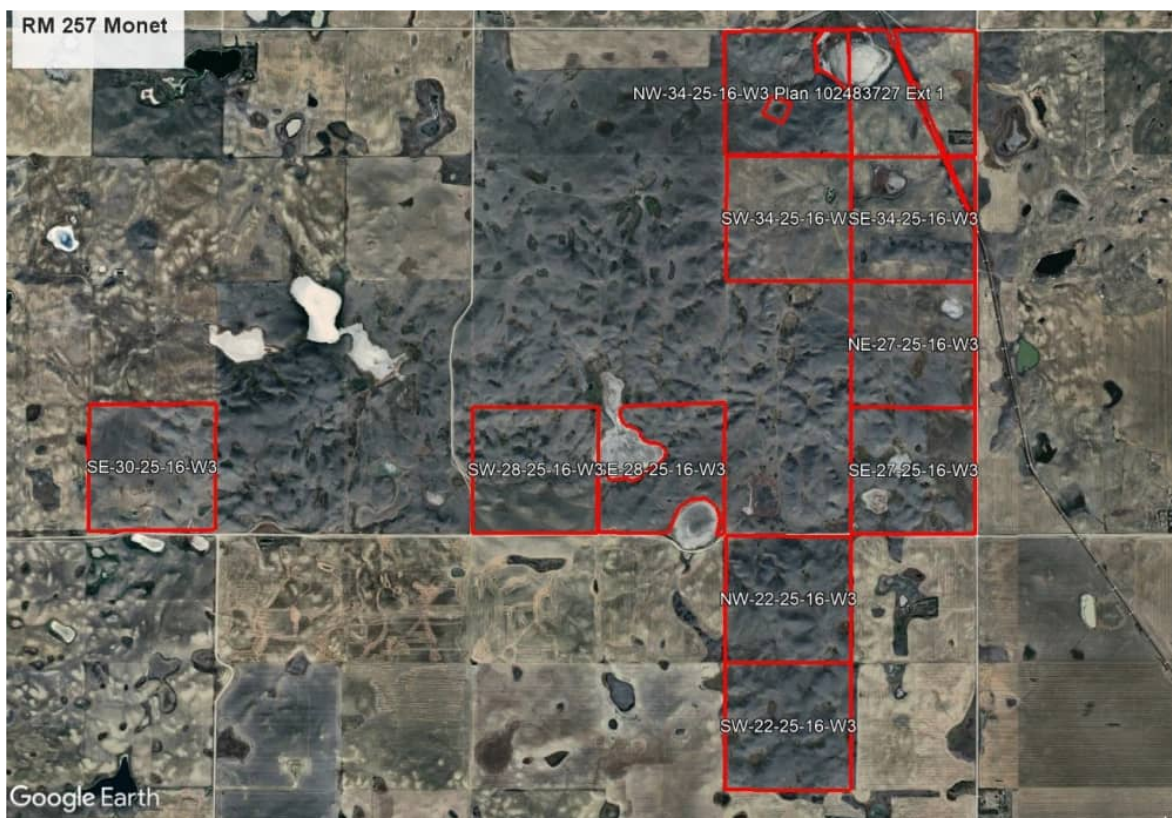




\$2,800,000

Elrose 1,704 acres Pastureland



Bobby Montreuil

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Property Details

Service Type:	Listing	Rural Municipality:	RM 257 Monet
Closest Town:	Elrose	Location:	Saskatchewan
MLS Number:	SK046579	Title Acres (ISC):	1,704
Cultivated Acres:	612	Soil Final Rating:	44.1
Price:	\$2,800,000	\$/Titled Acres:	\$1,643.19
Avg AV/Qtr:	\$177,187	Farmland:	\$2,800,000
P/AV Multiple:	1.5		
Enterprise:	Grain		

Description

Expansive Pastureland for Sale – Excellent Summer Grazing

A rare opportunity to acquire approximately 1,704 acres of pasture comprising 11 quarters west of Elrose. This property is located two miles south of Highway 44 along McDonald Road, with most parcels adjoining or situated close together.

Located along the edge of the Bad Hills, this managed pasture features a productive mix of hard native prairie and more than 600 acres of seeded grasses. The pasture has maintained good grass cover and has not been overgrazed.

