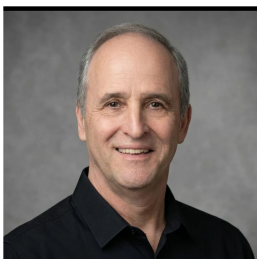
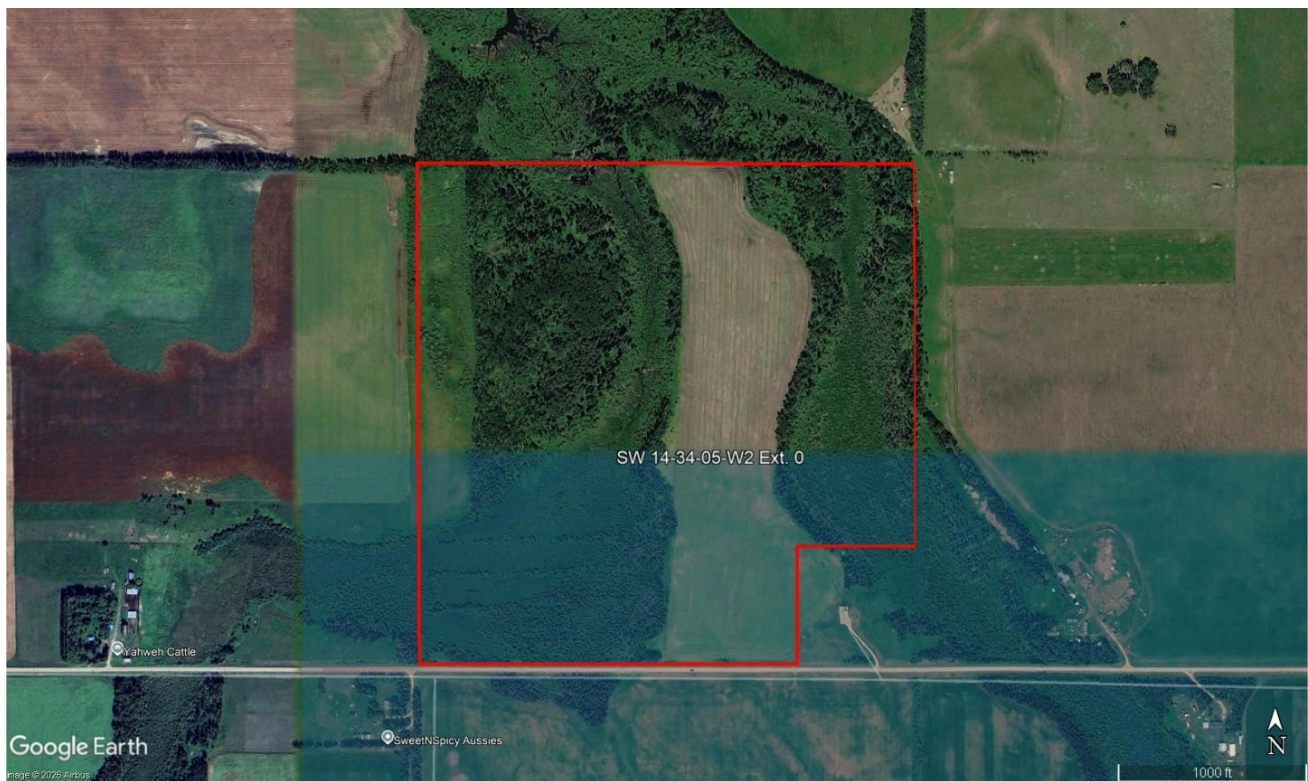




HAMMONDTM
REALTY

\$255,000

Sturgis 150 acres Grain Farmland



Wade Berlinic

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Property Details

Service Type:	Listing	Rural Municipality:	RM 334 Preeceville
Closest Town:	Sturgis	Location:	Saskatchewan
Title Acres (ISC):	150.53	Cultivated Acres:	55
Soil Final Rating:	55	Price:	\$255,000
\$/Titled Acres:	\$1,694.01	Avg AV/Qtr:	\$158,517
Farmland:	\$255,000	P/AV Multiple:	1.7
Enterprise:	Grain		

Description

Sturgis 150 acres Grain Farmland

This 150-acre parcel southwest of Sturgis in the RM of Preeceville No. 334 offers productive grain land in East Central Saskatchewan. SAMA reports approximately 55 cultivated acres, with 43 acres currently in grain production and roughly 12 additional acres that could be brought into production with some improvement. The balance of the quarter is made up of 95 acres of bush and marsh, with year-round access provided by a well-maintained gravel road.

