



For Sale by TENDER Duval 160 acres Grain Farmland



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Property Details

Service Type: Tender **Rural Municipality:** RM 250 Last Mountain Lake

Closest Town: Duval **Location:** Saskatchewan

MLS Number: N/A **Title Acres (ISC):** 159.8

Cultivated Acres: 127 **Soil Final Rating:** 47.77

Avg AV/Qtr: \$229,836

Enterprise: Grain

Description

For Sale by Tender – Productive Farmland with Established Gravel Operation Near Duval, Saskatchewan

Opportunity to acquire 159.78 ISC titled acres located immediately west of Duval, Saskatchewan, just minutes from Last Mountain Lake. This unique property combines productive agricultural land with an established gravel operation, offering income-generating potential for farmers, contractors, municipalities, and aggregate operators alike.

According to SAMA, the property features approximately 127 acres of cultivated crop and hay land with a Soil Final Rating of 47.7. The balance of the acreage is occupied by an active gravel pit with substantial aggregate reserves.

The Seller advises that the following processed aggregate inventory is currently stockpiled and ready for use:

- Approximately 50,000 cubic yards of high-quality crushed gravel
- Approximately 20,000 cubic yards of sand seal with very low clay content
- Approximately 4,000 cubic yards of road gravel meeting Highway and RM specifications

This is a rare opportunity to purchase a quarter section offering both agricultural production and established aggregate resources in a desirable location.

Prospective purchasers are encouraged to conduct their own independent due diligence regarding aggregate quantity, quality, reserves, and future extraction potential.

For additional information, or to arrange a viewing, please contact the listing agent.

Terms and Conditions of the tender are as follows:

1. All offers must be received by Hammond Realty by **12:00 pm Thursday, June 26, 2026** (deadline).
2. All offers received are to be left open until **12:00 pm Tuesday, June 30, 2026**. All offers received will be addressed and responded to [i.e. accepted, rejected, or countered].
3. The Seller **IRREVOCABLY** directs, instructs, and authorizes Hammond Realty **NOT** to inform or present the Seller with any offers received until after the date and time detailed in **Term 1**. above.
4. Buyer's offer will be itemized by legal description, and any conditions of the offer must be clearly stated.



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5. The highest, or any, offer will not necessarily be accepted.
6. In addition to the top offer for any individual parcel, consideration will be given to offers that provide the highest aggregate price for any combination of parcels.
7. Buyer must provide a deposit for **5.0%** of the price being offered unless otherwise agreed.
8. Seller will be responsible for the property taxes on the property until January 1, 2026.
9. Any crop unharvested or stored on the land may be harvested and removed from the land according to ***The Agricultural Leaseholds Act***.



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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	2025 Assessed Fair Value
250	SE	25	25	24	W2	0	159.78	159	127	0	0	32	228,400	Weyburn	Loam	47.77	L	15	\$728.03	227,400
Totals							159.78	159	127	0	0	32	228,400	Weighted Average Final Rating		47.77			\$728.03	

