



HAMMOND REALTY

\$225,000

Buchanan 147 acres Grain Farmland



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A good grain quarter located SW of Buchanan in the RM of Buchanan.

The yard site located in the SE corner of the quarter, approximately 14 acres, is NOT included and is in the process of being sub-divided out. SAMA shows 135 cultivated acres and assessment of 130,800 for the full quarter, both of which will change upon completion of the sub-division. The estimated cultivated acres upon completion of the sub-division are 125+/-, Buyers are encouraged to perform their own due diligence. At present some of the cultivated acres are in grass for hay production.

Total acres, new legal description and new parcel number to be confirmed upon completion of the sub-division. Soil is a combination of Yorkton Light Loam and Meota Loamy Sand, 4" to 6" deep, T1 topography, S1 stones, average final rating of 35.99.

A great opportunity as an investment or to add to your existing land base. Currently leased out for 2024 and 2025.

Farmland & Price Summary

1 Parcels
147 Title Acres (ISC) Estimated
125 Cultivated Acres (Seller) Estimated

SAMA Information

161 Total Acres
135 Cultivated Acres
- Hay/Grass Acres
- Native Pasture Acres
26 Wetland/Bush Acres
\$130,800 Total Assessed Value
\$129,988 Average Assessment per 160 Acres
36.0 Soil Final Rating (Weighted Average)

\$225,000 Farmland Price

\$1,531 per Total acre (ISC)
\$1,667 per cultivated acre (SAMA)
\$1,800 per cultivated acre (Owner)
1.72 times the 2021 Assessed Value



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
304	pt NW	21	31	6	2		147.0	125	161	135	0	0	26	\$130,800	Meota	Loamy Sand	36.0	O	14	\$695.00
Totals							147.0	125	161	135	0	0	26	\$130,800	Weighted Average Final Rating 36.0					\$695.00

Average per 160 acres \$129,988

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>



Property Report

Print Date: 31-Oct-2023

Municipality Name:	BUCHANAN (RM)	Assessment ID Number:	304-000321200	PID:	594796
Civic Address:		Title Acres:	161.00	Reviewed:	07-Aug-1990
Legal Location:	Qtr NW Sec 21 Tp 31 Rg 06 W 2 Sup	School Division:	204	Change Reason:	
Supplementary	:	Neighbourhood:	304-200	Year / Frozen ID:	2023/-2
		Puse Code:	2000	Predom Code:	
		Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
30.00	K - [CULTIVATED]	Soil association 1 YK - [YORKTON] Soil texture 1 LL - [LIGHT LOAM] Soil texture 2 Soil profile 1 CAL12 - [CHERN-CAL (CA 12+)]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 10% reduction due to SD2 - [90 : Sand Pockets - Moderate]	\$/ACRE Final	1,500.92 55.88
		Soil association 2 ME - [MEOTA] Soil texture 3 Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 4-6	Natural hazard WSB: Waste Slough Bush Rate: 0.96		
105.00	K-A - [K-OCCUPIED YARD]	Soil association 1 ME - [MEOTA] Soil texture 1 LS - [LOAMY SAND] Soil texture 2 S - [SAND] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 25% reduction due to SD3 - [75 : Sand Pockets - Strong]	\$/ACRE Final	814.10 30.31
		Soil association 2 ME - [MEOTA] Soil texture 3 Soil texture 4 Soil profile 2 SG - [SINGLE GRAIN] Top soil depth 4-6	Natural hazard WSB: Waste Slough Bush Rate: 0.96		