Nine watering locations—including dugouts and natural springs—are distributed throughout the grazing unit, providing livestock with access to water across the property. The gently rolling land is perimeter-fenced and cross-fenced, allowing for practical rotational grazing.

Access is provided by a maintained municipal road. The close proximity of the pasture blocks makes moving livestock between parcels straightforward—simply open the gate and move them down the road.

Whether expanding an established livestock operation or assembling a new grazing unit, this property offers scale, reliable water, established fencing and well-managed grassland.

Please note NW 34-25-16 W3 is presently held under a long-term Crown lease and is not currently deeded land. The seller is in the process of purchasing the quarter from the Crown and intends to include it in the deeded offering if that purchase is successfully completed. Inclusion of this quarter as deeded land is therefore subject to the seller completing the Crown purchase.

Key Features:

- Approximately 1,704 acres across 11 quarters, assuming the Crown purchase is completed

- Most parcels are adjoining or located close together
- Perimeter fencing and cross-fencing in place
- Nine watering locations, including dugouts and natural springs
- More than 600 acres of seeded grasses, together with productive native pasture
- Managed grazing unit with good grass cover
- Maintained-road access
- Layout well suited to rotational grazing and moving livestock between pasture blocks

Contact us today to schedule a showing and explore the potential this exceptional property has to offer.

Farmland & Price Summary

Figures below assume NW 34-25-16 W3 becomes deeded land and is included in the offering.

16 parcels

1,704 Title Acres (ISC)

SAMA Information (Once Crown lease is deeded)

Assuming completion of the Crown purchase.

1,685 Total Acres

612 Cultivated Acres

938 Native Pasture Acres

135 Wetland/Bush Acres

\$1,866,000 Total Assessed Value

\$177,187 Average Assessment per 160 Acres

44.1 Soil Final Rating (Weighted Average)

\$2,800,000 Farmland Price

\$1,643 per Total acre (ISC)

1.50 times the 2025 Assessed Value

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
257	NW	22	25	16	3	0	159.3	160	0	0	160	0	\$145,400	Haverhill	Clay Loam				\$241.72
257	SW	22	25	16	3	0	159.6	160	0	0	160	0	\$145,400	Haverhill	Clay Loam				\$241.72
257	SE	28	25	16	3	2	119.8	124	0	0	124	0	\$112,700	Haverhill	Clay Loam				\$187.28
257	SE	28	25	16	3	3	4.5	0	0	0	0	0							
257	SW	28	25	16	3	0	159.9	160	63	0	97	0	\$200,100	Ardill	Clay Loam	48.7	K	16	\$338.01
257	NE	34	25	16	3	1	79.1	149	114	0	0	35	\$174,000	Ardill	Clay Loam	41.8	H	16	\$364.82
257	NE	34	25	16	3	2	69.3	0	0	0	0	0							
257	SE	34	25	16	3	1	145.6	137	104	0	0	33	\$185,300	Ardill	Clay Loam	40.9	J	16	\$386.15
257	SE	34	25	16	3	2	8.2	0	0	0	0	0							
257	SW	34	25	16	3	0	159.3	160	136	0	0	24	\$217,700	Ardill	Clay Loam	43.8	K	16	\$455.53
257	SE	30	25	16	3	0	160.6	160	80	0	80		\$184,600	Haverhill	Clay Loam	38.7	L	16	\$383.88
257	NE	27	25	16	3	0	159.9	160	70	0	83	7	\$194,900	Ardill	Clay Loam	46.7	K	16	\$329.90
257	SE	27	25	16	3	0	159.9	160	45	0	96	19	\$180,300	Haverhill	Clay Loam	57.1	G	16	\$306.17
257	NW	34	25	16	3	1	17.6	155	0	0	138	17	\$125,600	Haverhill	Clay Loam				\$0.00
257	NW	34	25	16	3	102483727 Ext 1	136.7												
257	Blk/Par A		Plan 66MJ00969			0	5.0	0	0	0	0	0							
Totals							1,704.0	1,685	612	0	938	135	\$1,866,000	Weighted Average Final Rating		44.1			\$3,235.18

Average per 160 acres \$177,187

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)

