$2,400,000

RM 65 Tecumseh 960 acres Hay & Pastureland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 065 Tecumseh
Closest Town:	Forget	**Location:**	Saskatchewan
MLS Number:	SK053526	**Title Acres (ISC):**	960
Cultivated Acres:	16	**Soil Final Rating:**	35.9
Price:	$2,400,000	**$/Titled Acres:**	$2,500
Avg AV/Qtr:	$167,817	**Farmland:**	$2,400,000
P/AV Multiple:	2.38		
Enterprise:	Hay (arable), Pasture		

Description

FOR SALE BY DELAYED OFFER PRESENTATION

Offers must be received by 2:00 p.m. Tuesday, December 15, 2026

960-Acre Hay and Pasture Package Near Forget, Saskatchewan

An opportunity to acquire approximately 960 acres of contiguous hay and pasture land in the RM of Tecumseh No. 65, located south of Forget, Saskatchewan.

The property consists of six contiguous quarter sections. This practical block offers an appealing combination of fenced grazing land, productive hay ground, established water sources and an older farmyard.

Approximately 221 acres are identified by SAMA as cultivated grass or arable hay land, providing an opportunity to produce winter feed directly on the property. The remaining agricultural land is predominantly native or cultivated pasture. The contiguous configuration allows for efficient livestock movement and practical management, making this an attractive opportunity for a cattle producer looking to expand or establish an operation in southern Saskatchewan.

The established farmyard is located on NE 26-07-07-W2 and includes electrical service, water and two useful storage buildings. One building has primarily been used as a cattle shelter, while the second provides equipment storage. The yard also includes an older residence.

Oil activity is present on the property, with surface leases generating approximately **$3,600 in annual revenue**.

Land Locations

- NW 26-07-07-W2
- NE 26-07-07-W2

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- SW 26-07-07-W2
- SE 26-07-07-W2
- NW 25-07-07-W2
- SW 25-07-07-W2

SAMA Information

- Approximately 960 total acres
- Approximately 221 cultivated grass/arable hay acres
- Balance primarily native or cultivated pasture, yard
- Approximately **32.3 weighted average soil final rating** across the SAMA-rated arable and hay acres
- **$1,009,000 total assessed value**
- Approximately **$168,167 average assessment per 160 acres**
- Predominantly Biggar sandy-loam to loamy-sand soils

Delayed Offer Presentation Information

The property is being offered for sale by Delayed Offer Presentation.

All offers must be received by Hammond Realty no later than **2:00 p.m. Tuesday, December 15, 2026**.

The Seller will consider offers on the property in its entirety, on individual quarter sections, or on any combination of parcels. Offers should clearly identify the legal land descriptions being purchased and the price allocated to each parcel.

The highest, or any, offer will not necessarily be accepted. Prospective purchasers should contact the listing agent to obtain the complete package, submission instructions and terms and conditions of sale.

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information								SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
65	NW	25	7	7	2	0	161.2	161	0	30	125	6	$162,100	Biggar	Sandy Loam	33.2	P	5	$308.00
65	SW	25	7	7	2	0	161.3	161	0	0	161	0	$160,500	Biggar	Sandy Loam		P	5	$305.00
65	NE	26	7	7	2	0	160.2	161	0	119	33	9	$177,800	Biggar	Sandy Loam	31.6	P	5	$942.00
65	NW	26	7	7	2	0	159.3	159	0	53	106	0	$173,800	Biggar	Sandy Loam	34.2	P	5	$330.00
65	SE	26	7	7	2	0	160.1	161	16	0	145	0	$163,100	Biggar	Sandy Loam	30.8	P	5	$310.00
65	SW	26	7	7	2	0	158.9	159	0	15	144	0	$171,700	Biggar	Sandy Loam	49.9	P	5	$326.00
Totals							**960.9**	**962**	**16**	**217**	**714**	**15**	**$1,009,000**	**Weighted Average Final Rating**		**35.9**			**$2,521.00**

