



For Sale by TENDER - 10.19 acres with Versatile Shop



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Property Details

Service Type:	Tender	Rural Municipality:	RM 284 Rudy
Closest Town:	Outlook	Location:	Saskatchewan
Title Acres (ISC):	10.19	Cultivated Acres:	7
Soil Final Rating:	42.8	Avg AV/Qtr:	\$180,800
Enterprise:	Commercial, Agribusiness		

Description

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

10.19 Acres with Versatile Shop

Pt. of SE 10-30-08 W3, RM of Rudy No. 284

This 10.19-acre parcel has a large (60' x 120'), well-kept shop, set within an established farm yard only four miles north of Outlook. Built in 2008 and used for potato processing, the shop was designed with food handling in mind: insulated walls lined with easy-to-clean polycarbonate, a drain running the full length of the floor, a loading dock, a water well and heavy 480-volt power.

The same features that suited potato processing make it a strong fit for many other uses: ag storage, equipment storage, a trade or commercial shop, or another value-added processing business. Buildings of this size and service level are hard to find, and expensive to build new.

Along with the shop, the parcel includes cattle corrals and room for yard space, storage or future development.

Note: This property is being offered by tender at the same time as the adjoining 652 Acres of Grain Farmland & Potato Farm property, so buyers can bid on both properties and close them at the same time.

House

The sale may also include a 2008 home: 1,011 sq ft, 3 bedrooms, 1 bathroom, fully finished, with a crawl space, laminate flooring and electric in-floor heat in the entry and bathroom. The house is NOT on the 10.19-acre parcel. It sits just north of the parcel, on the adjoining 652 Acres of Grain Farmland & Potato Farm property. The house is ONLY included if:

1. The buyer also purchases the 652 Acres of Grain Farmland & Potato Farm property, or
2. The buyer agrees to purchase the house and remove it from the adjoining property by an agreed-upon date.

If neither applies, the house isn't part of this sale and will be removed at no cost to the buyer.

Not included

Any potato equipment, air compressor, the 20' sea can near the house, and the propane tank servicing the shop.

Access

The parcel is currently accessed through the shared main yard entrance with the adjoining 652 Acres of Grain Farmland & Potato Farm property. Buyers purchasing the parcel on its own should plan for a separate approach.

Disclaimer

All measurements and property details are approximate and based on information provided by the Seller. Buyers are encouraged to measure and inspect the property and complete their own due diligence before submitting an offer.

Terms and Conditions of the TENDER are as follows:

1. All offers must be received in writing by Hammond Realty 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 NOT to inform or present the Seller with any offers received until after the date and time detailed in Term 1. above.
4. The house located just north of the Property, on the adjoining 652 Acres of Grain Farmland & Potato Farm property, is NOT included in this sale unless (a) the Buyer also buys the 652 Acres of Grain Farmland & Potato Farm property, or (b) the Buyer chooses to buy the house and move it from the adjoining property by an agreed-upon date.
5. Offers that include the house must state the price for the house separately.
6. The adjoining property also located on SE-10-30-08 W3 is separately owned and is NOT included in this sale.
7. Any conditions of the offer must be clearly stated. However, preference will be given to UNCONDITIONAL offers.
8. The highest, or any, offer will not necessarily be accepted.
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. **COMPLETION DAY is January 4, 2027.**
11. Seller will be responsible for the property taxes on the property until December 31, 2026.

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
284	Blk/Par B-Plan 102122794	10	30	8	3	0	10.2		10	7	0	0	3	\$11,300	Asquith	Fine Sandy Loam	42.8			
Totals							10.2	0	10	7	0	0	3	\$11,300	Weighted Average Final Rating 42.8					\$0.00

Average per 160 acres \$180,800

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>







