	NE	24	27	20	2	0	161.07	149	160	148	0	0	12	\$311,100	Weyburn	Loam	55.9	J	15	\$1,209.71
279	NW	24	27	20	2	0	160.57	140	166	145	0	0	21	\$299,100	Weyburn	Loam	54.8	J	15	\$1,187.72
279	SW	24	27	20	2	0	160.66	151	157	147	0	0	10	\$303,000	Oxbow	Loam	54.8	J	15	\$1,178.22
Totals							961.38	890	936	865	0	0	71	\$1,735,700	Weighted Average Final Rating 53.3					\$6,673.92

Average per 160 acres \$296,580

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>

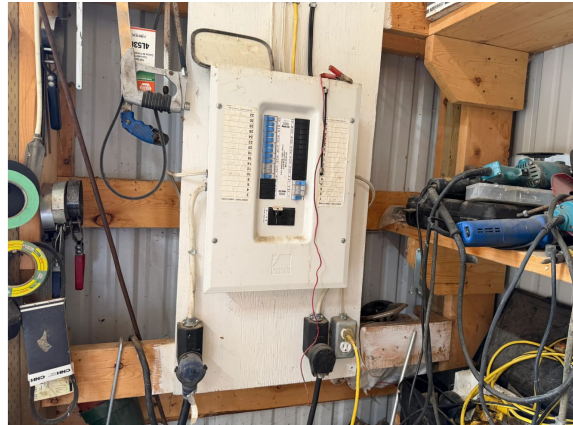
Saskatchewan Crop Insurance Corporation (SCIC)

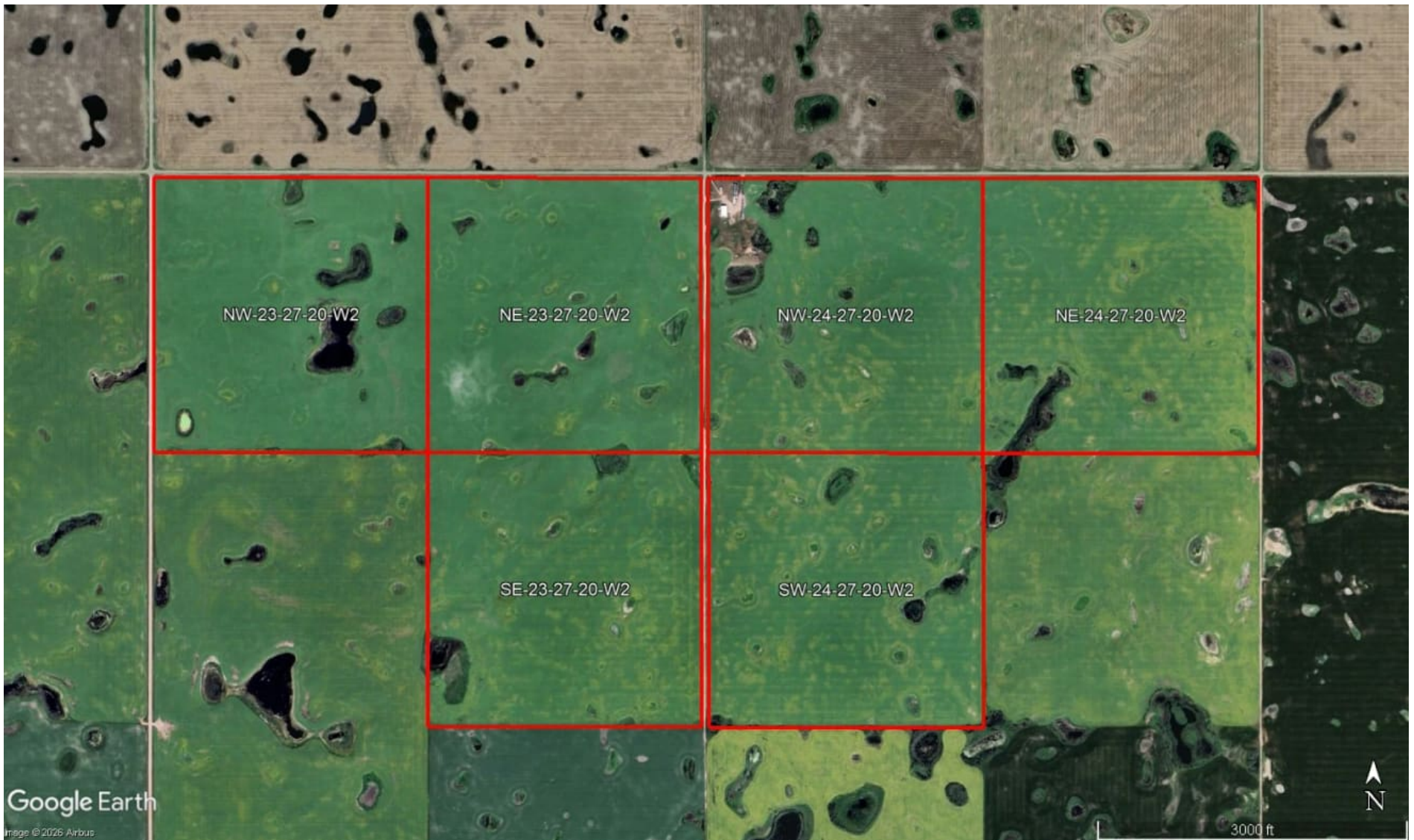
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as 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>









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