



HAMMONDTM
REALTY

\$795,000

Chutter Saskatoon Berry Farm



Lane Stockbrugger

lane.stockbrugger@hammondrealty.ca

(306) 533-5467

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 096 Fillmore
Closest Town:	Osage	Location:	Saskatchewan
MLS Number:	SK044584	Title Acres (ISC):	57.7
Cultivated Acres:	55	Soil Final Rating:	47.6
Price:	\$795,000	\$/Titled Acres:	\$13,778.16
Farmland:	\$795,000	P/AV Multiple:	8.09
Enterprise:	Other, Orchard		

Description

The Chutter Berry Farm & Country Estate

An Established Berry Business. A Beautiful Country Home. Endless Possibilities.

Rarely does an opportunity of this caliber come to market. Beyond being a thriving Saskatoon berry farm, this property offers the unique chance to step into a successful Saskatchewan agricultural operation and enjoy the rewards of country living at its finest. Less than an hour from Regina. Situated on 58 beautifully maintained acres in the RM of Fillmore No. 96, only 5 km off the highway, this remarkable property combines a thriving berry operation, two residences, quality outbuildings, fenced pasture, and room for future growth in a peaceful rural setting.

For approximately 15 years, the established Saskatoon berry orchard has welcomed visitors from across Saskatchewan as a popular U-Pick destination, earning a reputation as a well-known seasonal attraction. Today, the orchard includes approximately 11,000 Saskatoon berry trees, providing buyers with an established commercial-scale operation. In recent years, the business has expanded to take advantage of mechanical harvest markets with Prairie food processors, creating the flexibility to continue as a successful U-Pick operation, commercially market berries, or both.

The entire orchard was professionally pruned in 2026 and treated to manage insects and crop disease. This contributed to an excellent crop in which the 2026 harvest achieved Grade A marketable quality for food processors. The property also offers ample room to expand the berry operation and diversify into complementary agricultural ventures.

The beautifully treed yard site is every bit as impressive as the business itself. A charming home with stylish updates and exceptional care throughout provides comfort for year-round living. In addition, a fully self-contained second residence above the detached garage offers outstanding flexibility for extended family, seasonal staff, guests, or an income-producing Airbnb or short-term rental. Having previously welcomed visiting American waterfowl hunters, the guest residence is well positioned to continue generating seasonal revenue.

Designed with horse enthusiasts in mind, the property features a well-maintained barn, fenced grazing pasture along the road frontage, hitching posts, a dedicated saddling area, and the infrastructure needed to comfortably accommodate



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 533-5467 Lane Stockbrugger

horses. Whether you're looking for an equestrian lifestyle, a hobby farm, or a country estate with room to enjoy the outdoors, this thoughtfully developed acreage offers both beauty and functionality while still providing flexibility for other livestock or agricultural pursuits.

Few properties can match the combination of an established agricultural business, diverse revenue opportunities, quality residences, productive farmland, and a tranquil rural setting. Whether continuing its successful legacy or creating something entirely new, this exceptional property is ready to support your vision.

Chutter Saskatoon Berry Farm



Prop Type:	Farm	Location:	Fillmore Rm No. 96
SubType:	Hobby	Nearest Town:	Osage
Waterbody:		Postal Code:	S0G 3T0
Style:	One ½	Possession:	TBD
Bldg Type:	House		
Prop Offer:	Buildings And Land		
Min Rights:	Not Included, Not Owned By Seller		
Tot Lnd Area:	57.70 / Acres		
Latitude:	49.909134	Longitude:	-103.577683
Ownership:		Tax Amt/Yr:	

Location Description
Subdivided within NE-16-11-12-W2 & SE-16-11-12-W2

Public Remarks: **The Chutter Berry Farm & Country Estate** offers a rare opportunity to own an established Saskatoon berry business and exceptional country acreage less than an hour from Regina. Situated on 58 beautifully maintained acres in the RM of Fillmore No. 96, just 5 km off the highway, this unique property combines a thriving agricultural operation with an outstanding country lifestyle. For approximately 15 years, the established orchard has welcomed visitors from across Saskatchewan as a popular U-Pick destination. Today, it features approximately 11,000 Saskatoon berry trees with the flexibility to continue as a successful U-Pick operation, supply commercial processors through mechanical harvesting, or both. The orchard was professionally pruned in 2026 and treated for insects and disease, contributing to a Grade A processor-quality crop. There is also ample room to expand the berry operation or diversify into other agricultural ventures. The beautifully treed yard site includes an updated, well-maintained home plus a fully self-contained second residence above the detached garage, ideal for extended family, seasonal staff, guests, Airbnb, or other short-term rental opportunities. The guest suite has previously accommodated visiting American waterfowl hunters, providing additional seasonal income potential. Equestrian enthusiasts will appreciate the barn, fenced grazing pasture, hitching posts, saddling area, and infrastructure to comfortably accommodate horses. The property is equally suited for a hobby farm, livestock, or simply enjoying peaceful rural living. Rarely does a property offer the combination of an established agricultural business, multiple income streams, quality residences, productive land, and exceptional lifestyle appeal. Whether you continue its successful legacy or create your own vision, The Chutter Berry Farm & Country Estate is ready for its next chapter.