AGRICULTURAL WASTE LAND

Acres	Waste Type
26	WASTE SLOUGH BUSH

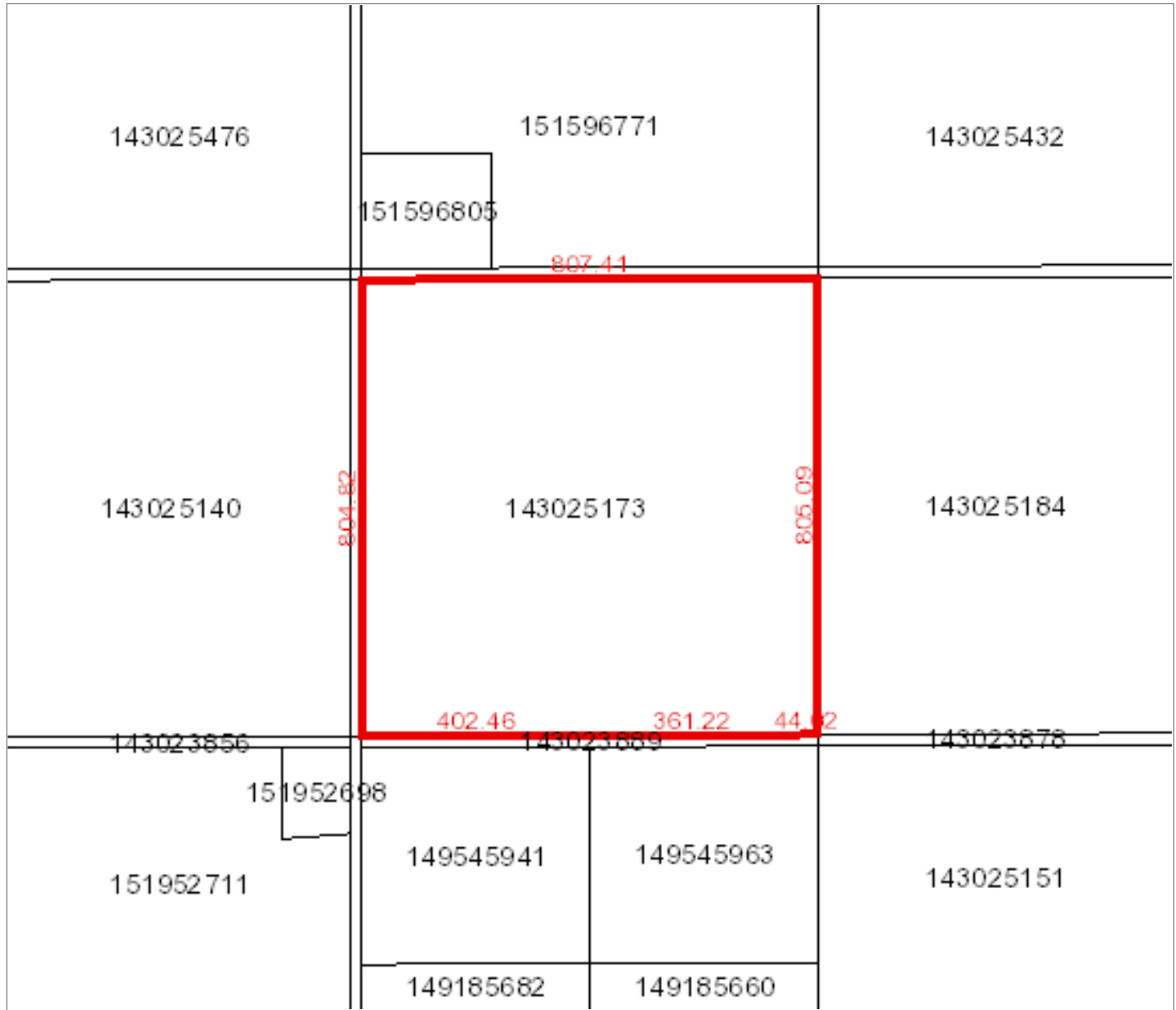
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$130,800		1	Other Agricultural	55%	\$71,940				Taxable
Total of Assessed Values:	\$130,800				Total of Taxable/Exempt Values:	\$71,940				



Surface Parcel Number: 143025173

REQUEST DATE: Tue Mar 12 14:33:47 GMT-06:00 2024



Owner Name(s) : Anderson, Patricia as a personal representative for the estate of Peter Lungul , Dawe, Barbara as a personal representative for the estate of Peter Lungul

Municipality : RM OF BUCHANAN NO. 304

Area : 65.005 hectares (160.63 acres)

Title Number(s) : 157319859

Converted Title Number : 74Y01196

Parcel Class : Parcel (Generic)

