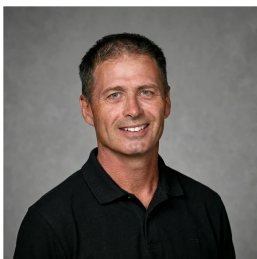




**HAMMOND**<sup>TM</sup>  
REALTY

\$450,000

Smeaton 160 acres Grain Farmland



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## Property Details

<b>Service Type:</b>	Listing	<b>Rural Municipality:</b>	RM 488 Torch River
<b>Closest Town:</b>	Smeaton	<b>Location:</b>	Saskatchewan
<b>MLS Number:</b>	SK037912	<b>Title Acres (ISC):</b>	160
<b>Cultivated Acres:</b>	97	<b>Soil Final Rating:</b>	54.5
<b>Price:</b>	\$450,000	<b>\$/Titled Acres:</b>	\$2,812.50
<b>Avg AV/Qtr:</b>	\$212,400	<b>Farmland:</b>	\$450,000
<b>P/AV Multiple:</b>	2.12		
<b>Enterprise:</b>	Grain		

## Description

### Location

One quarter section just north of Highway 55, northeast of Prince Albert, between Smeaton and Snowden, in northeastern Saskatchewan.

### Farmland Description

This quarter features approximately 97 cultivated acres of Canada Land Inventory Class 2 and 3 soil, mapped as Dark Grey and Grey Garrick and Smeaton soil associations, rated as "K" for Crop Insurance, with SAMA Final Rating of 55 points per cultivated acre. Open land is currently in hay, available for immediate possession and ready to be cultivated.

In addition to the open land there are approximately 35 acres of very light poplar that could be mulched and put into production.

The Bisset Creek runs through the northeast corner, and there is treed land to the west and northwest, making this quarter excellent for deer and elk, with a regular season for elk. This quarter is well suited for cultivation, hay, pasture and hunting.

### Farmland Summary

Saskatchewan Crop Insurance (SCIC) "K" rating

Canada Land Inventory Class 2 and 3 soil

\$2,813 per total acre (ISC)

\$4,639 per cultivated acre (SAMA)

2.12 times the 2026 assessment



# 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	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
488	NE	16	52	19	2	0	159.99	97	160	97	0	51	12	\$212,400	Garrick; Smeaton	Loam; Loam; Light Loam; Sandy	54.5	K	21	\$1,018.00
<b>Totals</b>							<b>159.99</b>	<b>97</b>	<b>160</b>	<b>97</b>	<b>0</b>	<b>51</b>	<b>12</b>	<b>\$212,400</b>	<b>Weighted Average Final Rating 54.5</b>					<b>\$1,018.00</b>

