



For Sale by Tender Neudorf 2,146 acres Grain Farmland



Dallas Pike

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Property Details

Service Type:	Tender	Rural Municipality:	RM 185 McLeod
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Closest Town:	Neudorf	Location:	Saskatchewan
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MLS Number:	N/A	Title Acres (ISC):	2,146
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Cultivated Acres:	1,857	Soil Final Rating:	59
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Avg AV/Qtr:	\$276,922
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Enterprise:	Grain
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Description

FOR SALE BY TENDER

Located just north of the Village of Neudorf, Saskatchewan, this impressive 2,146 ISC title acre grain farm presents an outstanding opportunity to acquire a large, highly productive farming operation in one of east-central Saskatchewan's established agricultural regions. According to SAMA, the property comprises approximately 1,660 cultivated acres, 35 acres of pasture, and 434 acres classified as other land. The predominant Oxbow Clay Loam soils are recognized for their excellent productivity, contributing to an impressive average Soil Final Rating of 58.95 and SCIC Soil Class F and G ratings.

The owners advise they have historically reported approximately 1,857 seeded acres to SCIC. Seeded acreage may vary annually depending on weather conditions. Buyers are encouraged to conduct their own due diligence to verify the number of seeded and cultivated acres to their satisfaction.

The previous owners completed significant land improvements over the years, including projects undertaken in conjunction with the Saskatchewan Water Security Agency to improve field efficiency and expand the cultivated land base, with approvals in place for additional improvements. The main yard site is well equipped to support a large-scale grain operation and features approximately 100,000 bushels of modern hopper-bottom grain storage, a fully automated grain dryer with a dedicated sample building, a cold storage shed, a reliable water well, and a dugout.

The owners are prepared to consider bids on individual portions of the property or the farm as a whole, providing purchasers with the flexibility to acquire the land that best suits their operational needs. The grain bins and grain dryer are optional and may be included as part of a successful bid or excluded, depending on the purchaser's preference.

Combining productive soils, extensive land improvements, quality grain handling infrastructure, and flexible purchasing opportunities, this property represents an exceptional opportunity. Please contact us for additional information or to arrange a viewing.

Yard Site Improvements

The property features two-yard sites. The primary yard site is well equipped to support a large-scale grain farming operation, while the secondary yard site contains older improvements that contribute minimal value and are being offered on an "as is" basis.

Grain Drying & Handling

- Neco 1620 grain dryer complete with Waligna 5-inch blower system and 8-inch electric auger.
- 16' x 20' heated dryer/sample building with cement floor.

Grain Storage

- Eight Westeel 2406 hopper-bottom bins (approximately 10,000 bushels each) complete with staircase, aeration fans and OPI cables.
- Four Goebel hopper-bottom bins (approximately 5,000 bushels each) complete with aeration fans and OPI cables.
- One Westeel 1,800 bushel hopper-bottom bin on skid.
- Eleven flat-bottom grain bins of various sizes ranging from approximately 1,350 to 3,900 bushels.

Fuel & Fertilizer Storage

- 60,000 litre fuel storage tank with pump.
- Four 11,000 litre fuel storage tanks with two pumps.
- 10,000 gallon poly liquid fertilizer tank.
- Four Meridian 1620 smooth-wall fertilizer bins.

Storage Buildings

- 40' x 60' cold storage quonset.
- 25' x 42' steel quonset.
- 28' x 46' wood quonset.
- 30' x 52' hip roof barn.

Exclusions

- Two sea-cans and their contents are not included in the sale.
- One small portable steel shed is not included in the sale.

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Farmland & Price Summary

18 Parcels

2,146 Title Acres (ISC)

1,857 Cultivated Acres (Seller)

SAMA Information

2,129 Total Acres

1,660 Cultivated Acres

35 Native Pasture Acres

434 Wetland/Bush Acres

\$3,684,800 Total Assessed Value

\$276,922 Average Assessment per 160 Acres

59.0 Soil Final Rating (Weighted Average)

TERMS OF TENDER

Terms and Conditions of the tender are as follows:

1. All offers must be received by Hammond Realty by **12:00 p.m. Friday August 21, 2026.** (deadline).
2. All offers received are to be left open until **12:00 p.m. Tuesday August 25, 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.
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 11:59 p.m. December 31, 2026.
9. Any crop unharvested or stored on the land may be harvested and removed from the land according to ***The Agricultural Leaseholds Act.***