Directions: Please see listing brochure for details.

Parcel Information															
RM	Parcel	Dir	Sec	TWP	RGE	Mer	CI	Soil	Asse	Tax	Cult	Nt Cult	Ntv Gr	Total	SI Stat
Fillmore RM No. 96	204061564	NE	16	11	12	2		O	\$98,300	\$432	55.00	3.00		57.70	
Property Information															
Existing Real Property Report:		No	PCDS:				No	GST:				PST:			
Env Audit:	No			Marketing Quota:		No		Irrigated:		Yes					
Livestk/Crop:	No			Livestock Desc:											
Bush:	Some							Sloughs:		Some					
Stones:	Some							Wrkshp Ht:		No					
Det Package:	Yes							Drink Water:		Yes		Power:		Yes	
Phone:	No			Yard Light:		No		High School:		15		Schl Bus:		Yes	
Distance To:				Town:		5.5						Elem Schl:		15	
Other Outbldg:	Barn														
Topography:	Gently Rolling														
Fences:	Some														
Propane Tank:								Wtr Treat:		Included					
Water Supply:	Dugout, Well														
Sewage Disp:	Lagoon														
Easements/Restrictions															
Monitoring															
Disclosure:	Video Recording														
House Information															
AG SqFt:	2,046	Levels AG:		2.0		Year Built:		1920		Age Unknown:					
# Rooms:		# Bedrooms:		3		# Bathrooms:		3		Other Buildings:		Barn			
Construction:	Wood Frame														
Roof:	Asphalt Shingles														
Exterior Fin:	Vinyl														
Basement:	Full Basement, Partially Finished, Unfinished														
Base Walls:	Concrete														
Heating:	Natural Gas														
Water Heater:	Included					Wtr Heat Type:		Electric							
Heating Source	Rented?: No	Heating Source Rented Description:				Wtr Purifier:		Included							
Water Soft:	Not Included														
Garage Size:	24 x 40														
										Heated Garage:		No			

Garage Desc: 3 Car Detached
Gar Door WIFI: No

This information is believed to be reliable but should not be relied upon without verification.

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
96	SE/NE	16	11	12	2	0	57.7	58	55	0	0	3	\$98,300	Bradwell	Fine Sandy Loam	47.6	O	5	\$431.79
Totals							57.7	58	55	0	0	3	\$98,300	Weighted Average Final Rating 47.6					\$431.79

Average per 160 acres \$271,172

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>

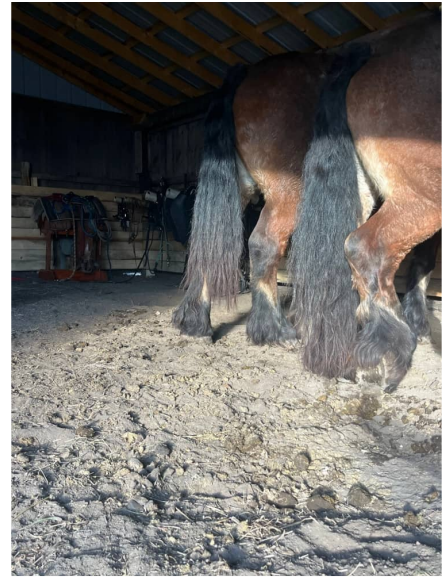
Saskatchewan Crop Insurance Corporation (SCIC)

