



For Sale by Tender Hague 300 Acres Grain Farmland



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Property Details

Service Type: Tender **Rural Municipality:** RM 403 Rosthern

Closest Town: Hague **Location:** Saskatchewan

MLS Number: N/A **Title Acres (ISC):** 300.1

Cultivated Acres: 281 **Soil Final Rating:** 74.7

Avg AV/Qtr: \$419,561

Enterprise: Grain

Description

Hague 300 Acres Grain Farmland – For Sale by Tender

An opportunity to acquire approximately 300 titled acres of grain farmland in the RM of Rosthern No. 403, located approximately 11 km northwest of Hague, Saskatchewan.

The property consists of two parcels with a combined 281 cultivated acres, according to SAMA, and features Blaine Lake loam soil with a weighted average SCIC soil final rating of 74.7. The land is predominantly flat, with some bush, sloughs, and stones.

The seller intends to include mineral title identified under Saskatchewan mineral title 146262696, Mineral Parcel 145917827, of NE 05-41-04-3 Extension 34, in the sale.

Both parcels are subject to an existing lease expiring December 31, 2026.

SAMA Information

301 total acres

281 cultivated acres

20 wetland/bush acres

\$789,300 total 2026 assessed value (AV)

\$419,561 average assessment per 160 acres

74.7 soil final rating (weighted average)

Buildings and Improvements:

The property includes a yard site with a 48' × 80' machine shed with concrete floor, power, welder plug-in, and 24' wide × 14' high sliding doors.

Additional improvements include 11 metal grain bins on anchored hopper bottoms with approximately 36,700 bushels of combined storage capacity. 5 bins are equipped with aeration fans. The site also features two upright poly tanks of approximately 13,000 litres each.

Directions: From the intersection of Highway 11 and Highway 785 north of Hague, travel approximately 8.5 km west on Highway 785, then 2 km south to the property on the west side of the road.

Terms and Conditions of the tender are as follows:

1. All offers must be received by Hammond Realty by **12:00 pm Friday, November 13, 2026 (deadline)**.
2. All offers received are to be left open until **12:00 pm Tuesday, November 17, 2026**. All offers received will be addressed and responded to [i.e. accepted, rejected, or countered].
3. Offers are to be submitted to Hammond Realty by email to: howard.nodwell@hammondrealty.ca or by mail to Hammond Realty, PO Box 1054, Biggar, SK S0K 0M0.
4. 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.
5. Buyer's offer will be itemized by legal description, and any conditions of the offer must be clearly stated.
6. The highest, or any, offer will not necessarily be accepted.
7. Preference will be given to UNCONDITIONAL offers with prearranged financing.
8. In addition to the highest offer for any individual parcel, consideration will be given to offers that provide the highest aggregate price for any combination of parcels.
9. Buyer must provide a deposit of 5.0% of the price being offered within 7 days of acceptance, to be held in trust with the Buyer's Brokerage.
10. Buyer will be responsible for the property taxes on the property beginning January 1, 2027.
11. 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	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
403	NE	5	41	4	3	34	147.5	148	138	0	0	10	\$380,600	Blaine Lake	Loam	73.3	F	18
403	SE	8	41	4	3	8	152.6	153	143	0	0	10	\$408,700	Blaine Lake	Loam	76.0	F	18
Totals							300.1	301	281	0	0	20	\$789,300	Weighted Average Final Rating 74.7				

Average per 160 acres \$419,561

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>











