



\$1,150,000

Tompkins 640 Acres Grain Farmland



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Property Details

| | | | |
|----------------------------|---------------|---------------------------|----------------|
| Enterprise: | Grain | Service Type: | Listing |
| Rural Municipality: | RM 110 Piapot | Closest Town: | Tompkins |
| Location: | Saskatchewan | Listing Brokerage: | Hammond Realty |
| Title Acres (ISC): | 640 | Cultivated Acres: | 377 |
| Soil Final Rating: | 51.2 | Price: | \$1,150,000 |
| \$/Titled Acres: | \$1,796.88 | Avg AV/Qtr: | \$265,595 |
| Farmland: | \$1,150,000 | Improvements: | \$0 |
| P/AV Multiple: | 1.08 | | |

Description

Located north of Tompkins, this productive four-quarter package of farmland offers 640.38 ISC titled acres that are primarily cultivated. SAMA reports 491 cultivated and hay acres, 132 pasture acres, and 19 other acres. The land is comprised of productive Fox Valley Clay Loam soil and carries an average Soil Final Rating of 51.21. This property presents an excellent opportunity to expand an existing farming operation. The sale of individual quarters will be considered; please call for more information.

Farmland & Price Summary

4 parcels
 640 title acres (ISC)

SAMA Information

642 total acres
 377 cultivated acres
 114 arable hay/grass acres
 132 native pasture acres
 19 wetland/bush acres
 \$1,065,700 total 2025 assessed value (AV)
 \$265,595 average assessment per 160 acres
 51.2 soil final rating (weighted average)

\$1,150,000 Farmland Price
 \$1,796 per title acre (ISC)
 \$3,050 per cultivated acre (SAMA)
 1.08 times the 2025 assessed value (P/AV multiple)



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 | 2025 Assessed Fair Value (AV) | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone | Property Taxes |
| 110 | NW | 17 | 15 | 22 | W3 | 0 | 160.2 | 161 | 114 | 0 | 41 | 6 | \$267,900 | Fox Valley | Clay Loam | 53.8 | K | 10 | \$516.78 |
| 110 | SE | 17 | 15 | 22 | W3 | 0 | 159.6 | 160 | 157 | 0 | 0 | 3 | \$312,100 | Fox Valley | Clay Loam | 52.9 | K | 10 | \$602.04 |
| 110 | NE | 20 | 15 | 22 | W3 | 0 | 160.2 | 160 | 0 | 114 | 42 | 4 | \$225,100 | Haverhill | Loam | 43.6 | K | 10 | \$434.22 |
| 110 | SE | 20 | 15 | 22 | W3 | 0 | 160.3 | 161 | 106 | 0 | 49 | 6 | \$260,600 | Fox Valley | Clay Loam | 54.2 | K | 10 | \$502.70 |
| Totals | | | | | | | 640.4 | 642 | 377 | 114 | 132 | 19 | \$1,065,700 | Weighted Average Final Rating 51.2 | | | | | \$2,055.74 |

Average per 160 acres \$265,595

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.

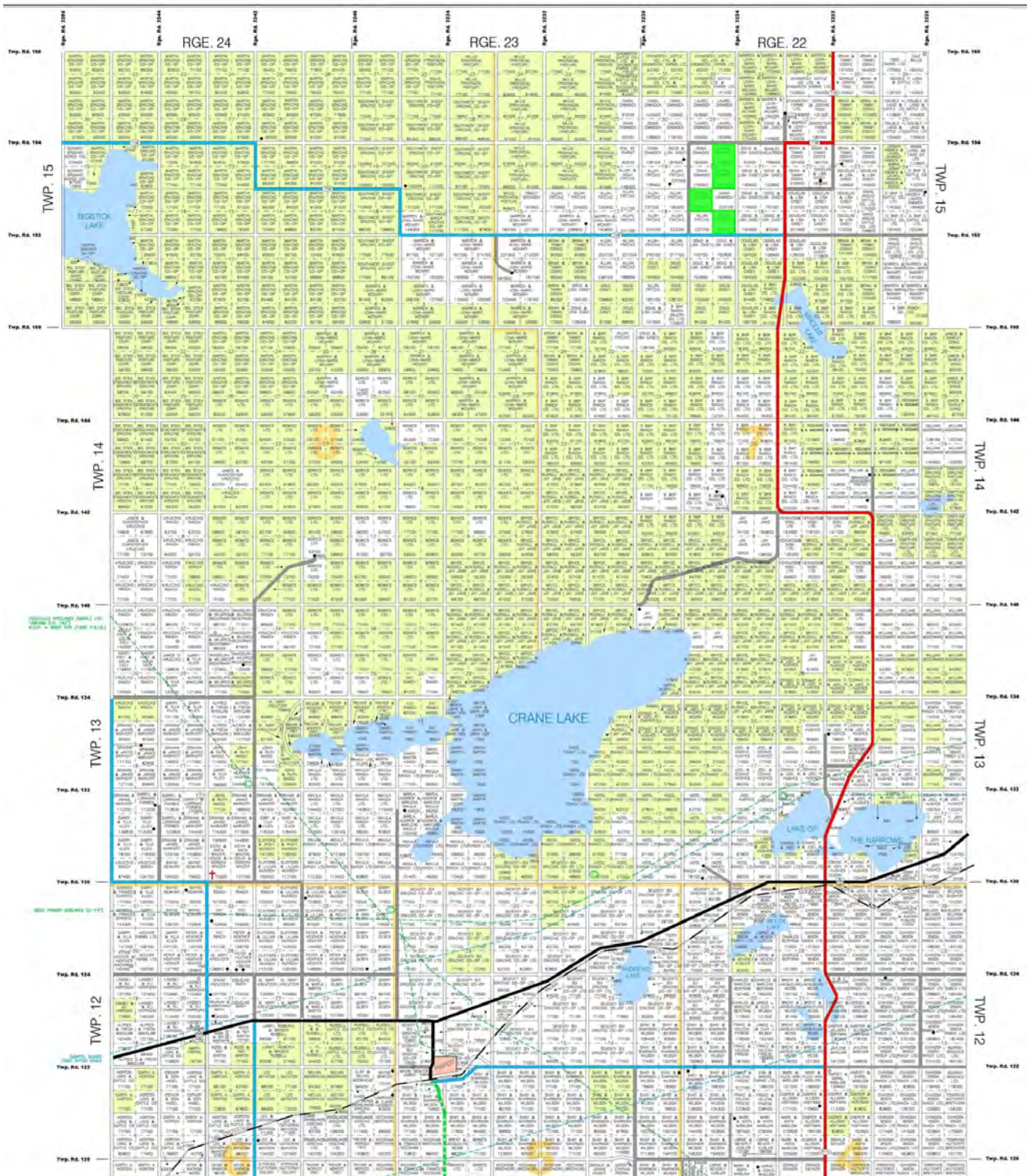
[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/) <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

[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>





Property Photos



Property Photos

