$121,495,000

Regina West of Gray 14,734 acres Grain Farmland (Monette Farms)





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 129 Bratt's Lake
Closest Town:	Regina	**Location:**	Saskatchewan
MLS Number:	SK041336	**Title Acres (ISC):**	14,734.3
Cultivated Acres:	14,631	**Soil Final Rating:**	77.2
Price:	$121,495,000	**$/Titled Acres:**	$8,245.73
Avg AV/Qtr:	$463,060	**Farmland:**	$117,895,000
Improvements:	$3,600,000	**P/AV Multiple:**	2.76
Enterprise:	Grain		

Description

IMPORTANT: Viewings are by appointment only and made in advance. Please **do not attend the property unannounced** — this is an active farming operation and staff on site are not authorized to provide tours. To arrange a viewing, contact your Realtor or Hammond Realty, and a member of our team will accompany you on site. Thank you.

Farmland

Regina West of Gray sits almost entirely within RM Bratt's Lake No. 129, with four quarters extending into RM Caledonia No. 99 in Twp 12, Rng 21 W2 — ground spanning Townships 12 through 15 across Ranges 19, 20, and 21 W2, reaching west of the Gray road allowance that gives this package its name. The soil association is overwhelmingly Regina Heavy Clay from one end of the package to the other, a productive and consistent clay soil that holds moisture well, responds to management, and has a long track record of delivering cereal, canola, and pulse crops across this part of the province. The package totals 14,734.3 ISC title acres with 14,631 cultivated acres, and carries a 2025 SAMA weighted average Soil Final Rating of 77.2 points per acre and an average assessed fair value of $463,060 per 160 acres — figures that reflect the genuine quality of the land base here. SCIC crop insurance classifications are overwhelmingly B in Risk Zone 8 throughout, with a small number of C and D rated quarters and the four RM Caledonia No. 99 parcels sitting in Risk Zone 6 — a package that is as close to uniform B-class heavy clay as you will find at this scale anywhere in Saskatchewan. A developed yard site with significant grain storage, fertilizer handling capacity, and shop infrastructure are included in the package, making this a complete operational unit — 92 quarters of some of the best Regina Plains clay ground being offered together for the first time.

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

Buildings and Improvements

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Regina West of Gray is anchored by a single developed 5-acre yard site at NW-32-13-19-W2 in RM Bratt's Lake No. 129 — a purpose-built grain handling operation with a substantial flat-bottom and hopper bin complex, an on-site grain dryer, generator, and a shop with mezzanine office and staff suite. The infrastructure at this yard is purpose-scaled for a large operation, with estimated grain storage capacity of ±800,000 bu and fertilizer handling capacity of ±3,266 tonnes, all on concrete with aeration.

• One developed 5-acre yard site with graded gravel base at NW-32-13-19-W2

• 5,856 sq. ft. pre-engineered steel shop with heated front portion, mezzanine office, and staff suite

• On-site grain dryer — make and model to be confirmed with Seller

• On-site generator — details to be confirmed with Seller

• 8 × Westeel 70,000 bu flat-bottom bins on concrete with aeration

• 12 × Westeel 20,000 bu hopper bins on concrete with aeration

• 6 × Westeel 191T 1630F fertilizer hopper bins on concrete with aeration

• 10 × Westeel 212T 1825F fertilizer hopper bins on concrete with aeration

• Estimated total grain storage capacity: ±800,000 bu

• Estimated total fertilizer capacity: ±3,266 tonnes

Select the **Improvements** tab above for a complete description of the improvements.

Farmland Summary

95 parcels

14,734.3 title acres (ISC)

SAMA Information

14,737 total acres

14,631 cultivated acres

- arable hay/grass acres
- native pasture acres

106 wetland/bush acres

$42,650,300 total 2025 assessed value (AV)

$463,060 average assessment per 160 acres

77.2 soil final rating (weighted average)

Asking Price Allocation

$3,600,000 Buildings and Improvements

$117,894,960 Farmland Price

$8,246 per title acre (ISC)

$8,058 per cultivated acre (SAMA)

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2.76 times the assessed value (P/AV multiple)