Average per 160 acres 229,836

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>







On The Lake	37500	HILDERMAN 58800	60300	MAGEL 62900	MAGEL 58100	KELN 56000	KELN 57900	DOUGLAS CAMPBELL 62700	KRENTZ 52900	49000	49200	48600	FERGUSON 45500	ERHARDT 52800	ERHARDT 50100	50900	ERHARDT 36100	MAGEL 42600	45500	43400	JACK 46600	MAGEL 45000	GRITZFELD 47300	44700	
	WARD AND SHIRLEY MONTGOMERY 41500	WARD AND SHIRLEY MONTGOMERY 62100	LORNE HILDERMAN 62200	LORNE HILDERMAN 62200	LORNE AND DARLENE HILDERMAN 57100	LORNE AND DARLENE HILDERMAN 60100	KH AND DONNA KREUTZER 57900	IDA AND MERVIN CAMPBELL 51400	HELEN MARGARET ROSECH AND YVONNE 50900	HELEN MARGARET ROSECH AND YVONNE 46400	HELEN MARGARET ROSECH AND YVONNE 46400	SHANNON AND SCOTT FERGUSON 45400	AND SCOTT FERGUSON 47300	DON ERHARDT 52900	DARRIN MCGILGIBAH 51800	DARRIN MCGILGIBAH 50100	ALLAN AND JOHANNE MAGEL 38000	ALLAN AND JOHANNE MAGEL 39100	ALLAN AND ELVA KRENTZ 46300	KEVIN YAUCK 38900	BU-CHU CLON 3800	ALLAN AND JOHANNE MAGEL 47800	ALLAN AND ELVA KRENTZ 45000	GARRY & ELISE GRITZFELD 26400	
	WARD AND SHIRLEY MONTGOMERY 58200	WARD AND SHIRLEY MONTGOMERY 62100	LAKELANDS FARM COMPANY LTD 55200	HILDERMAN LTD 58900	DON AND LYNN HILDERMAN 60200	DON AND LYNN HILDERMAN 56900	KH AND DONNA KREUTZER 51900	KH AND DONNA KREUTZER 45400	YVONNE SORENSON 43800	ROSEY ROPCH 47800	DALLAS, PERRY, DONALD & ERHARDT & R. KELN 49900	LEE DOWD C/O DEBBIE KNECHT 39600	LEE DOWD C/O DEBBIE KNECHT 42000	DON ERHARDT 49200	DARRIN MCGILGIBAH 53000	DARRIN MCGILGIBAH 52900	MARION & ALLY 42300	ALLAN AND JOHANNE MAGEL 39600	ALLAN AND ELVA KRENTZ 44300	CARL & WAYNE CATCROK 49500	GLAY & JAY TWIBEL 30400	ALLAN AND JOHANNE MAGEL 38400	MUHAMMAD ZUBAIR RAJPUT 30400	HOWARD AND MARGARET MONTGOMERY 16500	
	HARRY KRENTZ 15900	KEITH MITCH 5800	LAKELANDS FARM COMPANY LTD 53300	HILDERMAN ACRES LTD 59200	ALLAN AND JOHANNE MAGEL 53900	ALLAN AND JOHANNE MAGEL 53900	ALLAN AND ELVA KRENTZ 42400	ALLAN AND ELVA KRENTZ 42400	WAYNE AND RITA HILDERMAN 48000	EUGENE HILDERMAN 53000	DALLAS ERHARDT 52100	DALLAS, PERRY, DONALD & ERHARDT & R. KELN 48700	KENTY MCKENZIE 46400	SHANNON AND SCOTT FERGUSON 49700	DEBORAH AND JAMES KNECHT AND ROB DRAGON 45200	DEBORAH AND JAMES KNECHT AND ROB DRAGON 39900	BRENDA FRITZLER 48000	ALLAN AND JOHANNE MAGEL 40700	ALLAN AND JOHANNE MAGEL 34400	CARL & WAYNE CATCROK 43400	DOLE AND MELLA 46600	LOUIE KOFF 19100	LOUIE KOFF 24500	ALLAN AND ELVA KRENTZ 10200	
	HARRY KRENTZ 27200	KEITH MITCH 52000	LAKELANDS FARM COMPANY LTD 52300	HILDERMAN ACRES LTD 54000	DON AND LYNN HILDERMAN 47100	HILDERMAN ACRES LTD 45900	WAYNE AND RITA HILDERMAN 52900	WAYNE AND RITA HILDERMAN 54300	DEAN KELN 44400	WAYNE AND RITA HILDERMAN 50700	DEAN KELN 50600	DEAN KELN 47200	SHANNON AND SCOTT FERGUSON 51300	RON AND DIANA HILDERMAN 48600	JAMES MCGILGIBAH 51600	JAMES MCGILGIBAH 51800	JAMES MCGILGIBAH 48500	ALLAN AND JOHANNE MAGEL 30900	ALLAN AND JOHANNE MAGEL 30000	CLARK AND BELINDA JONES 55800	CARL & WAYNE CATCROK 45600	DAVID KOFF 20700	DAVID KOFF 21300	DENNIS AND LADYS KELN 24800	
