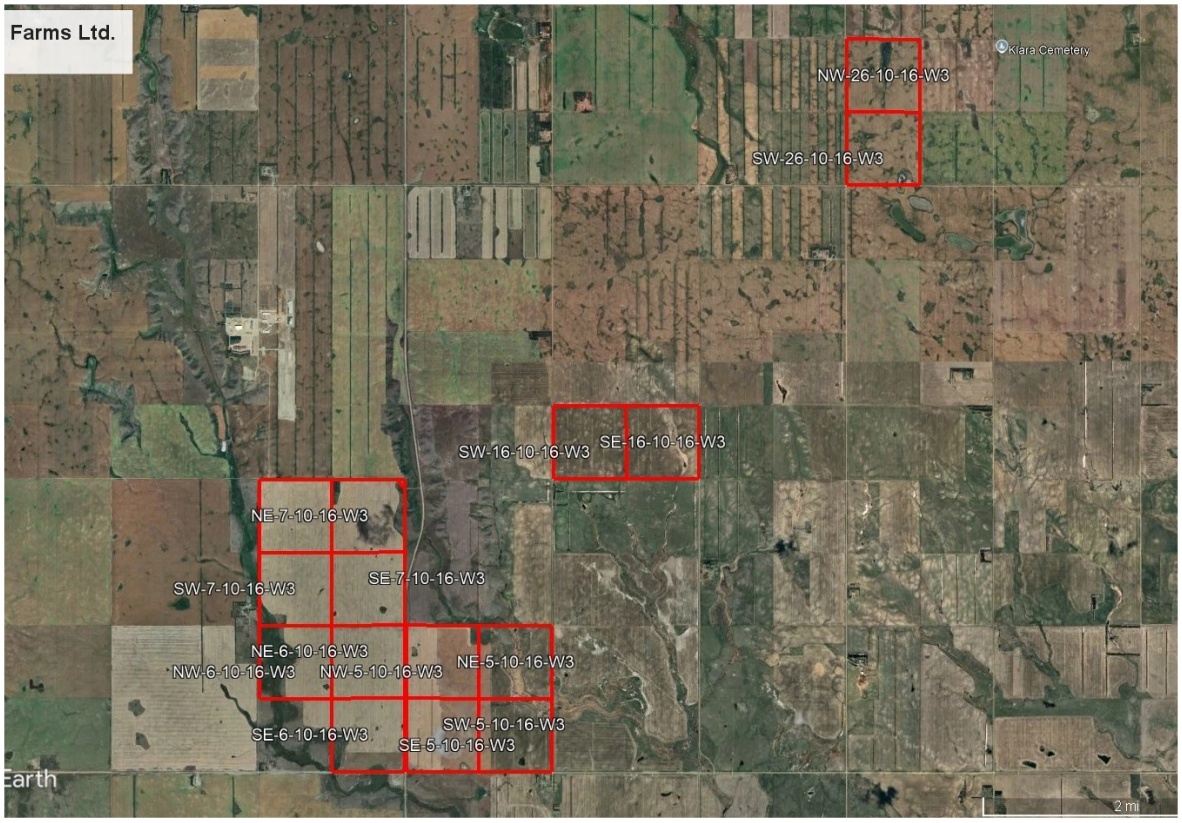
$11,990,000

Admiral 2,385 acres Grain Farmland (Monette Farms)



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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 108 Bone Creek
Closest Town:	Admiral	**Location:**	Saskatchewan
MLS Number:	SK041332	**Title Acres (ISC):**	2,385.45
Cultivated Acres:	2,141	**Soil Final Rating:**	53.54
Price:	$11,990,000	**$/Titled Acres:**	$5,026.31
Avg AV/Qtr:	$294,647	**Farmland:**	$11,990,000
P/AV Multiple:	2.73		
Enterprise:	Grain		