Average per 160 acres $167,817

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

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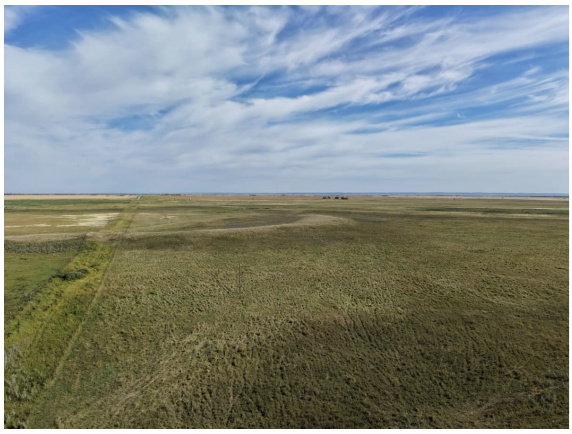









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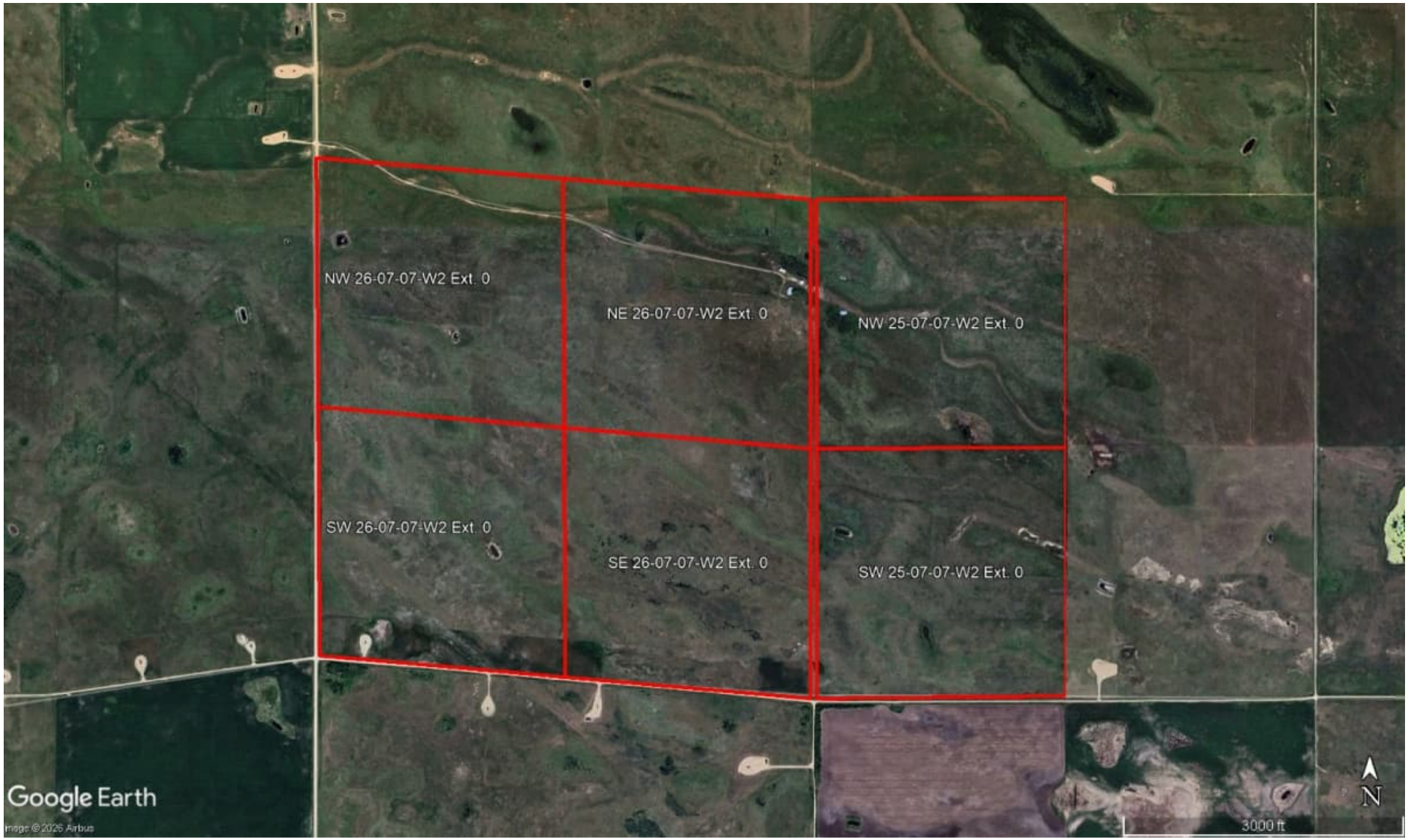





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