Average per 160 acres    \$212,400

### 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>



ELLY WILNESS 53700	RICHTER 118200	74300	18300	63700	82600	81800	35400	36800	158200	66000	62300	197400	120000	248500	141300	170800			
RICK & DOREEN WILLNESS 104400	RANDY REDDEKOPP 94700	ROBERT HEGEDUS & 57200 ANDREA POWDIS	JULIE REID, DAWN FARRELL, WALKER ROCHUTZ & JENNY BONE 83900	PERRY & JENNIFER KLASSEN & ROBERT & LISA B8400 KLASSEN	BILL & JENNY BONE 64700	MINISTRY OF AGRICULTURE 26000	MINISTRY OF AGRICULTURE	MINISTRY OF AGRICULTURE	DENNIS TRUEMAN 58100	DENNIS TRUEMAN 72700	DOUG & CHRIS ROBERTSON 23400	JASON PEARSE 127300	AARON & JENNIFER CHAMBERLAIN 201600	JAMES & CARMAN LONG 65200	KEVIN REIN & KAREN NEWTON 195500	LENARD & SYLVIA WELYGAN 148400	J.&J. WINNY HOLDINGS LTD. 229000	GREGORY PAPAN 224000	BERNAR & PEG BOHMAN 90400
RICK & DOREEN WILLNESS 85200	NELSON REDDEKOPP 82200	RANDY REDDEKOPP 190200	JULIE REID, DAWN FARRELL, WALKER ROCHUTZ & JENNY BONE 145900	JULIE REID, DAWN FARRELL, WALKER ROCHUTZ & JENNY BONE 145900	JULIE REID, DAWN FARRELL, WALKER ROCHUTZ & JENNY BONE 145900	HAROLD, LEONA & JASON PEARSE 104900	JEREMY JENSEN 117000	DENNIS & RICHARD TRUEMAN 85800	HAROLD, LEONA & JASON PEARSE 32700	RAY SAPEUTH 126700	G.EVA NELSON 104500	AARON & JENNIFER CHAMBERLAIN 207300	JAMES & CARMAN LONG 166800	JAMES & CARMAN LONG 178100	THERESA & ROBIN ZABEK 172800	J.&J. WINNY HOLDINGS LTD. 218800	RAYMOND SHYMANSKI 228700	DNNA NAKONECHI 172600	
SASK FISH & WILDLIFE 47400	GREGORY SOTHERAN 30200	DEBORAH ADHITER & DWAYNE BOYENKO 110400	1318877 ALBERTA LTD. 136700	1991031 ALBERTA LTD. 162500	1318877 ALBERTA LTD. 123300	NELSON & RUBEN REDDEKOPP (SAFRR) 46600	ROBERT PRINGLE 62300	DENNIS TRUEMAN 132500	ALLAN DOUGAN 25600	HAROLD, LEONA & JASON PEARSE 54400	KERRY DAWN & CHAD ALLAN TOURAND 112800	WDRLEY & PATRICIA SCHEMENA-UR 102900	BARRY SCHEMENAUR 130200	JAMES & CARMAN LONG 187600	RICHARD & BRENDA PICKETT 159600	J.&J. WINNY HOLDINGS LTD. 182000	J. & J. WINNY HOLDINGS LTD. 252200	J. & J. WINNY HOLDING LTD. 193000	
JEREMY & JAMES JENSEN 167300	JAMES JENSEN 209200	JOHANNES & DIANA JENSEN 219600	JOHANNES & DIANA JENSEN 143300	TEPPANCE KING 5000	1318877 ALBERTA LTD. 135000	NELSON REDDEKOPP 116000	ROBERT PRINGLE 36800	KENNETH & DONNALENE SAFETZKY & FAMILY 88000	HAROLD & JASON PEARSE 121300	WALTER PEARSE 114500	HAROLD LEONA & JASON PEARSE 133800	AINA & SHARON MARIE SCHEMENA-UR 99200	AINA & SHARON MARIE SCHEMENAUR 117300	KELLY, VINDLAN & WENDY PISTUN 117300	DAVID & JOAN PELECH 6500	J. & J. WINNY HOLDINGS LTD. 216900	J. & J. WINNY HOLDINGS LTD. 216900	LENARD & SYLVIA WELYGAN 253600	
JAMES JENSEN 287100	NEIL SLADE 138700	JOHANNES & DIANA JENSEN 90800	ROSS & JANET DUNCAN 72900	NEIL SLADE 5000	NEIL SLADE 135000	NELSON REDDEKOPP 16700	SARAH & PUBEN REDDEKOPP 132000	BRETT & CATHERINE FREDERICK 110800	EDNA LACERT 108200	THERESA & LISA ZABEK 139500	JOHN KWIAKOWSKI (ESTATE) 102800	DENNIS SCHEMENA-UR 122300	CARMAN LONG & TRACY BUTTERFIELD 107300	LYLE & CORINA LINDBERGH 148500	DAVID & DONNA LITTLE 120600	J. & J. WINNY HOLDINGS LTD. 167200	JUDY BROWN 145400	LENARD & SYLVIA 1947 WELYGAN 101800	
JAMES JENSEN 236500	ARLENE, CINDY J. FALLOON, LESLEY LEVERINGTON & SHELLEY A. READ 151600	SHIRLEY & LEROY GODIN 138100	NEIL SLADE 89500	NEIL SLADE 53100	NEIL SLADE 53100	DAVID & DIANA WILNESS 88900	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	1318877 ALBERTA LTD. 175300	LENARD & SYLVIA WELYGAN 3400	DARLENE & JAMES CHAMBERLAIN 182600	LENARD & SYLVIA WELYGAN 149200	TERESA KWIAKOWSKI 78000	KELLY & WENDY PISTUN 199100	J. & J. WINNY HOLDINGS LTD. 167200	JUDY BROWN 145400	LENARD & SYLVIA 1947 WELYGAN 101800		
