



\$599,000

Swift Current Pastureland (NW)



Dallas Pike

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Property Details

Service Type:	Listing	Rural Municipality:	RM 137 Swift Current
Closest Town:	Swift Current	Location:	Saskatchewan
MLS Number:	SK035029	Title Acres (ISC):	161.34
Price:	\$599,000	\$/Titled Acres:	\$3,712.66
Avg AV/Qtr:	\$92,621	Farmland:	\$599,000
P/AV Multiple:	6.43		
Enterprise:	Hay (arable), Pasture, Development Potential		

Description

Located within the boundaries of the City of Swift Current, this 161.34-acre property with its gently rolling hills, abundance of wildlife and spectacular views offers endless opportunities to develop. Need a little more land, please see MLS# SK035028 for details on the additional 125.93 acres that neighbour this property.

NW 36-15-14 W3
Assessed Value \$93,200
Title ac. 161.34
Cult. ac. 0,
Class J
Property Taxes: \$1,442 (2025)



Detailed Description of Farmland Property

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	Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
City of SW	NW	36	15	14	W3	0	161.34	161	0	161	0	0	\$93,200				J	10	\$1,442.00
Totals							161.34	161	0	161	0	0	\$93,200	Weighted Average Final Rating					\$1,442.00

Average per 160 acres \$92,621

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>







