



HAMMOND

R E A L T Y

\$600,000

Langham 80 acres Grain Farmland



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Property Information:

80 acres of grain farmland located southeast of Langham, SK, just half a mile off HWY 16.

Farmland & Price Summary

2 parcels

80 title acres (ISC)

SAMA Information

80 total acres

80 cultivated acres

\$191,800 total 2025 assessed value (AV)

\$383,600 average assessment per 160 acres

63.8 soil final rating (weighted average)

\$600,000 Farmland Price

\$7,455 per title acre (ISC)

\$7,500 per cultivated acre (SAMA)

3.13 times the 2025 assessed value (P/AV multiple)



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC	
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
344	LSD 12	1	39	7	3	20	40.2	80	80	0	0	0	\$191,800	Bradwell	Loam	63.8	H	18
344	LSD 11	1	39	7	3	19	40.2	0										
Totals							80.5	80	80	0	0	0	\$191,800	Weighted Average Final Rating 63.8				

Average per 160 acres \$383,600

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>





