



\$18,100,000

Calderbank / Shooter Hill 7,474 acres Grain Farmland
(Monette Farms)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 165 Morse, RM 194 Enfield
Closest Town:	Shooter Hill	Location:	Saskatchewan
MLS Number:	SK041343	Title Acres (ISC):	7,474.5
Cultivated Acres:	4,640	Soil Final Rating:	40.1
Price:	\$18,100,000	\$/Titled Acres:	\$2,421.57
Avg AV/Qtr:	\$199,767	Farmland:	\$17,500,000
Improvements:	\$600,000	P/AV Multiple:	1.88
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 Shooter Hill package comprises 7,474.5 title acres across 47 quarter sections spanning the RM of Morse No. 165 and RM of Enfield No. 194, located in the Calderbank area of south-central Saskatchewan. Ardill clay loam is the dominant soil association throughout the entire package — a productive, moisture-retentive soil type well suited to cereal and oilseed production in this region. The package carries a weighted average SAMA soil final rating of 40.1 and an average assessed fair value of \$199,767 per 160 acres, reflecting a consistent and productive land base across a large block. SCIC crop insurance classifications run predominantly Class J and K in risk zones 9 and 10, with a number of stronger H-rated quarters concentrated in Sections 23 and 26 of Township 20 — several of those quarters carrying individual soil final ratings approaching or exceeding 50. Of the 7,459 total acres, 4,640 are cultivated and 1,298 are in pasture, with an additional 861 hay acres — a land use profile that speaks directly to the mixed cropping and livestock potential of this package. The combination of a substantial cultivated base and nearly 2,200 acres of pasture and hay ground makes Shooter Hill one of the more versatile packages in the Calderbank portfolio, capable of supporting a serious cow-calf or backgrounding operation alongside a full-scale grain program. With over 7,400 title acres, an established yard site featuring a residence, shop, horse barn, and a newly constructed 12,000 sq. ft. cattle barn and shop, Shooter Hill represents one of the largest and most operationally complete offerings in the entire Monette Farms portfolio.

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

Buildings and Improvements

The Shooter Hill yard site at SE-2-20-7-W3 in the RM of Enfield No. 194 sits on approximately 4 acres and is improved with a full complement of farm infrastructure to support both grain and livestock operations. The residential component is a one-storey-over-basement home offering approximately 1,800 sq. ft. of living space with four main floor bedrooms and two bathrooms. Farm buildings include an established shop, a horse barn converted from original cattle use, and a newly constructed 12,000 sq. ft. cattle barn and shop combination that significantly expands the operational capacity of this yard. Corrals, grain bins, and various ancillary outbuildings round out a well-developed site ready to support the next operator.

•**Residence:** One storey over basement, approximately 1,800 sq. ft., four bedrooms on the main floor plus one in the basement, two bathrooms, vinyl siding, coloured steel roof, forced air propane heat.

•**New Cattle Barn / Shop** — 60 ft. × 200 ft. (12,000 sq. ft.): Wood frame construction on concrete grade beams with steel-clad exterior and lined interior; front 120 ft. is shop space with suspended gas heater and small office, rear 80 ft. is fitted livestock barn with pens.

•**Shop** — 40 ft. × 50 ft.: Steel frame prefabricated structure with arch steel roof, lined interior, concrete floor, overhead and man doors, heated, and mezzanine storage.

•**Horse Barn** — 34 ft. × 54 ft.: Wood frame on concrete foundation, coloured steel exterior, fitted with horse stalls and cattle stalls on a concrete floor.

•**Corrals:** Open corral system on site to complement the livestock barn infrastructure.

•**Grain Storage:** Miscellaneous grain bins on site — prospective purchasers are encouraged to verify capacity independently during their due diligence period.

•**Yard Site:** Approximately 4 acres, gravel access driveway and yard surface.

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

Farmland Summary

47 parcels

7,474.5 title acres (ISC)

SAMA Information

7,459 total acres

4,640 cultivated acres

861 arable hay/grass acres

1,298 native pasture acres

660 wetland/bush acres

\$9,312,900 total 2025 assessed value (AV)

\$199,767 average assessment per 160 acres

40.1 soil final rating (weighted average)

Asking Price Allocation

\$600,000 Buildings and Improvements



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\$17,500,000 Farmland Price

\$2,422 per title acre (ISC)

\$3,772 per cultivated acre (SAMA)

