



HAMMOND

R E A L T Y

\$599,900

Bell 67 acres Acreage, Tessier



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Fantastic property on 67 acres west of Tessier, Saskatchewan, including productive farmland, a well treed yardsite with a 3-bedroom house, large shop, and only 35 minutes southwest of Saskatoon!

Land: 67 acres of predominantly cultivated farmland with productive class 3 dark brown soil (Elstow association) and a silty clay loam texture. Crop insurance rating is G, and the soil final rating is 59.9. Rented for the 2024 crop year at \$4,600/yr.

Residence: This 1,702 sqft bungalow, originally built in 1958 with addition and renovation in 1998, features a 3-bedroom, 3-bathroom layout. The main floor includes a formal living room with a wood-burning fireplace, L-shaped kitchen, large dining room with access to the 10ft x 24ft partially covered south-facing deck, 2-bedrooms, 4-piece bathroom, 2-piece bathroom, office, and a mudroom leading to the attached double car heated garage. The partially finished basement includes the 3rd bedroom, den, utility/laundry room, roughed-in piece bathroom, and a large rec room.

Improvements and Infrastructure:

- 2021 high-efficiency direct vent natural gas furnace
- 120 ft drilled well (2019) with a recommended pumping rate of 20 gpm
- 25-year shingles installed in 2019
- Water heater installed in 2019
- Most appliances new within the past 6 years
- Rented water softener and RO system (\$83/month)
- Owned alarm system with service contract (\$65/month)
- Septic tank with pumpout north of the house
- Beautifully landscaped with mature trees and a large garden area

Buildings and Dimensions:

- **Shop:** 48ft x 96ft metal frame construction, metal clad, heated (unit heater) and insulated, with 16ft high walls and a 20ft wide x 14ft high overhead door. Dirt floor.
- **Barn:** 44ft x 50ft



Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information									SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	316	NW	1	33	11	3		67.4		67	64			3	\$107,800	Elstow	Silty Clay Loam	59.9	G	16	\$1,900
2	316	Blk/Par A-Plan 101885216 Ext 10								0											
	Totals							67.4	0	67	64	0	0	3	\$107,800	Weighted Average Final Rating 59.9					

Average per 160 acres \$257,433

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 Report

Print Date: 17-Apr-2024

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Municipality Name:	HARRIS (RM)	Assessment ID Number:	316-000801201	PID:	200722395
Civic Address:		Title Acres:	67.35	Reviewed:	22-Feb-2022
Legal Location:	Parcel A Block Plan 101885216 Sup 10	School Division:	206	Change Reason:	Reinspection
Supplementary	S 1/2 NW-1-33-11-W3	Neighbourhood:	316-100	Year / Frozen ID:	2024/-2
:	EXCEPT: HWY & RR	Puse Code:	0360	Predom Code:	SR002 Single Family Dwell
	ISC # 147765202	Call Back Year:		Method in Use:	C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

