



\$13,355,000

Corinne 1,914 acres Grain Farmland (MAV)



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Property Details

Service Type:	Listing	Rural Municipality: RM 099 Caledonia, RM 129 Bratt's Lake	
Closest Town:	Corinne	Location:	Saskatchewan
Title Acres (ISC):	1,914.43	Cultivated Acres:	1,770
Soil Final Rating:	60.31	Price:	\$13,355,000
\$/Titled Acres:	\$6,975.97	Avg AV/Qtr:	\$336,084
Farmland:	\$13,355,000	P/AV Multiple:	3.32
Enterprise:	Grain		

Description

Regina Corinne Package presents an exceptional opportunity to acquire a large-scale block of productive farmland located within the Rural Municipalities of Caledonia No. 99 and Bratt's Creek No. 129, southwest of Regina. Comprising 12 parcels totaling 1,914.43 ISC titled acres, with approximately 1,770 cultivated acres, this offering provides the scale, efficiency, and productive capacity sought by progressive farming operations and agricultural investors.

The package is primarily comprised of Rouleau and Regina Heavy Clay soil associations, complemented by several Tuxford clay quarters. These soil types are well regarded throughout southern Saskatchewan for their moisture-holding characteristics and ability to support consistent cereal, oilseed, and pulse production. The mix of soil associations creates a balanced land base, with several quarters carrying strong soil ratings alongside others that provide diversity in cropping and management opportunities.

The property carries a weighted average 2026 SAMA Soil Final Rating of 60.3 and an average assessed value of approximately \$336,084 per 160-acre quarter. Saskatchewan Crop Insurance Corporation (SCIC) classifications range from Classes B through L across Risk Zones 6 and 8, reflecting the variation in productive capability throughout the package while allowing purchasers to evaluate the strengths of each parcel individually.

Offered without residential yard sites or structural improvements, **Regina Corinne Package** is a pure farmland acquisition focused on agricultural production. Whether expanding an existing operation or securing a significant long-term land investment, this offering represents an opportunity to acquire a substantial block of farmland in one of southern Saskatchewan's most established agricultural regions.

Available for the 2027 growing season, purchasers can immediately incorporate the land into their farming operation.

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
99	SE	30	12	20	2	0	160.14	160	145			15	371,100	Rouleau	Heavy Clay	68.04	C	6	\$1,585.89
99	NE	11	12	21	2	8	158.75	159	148		11		311,500	Tuxford	Clay	54.64	J	6	\$1,331.20
99	NW	11	12	21	2	0	160.52	160	129			31	233,600	Tuxford	Clay Loam	48.09	L	6	\$998.29
99	SW	11	12	21	2	0	155.86	156	118			38	204,100	Tuxford	Clay Loam	45.92	L	6	\$872.22
99	WH SW	13	12	21	2	7	39.24	80	74			6	199,200	Regina	Heavy Clay	71.58	B	6	\$851.28
99	WH SW	13	12	21	2	8	39.89	0										6	
99	EH SW	13	12	21	2	9	39.13	80	74			6	200,500	Regina	Heavy Clay	72.05	D	6	\$856.83
99	EH SW	13	12	21	2	10	39.96	0										6	
99	SW	14	12	21	2	0	160.28	160	160				309,400	Tuxford	Clay	51.42	K	6	\$1,322.22
99	NE	35	12	21	2	0	159.91	160	160				422,800	Rouleau	Heavy Clay	70.28	C	6	\$1,806.84
99	NW	35	12	21	2	0	159.86	160	150			10	372,700	Rouleau	Heavy Clay	66.06	D	6	\$1,592.73
99	SE	35	12	21	2	0	160.09	160	148			12	306,600	Rouleau	Heavy Clay	55.06	C	6	\$1,310.25
99	SW	35	12	21	2	0	160.35	160	144			16	310,000	Rouleau	Heavy Clay	57.23	D	6	\$1,324.79
129	SE	2	13	21	2	0	160.20	160	160				398,100	Rouleau	Heavy Clay	66.17	E	8	\$1,521.74
129	SW	2	13	21	2	0	160.25	160	160				382,900	Rouleau	Heavy Clay	63.65	G	8	\$1,463.64
Totals							1,914.43	1,915	1,770	0	11	134	4,022,500	Weighted Average Final Rating		60.31			\$16,837.92

Average per 160 acres 336,084

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>