The land is currently seeded to canola, with future opportunities for grains, oilseeds or forage as a revenue source. With a 2025 assessed value of \$149,600 and an asking price of \$255,000, this property is a flexible opportunity to add farmland to an existing grain or livestock operation.

Farmland & Price Summary

1 parcel

151 title acres (ISC)

43 reported seeded acres

SAMA Information

151 total acres

55 cultivated acres

96 native pasture acres

\$149,600 total 2026 assessed value (AV)

\$158,517 average assessment per 160 acres



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55.0 soil final rating (weighted average)

\$255,000 Farmland Price

\$1,694 per title acre (ISC)

\$4,636 per cultivated acre (SAMA)

\$5,930 per cultivated acre (Owner)

1.70 times the 2026 assessed value (P/AV multiple)

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
334	SW	14	34	5	2	0	150.5	43	151	55	0	96		\$149,600	Yorkton/Perley	Loam/Fine Sandy Loam	55.0	H	14	\$610.59
Totals							150.5	43	151	55	0	96	0	\$149,600	Weighted Average Final Rating		55.0			\$610.59

Average per 160 acres \$158,517

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.

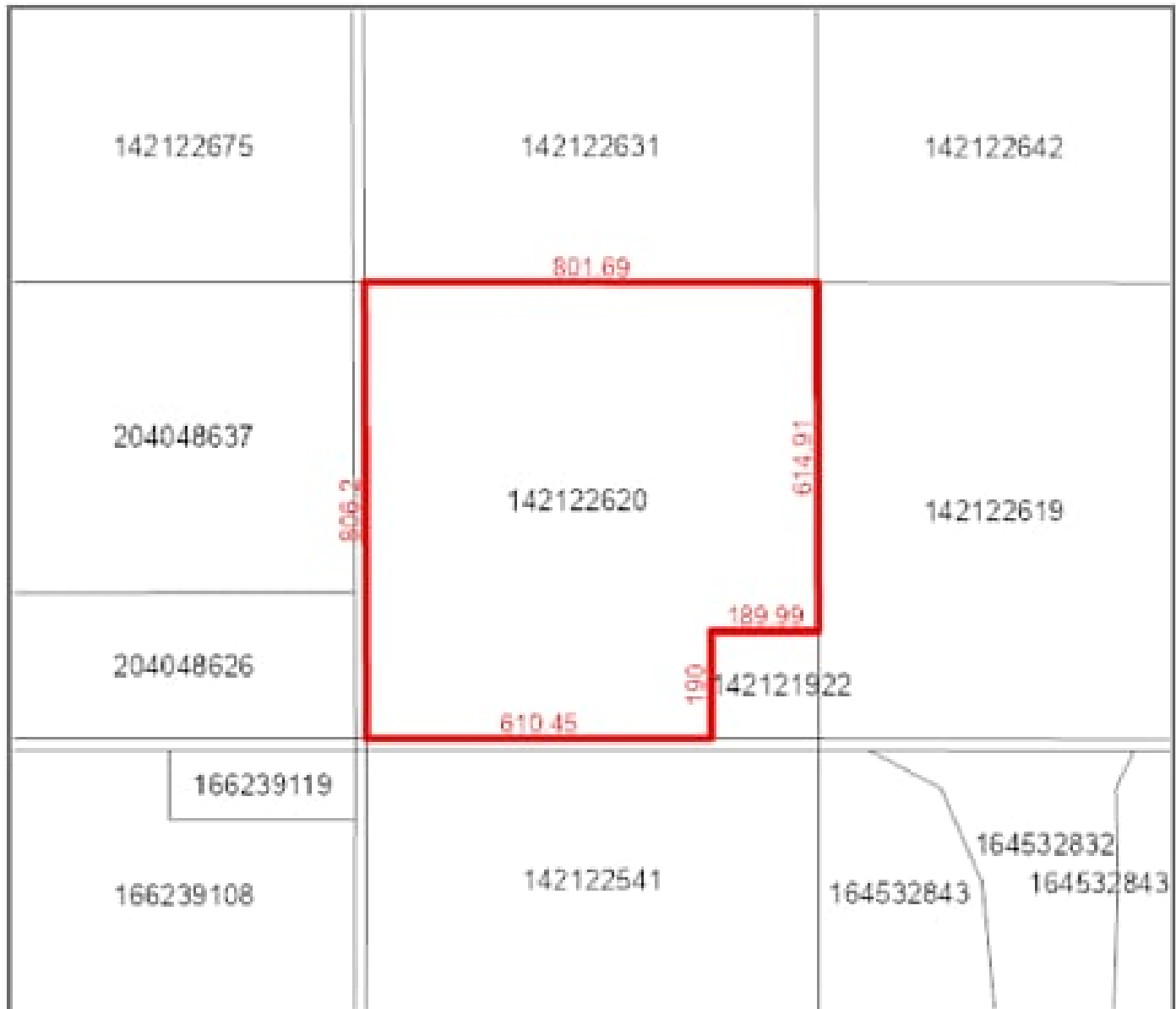
[Sask Grains Risk Zones](#) <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

