



HAMMOND
REALTY

\$349,000

Meadow Lake 150 acres Grain Farmland



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This quarter section of grain farmland is located 13 km northeast of Meadow Lake.

The grain farmland is comprised of a grey and dark grey soil (Sylvania association) possessing a loamy sand texture and is predominantly cultivated (93%). SAMA indicates that there are 140 cultivated acres, and 10 acres of wetland/bush. The land was seeded to peas in 2024, barley in 2023, and canola in 2022.

There are few stones, and the topography of the land is gentle slopes to nearly level. This package is currently leased to an excellent tenant until December 31, 2025, with interest in future lease options with new owner.

Access

The property has good access with a year-round gravel road running north-south on the east perimeter that is 1/2 mile west of Hwy 903.

Farmland & Price Summary

1 parcel

150 title acres (ISC)

SAMA Information

150 total acres

140 cultivated acres

10 wetland/bush acres

\$220,100 total 2025 assessed value (AV)

\$234,773 average assessment per 160 acres

40.3 soil final rating (weighted average)

\$349,000 Farmland Price

\$2,323 per title acre (ISC)

\$2,493 per cultivated acre (SAMA)

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



Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information									SCIC		RM
Map ID	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
1	588	NE	15	60	16	3	28	150.2	150	140	0	0	10	\$220,100	Sylvania	Loamy Sand	40.3	J	23	\$781.00
	Totals							150.2	150	140	0	0	10	\$220,100	Weighted Average Final Rating 40.3					\$781.00

Average per 160 acres \$234,773

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>



Google Earth



