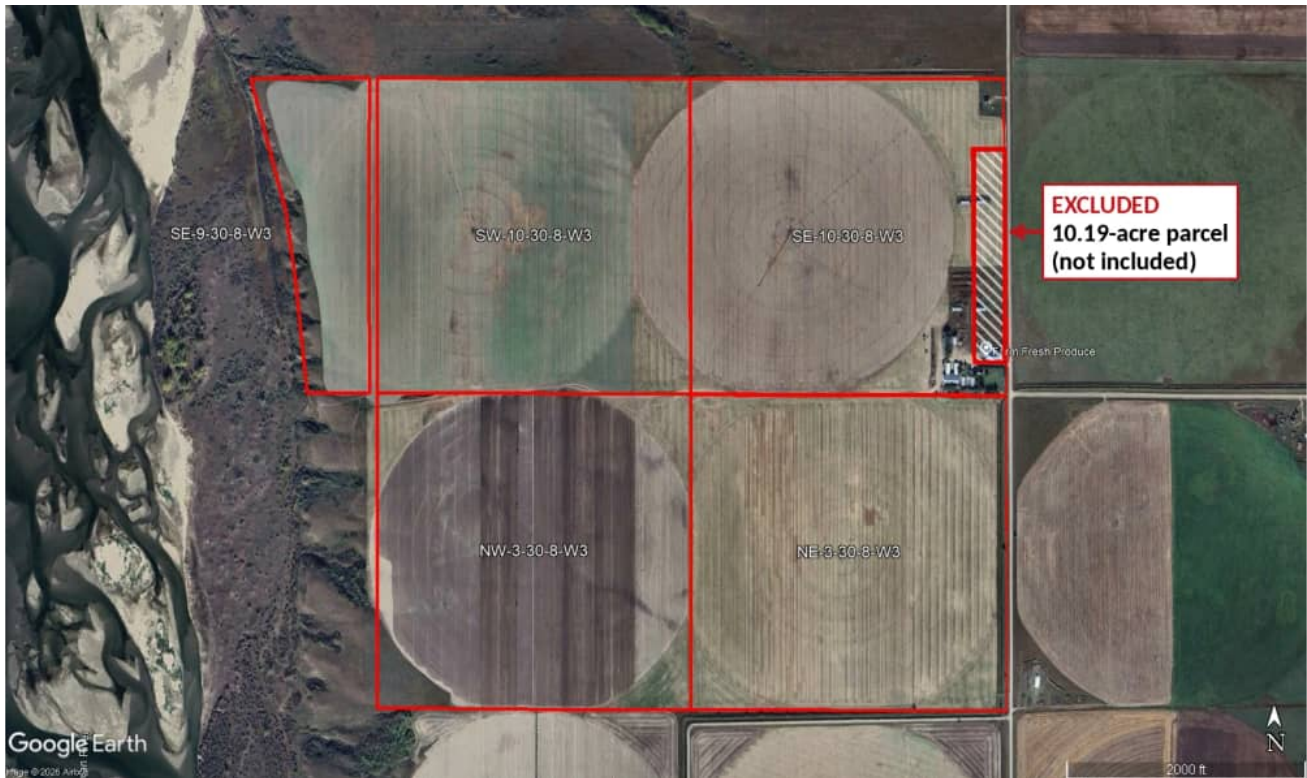




For Sale by Tender RM 284 - 652 Acres Grain Farmland



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Property Details

Service Type:	Tender	Rural Municipality:	RM 284 Rudy
Closest Town:	Outlook	Location:	Saskatchewan
Title Acres (ISC):	652.7	Cultivated Acres:	645
Soil Final Rating:	46.2	Avg AV/Qtr:	\$276,208
Enterprise:	Grain		

Description

FOR SALE BY TENDER – Closing 12:00 pm Thursday, November 5, 2026.