Description

Farmland

Located in the RM of Admiral No. 108 in southwest Saskatchewan, this package brings together 2,385.45 title acres of productive grain land, including 2,141 cultivated acres, in a tight geographic footprint that farms efficiently. The land is dominated by Ardill association soils with a clay loam texture — a soil profile well regarded across the southwest for its moisture-holding capacity and consistent performance in cereal, pulse, and oilseed rotations — with one Amulet clay loam quarter and one Echo clay quarter rounding out the package. SCIC crop insurance ratings across the parcels range from Class F through K, with the majority rated Class G and H, and all quarters sit within Risk Zone 3. The package carries a weighted average SAMA soil final rating of 53.54 and an average assessed fair value of $294,647 per 160 acres, reflecting land that has been farmed and assessed as solid, dependable cropland. At nearly 2,400 acres in one municipality, this is a rare opportunity to add meaningful contiguous scale in the southwest — the kind of block that lets an operation grow without stretching its equipment or its people.

Select the **Farmland** tab above for a complete list of legal land descriptions.

Farmland Summary

15 Parcels

2,385.5 Title Acres (ISC)

SAMA Information

2,384 Total Acres

2,141 Cultivated Acres

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- Hay/Grass Acres

114 Native Pasture Acres

129 Wetland/Bush Acres

$4,391,100 Total Assessed Value

$294,647 Average Assessment per 160 Acres

53.5 Soil Final Rating (Weighted Average)

Asking Price Allocation

$11,990,000 Farmland Price

$5,026 per Total acre (ISC)

$5,599 per cultivated acre (SAMA)

2.73 times the Assessed Value

This property is one of 19 listings offered as part of the Monette Farms Ltd. portfolio — a once-in-a-generation opportunity to acquire prime Saskatchewan farmland across seven regions. Farmland of this calibre, in this quantity, rarely comes to market — and when it does, it doesn't remain available for long. Whether you're looking to add a single quarter or grow your enterprise with a significant land acquisition, parcels within this listing may be available for individual purchase.

If any of this land fits your plans, ***make a strong offer and make it early***. A compelling offer can be accepted ahead of the deadline — the right deal doesn't have to wait.

View the entire Monette Farms SK portfolio here: https://www.hammondrealty.ca/monette-farms

HAMMOND REALTY

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information								SCIC	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
108	NW	5	10	16	3	0	157.33	159	154			5	340,500	Ardill	Clay Loam	58.80	G	3
108	SE	5	10	16	3	1	157.52	158	143			15	259,300	Ardill	Clay Loam	49.19	H	3
108	SW	5	10	16	3	1	155.54	156	148			8	304,800	Ardill	Clay Loam	54.75	H	3
108	NE	5	10	16	3	0	159.92	159	105		54		188,200	Echo	Clay	37.64	K	3
108	NE	6	10	16	3	1	157.47	157	157				334,200	Ardill	Clay Loam	56.45	H	3
108	NW	6	10	16	3	0	160.20	160	100		60		249,900	Ardill	Clay Loam	54.75	H	3
108	SE	6	10	16	3	0	158.37	158	135			23	243,200	Ardill	Clay Loam	47.86	H	3
108	NE	7	10	16	3	2	0.72	159	145			14	298,700	Ardill	Clay Loam	54.75	H	3
108	NE	7	10	16	3	1	158.30	0									H	3
108	NW	7	10	16	3	0	159.98	160	160				315,800	Ardill	Clay Loam	52.49	H	3
108	SE	7	10	16	3	0	159.28	160	160				329,400	Ardill	Clay Loam	54.75	H	3
108	SW	7	10	16	3	0	160.18	160	145			15	291,900	Ardill	Clay Loam	53.50	H	3
108	SE	16	10	16	3	0	159.71	160	120			40	218,500	Ardill	Clay Loam	48.34	H	3
108	SW	16	10	16	3	0	159.77	160	160				309,800	Ardill	Clay Loam	51.50	H	3
108	NW	26	10	16	3	0	160.69	159	150			9	343,200	Ardill	Clay Loam	60.84	F	3
108	SW	26	10	16	3	0	160.47	159	159				363,700	Amulet	Clay Loam	60.84	G	3
						Totals	**2,385.45**	**2,384**	**2,141**	**0**	**114**	**129**	**4,391,100**		**Weighted Average Final Rating**	**53.54**		

Average per 160 acres **294,647**

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.

Detailed Description of Farmland Property

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

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