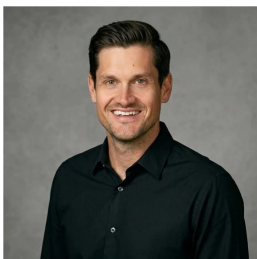
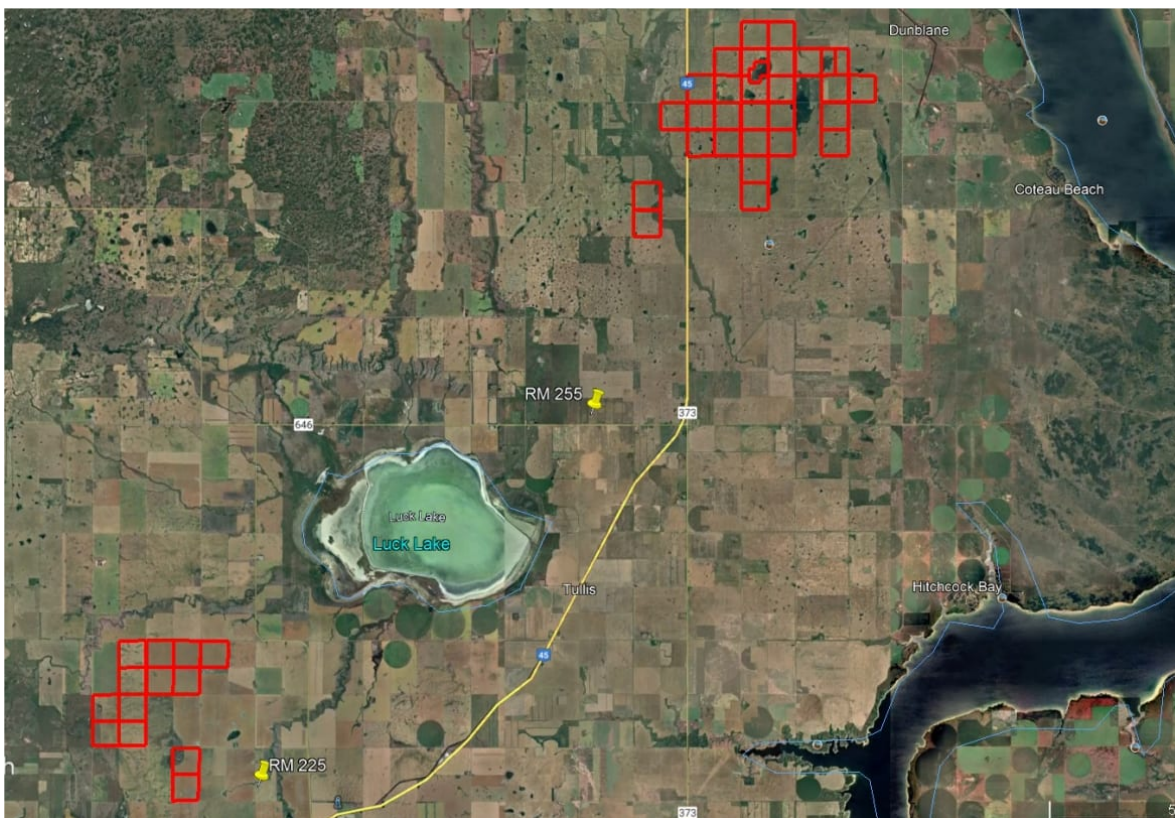




HAMMONDTM
REALTY

\$27,875,000

Birsay 6,279 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 255 Coteau, RM 225 Canaan
Closest Town:	Birsay	Location:	Saskatchewan
MLS Number:	N/A	Title Acres (ISC):	6,279
Cultivated Acres:	5,966	Soil Final Rating:	55.3
Price:	\$27,875,000	\$/Titled Acres:	\$4,439.40
Avg AV/Qtr:	\$334,207	Farmland:	\$27,875,000
P/AV Multiple:	2.12		
Enterprise:	Grain		

Description

6,279 Acres Grain Farmland in RM 255 Coteau

Excellent Expansion Opportunity

Two Large Contiguous Blocks, Bare Farmland, Long-Term Irrigation Upside

Lucky Lake | Birsay Area, West of Lake Diefenbaker

This is a rare opportunity to acquire **6,279 titled acres** of grain farmland near Lucky Lake / Birsay, Saskatchewan, just west of Lake Diefenbaker. The land is ideally configured in two large, well-laid-out blocks with 5,966 cultivated acres (SAMA) and minimal waste—ideal for large-scale, efficient field operations and future yardsite planning.

