



\$1,300,000

Calderbank / North Cattle Ridge 1,108 acres Pastureland
(Monette Farms)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 194 Enfield
Closest Town:	Calderbank	Location:	Saskatchewan
MLS Number:	SK041339	Title Acres (ISC):	1,107.8
Cultivated Acres:	128	Soil Final Rating:	31.5
Price:	\$1,300,000	\$/Titled Acres:	\$1,173.50
Avg AV/Qtr:	\$97,359	Farmland:	\$1,300,000
P/AV Multiple:	1.93		
Enterprise:	Pasture		

Description

Farmland

The North Cattle Ridge package comprises 1,107.8 title acres across 7 quarter sections entirely within the RM of Enfield No. 194, located in the Calderbank area of south-central Saskatchewan. The soil profile here sets this package apart from the other Calderbank offerings — Hillwash (Brown) loam and clay loam dominate, with a single Ardill clay loam quarter and one Kindersley clay quarter completing the mix. These are lighter soils that support strong grass and forage production, making this land well suited to what it has historically been used for: running cattle. Of the 1,107 total acres, 952 are in pasture — a ratio that tells the story of this block clearly. The package carries a weighted average SAMA soil final rating of 31.5 and an average assessed fair value of \$97,359 per 160 acres, reflecting its character as a dedicated grazing and livestock property rather than a cultivated grain base. For a cow-calf or backgrounding operator looking to add a serious block of contiguous range ground in south-central Saskatchewan, North Cattle Ridge delivers scale, simplicity, and a land base that has been doing exactly this job for years — at a price point that reflects its productive use rather than cultivated ground values.

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

Farmland Summary

7 Parcels

1,107.8 Title Acres (ISC)

SAMA Information

1,107 total acres

128 cultivated acres

- arable hay/grass acres

952 native pasture acres

27 wetland/bush acres

\$673,600 total 2025 assessed value (AV)

\$97,359 average assessment per 160 acres

31.5 soil final rating (weighted average)

Asking Price Allocation

\$1,300,000 Farmland Price

\$1,173 per title acre (ISC)

1.93 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
194	NW	1	21	7	3	0	160.7	160			160		\$105,500	Ardill	Clay Loam		K	9
194	NE	2	21	7	3	1,2	154.4	155	128			27	\$151,700	Hillwash (Brown)	Loam	31.5	J	9
194	SW	4	21	7	3	0	162.0	162			162		\$66,500	Hillwash (Brown)	Clay Loam		NR	9
194	NE	11	21	7	3	1,2	154.2	154			154		\$90,000	Kindersley	Clay		NR	
194	SE	11	21	7	3	1,2	154.8	155			155		\$86,400	Hillwash (Brown)	Clay Loam		NR	
194	SE	12	21	7	3	38	160.7	160			160		\$89,100	Hillwash (Brown)	Clay Loam		NR	
194	SW	12	21	7	3	0	161.1	161			161		\$84,400	Hillwash (Brown)	Clay Loam		NR	
Totals							1,107.8	1,107	128	0	952	27	\$673,600	Weighted Average Final Rating 31.5				

Average per 160 acres \$97,359

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