[Parcel Crop Insurance Rating](#) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>



Surface Parcel Number: 142122620

REQUEST DATE: Mon Aug 3 18:10:35 GMT-06:00 2026



Owner Name(s): Guenther, Annie Boldt, Guenther, Jacob Schmitt

Municipality: RM OF PREECEVILLE NO. 334

Area: 60.919 hectares (150.53 acres)

Title Number(s): 156896320

Converted Title Number: 94Y11216

Parcel Class: Parcel (Generic)

Ownership Share: 1:1

Land Description: SW 14-34-05-2 Ex 0

Source Quarter Section: SW-14-34-05-2

Commodity/Unit: Not Applicable

Property Report

Print Date: 04-Aug-2026

Page 1 of 2

Municipality Name: RM OF PREECEVILLE (RM)

Assessment ID Number : 334-000214400

PID: 3596392



Civic Address:

Legal Location: Qtr PT SW Sec 14 Tp 34 Rg 05 W 2 Sup 00

Supplementary: LESS 8.9 AC. PARCEL IN LSD 3

Title Acres: 151.10

School Division: 204

Neighbourhood: 334-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 20-Sep-1999

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
40.00	KG - [CULTIVATED GRASS]	Soil association 1	YK - [YORKTON]	Topography	T2 - Gentle Slopes	\$/ACRE	2,314.59
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	61.56
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Natural hazard	NH: Natural Hazard Rate: 0.88		
		Soil association 2	PY - [PELLEY]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	DG12 - [DG CHERNOZEM 12+]				
		Top soil depth	6+				
15.00	KG - [CULTIVATED GRASS]	Soil association 1	PE - [PERLEY]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,415.54
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	37.65
		Soil texture 2		Phy. Factor 1	10% reduction due to SD2 - [90 : Sand Pockets - Moderate]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Phy. Factor 2	10% reduction due to PD2 - [90 : Poor Int. Drain - Mod.]		
				Natural hazard	NH: Natural Hazard Rate: 0.88		
		Soil association 2	ME - [MEOTA]				
		Soil texture 3	LS - [LOAMY SAND]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	6+				

