



\$7,419,000

Tate 1,914 acres Grain Farmland (MAV)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 279 Mount Hope
Closest Town:	Nokomis	Location:	Saskatchewan
MLS Number:	SK043904	Title Acres (ISC):	1,914.17
Cultivated Acres:	1,668	Soil Final Rating:	50.78
Price:	\$7,419,000	\$/Titled Acres:	\$3,875.83
Avg AV/Qtr:	\$272,903	Farmland:	\$7,419,000
P/AV Multiple:	2.27		
Enterprise:	Grain		

Description

Tate Package presents an opportunity to acquire a sizeable block of productive Saskatchewan farmland in the Rural Municipality of Mount Hope No. 279. Comprised of 12 parcels totaling 1,914.17 ISC titled acres, with approximately 1,668 cultivated acres, the package offers the scale and operational efficiency sought by expanding farm operations and long-term agricultural investors.

The land is predominantly made up of Weyburn loam soils, a well-established soil association recognized for its versatility and dependable crop production throughout the region. The parcels offer a balance of highly productive cultivated land together with pasture and natural acres, creating a diverse agricultural holding that can accommodate a variety of farming objectives. Several quarters carry stronger soil ratings and a high percentage of cultivated acres, while others contribute additional grazing and agricultural flexibility.

The property carries a weighted average 2026 SAMA Soil Final Rating of 50.8 and an average assessed value of approximately \$272,903 per 160-acre quarter. Saskatchewan Crop Insurance Corporation (SCIC) classifications are primarily Classes J and K, all within Risk Zone 15, reflecting consistent growing conditions across the package while allowing purchasers to evaluate the strengths of each individual parcel.

With no residential yard sites included, **Tate Package** is a straightforward land acquisition focused on agricultural production. Whether assembled as an expansion for an existing operation or secured as a long-term investment, this offering provides a rare opportunity to acquire a substantial block of farmland in one of Saskatchewan's established farming regions.

Available for the 2027 growing season, purchasers can immediately incorporate the land into their farming operation.

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
279	NE	14	29	21	2	0	159.99	160	137	0	0	23	249,200	Weyburn	Loam	48.34	J	15	\$969.01
279	NW	14	29	21	2	0	160.08	160	135	0	0	25	253,300	Weyburn	Loam	49.85	J	15	\$984.96
279	SE	14	29	21	2	0	159.97	160	150	0	0	10	303,200	Weyburn	Loam	53.73	J	15	\$1,178.99
279	SW	14	29	21	2	0	160.05	160	149	0	0	11	292,000	Weyburn	Loam	52.11	J	15	\$1,135.44
279	NE	22	29	21	2	0	158.56	159	110	0	45	4	263,200	Weyburn	Loam	53.73	K	15	\$1,023.45
279	SE	22	29	21	2	0	159.12	159	118	0	41	0	216,000	Weyburn	Loam	40.28	K	15	\$839.92
279	NE	23	29	21	2	0	158.99	159	146	0	0	13	281,800	Weyburn	Loam	51.31	J	15	\$1,095.78
279	NW	23	29	21	2	0	158.90	159	131	0	0	28	230,100	Weyburn	Loam	46.64	K	15	\$894.74
279	SE	23	29	21	2	0	160.25	160	152	0	0	8	285,200	Weyburn	Loam	49.89	J	15	\$1,109.00
279	SW	23	29	21	2	0	160.03	160	150	0	0	10	290,400	Weyburn	Loam	51.46	J	15	\$1,129.22
279	NE	34	29	21	2	0	159.25	159	143	0	0	16	306,600	Weyburn	Loam	56.99	J	15	\$1,192.21
279	SE	34	29	21	2	0	158.98	159	147	0	0	12	293,600	Weyburn	Loam	53.10	K	15	\$1,141.66
Totals							1,914.17	1,914	1,668	0	86	160	3,264,600	Weighted Average Final Rating		50.78			\$12,694.38

Average per 160 acres 272,903

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>





