



\$599,000

Swift Current Pastureland (NE)



Dallas Pike

Dallas.Pike@HammondRealty.ca

(306) 500-1407

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 137 Swift Current
Closest Town:	Swift Current	Location:	Saskatchewan
MLS Number:	SK035028	Title Acres (ISC):	125.93
Price:	\$599,000	\$/Titled Acres:	\$4,756.61
Avg AV/Qtr:	\$204,190	Farmland:	\$599,000
P/AV Multiple:	3.73		
Enterprise:	Hay (arable), Pasture, Development Potential		

Description

125.93 acres of pasture lands located on the north side of Swift Current and within the city's boundaries. This property comprised of two separate untied parcels (can be sold separately with approvals) with the east parcel consisting of 47.7 acres and the west parcel at 78.23 acres offering endless opportunities to develop. The property includes a garage/smaller shed and a reclaimed homestead with access to city water, power and natural gas. Need a little more land, please see MLS# SK035029 for details on the additional 161.34 acres that neighbour this property.

NE 36-15-14 W3 Ext 1

Assessed Value \$112,200

Title ac. 47.7

Cult. ac. 0

Class J

Property Taxes: \$1,706.65 (2025)

NE 36-15-14 W3 (Blk/Par A-Plan H681 Ext 1)

Assessed Value \$48,600

Title ac. 78.23

Cult. ac. 0

Class J

Property Taxes: \$818.61 (2025)



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information				SCIC		RM	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	
City of SW	NE	36	15	14	W3	1	47.70	112,200				J	10	\$1,706.65	
City of SW	NE	36	15	14	W3	1	78.23	48,600				J	10	\$818.61	
Totals							125.93	160,800	Weighted Average Final Rating						\$2,525.26

per 160 acres -

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>