AGRICULTURAL PASTURE LAND

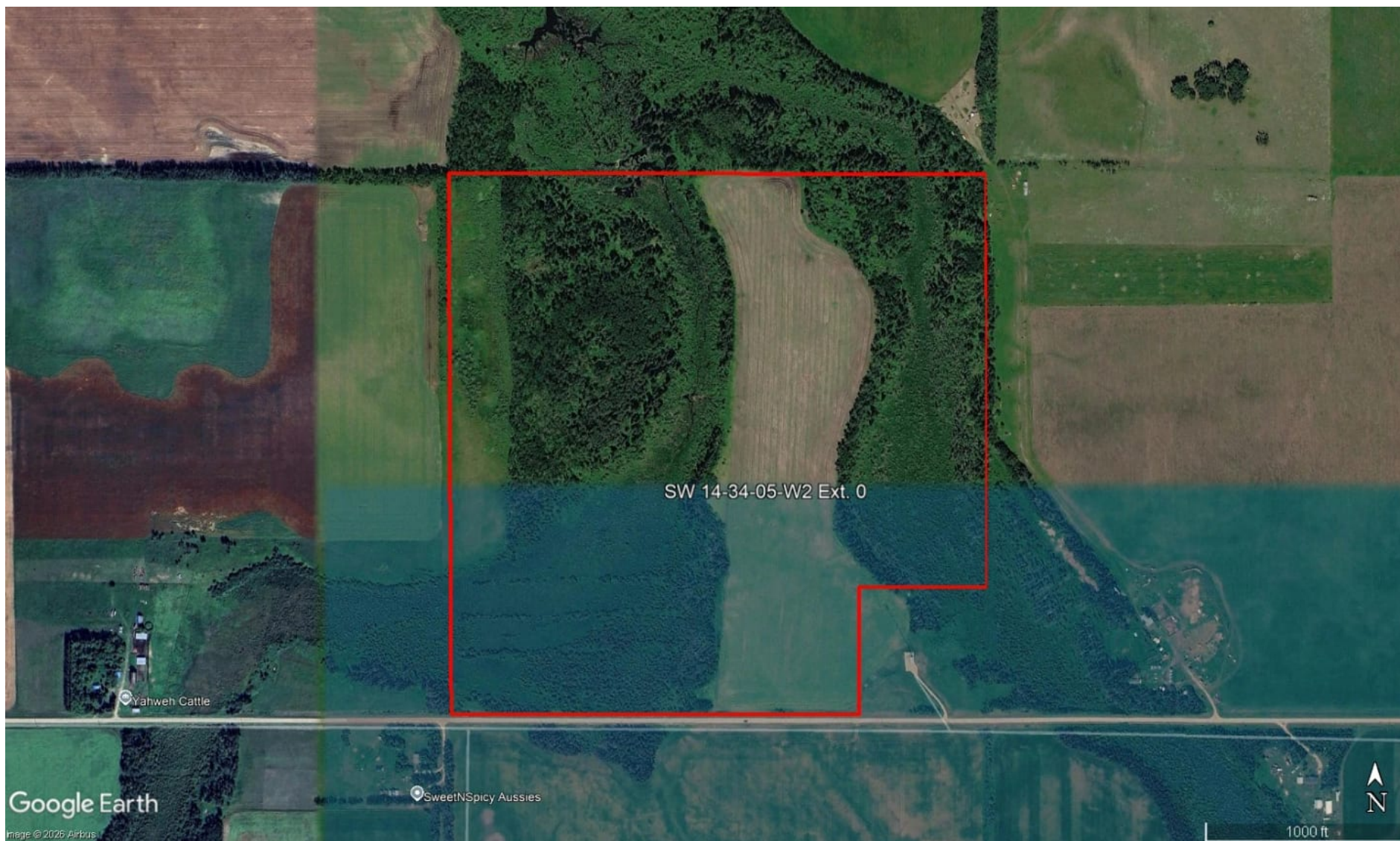
Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
41.00	ASP/C - [ASPEN/CONIFEROUS]	Soil association 1	YK - [YORKTON]	Range site	WET3: WETLAND 3	\$/ACRE	439.80
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.16		
				Aum/Quarter	25.00		

