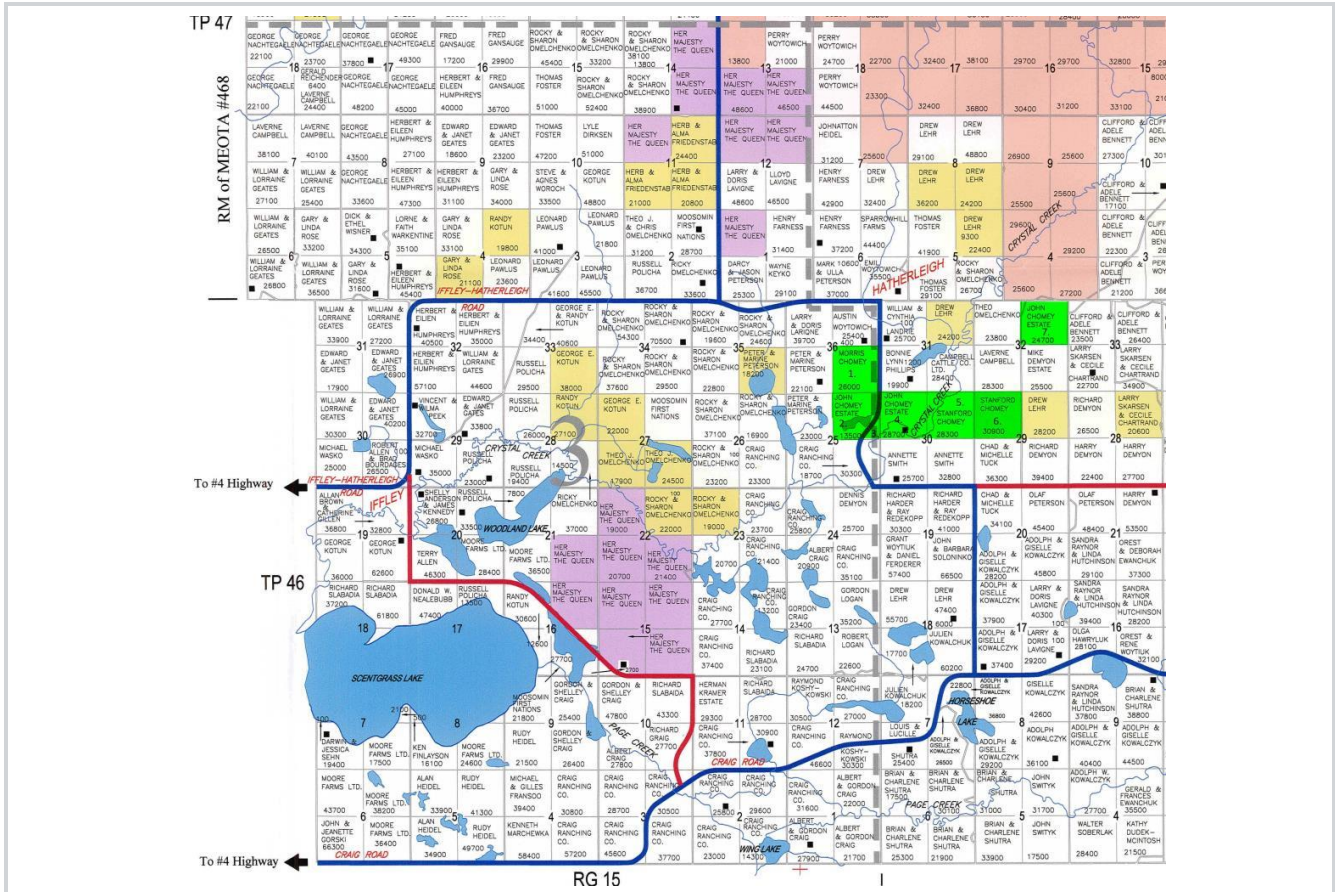


Hammond Realty

\$1,050,000

RM 467 Round Hill 939 acre Mixed Farm and Yard, Hatherleigh



Type: **Farm and Ranch**

Style: **Single Story**

Bedrooms: **4**

Bathrooms: **2**



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca
 (306) 441-4152

Hammond Realty

Saskatoon



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	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	467	SE	36	46	15	3	0	158.5	158		108	50	\$81,000	Whitesand	Loamy Sand		L	22	\$416.26
2	467	NE	25	46	15	3	1	137.2	137		92	45	\$69,900	Whitesand	Loamy Sand		L	22	\$439.04
3	467	NE	25	46	15	3	2	15.9	16		16		\$9,000	Whitesand	Loamy Sand		L	22	
4	467	NW	30	46	14	3	0	159.6	160	76		84	\$108,500	Whitesand	Loamy Sand		L	22	
5	467	NE	30	46	14	3	0	161.1	161	41	66	54	\$99,400	Whitesand	Loamy Sand	33.9	L	22	
6	467	NW	29	46	14	3	0	159.2	159	25		134	\$95,600	Whitesand	Loamy Sand		M	22	
7	467	NE	32	46	14	3	1	2.3	0					Whitesand	Loamy Sand	34.1	L	22	
7	467	NE	32	46	14	3	2	145.1	150		50	100	\$74,800	Whitesand	Loamy Sand		L	22	
Totals								938.9	941	142	332	467	\$538,200	Weighted Average Final Rating 7.2					\$855.30

Average per 160 acres \$91,511

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>

Details

Property Summary

Type: **Farm and Ranch**

Style: **Single Story**

Bedrooms: **4**

Bathrooms: **2**

Garage: **No**

Lot size: **938 acres**

Has Suite: **No**

Development Level: **Built**



Description

\$1,050,000 938.9 acres with house and buildings

\$114,000 Buildings

\$25,000 Utilities/Well

\$911,000 Farmland Price

\$970 per title acre (ISC)

1.69 times the 2021 assessed value (P/AV multiple)

NE 25-46-15 W3 Ext 1

SE 36-46-15 W3

NE 25-46-15 W3 Ext 2

NW 30-46-14 W3

NE 30-46-14 W3

NW 29-46-14 W3

NE 32-46-14 W3 Ext 1 & 2

Includes house, barn, greenhouse frame and shed.

