



\$6,050,000

Calderbank / Glenn Kerr 2,542 acres Grain Farmland
(Monette Farms)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 165 Morse
Closest Town:	Glenn Kerr	Location:	Saskatchewan
MLS Number:	SK041341	Title Acres (ISC):	2,542.1
Cultivated Acres:	1,768	Soil Final Rating:	39.2
Price:	\$6,050,000	\$/Titled Acres:	\$2,379.92
Avg AV/Qtr:	\$192,494	Farmland:	\$5,750,000
Improvements:	\$300,000	P/AV Multiple:	1.89
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

The Glenn Kerr package comprises 2,542.1 title acres across 16 quarter sections entirely within the RM of Morse No. 165, located in the Calderbank area of south-central Saskatchewan. The dominant soil association is Ardill clay loam, which anchors the majority of the package and is well suited to cereal and oilseed production in this part of the province. Haverhill loam and a single Willows clay quarter round out the soil profile — the Willows clay quarter on SW-21 carries a soil final rating of 50.6 and stands as one of the stronger individual quarters in the package. The package carries a weighted average SAMA soil final rating of 39.2 and an average assessed fair value of \$192,494 per 160 acres. SCIC crop insurance classifications are predominantly Class K in risk zone 10, with individual quarters also rated J, H, M, L, and one quarter carrying an NR designation — a profile consistent with a mixed grain and forage land base in this region. Of the 2,527 total acres, 1,768 are cultivated and 498 are in pasture, making this a versatile package capable of supporting both a cropping and livestock program. At over 2,500 title acres with an established yard site including a 2009-built residence, shop, Quonset storage, and livestock shelter, the Glenn Kerr package offers meaningful scale and operational infrastructure for an incoming operator looking to put down roots in the Calderbank area.

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

Buildings and Improvements

The Glen Kerr yard site at NW-16-19-7-W3 in the RM of Morse No. 165 is improved with a modern two-storey home and a practical set of farm buildings well suited to a mixed grain and livestock operation. The residence is a 2009 RTM-built home

offering approximately 3,000 sq. ft. across two floors, four bedrooms, two bathrooms, and an attached heated two-car garage — one of the newer and more complete farm homes in the Calderbank portfolio. Farm infrastructure includes a large steel Quonset for equipment and commodity storage, a horse barn, and an open-face livestock shelter, providing a functional base for the next operator to build from.

•**Residence** — ±3,000 sq. ft. (2009 RTM): Two-storey, four bedrooms, two bathrooms, attached heated 2-car garage, vinyl siding, asphalt shingle roof, propane forced air heat.

•**Quonset Storage** — 50 ft. × 120 ft. (6,000 sq. ft.): Steel Quonset with enclosed gable ends, concrete foundation and floor, unheated — well suited for equipment storage or commodity overflow.

•**Horse Barn** — 36 ft. × 21 ft. (756 sq. ft.): Wood frame on concrete foundation, coloured steel exterior, wood/electric heat.

•**Livestock Shelter** — 36 ft. × 64 ft. (2,304 sq. ft.): Wood pole frame, open face, steel-clad rafter roof — functional shelter for cattle or backgrounding operations.

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

Farmland Summary

16 Parcels

2,542.1 Title Acres (ISC)

SAMA Information

2,527 total acres

1,768 cultivated acres

- arable hay/grass acres

498 native pasture acres

261 wetland/bush acres

\$3,040,200 total 2025 assessed value (AV)

\$192,494 average assessment per 160 acres

39.2 soil final rating (weighted average)

Asking Price Allocation

\$300,000 Buildings and Improvements

\$5,750,000 Farmland Price

\$2,380 per title acre (ISC)

\$3,252 per cultivated acre (SAMA)

1.89 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.



