

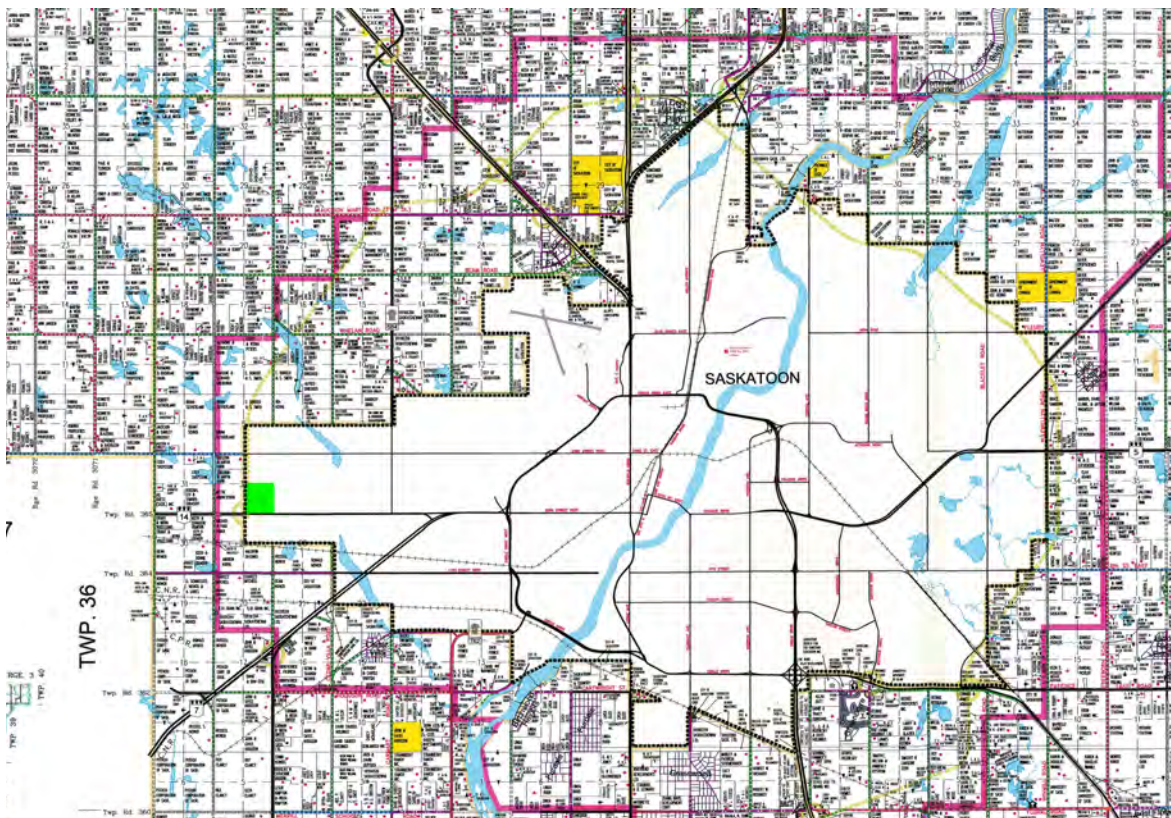


HAMMOND

REALTY

\$1,250,000

City of Saskatoon 157 acres Grain Farmland



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Property Information:

157 acres in the City of Saskatoon, located 2 miles west of Dalmeny Road on HWY 14. The proposed perimeter HWY runs along the west side of the property. Currently zoned agricultural, the quarter section is within the proposed urban holding area. Asking price is \$7,962/acre. Soil is a productive Elstow Association silty clay loam texture soil, 65.7 soil final rating (weighted average)

Legal Location: SE 32-36-6 W3

Farmland Summary

1 Parcel

157 Title Acres (ISC)

SAMA Information

157 Total Acres

157 Cultivated Acres

\$279,800 Total Assessed Value (2021)