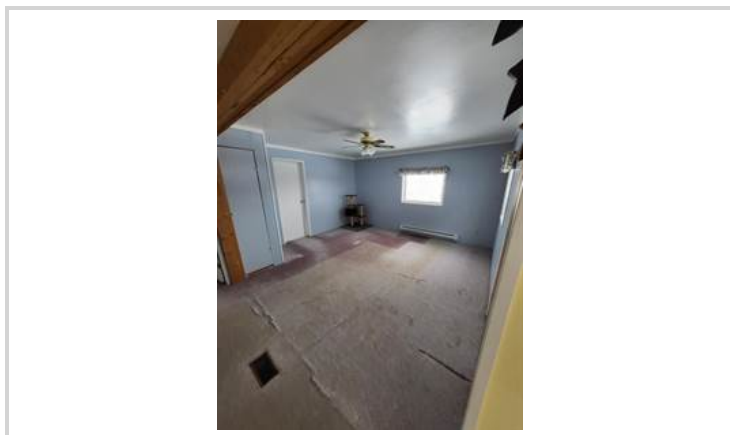
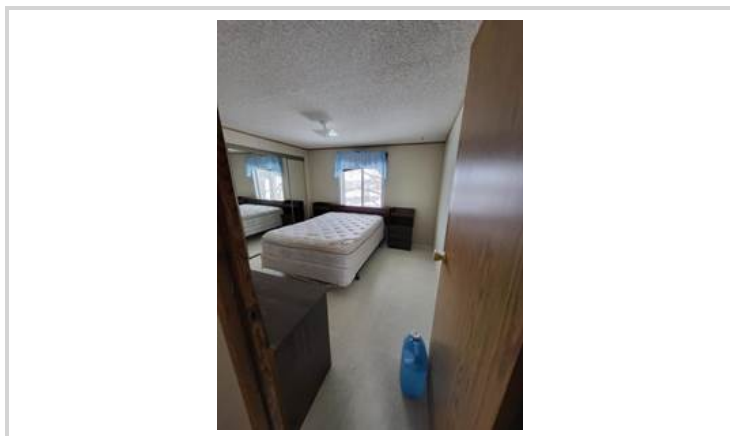
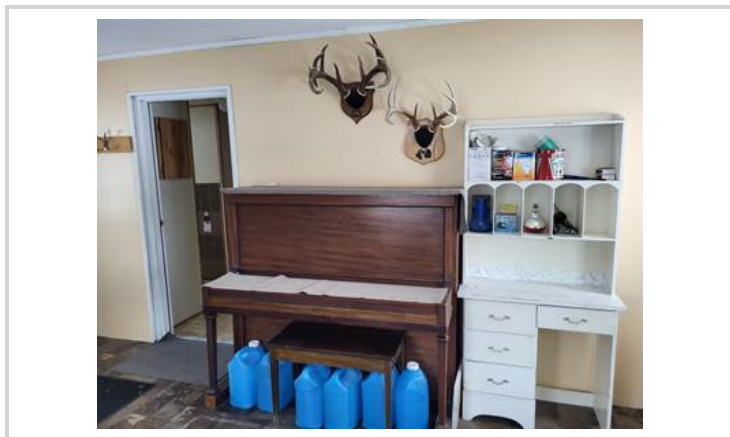
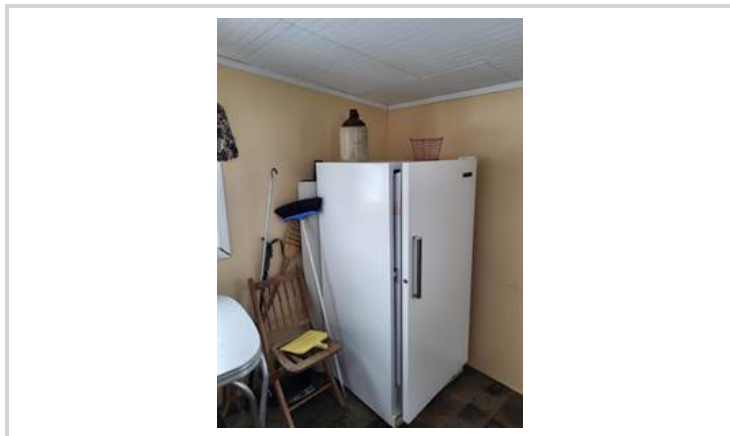
Mobile home with two additions. Four bedrooms, 2 bathrooms.

Water supply: Well is 65' deep with about 40' of water. Never ran out. Hydrant at well.

Propane tank is rented.

Located a half mile south of Hatherleigh

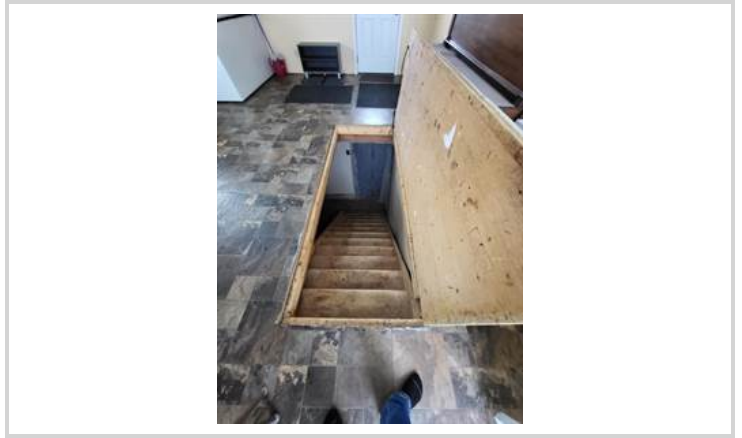
Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



NE-32-46-14-W3 Ext 2

7.

SE-36-46-15-W3

1.

NE-25-46-15-W3 Ext 1

2.

NW-30-46-14-W3

3.

4.

NE-30-46-14-W3

5.

NW-29-46-14-W3

6.