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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	16	19	7	3	12,13	157.9	154	140			14	\$190,700	Ardill	Clay Loam	35.4	K	10
165	NW	16	19	7	3	0	157.4	155	94		50	11	\$203,100	Ardill	Clay Loam	44.6	K	10
165	SE	16	19	7	3	2	160.6	159	78		76	5	\$169,200	Ardill	Clay Loam	34.1	K	10
165	SW	16	19	7	3	20	160.4	161	138			23	\$189,800	Ardill	Clay Loam	36.5	K	10
165	SE	17	19	7	3	1,3	159.9	160	147			13	\$228,100	Ardill	Clay Loam	41.3	J	10
165	SE	19	19	7	3	0	157.1	156	93		60	3	\$173,700	Ardill	Clay Loam	37.1	K	10
165	SW	20	19	7	3	1,2	153.4	153	78		65	10	\$144,200	Ardill	Clay Loam	32.9	M	10
165	NE	21	19	7	3	0	160.6	160	135			25	\$192,700	Haverhill	Loam	37.9	K	10
165	NW	21	19	7	3	0	160.5	161	126			35	\$201,500	Ardill	Clay Loam	42.5	J	10
165	SE	21	19	7	3	0	157.5	156	123			33	\$196,100	Ardill	Clay Loam	42.3	J	10
165	SW	21	19	7	3	0	158.1	158	146			12	\$278,100	Willows	Clay	50.6	H	10
165	NW	22	19	7	3	0	160.4	160	140			20	\$179,400	Haverhill	Loam	34.0	L	10
165	SW	22	19	7	3	0	156.9	154	120			34	\$158,000	Haverhill	Loam	35.0	L	10
165	NW	28	19	7	3	0	160.5	160			160		\$145,400	Haverhill	Loam		NR	10
165	SW	28	19	7	3	0	160.5	160	70		87	3	\$195,200	Ardill	Clay Loam	44.1	K	10
165	NW	9	19	7	3	0	160.6	160	140			20	\$195,000	Ardill	Clay Loam	37.0	K	10
Totals							2,542.1	2,527	1,768	0	498	261	\$3,040,200	Weighted Average Final Rating 39.2				

Average per 160 acres \$192,494

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



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/>

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

MONETTE FARMS LTD.

BUILDINGS & IMPROVEMENTS — GLENN KERR

YARD SITE — NW-16-19-7-W3 | RM OF MORSE NO. 165

South-Central Saskatchewan | Calderbank Area

SITE OVERVIEW

Legal Description:	NW-16-19-7-W3
Municipality:	RM of Morse No. 165
Driveway / Yard Surface:	Gravel driveway and yard with some lawn around the house

RESIDENCE

Single-Family House

Style:	Two-storey (RTM construction)
Total Area:	Approximately 3,000 sq. ft. on two floors
Bedrooms:	Four
Bathrooms:	Two (one full, one 2-pc)
Garage:	Attached 2-car enclosed and heated garage
Construction:	Wood frame on foundation
Exterior:	Vinyl siding, vinyl windows, asphalt shingle roof
Heat Source:	Propane-fired forced air furnace
Year Built:	2009

FARM BUILDINGS

Quonset Storage

Size:	50 ft. × 120 ft. (6,000 sq. ft.)
Construction:	Steel Quonset, enclosed gable ends
Foundation / Floor:	Concrete foundation, concrete floor
Heat:	Unheated

Horse Barn

Size:	36 ft. × 21 ft. (756 sq. ft.)
Construction:	Wood frame
Exterior:	Coloured steel cladding
Foundation:	Concrete foundation
Heat:	Wood / electric heat

Livestock Shelter

Size:	36 ft. × 64 ft. (2,304 sq. ft.)
Construction:	Wood pole frame, open face
Roof:	Steel-clad rafter frame
Floor:	Dirt floor

All information regarding buildings, improvements, 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 as to the accuracy or completeness of this information. All figures are approximate. Prospective purchasers are solely responsible for their own independent inspection, measurement verification, and due diligence prior to submitting an offer. This feature sheet is for informational purposes only and does not form part of any agreement for purchase and sale.