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>

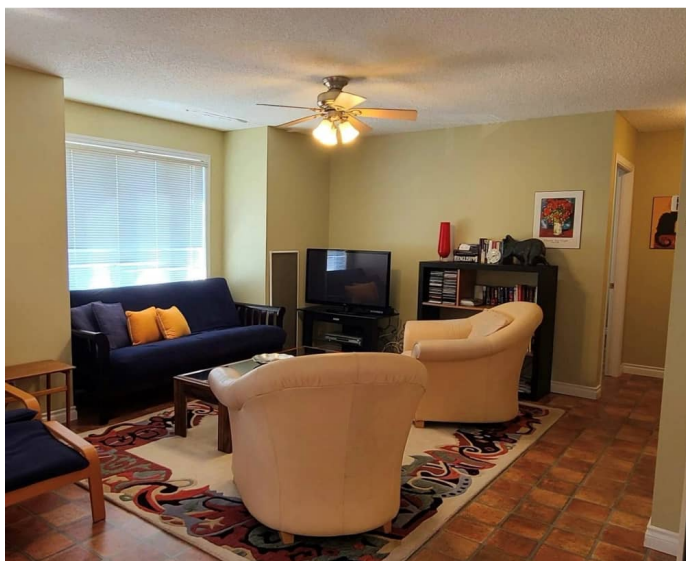




















RM of Wellington No. 97
TP 11

ROBERT BESTROP 31,800	ROBERT BESTROP 23,100	DAVID GRIFFIN 27,800	DAVID GRIFFIN 32,400	DAVID GRIFFIN 41,100	DAVID GRIFFIN 44,500	DAVID GRIFFIN 45,400	DAVID GRIFFIN 49,100	DAVID GRIFFIN 44,000	DAVID GRIFFIN 49,500	DAVID GRIFFIN 49,900	DAVID GRIFFIN 50,200	DAVID GRIFFIN 47,600	DAVID GRIFFIN 57,100	DAVID GRIFFIN 57,800	DAVID GRIFFIN 56,500	DAVID GRIFFIN 51,000	DAVID GRIFFIN 53,600	DAVID GRIFFIN 52,700	DAVID GRIFFIN 48,000
ROBERT BESTROP 31,500	ROBERT BESTROP 34,400	RAYMOND PASLAWSKI 30,200	RAYMOND PASLAWSKI 28,700	DON LYNCH & BEV SOLOMON 38,500	DON LYNCH & BEV SOLOMON 42,500	DON LYNCH & BEV SOLOMON 44,300	DON LYNCH & BEV SOLOMON 40,500	DON LYNCH & BEV SOLOMON 44,200	DON LYNCH & BEV SOLOMON 40,500	DON LYNCH & BEV SOLOMON 47,800	DON LYNCH & BEV SOLOMON 51,200	DON LYNCH & BEV SOLOMON 41,500	DON LYNCH & BEV SOLOMON 41,400	DON LYNCH & BEV SOLOMON 51,800	DON LYNCH & BEV SOLOMON 54,800	DON LYNCH & BEV SOLOMON 56,100	DON LYNCH & BEV SOLOMON 52,900	DON LYNCH & BEV SOLOMON 46,000	DON LYNCH & BEV SOLOMON 54,900
ROBERT BESTROP 24,400	ROBERT BESTROP 24,600	RAYMOND PASLAWSKI 27,800	RAYMOND PASLAWSKI 40,500	DON LYNCH & BEV SOLOMON 42,500	DON LYNCH & BEV SOLOMON 44,300	DON LYNCH & BEV SOLOMON 44,200	DON LYNCH & BEV SOLOMON 40,500	DON LYNCH & BEV SOLOMON 44,200	DON LYNCH & BEV SOLOMON 40,500	DON LYNCH & BEV SOLOMON 47,800	DON LYNCH & BEV SOLOMON 51,200	DON LYNCH & BEV SOLOMON 41,500	DON LYNCH & BEV SOLOMON 41,400	DON LYNCH & BEV SOLOMON 51,800	DON LYNCH & BEV SOLOMON 54,800	DON LYNCH & BEV SOLOMON 56,100	DON LYNCH & BEV SOLOMON 52,900	DON LYNCH & BEV SOLOMON 46,000	DON LYNCH & BEV SOLOMON 54,900
DALE & MARYANNE PASLAWSKI 28,900	DALE & MARYANNE PASLAWSKI 36,200	JOHN & RAYMOND PASLAWSKI 34,300	JOHN & RAYMOND PASLAWSKI 40,800	JOHN & RAYMOND PASLAWSKI 42,700	JOHN & RAYMOND PASLAWSKI 41,400	JOHN & RAYMOND PASLAWSKI 44,100	JOHN & RAYMOND PASLAWSKI 40,500	JOHN & RAYMOND PASLAWSKI 44,200	JOHN & RAYMOND PASLAWSKI 40,500	JOHN & RAYMOND PASLAWSKI 47,800	JOHN & RAYMOND PASLAWSKI 51,200	JOHN & RAYMOND PASLAWSKI 41,500	JOHN & RAYMOND PASLAWSKI 41,400	JOHN & RAYMOND PASLAWSKI 51,800	JOHN & RAYMOND PASLAWSKI 54,800	JOHN & RAYMOND PASLAWSKI 56,100	JOHN & RAYMOND PASLAWSKI 52,900	JOHN & RAYMOND PASLAWSKI 46,000	JOHN & RAYMOND PASLAWSKI 54,900