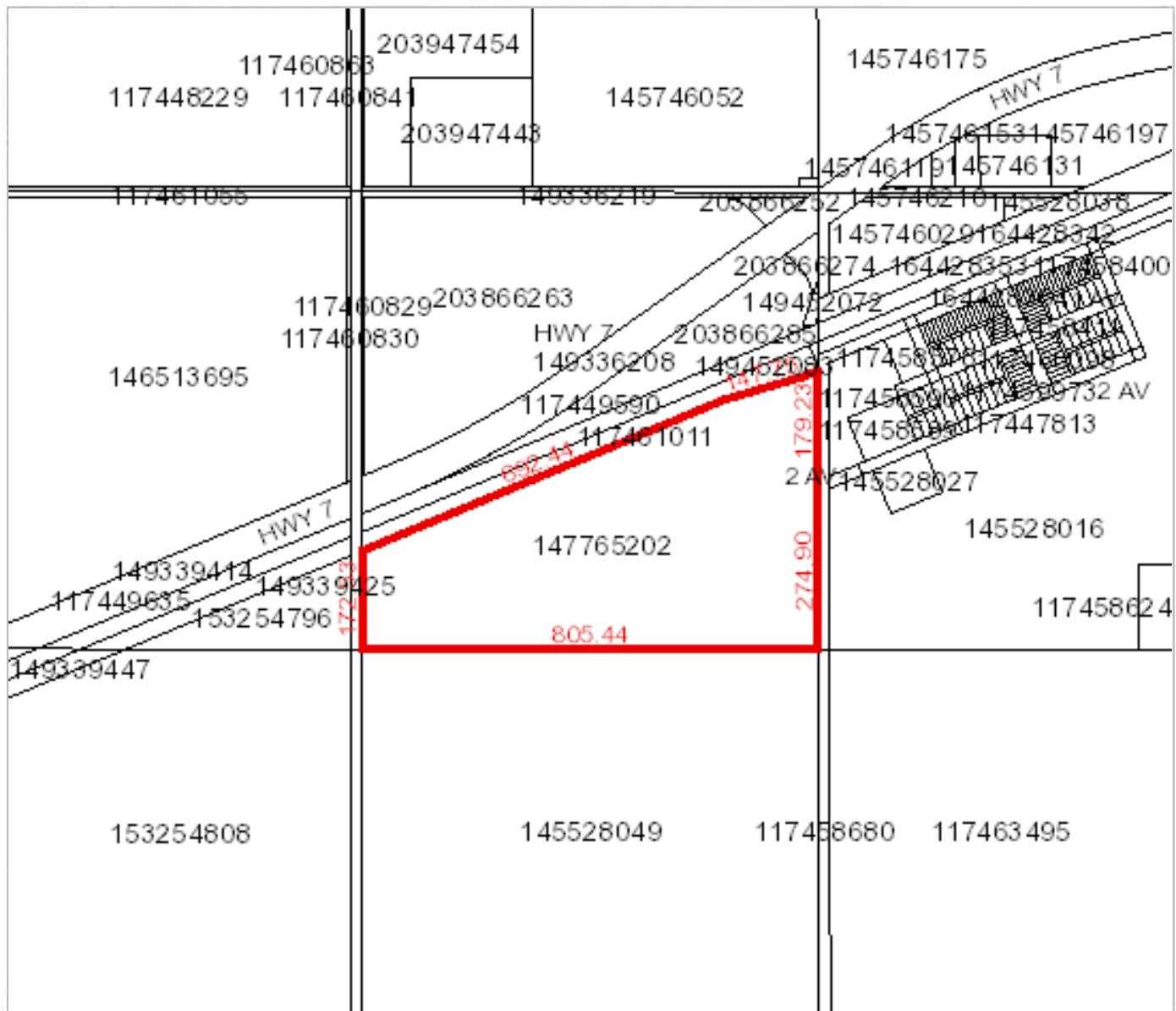
Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
20.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,333.82
		Soil texture 1	L - [LOAM]	Stones (qualities)	S1 - None to Few	Final	49.66
		Soil texture 2		Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Man made hazard	RRD: Railroad & Road Rate: 0.88		
3.00	A - [OCCUPIED YARD SITE]	Top soil depth	3-5	Topography	T1 - Level / Nearly Level	\$/ACRE	1,798.11
		Soil association 1	EW - [ELSTOW]	Stones (qualities)	S1 - None to Few	Final	66.94
		Soil texture 1	SICL - [SILTY CLAY LOAM]				
		Soil texture 2	SIL - [SILT LOAM]				
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Man made hazard	RRD: Railroad & Road Rate: 0.92		
44.00	K - [CULTIVATED]	Top soil depth	5+	Topography	T1 - Level / Nearly Level	\$/ACRE	1,719.93
		Soil association 1	EW - [ELSTOW]	Stones (qualities)	S1 - None to Few	Final	64.03
		Soil texture 1	SICL - [SILTY CLAY LOAM]				
		Soil texture 2	SIL - [SILT LOAM]				
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Man made hazard	RRD: Railroad & Road Rate: 0.88		
		Top soil depth	5+				

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID	& Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4100856	0	4 - Average	(0.7) - Very Good	39	0	0.98	1	R	Taxable
		Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
		SFR - 1 Storey	1142	1958		1142 sq ft			
		SFR - 1 Storey	560	1998		28X20			
		Basement	1142	1958		1142 sq ft			
		Attached Garage	672	1998		28x24			
		Deck	200	1998		20x10			

Surface Parcel Number: 147765202

REQUEST DATE: Wed Apr 17 09:28:39 GMT-06:00 2024



Owner Name(s) : Bell, Reginald Leslie

Municipality : RM OF HARRIS NO. 316

Title Number(s) : 116983569

Parcel Class : Parcel (Generic)

Land Description : Blk/Par A-Plan 101885216 Ext 10

Source Quarter Section : NW-01-33-11-3

Commodity/Unit : Not Applicable

Area : 27.256 hectares (67.35 acres)

Converted Title Number : 92S19136

Ownership Share : 1:1