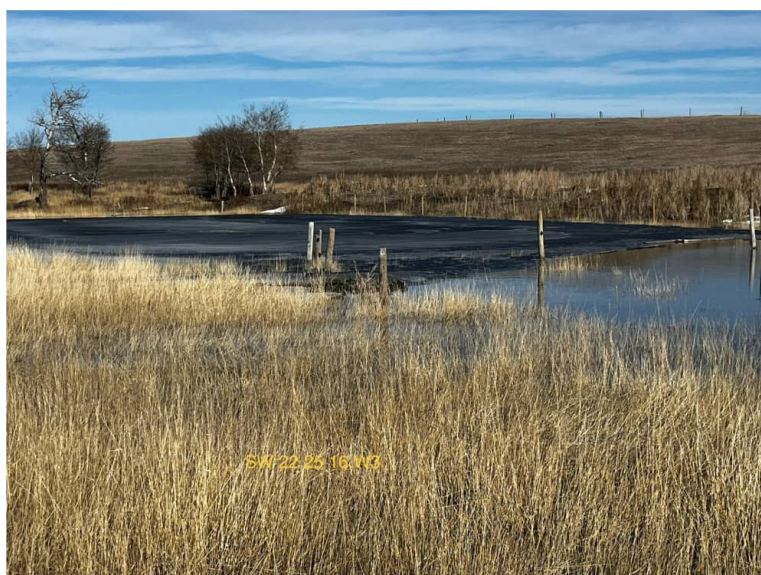
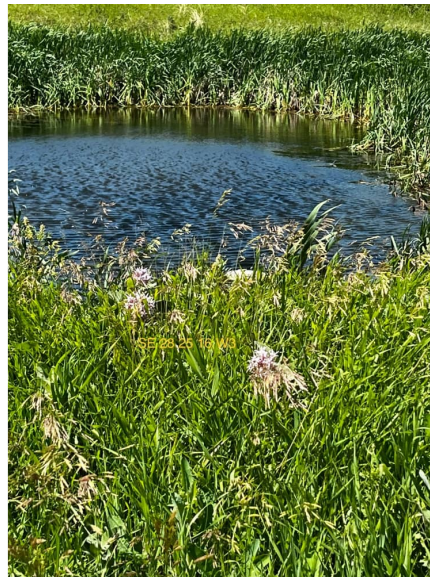
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as 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>