1.88 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
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	Property Taxes
165	NE	35	19	7	3	0	158.7	159	138			21	\$185,000	Ardill	Clay Loam	35.6	K	10	\$366.30
165	NW	35	19	7	3	0	160.5	160	70		83	7	\$165,300	Ardill	Clay Loam	34.1	K	10	\$267.78
165	SE	36	19	7	3	0	160.6	160	135			25	\$177,200	Ardill	Clay Loam	34.9	K	10	\$350.85
194	NE	30	19	6	3	0	159.5	160	135			25	\$206,800	Ardill	Clay Loam	40.7	K	9	\$633.53
194	SE	31	19	6	3	0	159.5	160	83		61	16	\$194,800	Ardill	Clay Loam	44.6	K	9	\$596.77
194	SW	31	19	6	3	0	159.5	160	89		55	16	\$169,900	Ardill	Clay Loam	35.8	L	9	\$520.49
194	NW	19	20	6	3	0	160.3	160	84		76		\$191,400	Ardill	Clay Loam	43.0	H	9	\$586.36
194	NE	30	20	6	3	0	160.4	160	159			1	\$251,400	Ardill	Clay Loam	42.0	J	9	\$770.17
194	NW	30	20	6	3	0	160.3	160	135			25	\$218,400	Ardill	Clay Loam	43.0	J	9	\$669.07
194	SE	30	20	6	3	0	160.3	160	85	45		30	\$199,800	Ardill	Clay Loam	40.8	J	9	\$612.08
194	SW	30	20	6	3	1,2	158.6	159	130			29	\$191,800	Ardill	Clay Loam	39.2	J	9	\$587.57
194	NW	31	20	6	3	0	159.4	159	153			6	\$184,300	Ardill	Clay Loam	32.0	J	9	\$564.60
194	SW	31	20	6	3	0	160.5	160	144			16	\$236,200	Ardill	Clay Loam	43.6	J	9	\$723.60
194	SW	1	20	7	3	0	159.7	160	107		44	9	\$169,000	Ardill	Clay Loam	34.0	K	9	\$517.74
194	NE	2	20	7	3	1,2	158.6	159	141			18	\$199,800	Ardill	Clay Loam	37.7	K	9	\$612.08
194	NW	2	20	7	3	0	160.3	160	16		144		\$152,100	Ardill	Clay Loam	35.2	L	9	\$381.24
194	SE	2	20	7	3	0	158.9	159		102	30	27	\$166,800	Ardill	Clay Loam	37.2	K	9	\$543.26
194	SW	2	20	7	3	0	160.7	161	86		69	6	\$177,100	Ardill	Clay Loam	35.4	L	9	\$542.54
194	NW	12	20	7	3	0	158.7	159		136		23	\$207,400	Ardill	Clay Loam	40.5	K	9	\$635.37
194	SE	12	20	7	3	0	160.3	142	113			29	\$167,800	Ardill	Clay Loam	34.0	K	9	\$514.05
194	SW	12	20	7	3	0	159.0	159		128		31	\$167,400	Ardill	Clay Loam	34.7	K	9	\$512.83
194	SW	13	20	7	3	0	159.4	159	147			12	\$230,800	Ardill	Clay Loam	41.8	K	9	\$707.06
194	NE	14	20	7	3	0	160.0	160		62	98		\$189,600	Ardill	Clay Loam	43.1	K	9	\$475.23
194	NW	14	20	7	3	1,2	159.6	160	25		135		\$156,700	Ardill	Clay Loam	36.2	K	9	\$392.77
194	SE	14	20	7	3	0	160.1	160		125		35	\$189,200	Ardill	Clay Loam	40.2	K	9	\$579.61
194	SW	14	20	7	3	1,2,3	156.9	157		130		27	\$171,600	Ardill	Clay Loam	35.0	L	9	\$525.70
194	NE	23	20	7	3	0	160.0	160	147			13	\$238,900	Ardill	Clay Loam	43.2	J	9	\$731.87