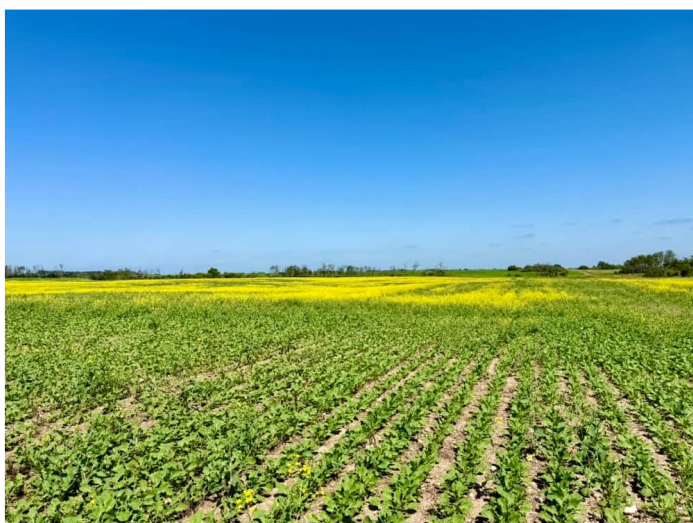
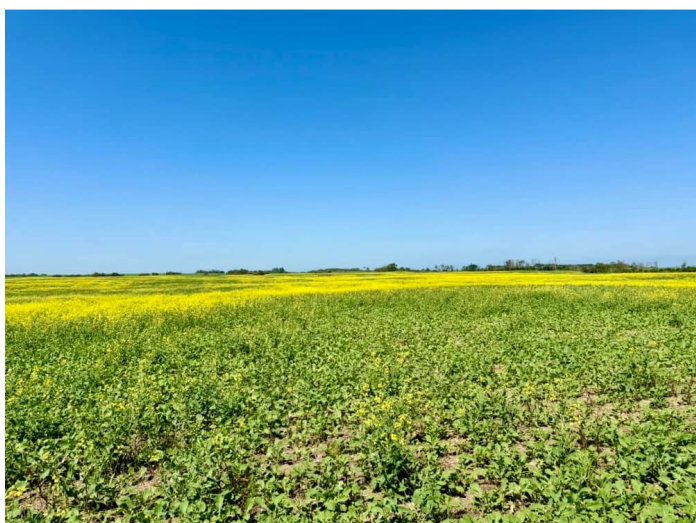












