



\$2,045,000

Strasbourg 959 acres Mixed Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 250 Last Mountain Lake
Closest Town:	Strasbourg	Location:	Saskatchewan
MLS Number:	SK046611	Title Acres (ISC):	959
Cultivated Acres:	164	Soil Final Rating:	47
Price:	\$2,045,000	\$/Titled Acres:	\$2,132.43
Avg AV/Qtr:	\$193,400	Farmland:	\$2,045,000
P/AV Multiple:	1.76		
Enterprise:	Grain		

Description

Set at the base of Last Mountain just northeast of Strasbourg, this picturesque six-quarter block offers 959.32 ISC title acres together in one contiguous package. Located along a major grid road, the property provides a diverse mix of trees, natural grass, tame hay and cultivated land, creating an attractive and versatile agricultural land base. The property has benefited from good stewardship, with care taken over the years to protect and enhance its natural assets while maintaining its agricultural productivity.

SAMA identifies 960 total acres, including 643 arable hay/grass acres, 164 cultivated acres, 108 native pasture acres and 45 wetland/bush acres. This diversity provides several options within the same property: natural grass and tame hay for grazing, tame hay that can be baled or put up as greenfeed for winter feeding, and the ability to grain farm portions of the land. The mix of open areas, trees, grass and productive acres also provides natural shelter and a setting particularly well suited to a cattle operation.

Water is one of the real strengths of this property. There is an abundance of natural water available for cattle throughout the land, complemented by a well and a power and pump setup providing an additional livestock water source. The property is fenced and has been used for cattle grazing, hay production and cropping. Its location along a major grid road provides good access, with additional summer road access along the west side.

The six quarters are identified with Oxbow Loam soils, have a combined 2025 SAMA assessed value of \$1,160,400, and are situated within SCIC Risk Zone 15. Adding another dimension to the offering, mineral rights associated with four of the six quarters are included in the sale.

With six quarters together, extensive grazing and hay acres, the ability to produce winter feed and grain farm portions of the property, plentiful livestock water and a beautiful setting at the base of Mount Hope, this is a distinctive opportunity to acquire a substantial and versatile Saskatchewan farm and ranch property.



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Farmland & Price Summary

6 parcels

959 title acres (ISC)

SAMA Information

960 total acres

164 cultivated acres

643 arable hay/grass acres

108 native pasture acres

45 wetland/bush acres

\$1,160,400 total 2025 assessed value (AV)

\$193,400 average assessment per 160 acres

47.0 soil final rating (weighted average)

\$2,045,000 Farmland Price

\$2,132 per title acre (ISC)

\$12,470 per cultivated acre (SAMA)

1.76 times the 2025 assessed value (P/AV multiple)

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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
250	NW	5	25	21	2	0	160.4	160	0	160	0	0	\$187,600	Oxbow	Loam		H	15	\$498.00
250	NE	5	25	21	2	0	160.6	161	0	161	0	0	\$188,800	Oxbow	Loam		J	15	\$501.00
250	SW	5	25	21	2	0	160.5	161	0	161	0	0	\$188,800	Oxbow	Loam		H	15	\$501.00
250	SE	5	25	21	2	0	160.7	161	0	161	0	0	\$188,800	Oxbow	Loam		J	15	\$501.00
250	NW	4	25	21	2	0	159.1	159	39	0	108	12	\$192,300	Oxbow	Loam	48.5	J	15	\$511.00
250	SW	4	25	21	2	0	158.1	158	125	0	0	33	\$214,100	Oxbow	Loam	45.5	H	15	\$695.00
Totals							959.3	960	164	643	108	45	\$1,160,400	Weighted Average Final Rating		47.0			\$3,207.00

Average per 160 acres \$193,400

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/) <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>

