Irrigated Potato Farm & Storage Facility on the South Saskatchewan River

Over 650 acres of contiguous prime potato land in the heart of Saskatchewan's main irrigation district, just north of Outlook. This offering comes as a complete, working farm: about 545 irrigated acres under four pivots, custom tile drainage, levelled fields, a 12,800 sq ft climate-controlled potato storage complex, a heated shop, grain storage and a farmhouse. Potatoes have been grown here since 1979, so the land is proven for seed, table and processing potatoes. The property runs along the east bank of the South Saskatchewan River and looks out over the river valley, a scenic setting you rarely find with irrigated farmland. Properties like this almost never come to market. This truly is a once-in-a-lifetime opportunity!

SAMA Information

654 total acres

645 cultivated/arable acres

545 acres irrigated (approx.)

\$1,129,000 total 2025 assessed value (AV)

\$276,208 average assessment per 160 acres

46.2 soil final rating (weighted average)

Soil: Asquith / Bradwell, Fine Sandy Loam to Loam

Crop Insurance Class: J (NE-3, NW-3) and K (SE-9, SE-10, SW-10)

Crop Insurance Risk Zone: 16

The property includes the following irrigation equipment and improvements:

Pivots: Four centre pivots (three Valley, one Rainmaker) in a 10-, 10-, 8- and 7-tower configuration, covering three fields of about 135 acres and one field of about 140 acres

Water Supply: Canal south of the property, through a shared central lift station. The electric pumps lift less than 2 m, so pumping costs are very low.

Tile Drainage: The two west quarters (SW-10 and NW-3) have about 18 miles of custom drainage tile, with two outlets running west down the river bank.

Land Levelling: The two east quarters (SE-10 and NE-3) have been levelled, with no pooling pockets.

Yard Site on SE-10-30-08-W3:

Potato Storage Complex (1984): U-shaped, about 12,800 sq ft under roof. It has a 120 × 40 ft cross-building and two 100

× 40 ft storage wings, plus a heated 40 × 25 ft chemical/sprayer store and a 16 × 16 ft loading dock. It is climate-controlled: heated and frost-free, with forced-air ventilation and aeration, fresh-air intakes, insulated concrete floors, natural gas, three-phase power and portable interior walls to reconfigure the bays.

Heated Shop (1984): 60 × 40 ft, concrete floor, natural gas heat

Grain Storage: 14 steel bins, about 60,000 bu (12 hopper, 2 flat), 11 with aeration

Residence: 1¼-storey farmhouse (1924, 1994 addition), about 1,900 sq ft, 4 bedrooms, 2 bathrooms, metal roof, Hardie Board siding, attached double garage of about 600 sq ft

Other: Three greenhouses, detached office, fuel tanks and a 40 ft sea container

Seed Potato Equipment: A 24-item seed potato equipment package is for sale at the same time. Buyers may include a separate price for it in their offer. The full equipment list is on our website.

Note: The separately owned 10.19-acre parcel out of SE-10, including the large potato shed at its south end, is NOT included. The vacant house in the northeast corner of the property is also NOT included.

Terms and Conditions of the TENDER are as follows:

1. All offers must be received in writing by **Hammond Realty** or by **D. Roger Arnold, K.C., Cuelenaere LLP**, before the tender closing deadline at **12:00 noon Thursday, November 5, 2026**.
2. All offers received are to be left open until **12:00 noon Thursday, November 12, 2026**. All offers received will be addressed and responded to (either accepted, rejected, or countered).
3. The Seller **irrevocably directs, instructs, and authorizes** Hammond Realty and Roger Arnold **NOT** to inform or present the Seller with any offers received until after the date and time detailed in **Term 1.** above.
4. The farmland, irrigation equipment and improvements are sold together as one **complete unit**. The seed potato equipment is offered for sale at the same time, and buyers may include a separate price for it. Any equipment not purchased will be sold by auction between January and April 2027, with the buyer providing yard access.
5. The 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. 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.
8. **COMPLETION DAY** is **January 4, 2027**. Possession is provided in stages: farmland and irrigation equipment on **January 4, 2027**; the residence on **April 30, 2027**; grain bins on **July 31, 2027**. The potato storage complex and heated shop are provided January 4 if the buyer purchases all of the seed potato equipment, otherwise April 30, 2027.
9. Seller will be responsible for the property taxes on the property until December 31, 2026, and will keep the full 2026 rental amount.