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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
194	NW	23	20	7	3	0	160.1	160	146			14	\$267,100	Ardill	Clay Loam	48.6	H	9	\$818.26
194	SE	23	20	7	3	0	160.0	160	136			24	\$207,700	Ardill	Clay Loam	40.6	H	9	\$636.29
194	SW	23	20	7	3	0	160.1	160	139			21	\$225,000	Ardill	Clay Loam	43.0	J	9	\$689.29
194	NE	24	20	7	3	1,2	159.8	160		133	25	2	\$186,600	Ardill	Clay Loam	35.5	L	9	\$571.65
194	NW	24	20	7	3	0	159.8	160	73		87		\$141,200	Ardill	Clay Loam	35.5	K	9	\$353.92
194	NE	25	20	7	3	0	157.7	158	146			12	\$213,300	Ardill	Clay Loam	39.1	J	9	\$692.04
194	NW	25	20	7	3	0	157.6	158	121		30	7	\$215,900	Ardill	Clay Loam	42.6	J	9	\$661.41
194	SE	25	20	7	3	1,2,3	157.4	157	108		48	1	\$190,000	Ardill	Clay Loam	41.3	J	9	\$582.07
194	SW	25	20	7	3	0	157.7	158	119		32	7	\$190,400	Ardill	Clay Loam	40.7	J	9	\$583.29
194	NE	26	20	7	3	0	159.9	159	147			12	\$274,700	Ardill	Clay Loam	49.7	H	9	\$880.83
194	SE	26	20	7	3	0	159.9	160	141			19	\$269,100	Ardill	Clay Loam	50.7	H	9	\$864.38
194	SW	26	20	7	3	0	160.0	160	135			25	\$242,200	Ardill	Clay Loam	47.7	H	9	\$741.97
194	NE	34	20	7	3	0	156.5	157	127			30	\$186,300	Ardill	Clay Loam	39.0	J	9	\$570.73
194	NE	35	20	7	3	0	156.6	157	153			4	\$248,700	Ardill	Clay Loam	43.2	J	9	\$761.89
194	NW	35	20	7	3	1,2,3	153.6	154	152			2	\$218,400	Ardill	Clay Loam	38.2	J	9	\$669.07
194	SE	35	20	7	3	0	157.8	158	80		75	3	\$177,200	Ardill	Clay Loam	40.6	J	9	\$542.85
194	SW	35	20	7	3	0	158.2	158			158		\$115,800	Ardill	Clay Loam		J	9	\$290.26
194	NE	36	20	7	3	0	156.6	157	149			8	\$222,300	Ardill	Clay Loam	39.7	J	9	\$681.01
194	SE	36	20	7	3	0	157.5	158	147			11	\$207,300	Ardill	Clay Loam	37.5	J	9	\$635.07
194	SW	36	20	7	3	0	157.6	158	99		48	11	\$157,200	Ardill	Clay Loam	38.0	J	9	\$481.58
Totals							7,474.5	7,459	4,640	861	1,298	660	\$9,312,900	Weighted Average Final Rating 40.1					\$27,628.38

Average per 160 acres \$199,767



Detailed Description of Farmland Property

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>

MONETTE FARMS LTD.

BUILDINGS & IMPROVEMENTS — Shooter Hill CALDERBANK

YARD SITE — SE-2-20-7-W3 | RM OF ENFIELD NO. 194

Southcentral Saskatchewan | Calderbank Area

SITE OVERVIEW

Yard Site Size:	Approximately 4 acres
Driveway / Yard Surface:	Gravel access driveway and yard
Legal Description:	SE-2-20-7-W3, RM of Enfield No. 194

RESIDENCE

Single-Family House

Style:	One storey over basement
Main Floor Area:	Approximately 1,800 sq. ft.
Bedrooms:	Four on main floor, one in basement
Bathrooms:	Two
Construction:	Wood frame
Exterior:	Vinyl siding, vinyl windows, coloured steel roof
Interior Finish:	Painted walls, sheet vinyl and carpet
Heat Source:	Forced air propane furnace

FARM BUILDINGS

Shop

Size:	40 ft. × 50 ft. (2,000 sq. ft.)
Construction:	Steel frame prefabricated, arch steel roof
Interior:	Lined, concrete floor, fully lit, heated
Doors:	Overhead doors, man doors
Features:	Mezzanine storage

Horse Barn

Size:	34 ft. × 54 ft. (1,836 sq. ft.)
Construction:	Wood frame on concrete foundation
Exterior:	Coloured steel cladding, galvanized steel arch roof
Interior:	Horse stalls and cattle stalls, concrete floor

New Cattle Barn / Shop

Size:	60 ft. × 200 ft. (12,000 sq. ft.)
Construction:	Wood frame, concrete grade beams, steel-clad exterior
Roof:	Steel-clad wood frame truss
Interior:	Lined with coloured metal
Shop Portion:	120 ft. — fully lit, small office, suspended gas heater
Cattle Portion:	80 ft. — fitted with livestock pens

GRAIN STORAGE

The yard site includes miscellaneous grain bins. Prospective purchasers are advised to conduct their own inspection and verification of grain storage capacity.

OTHER IMPROVEMENTS

The yard site includes corrals and various older outbuildings, sheds, and shelters.

All information regarding buildings, improvements, grain storage capacities, 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.

