MARY & CINDY MAZUR EON HENOT 23900	RONALD & DOUGLAS GATTINGER 215600	KELLY MAURER 204700	KELLY MAURER 181400	MORLEY ULMER 228500	MORLEY ULMER 228900	HELMUTH SCHROEDER 242400	FRANZ & KATHARINA GIESBRECHT 182800	DOUGLAS GATTINGER 265000	RANDOLPH GOEBEL 217500	RANDOLPH GOEBEL 251000	RON & DOUG GATTINGER 248500	DOUGLAS & NADINE GATTINGER 210400	DOUGLAS & NADINE GATTINGER 210400
YNGER 1300	DOUGLAS GATTINGER 189500	DOUGLAS GATTINGER 220200	GARNET & LINDA SCHWEITZER 178400	101138678 SASK. LTD. 225400	101138678 SASK. LTD. 251000	LIRO FARMS LTD. 208900	MOU LEI & BENJIA ZHENG 146700	WADE GATTINGER 232700	RON & DOUG GATTINGER 233800	MILOVA HATH (P/R) 225000	WADE GATTINGER 228900	RONALD GATTINGER 192000	RONALD GATTINGER 192000
JE & AN INGER 1800	DOUGLAS & RONALD GATTINGER 216600	GARNET & LINDA SCHWEITZER 203300	CALVIN ULMER 207600	RALPH ULMER 217500	LIRO FARMS LTD. 232700	LIRO FARMS LTD. 238100	MOU LEI & BENJIA ZHENG 175200	WADE GATTINGER 209800	WADE GATTINGER 245800	LARRY HOLLINGER 233500	DAKOTA SCHUTZ 224100	LORNE HERNDIER 259600	LORNE HERNDIER 259600
E & AN INGER 00	DOUGLAS & RONALD GATTINGER 224900	GARNET & LINDA SCHWEITZER 215600	GARNET & LINDA SCHWEITZER 223900	GARNET & LINDA SCHWEITZER 239700	GARNET & LINDA SCHWEITZER 175300	GARNET & LINDA SCHWEITZER 111400	RANDOLPH GOEBEL 135100	RANDOLPH GOEBEL 199400	WADE GATTINGER 214700	101138678 SASK. LTD. 237400	101138678 SASK. LTD. 216100	TERRY HAUSER 230300	TERRY HAUSER 230300
E & AN INGER 300	JANICE & JORDAN GOTTINGER 234800	JANE CHAMBERLAIN 193000	LIRO FARMS LTD. 218200	LIRO FARMS LTD. 240400	LIRO FARMS LTD. 203600	LIRO FARMS LTD. 216200	KENT & JO-ANN ISSEL 203800	RANDOLPH GOEBEL 191100	JAMES WINDER 198800	101138678 SASK. LTD. 224100	DONALD GOEBEL 165800	TERRY HAUSER 222100	TERRY HAUSER 222100
E & AN INGER 200	JANICE & JORDAN GOTTINGER 178400	GARNET & LINDA SCHWEITZER 210800	WIRTH HOLDINGS LTD. 193200	WIRTH HOLDINGS LTD. 188700	WIRTH HOLDINGS LTD. 232300	WILFRED GOEBEL 178200	DONALD & DEBORAH GOEBEL 204200	DONALD GOEBEL 214000	BRIAN & SHARON STOLL 207500	GARNET & LINDA SCHWEITZER 190500	DONALD GOEBEL 220500	TERRY HAUSER 238400	TERRY HAUSER 238400
D 4	RODNEY & DELORES WIRTH 205000	RODNEY & DELORES WIRTH 203200	RODNEY & DELORES WIRTH 213200	WIRTH HOLDINGS LTD. 194800	WIRTH HOLDINGS LTD. 194800	LON ISSEL 202100	LON ISSEL 219900	MALCOLM HICKIE 199000	DONALD GOEBEL 228900	DONALD GOEBEL 215800	DONALD GOEBEL 228100	GARY & JOANNE BENDER 214100	LARRY HOLLINGER 199200
Z & ARINA RECHT 300	RODNEY & DELORES WIRTH 229000	RODNEY & DELORES WIRTH 211300	WIRTH HOLDINGS LTD. 199600	WIRTH HOLDINGS LTD. 194800	WIRTH HOLDINGS LTD. 194800	LON ISSEL 178600	LON ISSEL 224000	JASON ULMER 227500	JASON ULMER 228900	LIRO FARMS LTD. 224100	101138678 SASK. LTD. 184400	LARRY HOLLINGER 153700	LARRY HOLLINGER 153700
U & ARINA RECHT 0	JAY & CARRIE WIRTH 242600	JAY & CARRIE WIRTH 219400	WIRTH HOLDINGS LTD. 202800	RODNEY & DELORES WIRTH 187100	RODNEY & DELORES WIRTH 187100	LIRO FARMS LTD. 228500	RANDOLPH GOEBEL 209500	RANDOLPH GOEBEL 185200	TREVOR WIRTH 185300	TERRY & REBECCA HAUSER 211900	101138678 SASK. LTD. 233800	101138678 SASK. LTD. 230300	WAL TRU 191
E WIRTH 4300	JAY & CARRIE WIRTH 190000	JAY & CARRIE WIRTH 195100	WIRTH HOLDINGS LTD. 183500	RODNEY & DELORES WIRTH 183500	RODNEY & DELORES WIRTH 183500	LIRO FARMS LTD. 228500	RANDOLPH GOEBEL 185300	RANDOLPH GOEBEL 185300	MATTHEW HAUSER 178800	KENNETH & BONNIE HAUSER 195300	WALDBAUER TRUCKING LTD. 237400	WALDBAUER TRUCKING LTD. 203800	WALD TRUG AGAP
IE W 3300	RICHARD SCHWEITZER 215400	RICHARD SCHWEITZER 225500	TERRY BOWMAN 212400	JAY & CARRIE WIRTH 199400	JAY & CARRIE WIRTH 199400	RANDOLPH GOEBEL 186100	TRAVIS GOEBEL 217100	CALLAN GOEBEL 193100	WALTER HAUSER 190500	KENNETH & BONNIE HAUSER 194000	TREVOR HAUSER 215800	ANDREW WALDBAUER 246600	ANDREW WALDBAUER 246600
38678 LTD. 700	RICHARD & BONNIE & LYNDON SCHWEITZER 182900	RICHARD SCHWEITZER 100700	BRIAN LITZENBERGER 220800	TERRY BOWMAN 168000	TERRY BOWMAN 168000	ANDREW WALDBAUER 222400	KEVIN & CORRIE STOLL 227300	KEVIN & CORRIE STOLL 204400	84400 DENNIS NIEBERGALL 109400	KENNETH & BONNIE HAUSER 14600	TREVOR HAUSER 217900	ANDREW WALDBAUER 232300	ANDREW WALDBAUER 232300