You get one opportunity to bid on a property of this type, and it may not come again in your lifetime. Make it count!



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SPECIALIZED SEED POTATO EQUIPMENT

Item

Structured Bell Planter
Grading Equipment (Bylame)
Conveyors (x3)
Bin Piler (Midema)
Potato Crate Tipper
Potato Crates (x280)
Seed Cutter
Potato Planter Filler
Even Flow Tube (Visser)
Sprayer (Hardy)
Potato Planter (Hussla)
Forklift (Toyota)
Potato Rowing Car
Top Flailer (AMEC)
Top Flailer (AVR)
Potato Hiller/Bedder
3-Point Hiller (HAK) w/ Fertilizer Attachment
Potato Truck w/ Live Bottom (Peterbilt)
Potato Truck w/ Live Bottom (Freightliner)
Trailers (x3) Rockomatic
Portable Bins
Fertilizer Tanks (5)
2-Row Digger Planter
Mini Planter



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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
284	NE	3	30	8	3	0	148.98	150	150	0	0	0	\$286,400	Asquith / Bradwell	Fine Sandy Loam / Loam	50.79	J	16	\$1,575.20
284	NW	3	30	8	3	0	158.69	159	159	0	0	0	\$291,800	Asquith / Bradwell	Fine Sandy Loam / Loam	48.81	J	16	\$1,604.90
284	SE	9	30	8	3	28	38.66	39	30	0	9	0	\$58,700	Asquith	Fine Sandy Loam	44.05	K	16	\$322.85
284	SE	10	30	8	3	1	147.97	148	148	0	0	0	\$238,400	Asquith	Fine Sandy Loam	42.83	K	16	\$1,311.20
284	SW	10	30	8	3	0	158.36	158	158	0	0	0	\$253,700	Asquith	Fine Sandy Loam	42.69	K	16	\$1,395.35
Totals							652.7	654	645	0	9	0.	\$1,129,000	Weighted Average Final Rating 46.2					\$6,209.50

Average per 160 acres \$276,208

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

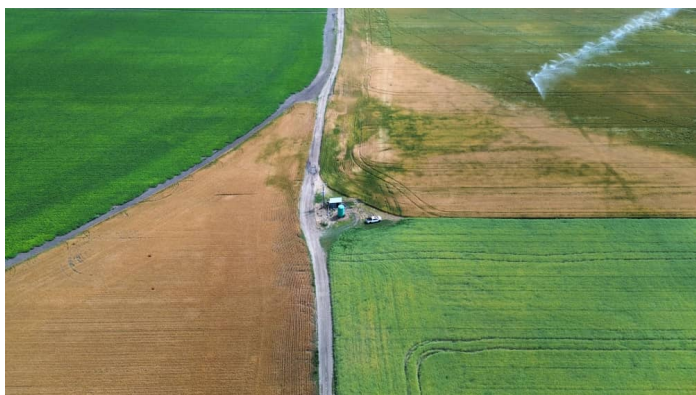
<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating

<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>

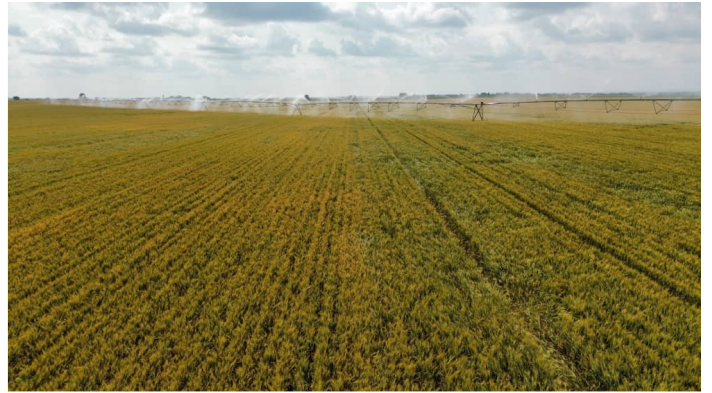


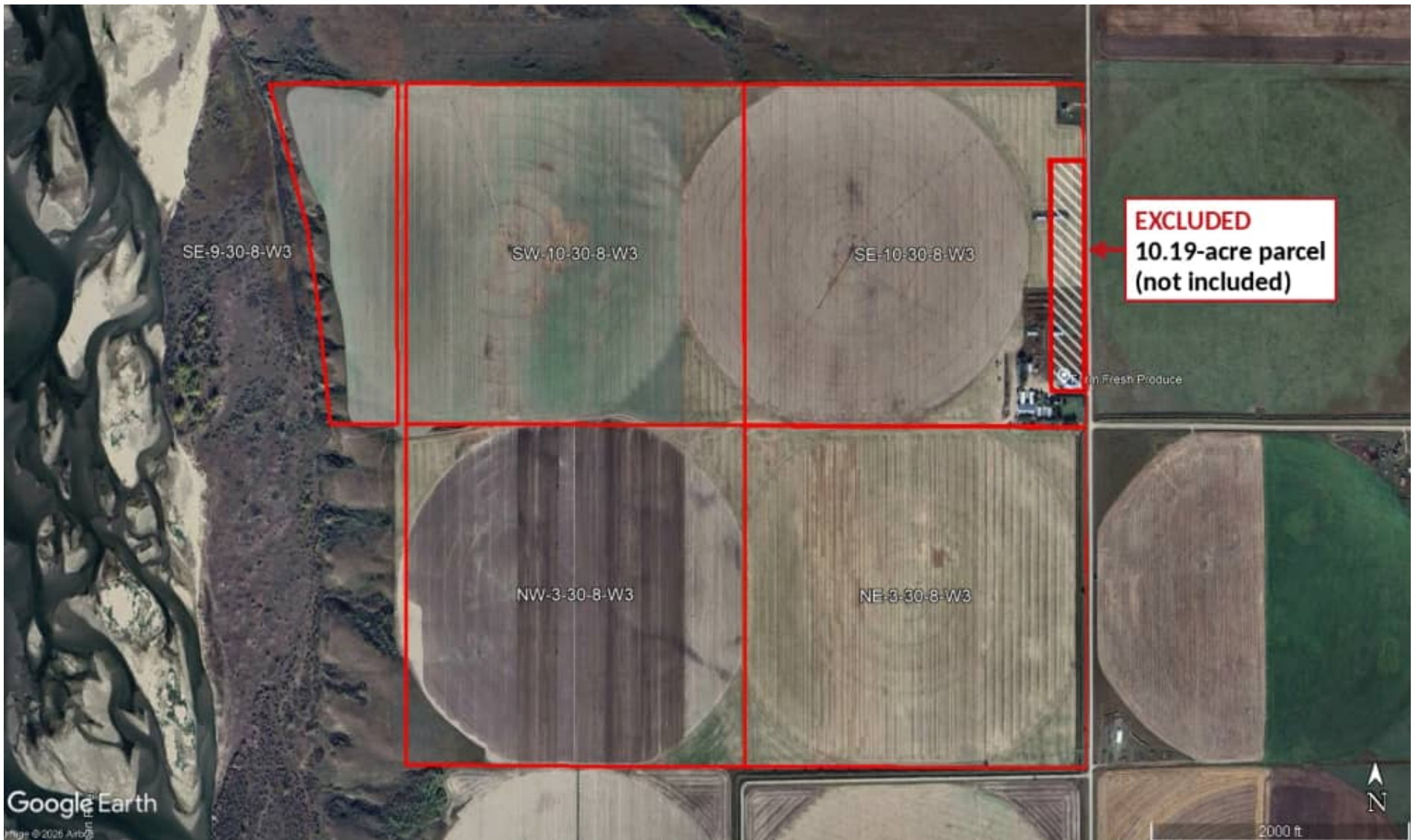












Twp. 30

Twp. 29

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