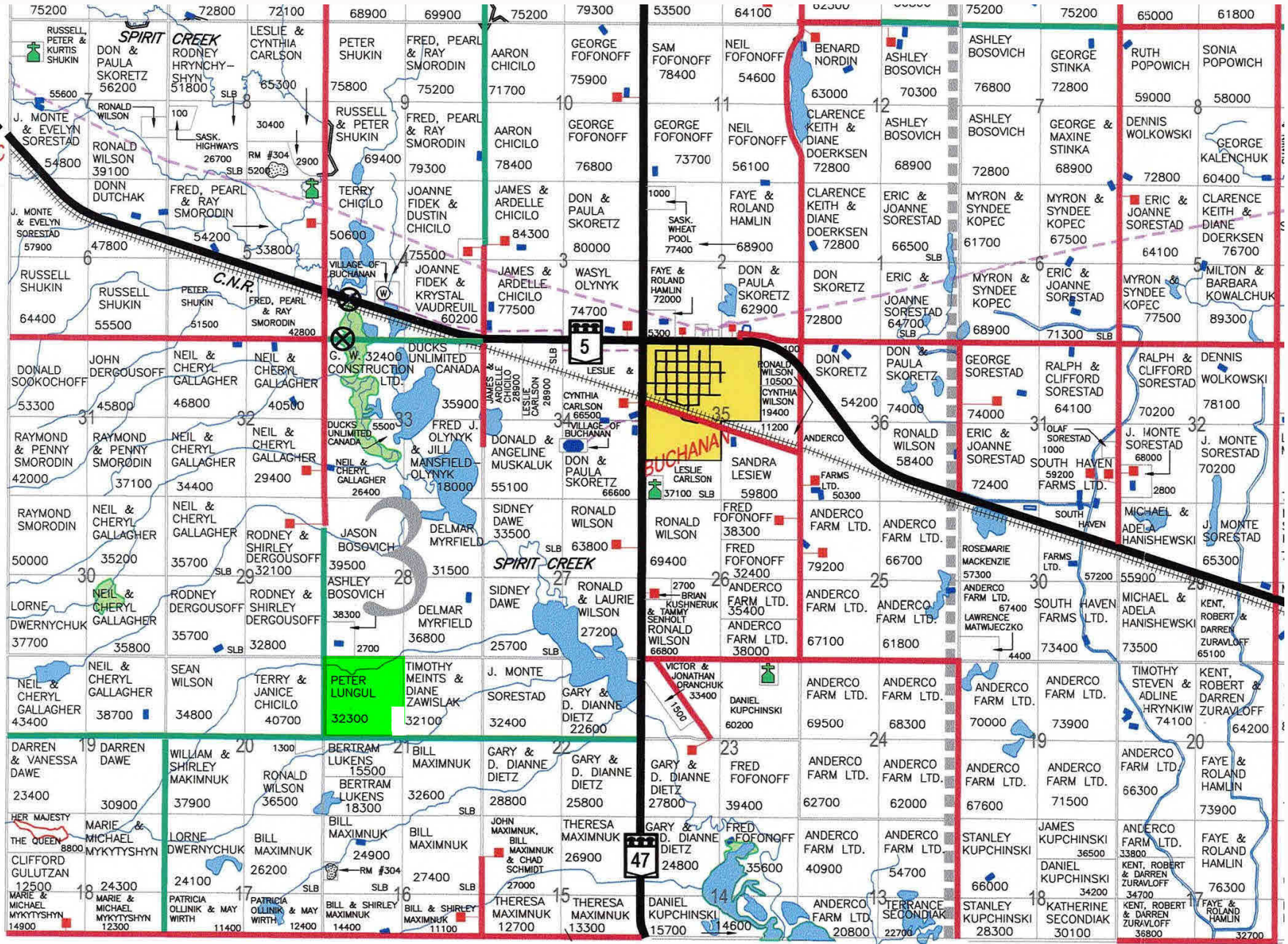
Ownership Share : 1:1

Land Description : NW 21-31-06-2 Ext 0

Source Quarter Section : NW-21-31-06-2

Commodity/Unit : Not Applicable

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RNIC



RM 304 Buchanan

NW 21-31-6 W2 Ext 0

NW-21-31-6-W2

Moiseyevo Cemetery

Google Earth

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700 m