DALE & MARYANNE PASLAWSKI 31,200	DALE & MARYANNE PASLAWSKI 36,200	JOHN & RAYMOND PASLAWSKI 34,300	JOHN & RAYMOND PASLAWSKI 40,800	JOHN & RAYMOND PASLAWSKI 42,700	JOHN & RAYMOND PASLAWSKI 41,400	JOHN & RAYMOND PASLAWSKI 44,100	JOHN & RAYMOND PASLAWSKI 40,500	JOHN & RAYMOND PASLAWSKI 44,200	JOHN & RAYMOND PASLAWSKI 40,500	JOHN & RAYMOND PASLAWSKI 47,800	JOHN & RAYMOND PASLAWSKI 51,200	JOHN & RAYMOND PASLAWSKI 41,500	JOHN & RAYMOND PASLAWSKI 41,400	JOHN & RAYMOND PASLAWSKI 51,800	JOHN & RAYMOND PASLAWSKI 54,800	JOHN & RAYMOND PASLAWSKI 56,100	JOHN & RAYMOND PASLAWSKI 52,900	JOHN & RAYMOND PASLAWSKI 46,000	JOHN & RAYMOND PASLAWSKI 54,900
SCOTTIAN DEVELOPMENT LTD 49,600	SCOTTIAN DEVELOPMENT LTD 47,600	SCOTTIAN DEVELOPMENT LTD 46,800	SCOTTIAN DEVELOPMENT LTD 45,800	SCOTTIAN DEVELOPMENT LTD 47,700	SCOTTIAN DEVELOPMENT LTD 43,300	SCOTTIAN DEVELOPMENT LTD 41,400	SCOTTIAN DEVELOPMENT LTD 37,400	SCOTTIAN DEVELOPMENT LTD 31,500	SCOTTIAN DEVELOPMENT LTD 46,500	SCOTTIAN DEVELOPMENT LTD 44,500	SCOTTIAN DEVELOPMENT LTD 46,800	SCOTTIAN DEVELOPMENT LTD 54,800	SCOTTIAN DEVELOPMENT LTD 50,000	SCOTTIAN DEVELOPMENT LTD 53,800	SCOTTIAN DEVELOPMENT LTD 51,600	SCOTTIAN DEVELOPMENT LTD 52,100	SCOTTIAN DEVELOPMENT LTD 54,000	SCOTTIAN DEVELOPMENT LTD 56,400	SCOTTIAN DEVELOPMENT LTD 58,400
SCOTTIAN DEVELOPMENT LTD 50,500	SCOTTIAN DEVELOPMENT LTD 41,200	SCOTTIAN DEVELOPMENT LTD 35,800	SCOTTIAN DEVELOPMENT LTD 40,000	SCOTTIAN DEVELOPMENT LTD 57,900	SCOTTIAN DEVELOPMENT LTD 38,000	SCOTTIAN DEVELOPMENT LTD 33,200	SCOTTIAN DEVELOPMENT LTD 23,900	SCOTTIAN DEVELOPMENT LTD 41,200	SCOTTIAN DEVELOPMENT LTD 48,400	SCOTTIAN DEVELOPMENT LTD 50,900	SCOTTIAN DEVELOPMENT LTD 54,800	SCOTTIAN DEVELOPMENT LTD 58,400	SCOTTIAN DEVELOPMENT LTD 60,300	SCOTTIAN DEVELOPMENT LTD 40,300	SCOTTIAN DEVELOPMENT LTD 51,600	SCOTTIAN DEVELOPMENT LTD 54,400	SCOTTIAN DEVELOPMENT LTD 56,400	SCOTTIAN DEVELOPMENT LTD 58,400	SCOTTIAN DEVELOPMENT LTD 60,300
DARYL & JOCELYN PASLAWSKI 24,800	FLOYD KELLER 34,100	JOHN KELLER 44,300	JOHN KELLER 32,200	JOHN KELLER 44,300	JOHN KELLER 32,200	JOHN KELLER 44,300	JOHN KELLER 32,200	JOHN KELLER 44,300	JOHN KELLER 32,200	JOHN KELLER 44,300	JOHN KELLER 32,200	JOHN KELLER 44,300	JOHN KELLER 32,200	JOHN KELLER 44,300	JOHN KELLER 32,200	JOHN KELLER 44,300	JOHN KELLER 32,200	JOHN KELLER 44,300	JOHN KELLER 32,200
DARYL & JOCELYN PASLAWSKI 47,900	FLOYD KELLER 33,300	JOHN KELLER 46,300	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000	JOHN KELLER 44,000