65.7 Soil Final Rating (Weighted Average)

Crop Insurance Rating G

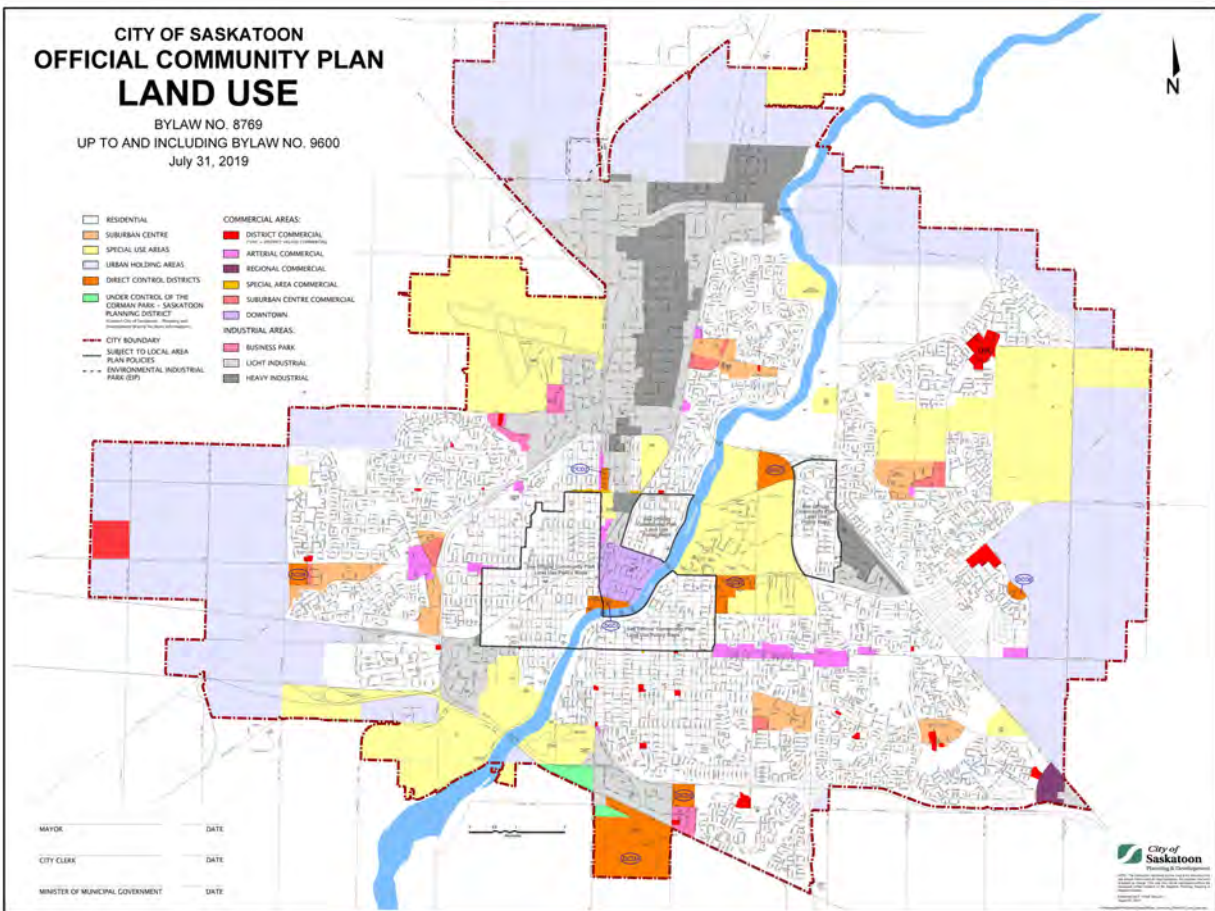
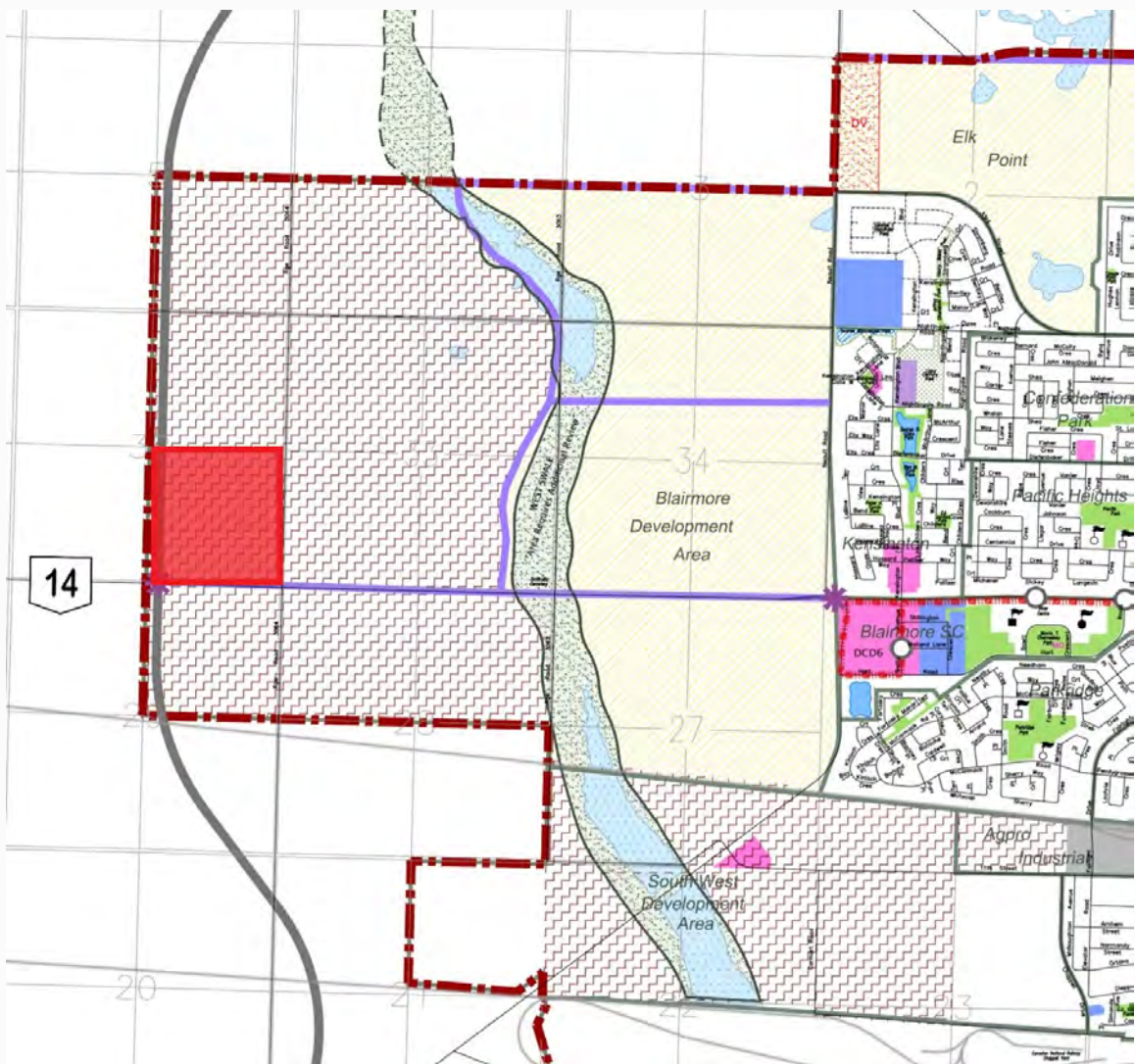
Directions:

From HWY 14 and Dalmeny Road: 3.2km (2mi) west on HWY 14, property on the right (north).

Highlights

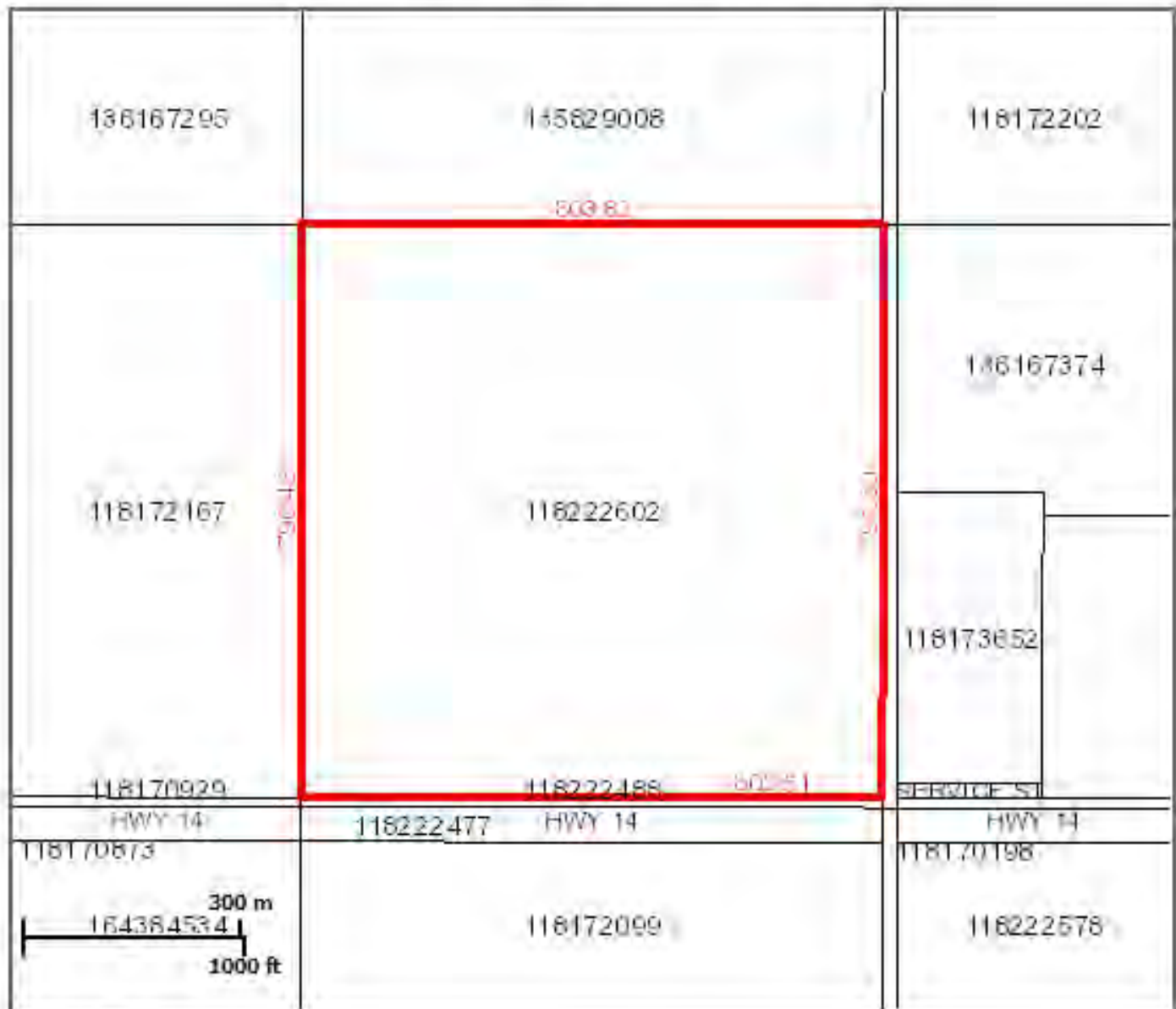
- Highway 14 access
- Future Urban Development land use
- Frontage on the proposed perimeter HWY
- GPS Coordinates: 52.129970, -106.814308





Surface Parcel Number: 118222602

REQUEST DATE: Fri Oct 11 10:11:59 GMT-0600 2019



Scale: 1:18056

Owner Name(s): FOX, BEVERLINE

Municipality: CITY OF SASKATOON

Title Number(s): 151625437

Parcel Class: Parcel (Generic)

Land Description: SE 32-36-06-3 Ext 0

Source Quarter Section: SE-32-36-06-3

Commodity/Unit: Not Applicable

Area: 63.549 hectares (157.03 acres)

Converted Title Number: 85S46997

Ownership Share: 1:1

Property Report

Print Date: 14-Dec-2020

Page 242 of 369

Municipality Name: CONTRACT AGLAND FOR
SASKATOON

Assessment ID Number: STOON-493701000 **PID:** 512001135

Civic Address:

Legal Location: Qtr SE Sec 32 Tp 36 Rg 06 W 3 Sup

Supplementary:

Title Acres: 157.04

Inspected: 25-May-2010

School Division: 13

Change Reason: Maintenance

Neighbourhood: STOON-100

Year / Frozen ID: 2021/0

Overall PUSE: 2000

Predom Code:

Method in Use: C.A.M.A. - Cost

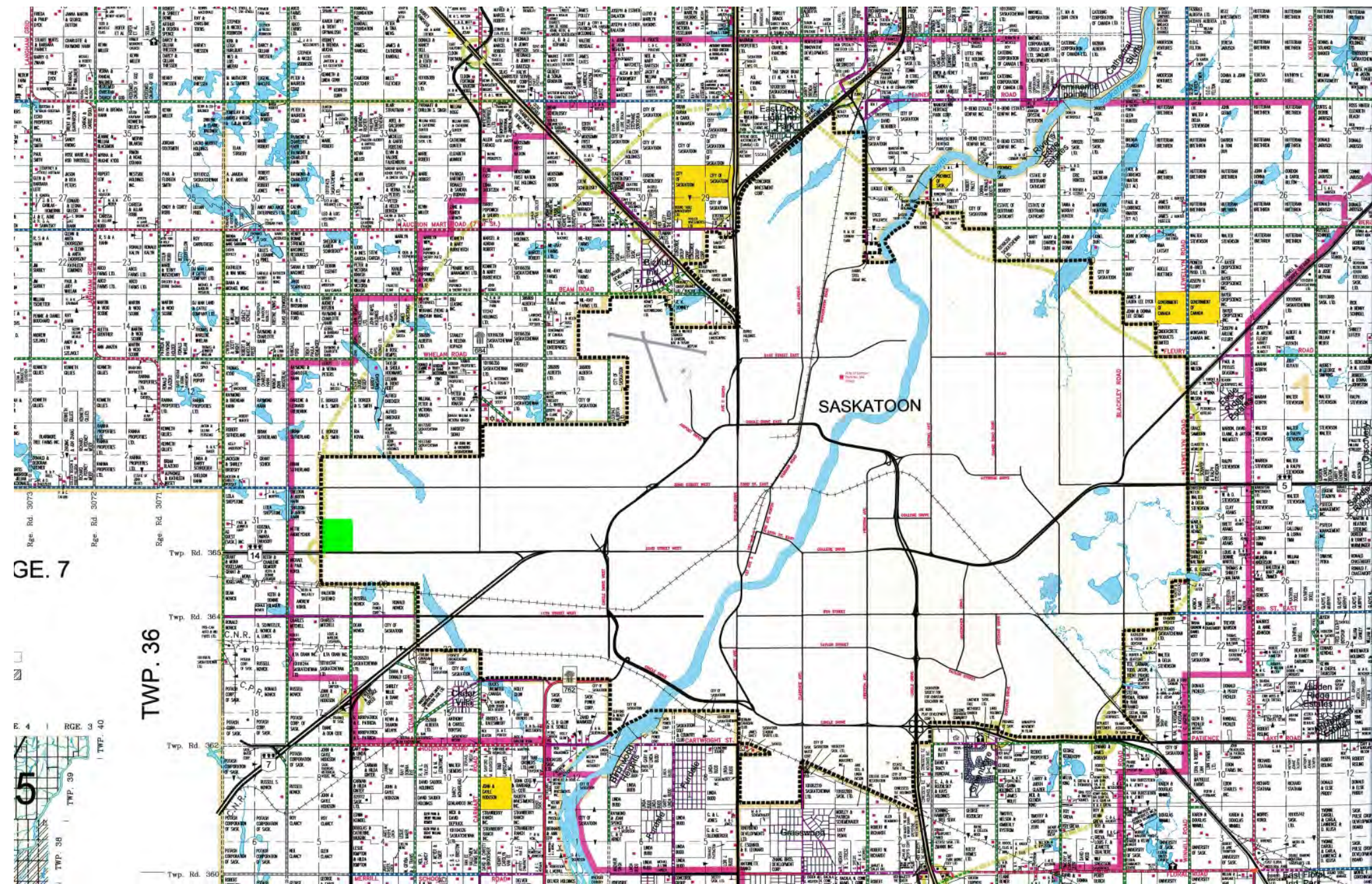
Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
137.00	K - [CULTIVATED]	Soil association 1	EW - [ELSTOW]	Topography	T2 - Gentle Slopes	\$/ACRE	1,833.45
		Soil texture 1	SICL - [SILTY CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	68.26
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	WS: Waste Slough Rate: 0.98		
		Soil association 2	HY - [HANLEY]				
		Soil texture 3					
		Soil texture 4					
		Soil profile 2	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	5+				
20.00	K-S - [CULTIVATED-SCATTER]	Soil association 1	EW - [ELSTOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,432.38
		Soil texture 1	SICL - [SILTY CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	53.33
		Soil texture 2		Phy. Factor 1	25% reduction due to F3 - [75 : Flooding - Strong]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	WS: Waste Slough Rate: 0.98		
		Soil association 2	HY - [HANLEY]				
		Soil texture 3					
		Soil texture 4					
		Soil profile 2	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	5+				

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$279,800		1	Other Agricultural	55%	\$153,890				Taxable
Total of Assessed Values:	\$279,800				Total of Taxable/Exempt Values:	\$153,890				



GE. 7

E. 4 | RGE. 30

TWP. 39

TWP. 38

TWP. 37

TWP. 36

TWP. 36

TWP. 36

TWP. 36

TWP. 36

TWP. 36

TWP. 36

TWP. 36

TWP. 36



SE-32-36-6-W3

3064

Google Earth

14

300 m

N