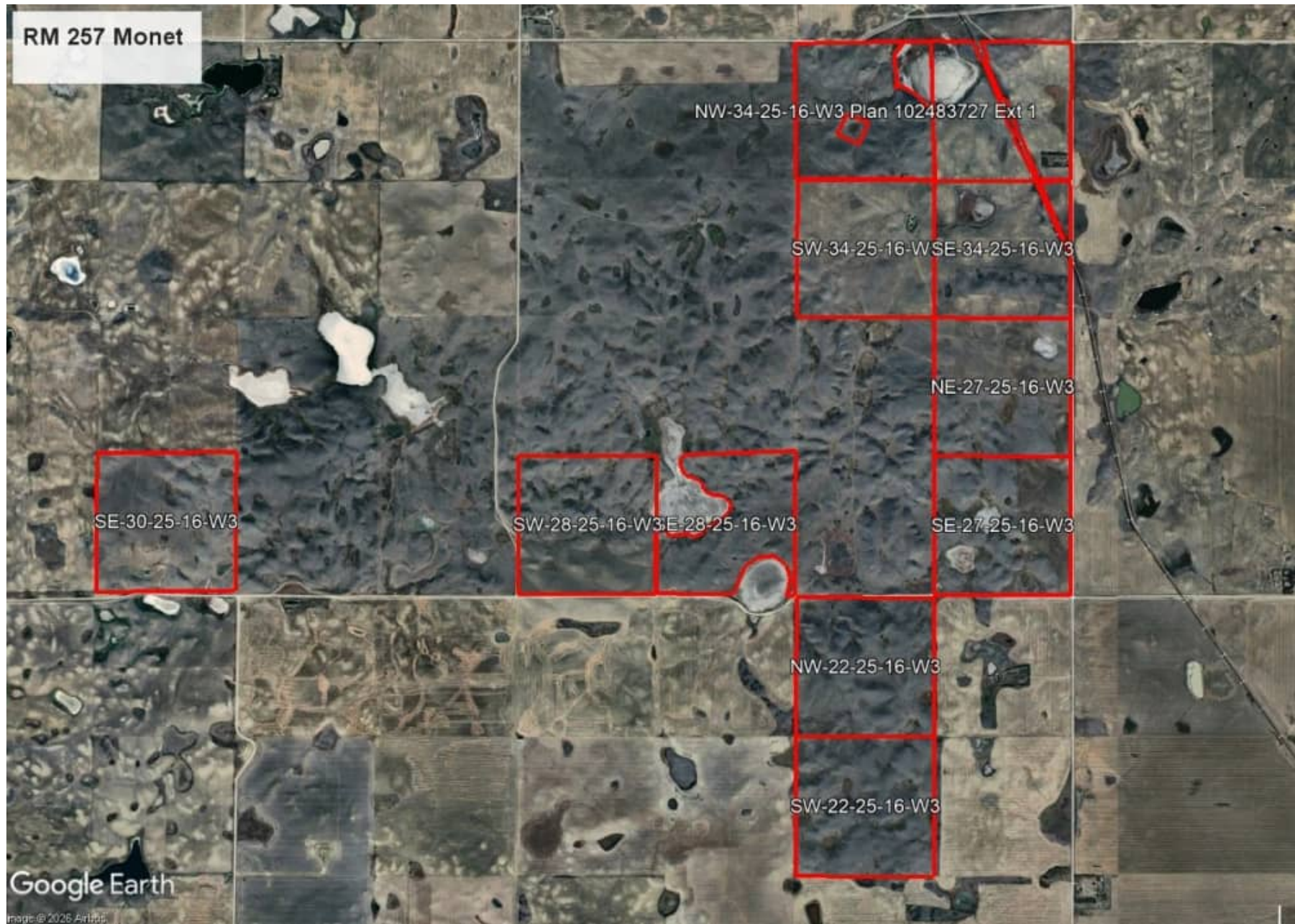












RAYHORNES JAMES & COLLEEN TRAYHORNE 130090200	193300	TRYNTEN & JESSICA BONE 172200	14 STEWART & WILLIAM MCKNIGHT 288000	ME WH HOLDING LTD. & B. TAN & Y. MAI 254300	13 ME WH HOLDING LTD. & B. TAN & Y. MAI 244600	MURRAY B. ANDEREGG 228400	15 A. & S. BONE 288200	KENNETH & DONNA BONE 317800	1 GILES FARMS LTD. 274500	KENNETH & DONNA BONE 280500	15 GILES FARMS LTD. 190300	15 M & R GRAVEL & GRAIN LTD. 249500	236100	14 COYOTE VALLEY FARMS LTD. 263100	14 GILES FARMS LTD. 336500	13 STANLEY RUTHVEN 335600
IEL & BRI LYNN WALKER 24000	10 STEWART & WILLIAM MCKNIGHT 218400	11 LINALTA OILS LTD. 254200	11 STEWART & WILLIAM MCKNIGHT 273000	11 RYAN A. CAMPBELL 278500	12 K. ROUSE AVENUE LIVING AG. LAND GP LTD. 283500	11 LINALTA OILS LTD. 311500	11 LINALTA OILS LTD. 306300	11 GILES FARMS LTD. 303700	11 WARTIME GILES FARMS LTD. 258300	11 GILES FARMS LTD. 299600	11 GILES FARMS LTD. 287400	11 GILES FARMS LTD. 251700	11 MERV SLATER HOLDINGS LTD. 292200	11 M & R GRAVEL & GRAIN LTD. 306000	11 M & R GRAVEL & GRAIN LTD. 265000	11 KUTZ WALLEY FARMS LTD. 277600
155600	JACO HOLDINGS INC. 171100	11 LINALTA OILS LTD. 192400	11 LINALTA OILS LTD. 242700	11 RYAN A. CAMPBELL 313700	12 AVENUE LIVING AG. LAND GP LTD. 327000	11 LINALTA OILS LTD. 333900	11 LINALTA OILS LTD. 329800	11 KENNETH WIGGINS & MARGO L. DAY 330800	11 KENNETH WIGGINS & MARGO L. DAY 333900	11 GILES FARMS LTD. 331800	11 GILES FARMS LTD. 294300	11 GILES FARMS LTD. 272500	11 GILES FARMS LTD. 259300	11 LINALTA OILS LTD. 281800	11 LINALTA OILS LTD. 302800	11 JORDAN L. KUTZ 294600
VICTOR RAYHORNES 165000	JACO HOLDINGS INC. 121900	JACO HOLDINGS INC. 172000	JOHN & MAXINE FERSCH 210500	11 AVENUE LIVING AG. LAND GP LTD. 192100	12 H. & R. QUICK & 593680 SASK LTD. 225600	11 H. & R. QUICK & 593680 SASK LTD. 333900	11 AVENUE LIVING AG. LAND GP LTD. 309700	11 KENNETH WIGGINS & MARGO L. DAY 312200	11 RICHARD GILES 265400	11 RICHARD GILES 333100	11 GILES FARMS LTD. 297900	11 RYAN & BECKY GILES 245800	11 RYAN G. & TRAVIS GILES 219100	11 GILES FARMS LTD. 289300	11 GILES FARMS LTD. 263000	11 MACKENZIE PRITCH & BROOKLYN HAMMOND 185700