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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
129	SE	12	13	19	2	0	159.7	160	160				$441,200	Regina	Heavy Clay	73.4	B	8
129	SW	12	13	19	2	0	159.6	160	160				$471,200	Regina	Heavy Clay	78.3	B	8
129	SW	17	13	19	2	0	160.1	160	160				$471,000	Regina	Heavy Clay	78.3	B	8
129	NE	18	13	19	2	1	153.7	154	154				$463,400	Regina	Heavy Clay	80.0	B	8
129	NW	18	13	19	2	0	160.1	160	160				$486,700	Regina	Heavy Clay	80.9	B	8
129	SW	18	13	19	2	0	160.1	160	160				$486,700	Regina	Heavy Clay	80.9	B	8
129	NE	19	13	19	2	0	160.1	160	159			1	$475,800	Regina	Heavy Clay	79.6	B	8
129	NW	19	13	19	2	0	160.1	160	159			1	$487,500	Regina	Heavy Clay	81.6	B	8
129	SE	19	13	19	2	0	160.1	160	160				$490,700	Regina	Heavy Clay	81.6	B	8
129	SW	19	13	19	2	0	160.1	160	159			1	$483,600	Regina	Heavy Clay	80.9	B	8
129	NE	20	13	19	2	0	159.8	160	160				$468,700	Regina	Heavy Clay	77.9	B	8
129	NW	20	13	19	2	0	160.0	160	160				$465,400	Regina	Heavy Clay	77.4	B	8
129	SE	20	13	19	2	0	159.8	160	160				$498,500	Regina	Heavy Clay	82.9	B	8
129	SW	20	13	19	2	0	159.9	160	160				$486,700	Regina	Heavy Clay	80.9	B	8
129	SE	22	13	19	2	0	159.6	160	160				$494,600	Regina	Heavy Clay	82.2	B	8
129	SE	23	13	19	2	0	160.4	160	160				$477,500	Regina	Heavy Clay	79.4	B	8
129	SW	23	13	19	2	31	148.8	149	149				$436,500	Regina	Heavy Clay	77.9	B	8
129	NE	25	13	19	2	0	160.2	160	160				$478,900	Regina	Heavy Clay	79.6	B	8
129	NW	25	13	19	2	0	160.1	160	160				$469,900	Regina	Heavy Clay	78.1	B	8
129	SH NW	28	13	19	2	5,6	80.1	80	80				$235,500	Regina	Heavy Clay	78.3	B	8
129	NH NW	28	13	19	2	7,8	80.1	80	80				$217,500	Regina	Heavy Clay	72.4	B	8
129	NW	30	13	19	2	0	160.4	160	160				$488,300	Regina	Heavy Clay	81.2	B	8
129	SW	30	13	19	2	0	160.3	160	160				$483,700	Regina	Heavy Clay	80.4	B	8
129	SE	31	13	19	2	0	160.5	160	160				$472,600	Regina	Heavy Clay	78.6	B	8
129	SW	31	13	19	2	0	160.4	160	160				$494,600	Regina	Heavy Clay	82.2	B	8
129	NE	32	13	19	2	0	159.7	160	160				$494,600	Regina	Heavy Clay	82.2	B	8

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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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
129	NW	32	13	19	2	0	159.8	160	160				$490,700	Regina	Heavy Clay	64.6	B	8
129	SE	32	13	19	2	0	159.8	160	160				$470,900	Regina	Heavy Clay	78.3	B	8
129	SW	32	13	19	2	0	159.9	160	160				$481,700	Regina	Heavy Clay	80.1	B	8
129	SW	34	13	19	2	1	149.8	150	148			2	$397,700	Regina	Heavy Clay	71.5	B	8
129	NE	7	14	19	2	0	159.1	159	159				$475,900	Regina	Heavy Clay	79.6	B	8
129	NW	7	14	19	2	0	160.3	160	160				$444,000	Regina	Heavy Clay	73.8	B	8
129	SE	7	14	19	2	0	159.6	160	160				$493,000	Regina	Heavy Clay	82.0	B	8
129	SW	7	14	19	2	5	140.3	140	140				$429,600	Regina	Heavy Clay	81.6	B	8
129	NE	8	14	19	2	0	159.9	160	160				$446,500	Regina	Heavy Clay	74.2	B	8
129	NW	8	14	19	2	0	154.5	154	154				$479,700	Regina	Heavy Clay	82.8	B	8
129	SW	8	14	19	2	0	159.7	160	160				$494,600	Regina	Heavy Clay	82.2	B	8
129	SW	17	14	19	2	4	149.0	149	149				$455,400	Regina	Heavy Clay	81.3	B	8
129	NE	18	14	19	2	0	159.7	160	160				$455,600	Regina	Heavy Clay	75.7	C	8
129	NW	18	14	19	2	0	160.2	160	160				$378,800	Regina	Heavy Clay	63.0	C	8
129	SE	18	14	19	2	0	159.5	160	160				$449,400	Regina	Heavy Clay	74.7	C	8
129	SW	18	14	19	2	11	142.4	142	112			30	$360,100	Regina	Heavy Clay	67.5	B	8
129	SE	19	14	19	2	0	159.8	160	160				$464,100	Regina	Heavy Clay	77.7	B	8
129	SW	19	14	19	2	0	159.6	160	160				$478,600	Regina	Heavy Clay	79.6	B	8
129	SE	20	14	19	2	0	158.8	159	159				$465,600	Regina	Heavy Clay	77.9	B	8
129	SW	20	14	19	2	0	159.0	159	159				$463,000	Regina	Heavy Clay	77.5	B	8
129	NE	4	15	19	2	0	160.2	160	160				$466,400	Regina	Heavy Clay	77.5	B	8
129	NW	4	15	19	2	0	160.4	160	160				$485,700	Regina	Heavy Clay	80.7	B	8
129	SE	4	15	19	2	0	164.1	164	164				$461,000	Regina	Heavy Clay	74.8	B	8
129	SW	4	15	19	2	0	164.3	164	164				$492,500	Regina	Heavy Clay	79.9	B	8
129	NE	12	13	20	2	0	159.2	159	159				$454,300	Regina	Heavy Clay	76.0	B	8
129	SE	12	13	20	2	0	159.4	159	159				$457,400	Regina	Heavy Clay	76.5	B	8