STANLEY ELIZABETH KAROL 235100	JOHN DELLAFFRÈ & MARIE ANNE ARENS 137200	JOHN DELLAFFRÈ & MARIE ANNE ARENS 134900	KATHLEEN & KEITH NORDSTROM 62700	VILLAGE OF SMEATON 53100	VILLAGE OF SMEATON 53100	DAVID & DIANA WILNESS 88900	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	AVAKING HOLDINGS LTD. 80200	JOHN KWIAKOWSKI (ESTATE) 43700	JOHN KWIAKOWSKI (ESTATE) 99700	BOBBY & SHEILA CURSON 133000	RICHARD & BRENDA PICKETT 152900	THEODORE & ROSIE SLONSKI 192300	STANLEY SHYMANSKI 171100	JOSHUA LINDBERGH 183600	BARBARA KING 3300	EST. NORBERT SCHAR 140400	
ARRY & ERYL EROS 227400	ROBERT & JULIE REID 151100	JOHN DELLAFFRÈ & MARIE ANNE ARENS 119400	1691031 ALBERTA LTD. 229000	JD-ANNE & JIM BUCKLE 134400	JD-ANNE & JIM BUCKLE 134400	DAVID & DIANA WILNESS 88900	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	LEE & LORI BURKA 106900	LEE & LORI BURKA 177200	MARDELL FARMS LTD. 197400	THEODORE & ROSIE SLONSKI 164400	THEODORE & ROSIE SLONSKI 248400	STANLEY SHYMANSKI 254000	JOSHUA LINDBERGH 183600	SHIRLEY BACKLUND 147300	BARBARA KING 3300	EST. NORBERT SCHAR 140400	
ALTRAUD K.L. GORDON, K.D. DIANA EISINGER & JRETTA 45H199000	ROBERT & JULIE REID 175000	MARIE FALLON 173500	ROBERT & JULIE REID 219900	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	DAVID & DIANA WILNESS 88900	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	MARDELL FARMS LTD. 225200	MARDELL FARMS LTD. 225200	THERESA & ROBIN ZABEK 180100	MARDELL FARMS LTD. 154900	MARDELL FARMS LTD. 249000	THEODORE & ROSIE SLONSKI 249000	STANLEY SHYMANSKI 171100	JOSHUA LINDBERGH 183600	BARBARA KING 3300	EST. NORBERT SCHAR 140400	
JOHN & AUDREY REID 221500	THOMAS & KEVIN JENSEN 210000	ALEXANDER & ISABELLE HOWDEN 229700	RYAN REID 170600	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	DAVID & DIANA WILNESS 88900	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	MARDELL FARMS LTD. 233800	ECKL HOLDINGS LTD. 168800	RICHARD & CAROL MARDELL 223400	RICHARD & CAROL MARDELL 265300	RICHARD & DEBBIE BURKA 239800	SYLVIA & LENARD WELYGAN 219200	JOHN & MARK PICKETT 138300	JOHN RICHARD PICKETT 157200	BARBARA KING 3300	EST. NORBERT SCHAR 140400	
ROBERT & JULIE REID 219500	MARDELL REID 229000	ROBERT REID 185200	ROBERT & JULIE REID 177500	ALDEN & JYL PAUL 198600	ALDEN & JYL PAUL 198600	DAVID & DIANA WILNESS 88900	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	THEODORE & ROSIE SLONSKI 216000	BRENT BURKA 180800	ECKL HOLDINGS LTD. 207400	JEAN & BRENT BURKA 253100	BRENT BURKA 226600	MARDELL FARMS LTD. 236100	JOHN RICHARD PICKETT 186700	GEOGRE & MARY PICKETT & BARBARA GAUDET 195500	BARBARA KING 3300	EST. NORBERT SCHAR 140400	
MARDELL FARMS LTD. 240600	SHIRLEY & LEROY GODIN 213500	L & M WHITE FARM LTD. 219200	L & M WHITE FARM LTD. 196700	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	DAVID & DIANA WILNESS 88900	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	ROBERT PRINGLE LESLIE & MARLEN WHITE & BETH SOTHERAN 78200	THEODORE & ROSIE SLONSKI 230500	THEODORE & ROSIE SLONSKI 230500	THEODORE & ROSIE SLONSKI 230500	RICHARD & CAROL MARDELL 239900	JEAN & LEE BURKA 206100	WALTER BURKA & ARLEN STEN 191600	JOHN RICHARD PICKETT 186700	DORIAN & ELLEN BAMBER 241800	BARBARA KING 3300	EST. NORBERT SCHAR 140400	