



\$5,800,000

Calderbank / Aquadell 2,225 acres Grain Farmland
(Monette Farms)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 165 Morse, RM 194 Enfield
Closest Town:	Aquadell	Location:	Saskatchewan
MLS Number:	SK041338	Title Acres (ISC):	2,225.1
Cultivated Acres:	1,722	Soil Final Rating:	43.5
Price:	\$5,800,000	\$/Titled Acres:	\$2,606.62
Avg AV/Qtr:	\$223,366	Farmland:	\$5,800,000
P/AV Multiple:	1.87		
Enterprise:	Grain		

Description

Farmland

The Aquadell package comprises 2,225.1 title acres across 14 quarter sections in the RM of Morse No. 165 and RM of Enfield No. 194, situated in the Calderbank area of south-central Saskatchewan. The dominant soil association throughout the package is Ardill clay loam, with three quarters carrying Willows clay soils — both associations are well regarded in this part of the province for their ability to hold moisture and support consistent cereal and oilseed production. The three Willows clay quarters in RM 165 carry some of the strongest soil final ratings in the package, with individual quarter ratings reaching into the high 40s and low 50s. The package carries a weighted average SAMA soil final rating of 43.5 and an average assessed fair value of \$223,366 per 160 acres. SCIC crop insurance classifications run predominantly Class K in risk zone 9, with three quarters in the RM of Morse rated Class G, H, and J respectively — the G-rated quarter representing some of the strongest-rated land in the broader Calderbank portfolio. Of the 2,222 total acres, 1,722 are cultivated, with an additional 258 acres of pasture rounding out a versatile land base. At over 2,200 title acres in a contiguous area, the Aquadell package offers meaningful scale for an operator looking to establish or expand a presence in one of south-central Saskatchewan's productive clay loam farming districts.

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

Farmland Summary

14 Parcels

2,225.1 Title Acres (ISC)

SAMA Information

2,222 total acres

1,722 cultivated acres

31 arable hay/grass acres

258 native pasture acres

211 wetland/bush acres

\$3,101,700 total 2025 assessed value (AV)

\$223,366 average assessment per 160 acres

43.5 soil final rating (weighted average)

Asking Price Allocation

\$5,800,000 Farmland Price

\$2,607 per title acre (ISC)

\$3,368 per cultivated acre (SAMA)

1.87 times the 2025 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>

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
165	NE	23	19	7	3	0	160.1	159	152			7	\$216,900	Ardill	Clay Loam	38.0	K	10
165	NW	24	19	7	3	1,2	157.3	156	151			5	\$291,000	Willows	Clay	51.3	G	10
165	SW	24	19	7	3	1	147.8	148	107	31		10	\$241,700	Willows	Clay	46.6	H	10
194	NW	4	19	6	3	0	160.1	160	159			1	\$264,000	Ardill	Clay Loam	44.8	K	9
194	NE	5	19	6	3	0	160.5	160	155			5	\$282,100	Ardill	Clay Loam	48.4	K	9
194	NW	5	19	6	3	1,2	158.7	159	121			38	\$190,400	Ardill	Clay Loam	41.8	J	9
194	NE	6	19	6	3	0	161.0	160	124			36	\$191,800	Ardill	Clay Loam	41.1	K	9
194	SE	6	19	6	3	1,2	160.1	160	149			11	\$228,200	Ardill	Clay Loam	40.7	K	9
194	NE	7	19	6	3	0	159.9	160	50		98	12	\$172,100	Ardill	Clay Loam	44.1	K	9
194	SE	7	19	6	3	0	160.2	160			160		\$145,400	Ardill	Clay Loam		K	9
194	NE	18	19	6	3	0	159.7	160	130			30	\$208,800	Ardill	Clay Loam	42.7	K	9
194	SE	18	19	6	3	0	159.8	160	138			22	\$225,300	Ardill	Clay Loam	43.4	K	9
194	SW	18	19	6	3	0	160.0	160	136			24	\$194,000	Ardill	Clay Loam	37.9	K	9
194	SW	20	19	6	3	0	159.9	160	150			10	\$250,000	Ardill	Clay Loam	44.3	J	9
Totals							2,225.1	2,222	1,722	31	258	211	\$3,101,700	Weighted Average Final Rating 43.5				

Average per 160 acres \$223,366

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>



Detailed Description of Farmland Property

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/>

<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>