JACO HOLDINGS INC. 179300	VICTOR TRAYHORNE 101100	JOHN & MAXINE FERSCH 102600	PAMELA JENNETT 193600	11 LINALTA OILS LTD. 200900	12 H. & R. QUICK & 593680 SASK LTD. 95000	11 H. & R. QUICK & 593680 SASK LTD. 241300	11 ARCHIE & SHIRLEY BONE 207100	11 KENNETH WIGGINS & MARGO L. DAY 263700	11 RICHARD GILES 247800	11 KENNETH WIGGINS & MARGO DAYMARGO DAY 281600	11 KENNETH WIGGINS & MARGO DAYMARGO DAY 299400	11 RYAN G. & TRAVIS GILES 184500	11 RYAN G. & TRAVIS GILES 184500	11 M & R GRAVEL & GRAIN LTD. 236600	11 M & R GRAVEL & GRAIN LTD. 203400	11 JAMES HAMMOND 204400
E. TURNER FARMS LTD. 98300	MICHAEL & HEATHER SHERWIN 127500	MICHAEL & HEATHER SHERWIN 170100	MICHAEL & HEATHER SHERWIN 176200	11 PAMELA JENNETT 175700	11 SAMUEL JANS EST. 149400	11 KENNETH BONE 189000	11 PAMELA JENNETT 150700	11 TIMOTHY & BETTY SHERWIN 171600	11 RICHARD GEORGE GILES 180000	11 KENNETH WIGGINS & MARGO DAYMARGO DAY 136800	11 KENNETH WIGGINS & MARGO DAYMARGO DAY 140600	11 ROY ANDREAS 132900	11 ROY ANDREAS 137700	11 DOUGLAS HAMMOND 268700	11 GUARDIAN LANDS LTD. 335700	11 JOHN & CAREY JAGOW 335700
E. TURNER FARMS LTD. 143800	J. TURNER FARMS LTD. 160900	TIMOTHY & BETTY SHERWIN 166100	TIMOTHY & BETTY SHERWIN 166000	11 SAMUEL JANS EST. 163000	11 HELEN MARIE JANS 160000	11 EL DOR RANCH LTD. 147700	11 EL DOR RANCH LTD. 147700	11 EL DOR RANCH LTD. 168300	11 TRYNTEN & JESSICA BONE 168000	11 GILES FARMS LTD. 103900	11 GILES FARMS LTD. 103900	11 ROY ANDREAS 117700	11 ROY ANDREAS 135100	11 CAREY & LISA JAGOW 322400	11 JOHN & SHERLEY JAGOW 285900	11 JOHN & SHERLEY JAGOW 285900
T.E. TURNER RANCH LTD 100500	T.E. TURNER RANCH LTD 136800	T.E. TURNER RANCH LTD 97600	T.E. TURNER RANCH LTD 98200	11 PAMELA JENNETT 98200	11 SAMUEL JANS EST. 131800	11 EL DOR RANCH LTD. 145600	11 EL DOR RANCH LTD. 152800	11 LEON & SHARON WHITE 78900	11 DANIEL J. BROWN 89800	11 GILES FARMS LTD. 103900	11 GILES FARMS LTD. 98100	11 GILES FARMS LTD. 103900	11 ROY ANDREAS 141800	11 M & R GRAVEL & GRAIN LTD. 12000	11 KORDALL JOSDAL & BRENDA FREDERICKSON 234100	11 HARTMAN FARMS LTD. 333100
RYAN GARRETT GILES 127700	J.E. TURNER FARMS LTD. 155800	T.E. TURNER RANCH LTD 96900	T.E. TURNER RANCH LTD 97600	11 PAMELA JENNETT 103900	11 SAMUEL JANS EST. 143500	11 ROY ANDREAS 135000	11 DANIEL J. BROWN 91100	11 LEON & SHARON WHITE 102600	11 DANIEL J. BROWN 91100	11 GILES FARMS LTD. 94900	11 GILES FARMS LTD. 94900	11 ROY ANDREAS 131600	11 ROY ANDREAS 131600	11 M & R GRAVEL & GRAIN LTD. 167600	11 KORDALL JOSDAL & BRENDA FREDERICKSON 216500	11 HARTMAN FARMS LTD. 315100