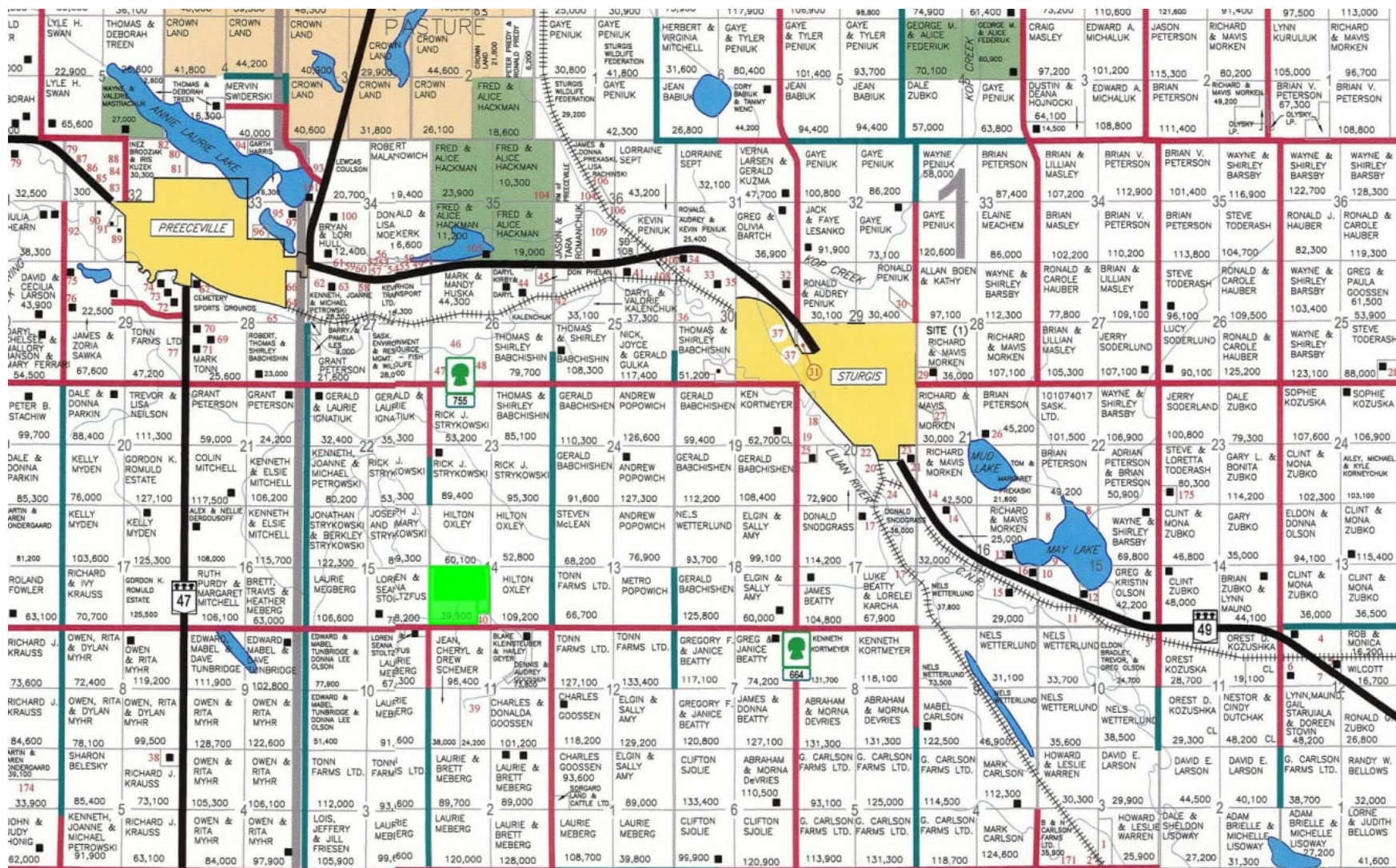
Property Report

Municipality Name: RM OF PREECEVILLE (RM)			Assessment ID Number : 334-000214400		PID: 3596392	
55.00	ASP/C - [ASPEN/CONIFEROUS]	Soil association 2	PY - [PELLEY]			
		Soil texture 3	L - [LOAM]			
		Soil texture 4				
		Soil association 1	YK - [YORKTON]	Range site	L: LOAMY	\$/ACRE 322.52
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]	
		Soil texture 2		Pasture Topography	T2: Gentle 3-5% Slopes	
				Grazing water source	WS: Slough	
				Pasture Tree Cover	ASP/C - [ASPEN/CONIFEROUS]	
				Aum/Acre	0.10	
				Aum/Quarter	15.99	
		Soil association 2	PY - [PELLEY]			
		Soil texture 3	L - [LOAM]			
		Soil texture 4				

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$149,600		1	Non-Arable (Range)	45%	\$67,320				Taxable
Total of Assessed Values:	\$149,600				Total of Taxable/Exempt Values:	\$67,320				





RM OF BUCHANAN No. 304

RG 05

PURCHASING INFORMATION

ON LOCATION - From the RM of Preeceville office in Preeceville, Sask. - cash or cheque only.

RG 04