Nearly all parcels fall within the **Luck Lake Irrigation District Expansion Project**, presenting **significant long-term irrigation potential**. Irrigated land in the broader area has recently traded in the \$8,000 to \$8,500/acre range (depending on parcel and water availability), representing a tremendous opportunity for improvement.

North Block: 4,217 SAMA acres with 3,988 cultivated acres, primarily within the Dunblane Expansion Area (identified priority zone); dominated by Haverhill and Weyburn loam soils; gently rolling with good natural drainage. The weighted average soil final rating is **53.7**.

West Block: 2,073 SAMA acres with 1,978 cultivated acres, within the Luck Lake Expansion Area; primarily Sceptre and Willows clay/heavy clay soils; strong dryland grain production capability and well-positioned for future irrigation development as expansion progresses. This block is in the top quartile of productive soil in the area with a weighted average soil final rating of **67.3**.

Both blocks are within the proposed irrigation expansion zones.

Why this fits a large grain producer (expansion or relocation)

- **Meaningful scale in one purchase:** 6,279 titled acres configured in two large blocks supports immediate land-base expansion, simplified oversight, and fewer landlords/leases to manage.
- **Build a yardsite to your operation:** Bare land with multiple potential yardsite locations—ideal for a purpose-built farmyard layout, grain storage strategy, and future expansion. No legacy improvements to retrofit or pay for.
- **Operational efficiency at scale:** Two large blocks and clean field layouts reduce road time and increase field efficiency—supporting high-capacity equipment, standardized practices, and streamlined labour management.
- **Logistics and market access:** Practical road access supports efficient movement of equipment, inputs, and grain to nearby buying points and regional services—helping reduce downtime and hauling friction.
- **Relocation-friendly geography:** Closer to central/southern Alberta than most Saskatchewan offerings, which can reduce relocation friction and improve accessibility for Alberta-based operators expanding east.
- **Future expansion runway:** The area is less concentrated than many mature farming regions, with a demographic trend toward succession-driven exits—supporting the potential to “block up” additional land over time.

ISC Information

41 parcels with 6,279 title acres

SAMA Information

6,290 total acres

5,966 cultivated acres

- arable hay/grass acres

92 native pasture acres

232 wetland/bush acres

\$13,138,500 total 2025 assessed value (AV)

\$334,207 average assessment per 160 acres

55.3 soil final rating (weighted average)

\$27,875,000 Farmland Price

\$4,440 per title acre (ISC)

\$4,672 per cultivated acre (SAMA)

2.12 times the 2025 assessed value (P/AV multiple)

If this opportunity aligns with your strategic long-term planning, we would welcome a conversation.

Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information										SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes (2022)	
West	255	NE	5	24	9	3	0	158.96		159	159				\$448,600	Sceptre	Heavy Clay	75.0	E	13	\$1,446.72	
West	255	NW	5	24	9	3	0	157.05		157	110		47		\$335,500	Sceptre	Clay	72.8	E	13	\$1,084.11	
West	255	SE	5	24	9	3	0	158.29		158	158				\$441,800	Sceptre	Clay	74.4	E	13	\$1,424.04	
West	255	SW	5	24	9	3	0	156.38		156	111		45		\$321,400	Sceptre	Clay	69.1	G	13	\$1,056.33	
West	255	NE	8	24	9	3	0	159.15		159	159				\$392,400	Willows	Clay	65.6	F	13	\$1,309.65	
West	255	SE	8	24	9	3	0	160.23		160	160				\$445,800	Sceptre	Heavy Clay	74.1	E	13	\$1,445.33	
West	255	NE	9	24	9	3	0	159.37		159	159				\$383,300	Willows	Clay	64.1	G	13	\$1,305.02	
West	255	NW	9	24	9	3	0	161.50		161	161				\$379,600	Willows	Clay	62.7	G	13	\$1,280.93	
West	255	SE	9	24	9	3	0	160.66		161	161				\$434,400	Sceptre	Heavy Clay	71.8	E	13	\$1,429.13	
West	255	SW	9	24	9	3	0	161.37		161	158			3	\$427,800	Sceptre	Heavy Clay	72.0	E	13	\$1,405.97	
West	255	NW	10	24	9	3	0	161.90		162	162				\$356,900	Willows	Clay	58.6	H	13	\$1,205.91	
West	225	NE	33	23	9	3	0	156.45		160	160				\$368,100	Willows	Clay Loam	61.2	D	13	\$1,081.46	
West	225	SE	33	23	9	3	0	151.69		160	160				\$341,900	Birsay	Loam	2.0	E	13	\$1,019.43	
North	255	NW	29	25	7	3	0	159.92		160	158			2	\$331,400	Haverhill	Loam	55.8	H	13	\$1,095.69	
North	255	SW	29	25	7	3	0	160.00		160	154			6	\$323,000	Haverhill	Loam	55.8	J	13	\$1,068.38	
North	255	NE	31	25	7	3	0	159.78		160	160				\$330,400	Haverhill	Loam	54.9	J	13	\$1,092.92	
North	255	NW	31	25	7	3	0	157.23		157	153			4	\$314,500	Haverhill	Loam	54.7	H	13	\$1,040.12	
North	255	SE	31	25	7	3	0	159.69		160	156			4	\$327,200	Haverhill	Loam	55.8	H	13	\$1,082.26	
North	255	SW	31	25	7	3	0	157.20		157	138			19	\$273,400	Haverhill	Loam	52.7	H	13	\$904.90	
North	255	NE	32	25	7	3	0	159.86		159	149			10	\$308,800	Haverhill	Loam	55.1	H	13	\$1,022.98	
North	255	NW	32	25	7	3	0	159.79		160	157			3	\$324,000	Haverhill	Loam	54.9	J	13	\$1,071.61	
North	255	SE	32	25	7	3	0	160.02		160	160				\$334,500	Haverhill	Loam	55.6	H	13	\$1,106.34	
North	255	SW	32	25	7	3	0	159.85		160	160				\$332,400	Haverhill	Loam	55.3	J	13	\$1,099.40	
North	255	NE	33	25	7	3	0	159.44		160	157			3	\$329,300	Haverhill	Loam	55.8	H	13	\$1,089.21	
North	255	SE	33	25	7	3	0	159.12		159	150			9	\$314,700	Haverhill	Loam	55.8	J	13	\$1,040.59	
North	255	NW	24	25	8	3	0	159.90		160	140			20	\$275,900	Weyburn	Loam	52.4	H	13	\$922.04	
North	255	SW	25	25	8	3	0	160.14		160	160				\$302,600	Weyburn	Loam	50.3	K	13	\$1,010.95	
North	255	NE	36	25	8	3	0	156.15		156	143			13	\$272,900	Weyburn	Loam	50.7	H	13	\$902.58	
North	255	SW	3	26	7	3	0	159.14		159	153			6	\$295,800	Haverhill	Loam	51.4	K	13	\$978.53	
North	255	E 1/2 NE	4	26	7	3	24.25	78.64		79	78			1	\$153,100	Haverhill	Loam	52.2	K	13	\$505.71	
North	255	W 1/2 NE	4	26	7	3	2.3	78.58		79	35			44	\$69,800	Haverhill	Loam	52.7	K	13	\$189.07	
North	255	NW	4	26	7	3	0	156.96		157	142			15	\$245,700	Haverhill	Loam	46.0	K	13	\$813.20	
North	255	SE	4	26	7	3	0	159.53		159	158			1	\$331,400	Haverhill	Loam	55.8	K	13	\$1,095.69	
North	255	NE	5	26	7	3	0	157.99		158	147			11	\$299,400	Haverhill	Loam	54.1	K	13	\$990.11	
North	255	NW	5	26	7	3	27.28,28.29	108.08		108	99			9	\$207,700	Haverhill	Loam	55.8	K	13	\$687.24	
North	255	SE	5	26	7	3	0	159.61		159	144			15	\$265,500	Haverhill	Loam	49.0	K	13	\$871.09	
North	255	SW	5	26	7	3	10.11,12.13,57.58	139.72		140	110			30	\$219,900	Haverhill	Loam	53.1	K	13	\$701.17	
North	255	NE	6	26	7	3	0	156.77		158	154			4	\$311,700	Haverhill	Loam	53.8	K	13	\$1,030.86	
North	255	SW	6	26	7	3	0	156.67		157	157				\$323,500	Haverhill	Loam	54.8	J	13	\$1,070.69	
North	255	SE	8	26	7	3	0	158.31		158	158				\$316,600	Haverhill	Loam	53.3	J	13	\$1,047.06	
North	255	SW	8	26	7	3	0	157.76		158	158				\$325,900	Haverhill	Loam		J	13	\$1,078.10	
							Totals	6278.85	0	6,290	5,966	0	92	232	\$13,138,500	Weighted Average Final Rating		55.3			\$43,102.52	

Average per 160 acres \$334,207

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>