Canyon Beach Resort	HARRY KRENTZ & DEBORAH ASHTON 38800	HARRY KRENTZ & DEBORAH ASHTON 36700	MERVAN FLAVEL 44900	MERVAN FLAVEL 44200	HILDERMAN ACRES LTD 43200	HILDERMAN ACRES LTD 51800	DON AND LYNN HILDERMAN 56100	RON AND DIANA HILDERMAN 46400	RON AND DIANA HILDERMAN 48500	WAYNE AND RITA HILDERMAN 46600	RICHARD KELN C/O DDP ERHARDT 48700	DEAN KELN 46100	RON AND DIANA HILDERMAN 48200	RON AND DIANA HILDERMAN 51300	WAYNE AND RITA HILDERMAN 51000	WAYNE AND RITA HILDERMAN 51000	ROBERT AND HELEN HILDERMAN 39000	DARRIN BENDER 20600	DARRIN BENDER 30000	CLARK AND BELINDA JONES 55800	BRIAN AND LINDA MCKNIGHT 42500	BRIAN AND LINDA MCKNIGHT 35200	BRIAN AND LINDA MCKNIGHT 35400	RON AND DIANA HILDERMAN 52000	
	DEBORAH ASHTON 32400	DON AND DALLAS ERHARDT 41600	DWAYNE AND BONNIE BROWN 44200	MERVAN FLAVEL 59800	MERVAN FLAVEL 58300	MERVAN FLAVEL 52300	DON AND LYNN HILDERMAN 55100	RON AND DIANA HILDERMAN 45200	WAYNE AND RITA HILDERMAN 48600	WAYNE AND RITA HILDERMAN 40900	RICHARD KELN C/O DDP ERHARDT 44800	DALLAS ERHARDT 45100	CLARK JONES 51400	CLARK JONES 51000	WAYNE AND RITA HILDERMAN 44100	WAYNE AND RITA HILDERMAN 44100	CLARK JONES 51200	DARRIN BENDER 43500	CLARK JONES 37600	CLARK AND BELINDA JONES 49900	CLARK AND BELINDA JONES 47900	GORDON AND PEGGY GWILLIM 47900	RON AND DIANA HILDERMAN 52500		
	DON AND DALLAS ERHARDT 59600	HILDERMAN ACRES LTD 49100	HILDERMAN ACRES LTD 52400	MERVAN FLAVEL 51500	GARRY DENNIS & SHELLY ANNE KOPPERUD 49300	MERVAN FLAVEL 51500	HILDERMAN ACRES LTD 48000	DON AND LYNN HILDERMAN 55400	GOFREY HILDERMAN 50000	RON HILDERMAN 44100	RON AND DIANA HILDERMAN 43200	DALLAS ERHARDT 48200	PAUL AND LINDA EDWARDS 43400	RON AND DIANA HILDERMAN 51900	RON AND DIANA HILDERMAN 51000	CLARK JONES 39000	CLARK AND BELINDA JONES 26500	CLARK AND BELINDA JONES 26500	CLARK AND BELINDA JONES 26500	CLARK AND BELINDA JONES 26500	ELLA AND TERRY KELLN AND BRIANNA ZELAND 41000	GORDON AND PEGGY GWILLIM 50600	RONALD KELLN 55600	RON AND DIANA HILDERMAN 60600	
	BARRY AND KATHLEEN MITCHELL 47100	DOROTHY FLAVEL 52200	DOROTHY FLAVEL 55300	DON AND LYNN HILDERMAN 54900	DON AND LYNN HILDERMAN 58400	MERVAN FLAVEL 52700	HILDERMAN ACRES LTD 51600	RON, DIANA & TRENT HILDERMAN 47600	RON, DIANA & TRENT HILDERMAN 47600	FLAVEL FARMS 46500	FLAVEL FARMS 51600	DALLAS ERHARDT 38600	PAUL AND LINDA EDWARDS 40200	RON AND DIANA HILDERMAN 52300	RON AND DIANA HILDERMAN 43600	TOWER FARMS INC 41900	TOWER FARMS INC 42300	JOHN SCHMIDT 21700	CLARK JONES 19300	CLARK AND BELINDA JONES 23800	JEFF JONES 56500	BARBARA AND BARBARA GWILLIM 51800	RONALD KELLN 54100	RONALD KELLN 56800	
	BARRY AND KATHLEEN MITCHELL 52900	HILDERMAN ACRES LTD 62200	MERVAN FLAVEL 60700	MERVAN FLAVEL 56900	FLAVEL FARMS 52400	FLAVEL FARMS 49700	FLAVEL FARMS 52400	RON AND DIANA HILDERMAN 53700	IRHA KUHMAUS 45900	EDWARD FRIES 48600	EDWARD FRIES 50900	EDWARD FRIES 36300	LUOWG FRIES 46400	FLAVEL FARMS 49100	FLAVEL FARMS 44000	SIEGFRIED AND GLORIA SCHALZ 53000	EILEEN SCHALZ 44600	JOHN SCHMIDT 23300	JOHN SCHMIDT 20300	EDWARD AND INGRID YOUNG 58800	EDWARD AND INGRID YOUNG 58800	EDWARD AND INGRID YOUNG 58800	EDWARD AND INGRID YOUNG 58800	TRACY HUBICK & CHEVY VERTEUIL 47000	
