



Hammond Realty

\$3,295,000

Unvoas Farm #2, Swift Current, S9H 4X7



Type: **Farm and Ranch**

Style: **2 Storey**

Bedrooms: **4**

Bathrooms: **3**

Size: **1916 square feet**



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Hammond Realty

Biggar

Details

Property Summary

Type: **Farm and Ranch**

Style: **2 Storey**

Bedrooms: **4**

Bathrooms: **3**

Garage: **Double, Detached "25' X 24"**

Basement: **Yes, Full "Partially Finished"**

Size: **1916 square feet**

Lot type: **Irregular**

Lot size: **1503 acres**

Has Suite: **No**

Year Built: **1918**

Taxes: **\$4,538 (2020)**

Development Level: **Built**



Description

Folks, here is an exceptional opportunity to purchase a beautiful 1,503 acre farm located a short 5.5 miles from Swift Current. Nestled along the Swift Current Creek, this property is comprised of 698 cultivated/hay acres plus 805 pasture/other acres (SAMA) in one contiguous block. The creek provides unlimited access to water for livestock with additional natural flowing springs located throughout the property. If irrigation is something you're interested in, there's potential to irrigate 100 +/- acres, and power is easily accessible. The main yard site includes a 2 storey house, detached double garage, 2nd toy garage, workshop, Quonset, grain bins, barn and a maple tree grove. To really appreciate all that this property has to offer, you need to see it for yourself. Please call me to book a viewing!



Main House – 2 Storey – 1,916 sq. ft. + 3 Season Sunroom

- Built in 1918 with recent renovations that include: kitchen with custom cabinets and island, master bedroom and ensuite with large tiled shower, ½ bath laundry room, and a 3 season sunroom.
- 4 bedrooms and 4 bathrooms.
- HE natural gas furnace, newer electric hot water heater, water softener and reverse osmosis water filtration.
- Updated electrical and water lines throughout the house.
- Original maple hardwood floors, clear fir staircase and woodwork throughout the house.



- Detached double car garage with electric openers and concrete floor.

Additional Car Garage/Toy Storage

- 17’ x 21’
- Concrete floor.

Workshop

- 23’ x 40’
- Insulated with a wood burning stove and concrete floor.
- Mezzanine for parts storage.

Quonset

- 40’ x 60’
- Wood frame, tin exterior, concrete floor.

Barn

- Wood frame, tin exterior, concrete floor.
- 3 watering bowls, plus 2 thermo bowls.

Grain Bins

- 5 custom built grain bins with steel floors totaling 20,000 bushels of storage.
- 3,300 & 1,900 bins with wood floors.

Farmland & Price Summary

10 Parcels

1,482 Title Acres (ISC)

SAMA Information

1,503 Total Acres

463 Cultivated Acres

235 Hay/Grass Acres

752 Native Pasture Acres

53 Wetland/Bush Acres

\$1,338,600 Total Assessed Value

\$142,499 Average Assessment per 160 Acres

43.8 Soil Final Rating (Weighted Average)

\$3,295,000 Farmland Price

Directions: Go 5.5 miles (8 kms) south of Swift Current on 625 (Lac Pelletier Trail).

Features

Interior Features

Fireplace

Heating

Central Electric Natural Gas

Exterior Finish

Siding

Roof

Asphalt Shingles

Lot Features

Garage Shed

Sewer/Water Systems

Septic Well

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	Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
137	NE	28	14	14	3	0	158.9	160	90		68	2	\$165,300	Brown	Clay Loam	50.1	G	10	\$532.76
137	NW	28	14	14	3	0	155.8	160	70		90		\$133,700	Wymark	Silt Loam	44.1	J	10	\$352.56
137	SE	28	14	14	3	0	157.1	160	40	20	100		\$126,200	Wood Mountain	Loam	43.2	J	10	\$332.79
137	SW	28	14	14	3	0	156.1	160			160		\$101,400	Brown	Clay Loam		L	10	\$267.40
137	SE	29	14	14	3	0	173.7	174	100		74		\$181,100	Wymark	Silt Loam	51.8	J	10	\$583.68
137	NE	33	14	14	3	0	158.7	160	15	75	50	20	\$138,600	Brown	Clay Loam	43.8	L	10	\$446.71
137	NW	33	14	14	3	0	158.1	160	50		110		\$134,500	Ardill	Clay Loam	52.0	J	10	\$354.67
137	SE	33	14	14	3	3,0	155.7	157	48	22	60	27	\$153,800	Brown	Clay Loam	49.9	J	10	\$941.10
137	SW	33	14	14	3	0	155.8	160	50	70	40		\$155,700	Wymark	Silt Loam	42.8	J	10	\$501.82
137	NW	34	14	14	3	74	52.4	52		48		4	\$48,300	Haverhill	Loam	42.6	J	10	\$225.00
Totals							1,482.24	1,503	463	235	752	53	\$1,338,600	Weighted Average Final Rating 43.8					\$4,538.49