SCOTT LEXANDER 153200	J. & W. PERRY 221300	RICHARD GILES 160000	RICHARD GILES 107200	11 RICHARD GILES 147000	11 RICHARD GILES 158700	11 SAMUEL JANS EST. 164800	11 SAMUEL JANS EST. 167100	11 IRENE KELSEY & SHERRI WARDELL 192200	11 IRENE KELSEY & SHERRI WARDELL 227600	11 JACO HOLDINGS INC. 199700	11 E. W. LAMARCHE EST. 170900	11 ROY ANDREAS 193900	11 E. W. LAMARCHE EST. 166300	11 ROY ANDREAS 241300	11 ROY ANDREAS 233900	11 DOUGLAS QUINNEY 319500
DAVID & JUNE LEXANDER 230300	FAIRVIEW RIDGE FARMING CORP. 265500	FAIRVIEW RIDGE FARMING CORP. 282700	RICHARD GILES 193600	11 TRAYHORNE FARMING CORP. 183600	11 TRYNTEN JESSICA BONE 133800	11 SAMUEL JANS EST. 160300	11 SAMUEL JANS EST. 167900	11 GUARDIAN LANDS LTD. 213600	11 JOHN S. & WANDA FERSCH 257800	11 RUSSELL WAYNE FERSCH 206600	11 FRANK & LORRAINE FERSCH 201400	11 ROY ANDREAS 165200	11 M & R GRAVEL & GRAIN LTD. 165200	11 GUARDIAN LANDS LTD. 304800	11 GUARDIAN LANDS LTD. 274600	11 HARTMAN FARMS LTD. 294600
DAVID & JUNE LEXANDER 186900	J. & W. PERRY 166000	ETHEL BROWN & JOHN K. BROWN 216700	TRAYHORNE FARMING CORP. 179800	11 JAMES A. CASEY 190700	11 GILES FARMS LTD. 182300	11 LORNE KELSEY EXECUTOR 156000	11 LORNE KELSEY EXECUTOR 230900	11 GUARDIAN LANDS LTD. 197000	11 RUSSELL WAYNE FERSCH 189000	11 JOHN S. & WANDA FERSCH 151300	11 RUSSELL WAYNE FERSCH 150000	11 M & R GRAVEL & GRAIN LTD. 172700	11 JUDITH C. PFLUG 204600	11 GUARDIAN LANDS LTD. 305600	11 GUARDIAN LANDS LTD. 323800	11 HARTMAN FARMS LTD. 278500
DAVID & JUNE LEXANDER 111100	DAVID & JUNE LEXANDER 128700	DAVID & JUNE LEXANDER 110400	11 KENNETH & SANDRA BROWN 103900	11 DANIEL DANIEL & JOHN BROWN 103900	11 GILES FARMS LTD. 204800	11 LORNE KELSEY EXECUTOR 212900	11 LORNE KELSEY EXECUTOR 273300	11 LORNE R. KELSEY 199900	11 RUSSELL WAYNE FERSCH 176500	11 T. & J. BONE 25100	11 T. & J. BONE 28800	11 M & R GRAVEL & GRAIN LTD. 160300	11 M & R GRAVEL & GRAIN LTD. 173800	11 GUARDIAN LANDS LTD. 320200	11 GUARDIAN LANDS LTD. 332000	11 HARTMAN FARMS LTD. 319700