DARYL & JOCELYN PASLAWSKI 50,200	FLOYD KELLER 52,900	JOHN KELLER 58,600	JOHN KELLER 51,000	JOHN KELLER 57,900	JOHN KELLER 51,000	JOHN KELLER 57,900	JOHN KELLER 51,000	JOHN KELLER 57,900	JOHN KELLER 51,000	JOHN KELLER 57,900	JOHN KELLER 51,000	JOHN KELLER 57,900	JOHN KELLER 51,000	JOHN KELLER 57,900	JOHN KELLER 51,000	JOHN KELLER 57,900	JOHN KELLER 51,000	JOHN KELLER 57,900	JOHN KELLER 51,000
FRED & JEAN REIDER 29,100	FRED & JEAN REIDER 57,300	FRED & JEAN REIDER 31,900	FRED & JEAN REIDER 11,500	FRED & JEAN REIDER 55,100	FRED & JEAN REIDER 55,300	FRED & JEAN REIDER 52,000	FRED & JEAN REIDER 55,600	FRED & JEAN REIDER 53,500	FRED & JEAN REIDER 55,500	FRED & JEAN REIDER 52,500	FRED & JEAN REIDER 54,300	FRED & JEAN REIDER 58,800	FRED & JEAN REIDER 58,500	FRED & JEAN REIDER 58,500	FRED & JEAN REIDER 58,500	FRED & JEAN REIDER 58,500	FRED & JEAN REIDER 58,500	FRED & JEAN REIDER 58,500	FRED & JEAN REIDER 58,500
FRED & JEAN REIDER 46,800	FRED & JEAN REIDER 55,000	FRED & JEAN REIDER 48,500	FRED & JEAN REIDER 53,400	FRED & JEAN REIDER 52,400	FRED & JEAN REIDER 56,800	FRED & JEAN REIDER 57,300	FRED & JEAN REIDER 53,600	FRED & JEAN REIDER 57,900	FRED & JEAN REIDER 53,600	FRED & JEAN REIDER 57,900	FRED & JEAN REIDER 53,600	FRED & JEAN REIDER 57,900	FRED & JEAN REIDER 53,600	FRED & JEAN REIDER 57,900	FRED & JEAN REIDER 53,600	FRED & JEAN REIDER 57,900	FRED & JEAN REIDER 53,600	FRED & JEAN REIDER 57,900	FRED & JEAN REIDER 53,600
EMIL NELSON 53,400	EMIL NELSON 52,000	EMIL NELSON 54,400	EMIL NELSON 51,500	EMIL NELSON 52,400	EMIL NELSON 56,800	EMIL NELSON 57,300	EMIL NELSON 53,600	EMIL NELSON 57,900	EMIL NELSON 53,600	EMIL NELSON 57,900	EMIL NELSON 53,600	EMIL NELSON 57,900	EMIL NELSON 53,600	EMIL NELSON 57,900	EMIL NELSON 53,600	EMIL NELSON 57,900	EMIL NELSON 53,600	EMIL NELSON 57,900	EMIL NELSON 53,600
EMIL NELSON 53,700	EMIL NELSON 53,000	EMIL NELSON 53,200	EMIL NELSON 49,000	EMIL NELSON 51,000	EMIL NELSON 55,300	EMIL NELSON 49,100	EMIL NELSON 50,100	EMIL NELSON 48,400	EMIL NELSON 50,800	EMIL NELSON 48,400	EMIL NELSON 50,800	EMIL NELSON 48,400	EMIL NELSON 50,800	EMIL NELSON 48,400	EMIL NELSON 50,800	EMIL NELSON 48,400	EMIL NELSON 50,800	EMIL NELSON 48,400	EMIL NELSON 50,800
DON & RUSS 53,700	DON & RUSS 53,000	DON & RUSS 53,200	DON & RUSS 49,000	DON & RUSS 51,000	DON & RUSS 55,300	DON & RUSS 49,100	DON & RUSS 50,100	DON & RUSS 48,400	DON & RUSS 50,800	DON & RUSS 48,400	DON & RUSS 50,800	DON & RUSS 48,400	DON & RUSS 50,800	DON & RUSS 48,400	DON & RUSS 50,800	DON & RUSS 48,400	DON & RUSS 50,800	DON & RUSS 48,400	DON & RUSS 50,800