Average per 160 acres \$142,499

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>

Additional Photos



Additional Photos



Additional Photos



Additional Photos



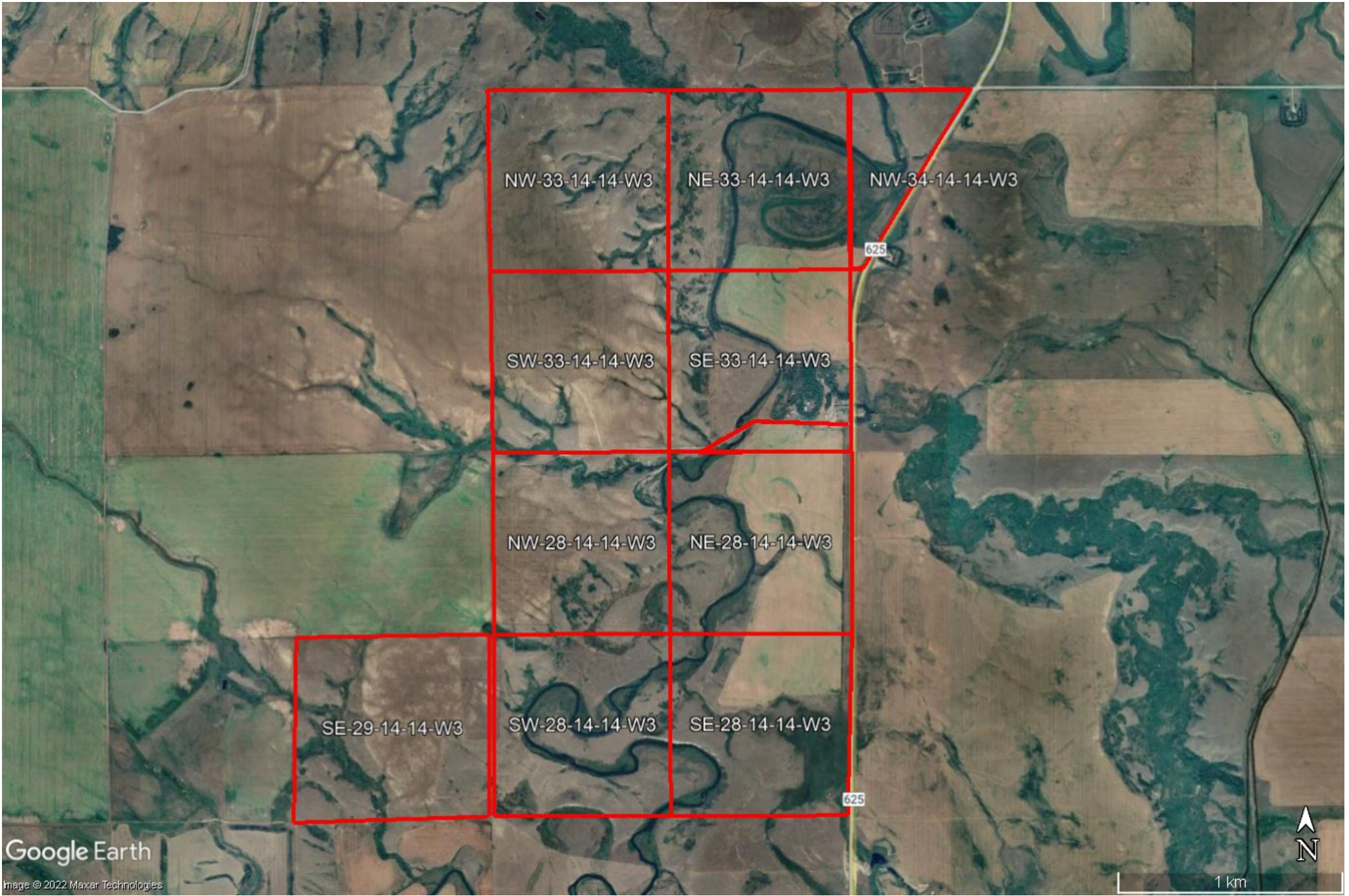
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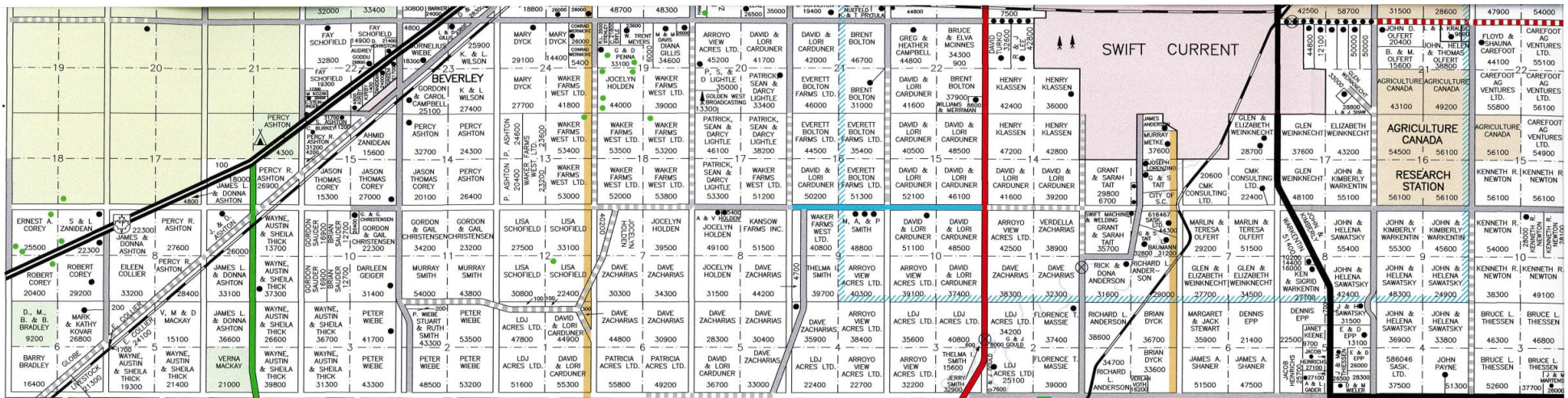
Information is deemed to be correct but not guaranteed.



Google Earth

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