	SALH & SHABRA HAWAN 24900	BARRY AND KATHLEEN MITCHELL 59100	HILDERMAN ACRES LTD 60900	SHAWN FLAVEL 58200	SHAWN FLAVEL 56400	FLAVEL FARMS 50100	FLAVEL FARMS 48300	SHANNON AND SCOTT FERGUSON 48200	IRHA KUHMAUS 49500	TOWER FARMS INC 48300	LORNE HILDERMAN 51700	SIEGFRIED FRIES 28600	EDWARD FRIES 54100	FLAVEL FARMS 52800	FLAVEL FARMS 48100	SIEGFRIED AND GLORIA SCHALZ 47800	SIEGFRIED AND GLORIA SCHALZ 51700	LOUIE KOFF 33600	LOUIE KOFF 28000	CLARK AND BARBARA GWILLIM 53000	BARBARA AND BARBARA GWILLIM 52200	BARBARA AND BARBARA GWILLIM 52200	BARBARA AND BARBARA GWILLIM 52200	BARRY AND BARBARA GWILLIM 50000	
	SASK MINISTRY OF AGRICULTURE LANDS BRANCH 52900	ALFRED AND DORIS KOLBOWAT 57000	FLAVEL FARMS 64400	SCOTT & TRINA MITCHELL 56200	SCOTT & TRINA MITCHELL 56100	DWAYNE AND BONNIE BROWN 47400	DWAYNE AND BONNIE BROWN 47700	DWAYNE AND BONNIE BROWN 45900	MERLE BROWN 44100	MERLE BROWN 50300	GAIL HIPPERSON 44900	EDWARD AND INGRID YOUNG 52600	JOHN SCHMIDT 32600	EDWARD AND INGRID YOUNG 58300	JOHN SCHMIDT 39700	SIEGFRIED SCHALZ 57600	EILEEN SCHALZ 57200	JOHN SCHMIDT 3100	JOHN SCHMIDT 37900	PAULINE YOUNG 47600	LILA YOUNG 35900	BARRE AND BARBARA GWILLIM 52700	ASHLEY COBLER, PENNY, JOLLY GWILLIM 47500	GORDON AND PEGGY GWILLIM 50400	
	WAYNE HILDERMAN 18500	DONALD AND MELANIE KELLN 55000	HILDERMAN ACRES LTD 54100	HILDERMAN ACRES LTD 56500	SCOTT & TRINA MITCHELL 55300	BARRY AND KATHLEEN MITCHELL 49700	BARRY AND KATHLEEN MITCHELL 51500	DWAYNE AND BONNIE BROWN 48800	DWAYNE AND BONNIE BROWN 43200	MERLE BROWN 45800	GAIL HIPPERSON 45500	JOHN SCHMIDT 28700	EDWARD AND INGRID YOUNG 58300	JOHN SCHMIDT 49000	JOHN SCHMIDT 52900	MARLENE SCHALZ 58000	VICTOR & KATHY SCHALZ 57400	EILEEN SCHALZ 30300	PAULINE YOUNG 35600	PAULINE YOUNG 53100	DARY AND SHARON JAUCK 43500	DARY AND SHARON JAUCK 50600	ASHLEY COBLER, PENNY, JOLLY GWILLIM 48000	GORDON AND PEGGY GWILLIM 57800	
	MICHAEL BEGAMER & CLIFF WOLD 7100	ALFRED AND DORIS KOLBOWAT 58200	SCOTT & TRINA MITCHELL 54100	BARRY AND KATHLEEN MITCHELL 62500	BARRY AND KATHLEEN MITCHELL 55300	BARRY AND KATHLEEN MITCHELL 55300	BARRY AND KATHLEEN MITCHELL 55300	SCOTT & TRINA MITCHELL 48700	SCOTT & TRINA MITCHELL 45200	DWAYNE AND BONNIE BROWN 44400	DWAYNE AND BONNIE BROWN 39200	AUDREY NESSET 47200	WAYNE AND RITA HILDERMAN 48100	EDWARD AND INGRID YOUNG 40400	RUDOLPH AND ALFRED SCHALZ 44400	BIB HANSEN HOLDINGS INC 55500	JUSTIN PAUL KERR 55100	MARLENE SCHALZ 35000	MARLENE SCHALZ 35200	PAULINE YOUNG 48200	DARY AND SHARON JAUCK 56300	ALEXANDER YOUNG 59600	ALEXANDER YOUNG 55900	RAYMOND AND BARR GRITZFELD 55200	BIB HANSEN HOLDINGS INC 51700
	ALFRED AND DORIS KOLBOWAT 49600	ALFRED AND DORIS KOLBOWAT 47200	ALFRED AND DORIS KOLBOWAT 55400	ALFRED AND DORIS KOLBOWAT 46600	BARRY AND KATHLEEN MITCHELL 45600	VAUGHN AND LOUISE PREE 43000	MERLE BROWN 43400	DWAYNE AND BONNIE BROWN 43200	DWAYNE AND BONNIE BROWN 52800	DWAYNE AND BONNIE BROWN 44800	WAYNE AND RITA HILDERMAN 48500	FARMS INC LAST MOUNTAIN STOCK 33900	RON SCHALZ 50800	RON SCHALZ 43900	BIB HANSEN HOLDINGS INC 47200	BIB HANSEN HOLDINGS INC 52200	RON AND DIANA HILDERMAN 55600	RON AND DIANA HILDERMAN 49100	GILLIAN ELIZABETH SCHALZ 34900	PAUL & HELEN BENDER 42100	DARRIN & HELEN BENDER 52200	VERN BILLES 49000	CLARENCE AND MARGOT BILLES 47900	MATTHEW BROWN 35000	EDWARD AND INGRID YOUNG 51700

Range 23

Range 22

Rural Municipality of McKillop No. 220