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RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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
129	SW	12	13	20	2	29	144.5	145	145				$439,600	Regina	Heavy Clay	80.6	B	8
129	NE	24	13	20	2	0	159.1	159	159				$474,300	Regina	Heavy Clay	79.3	B	8
129	NW	24	13	20	2	0	155.1	155	155				$451,800	Regina	Heavy Clay	77.5	B	8
129	SE	24	13	20	2	0	159.1	159	159				$475,800	Regina	Heavy Clay	79.6	B	8
129	SW	24	13	20	2	0	154.9	155	155				$475,000	Regina	Heavy Clay	81.5	B	8
129	NE	25	13	20	2	0	159.2	159	159				$487,500	Regina	Heavy Clay	81.6	B	8
129	NW	25	13	20	2	0	155.1	155	155				$482,800	Regina	Heavy Clay	82.9	B	8
129	SE	25	13	20	2	0	159.2	159	159				$459,600	Regina	Heavy Clay	76.9	B	8
129	SW	25	13	20	2	0	155.1	155	155				$469,200	Regina	Heavy Clay	80.5	B	8
129	SE	36	13	20	2	0	159.0	159	159				$493,000	Regina	Heavy Clay	82.5	B	8
129	SW	36	13	20	2	0	154.9	155	155				$459,400	Regina	Heavy Clay	78.8	B	8
129	NE	10	14	20	2	0	159.4	159	129			30	$307,100	Regina	Heavy Clay	63.2	D	8
129	NW	11	14	20	2	0	159.0	159	151			8	$296,000	Regina	Heavy Clay	52.1	B	8
129	NE	21	14	20	2	0	157.0	157	157				$461,500	Regina	Heavy Clay	78.2	B	8
129	NW	21	14	20	2	0	157.6	158	158				$417,000	Regina	Heavy Clay	70.2	B	8
129	NE	23	14	20	2	0	144.7	145	145				$447,500	Regina	Heavy Clay	82.1	B	8
129	NW	23	14	20	2	0	158.6	159	159				$449,400	Regina	Heavy Clay	75.2	B	8
129	SE	23	14	20	2	0	155.7	156	156				$447,900	Regina	Heavy Clay	76.4	B	8
129	SW	23	14	20	2	0	159.7	160	160				$465,400	Regina	Heavy Clay	77.4	B	8
129	NE	26	14	20	2	0	155.8	156	156				$474,900	Regina	Heavy Clay	81.0	B	8
129	NW	26	14	20	2	0	159.8	160	158			2	$469,200	Regina	Heavy Clay	79.0	B	8
129	NE	28	14	20	2	0	158.7	159	149			10	$423,000	Regina	Heavy Clay	75.5	B	8
129	NW	28	14	20	2	0	158.8	159	159				$477,400	Regina	Heavy Clay	79.9	B	8
129	SE	28	14	20	2	0	158.0	158	158				$457,200	Regina	Heavy Clay	77.0	B	8
129	SW	28	14	20	2	0	157.7	158	158				$459,100	Regina	Heavy Clay	77.3	B	8
129	NE	29	14	20	2	0	159.9	160	160				$451,900	Regina	Heavy Clay	75.1	B	8

