



Hammond Realty

\$332,000

Debden 98.3 Acres Grain & Pastureland



Type: **Farm and Ranch** Style: **Lot / Land**



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Hammond Realty

Saskatoon

Details

Property Summary

Type: **Farm and Ranch**

Style: **Lot / Land**

Garage: **No**

Lot type: **Irregular**

Lot size: **98.3 acres**

Has Suite: **No**

Development Level: **LandOnly**

Description

Farmland & Price Summary

5 Parcels

98 Title Acres (ISC)

SAMA Information

99 Total Acres

80 Cultivated Acres

19 Native Pasture Acres

\$85,200 Total Assessed Value

\$137,697 Average Assessment per 160 Acres

36.1 Soil Final Rating (Weighted Average)

\$332,000 Farmland Price

RM 494 LSD 4 17-53-5 W3, 2021 Assessed Value \$85,200, Title ac. 38.88, Cult. ac. 80, FR 36.12, Class G

RM 494 LSD 5 17-53-5 W3, 2021, Title ac. 9.75

RM 494 LSD 3 17-53-5 W3, 2021, Title ac. 9.7

RM 494 LSD 5 17-53-5 W3, 2021, Title ac. 19.78

RM 494 LSD 6 17-53-5 W3, 2021, Title ac. 20.05

Vendor states that there are approx.. 45 acres cultivated and 35 acres in hay.

- Old yard site on north side
- There was a well in this yard, condition not know.
- Some fence
- Power is along the road



Additional Photos



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
494	LSD 4	17	53	5	3	52	38.9		99	80		19		\$85,200	Paddockwood	Loam	36.1	G	21	
494	LSD 5	17	53	5	3	54	9.8		0											
494	LSD 3	17	53	5	3	51	9.7		0											
494	LSD 5	17	53	5	3	53	19.8		0											
494	LSD 6	17	53	5	3	55	20.1		0											
Totals							98.2	0	99	80	0	19	0	\$85,200	Weighted Average Final Rating 36.1					\$0.00

Average per 160 acres \$137,697

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>

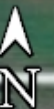
Legend

SW-17-53-5-W3

Google Earth

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500 m

