



HAMMONDTM
REALTY

\$450,000

Smeaton 160 acres Grain Farmland



Mark Dean

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Property Details

Service Type:	Listing	Rural Municipality:	RM 488 Torch River
Closest Town:	Smeaton	Location:	Saskatchewan
MLS Number:	SK037912	Title Acres (ISC):	160
Cultivated Acres:	97	Soil Final Rating:	54.5
Price:	\$450,000	\$/Titled Acres:	\$2,812.50
Avg AV/Qtr:	\$212,400	Farmland:	\$450,000
P/AV Multiple:	2.12		
Enterprise:	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; this quarter has excellent deer and elk hunting, with a regular season for elk. It 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
Totals							159.99	97	160	97	0	51	12	\$212,400	Weighted Average Final Rating 54.5					\$1,018.00

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>





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58700	118200	74300	18300	63700	82500	81800	35400	36800	158200	66000	52300	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 CHRISTOPHER KATHLEEN WALLACE & PRADEAU HARRIS	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 PAGAN 224000	BERNARD & PEGG BOHMAN 90400
RICK & DOREEN WILLNESS 85200	NELSON REDDEKOPP 82200	RANDY REDDEKOPP 190200 VOLOYMYR REKUN	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 85500	HAROLD, LEONA & JASON PEARSE 32700	RAY SAPDEUTH 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	DONNA NAKONECHI 172600
SASK FISH & WILDFIRE 47400	GREGORY SOTHERAN 30200	DEBORAH ADHIER & DWAYNE BOYENKO 110400	1318877 ALBERTA LTD. 136700	1991031 ALBERTA LTD. 162500	1318877 ALBERTA LTD. 135000	W. J. R. & B. COPELAND PELECH BRADLEY & REBECCA PABEY 181500	ROBERT PRINGLE 62300	DENNIS TRUEMAN 132500	ALLAN DOUGAN 25600	HAROLD, LEONA & JASON PEARSE 54400	KERRY DAWN & CHAD ALLAN TOURAND 112800	MORLEY & PATRICIA SCHEMENA- UER 102900	BARRY SCHEMENA- UER 130200	JAMES & CARMAN LONG 187600	RICHARD & BRENDA PICKETT 159600	J. & J. WINNY HOLDINGS LTD. 252200	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 35700 5000 T. & N. PALDWAR	1318877 ALBERTA LTD. 135000	NELSON REDDEKOPP 116000	ROBERT PRINGLE 35600	KENNETH & DONNALENE SARETZKY & FAMILY 88000	HAROLD & JASON PEARSE 121300	WALTER PEARSE 114500	HAROLD LEONA & JASON PEARSE 133800	ANNA & SHARON MARIE SCHEMENA- UER 99200	ANNA & SHARON MARIE SCHEMENA- UER 122300	CARMAN LONG & TRACY BUTTERFIELD 107300	DAVID & JOAN PELECH 139000	DAVID & JOAN PELECH 139000	DAVID & JOAN PELECH 139000	LENARD & SYLVIA WELYGAN 253600
JAMES JENSEN 287100	NEIL SLADE 138700	JOHANNES & DIANA JENSEN 90800	ROSS & JANET DUNCAN 72900	NEIL SLADE 89500	NEIL SLADE 89500	NELSON REDDEKOPP 16700 58300	SARAH & PUBLIN REDDEKOPP 132000	BRETT & CATHERINE FREDERICK 110800	EDNA LACERT 108200	THERESA & LISA ZABEK 139500	JOHN KWIATKOWSKI (ESTATE) 102800	DENNIS SCHEMENA- UER 122300	JOHN KWIATKOWSKI (ESTATE) 102800	CARMAN LONG & TRACY BUTTERFIELD 107300	DAVID & JOAN PELECH 139000	DAVID & JOAN PELECH 139000	DAVID & JOAN PELECH 139000	LENARD & SYLVIA WELYGAN 253600
JAMES JENSEN 236500	ARLENE, CINDY FALLOON, LESLEY LEVERINGTON & SHIRLEY A. READ 151600	SHIRLEY & LEROY GODIN 138100	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500	NEIL SLADE 89500
STANLEY ELIZABETH KAROL 235100	JOHN DELLAFIELD & MARIE ANNE ARENS 137200	JOHN DELLAFIELD & MARIE ANNE ARENS 137200	KATHLEEN & KEITH NORDSTROM 62700	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000	JO-ANNE & JIM BUCKLE 229000
ARRY & ERYL EROS 227400	ROBERT & JULIE REID 151100	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400	JOHN DELLAFIELD & MARIE ANNE ARENS 119400
ALTRAUD K.L. GORDON K.L. DIANA SINGER & JETTA 15H199000	ROBERT & JULIE REID 175000	MARIE FALLOON 173500	ROBERT & JULIE REID 219900	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800	ROBERT & JULIE REID 163800
JOHN & AUDREY REID 221500	THOMAS & KEVIN JENSEN 210000	ALEXANDER & ISABELLE HOWDEN 229700	RYAN REID 170500	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400	SHIRLEY GODIN & RICHARD & BRENDA PICKETT 147400
ROBERT & JULIE REID 219500	ROBERT REID 229000	ROBERT REID 185200	ROBERT & JULIE REID 177500	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600	ALDEN & JYL PAUL 195600
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	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000	MARDELL FARMS LTD. 253000