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RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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
129	NE	32	14	20	2	0	162.9	163	163				$473,800	Regina	Heavy Clay	77.3	B	8
129	NW	32	14	20	2	0	162.6	163	161			2	$471,900	Regina	Heavy Clay	78.0	B	8
129	SE	32	14	20	2	0	159.8	160	160				$460,300	Regina	Heavy Clay	76.5	B	8
129	SW	32	14	20	2	0	159.6	160	160				$489,000	Regina	Heavy Clay	81.3	B	8
129	NE	4	15	20	2	0	6.2	6	3			3	$9,400	Regina	Heavy Clay	83.5	B	8
129	NE	22	15	20	2	0	160.5	161	161				$442,800	Regina	Heavy Clay	73.1	B	8
129	NW	22	15	20	2	0	160.4	160	160				$478,900	Regina	Heavy Clay	79.6	B	8
129	SE	22	15	20	2	0	160.6	161	156			5	$298,000	Regina	Heavy Clay	50.8	B	8
129	SW	22	15	20	2	0	160.5	160	158			2	$394,300	Regina	Heavy Clay	66.4	B	8
129	NE	27	15	20	2	0	160.5	160	160				$490,700	Regina	Heavy Clay	81.6	B	8
129	NW	27	15	20	2	0	160.3	160	160				$493,000	Regina	Heavy Clay	82.0	B	8
129	NW	31	15	20	2	0	160.5	161	161				$480,900	Regina	Heavy Clay	79.4	B	8
129	SW	31	15	20	2	0	160.4	160	160				$441,600	Regina	Heavy Clay	73.4	B	8
129	NE	22	15	21	2	0	160.5	160	157			3	$428,500	Regina	Heavy Clay	72.6	B	8
129	SE	22	15	21	2	0	161.0	161	156			5	$446,100	Regina	Heavy Clay	76.1	B	8
129	NE	36	15	21	2	0	160.4	160	159			1	$475,800	Regina	Heavy Clay	79.6	B	8
129	SE	36	15	21	2	0	160.1	160	160				$389,300	Regina	Heavy Clay	64.7	D	8
						Totals	**14,734.3**	**14,737**	**14,631**	**0**	**0**	**106**	**$42,650,300**		**Weighted Average Final Rating**	**77.2**		

Average per 160 acres $463,060

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

MONETTE FARMS LTD.

REGINA WEST OF GRAY · YARD SITE & IMPROVEMENTS · RM Bratt's Lake No. 129

Package 3 · NW-32-13-19-W2 · RM Bratt's Lake No. 129

SITE SERVICES & YARD

Yard Site 1 — NW-32-13-19-W2 (5 acres)

- 5-acre developed yard site with graded gravel base
- Grain and fertilizer storage
- Grain dryer on site
- Generator on site

BUILDINGS

Yard Site 1 — NW-32-13-19-W2

Shop (48' × 122' | 5,856 sq. ft.)

- Pre-engineered steel building with coloured steel cladding on exterior
- Front portion (48'): lined, insulated, and heated — includes mezzanine office and suite
- Rear portion: cold storage with gravel base floor, fully lit
- Note: heating system currently disconnected
- Good condition; effective age 25 years

Grain Dryer

- On-site grain dryer — make and model to be confirmed with Seller

Generator

- On-site generator — details to be confirmed with Seller

GRAIN & FERTILIZER STORAGE

Yard Site 1 — NW-32-13-19-W2

Qty	Make	Unit Size	Type	Aeration / Heat
6	Westeel	191 T	Fertilizer hopper bin — 1630F, concrete	Aeration
10	Westeel	212 T	Fertilizer hopper bin — 1825F, concrete	Aeration
12	Westeel	20,000 bu	Grain hopper bin, concrete	Aeration
8	Westeel	70,000 bu	Flat bottom bin, concrete	Aeration

Total estimated grain storage capacity: ±800,000 bu · Total fertilizer capacity: ±3,266 tonnes

BUYER'S DUE DILIGENCE

All information regarding buildings, improvements, grain storage, fertilizer storage capacities, equipment makes, models, dimensions, and measurements has been obtained from sources believed to be reliable, including information provided by or on behalf of the Seller. Neither the Seller, the Monitor, Hammond Realty, nor any of their respective agents, employees, or advisors make any representation or warranty, express or implied, as to the accuracy or completeness of this information. All figures are approximate. Prospective purchasers are solely responsible for conducting their own independent inspection, measurement verification, and due diligence with respect to all improvements and equipment prior to submitting an offer. This feature sheet is provided for informational purposes only and does not form part of any agreement for purchase and sale.

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