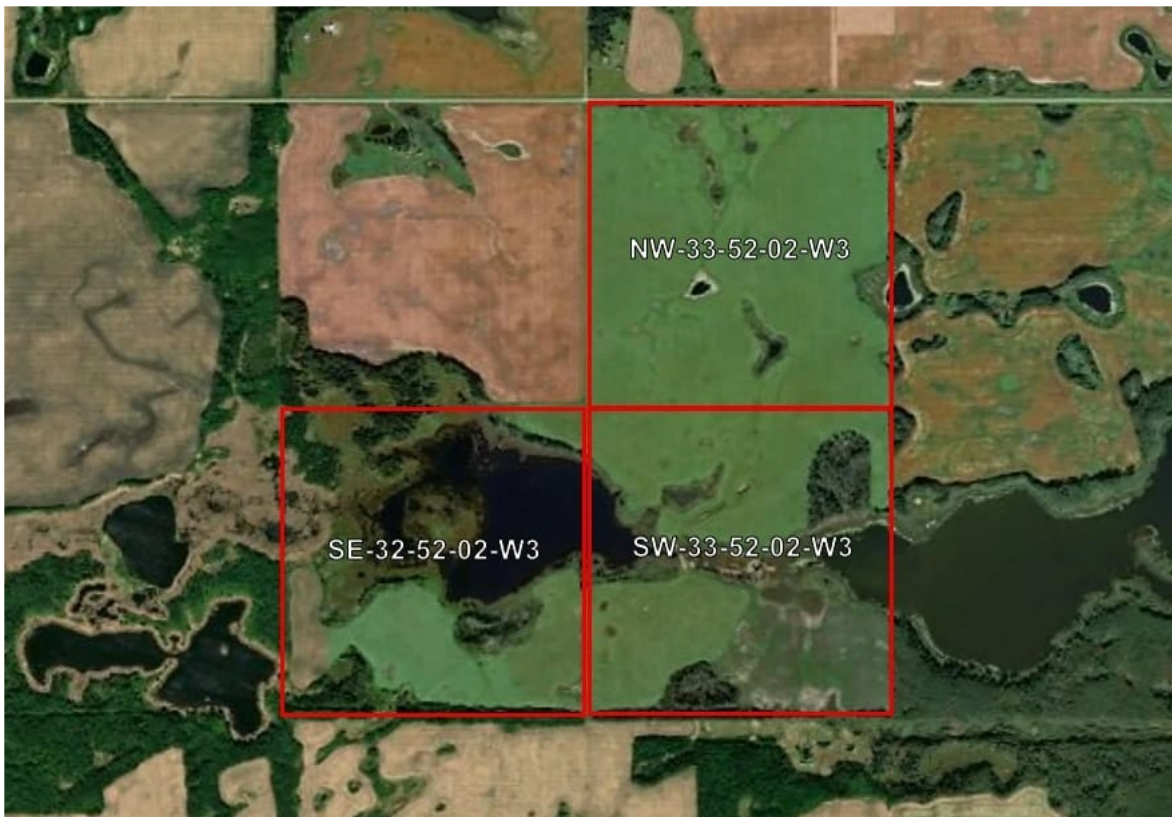




For Sale by Tender
RM 493 Shellbrook 483 acres Grain Farmland



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Property Details

Service Type: Tender **Rural Municipality:** RM 493 Shellbrook

Closest Town: Shellbrook **Location:** Saskatchewan

MLS Number: N/A **Title Acres (ISC):** 482.7

Cultivated Acres: 317 **Soil Final Rating:** 56.9

Avg AV/Qtr: \$229,499

Enterprise: Grain

Description

Three adjacent quarters in the East Cookson area of the Rural Municipality of Shellbrook #493, north of Shellbrook, northeast of Canwood and east Debden.

All three quarters are currently cultivated, dominantly Pelly/Whitewood soil associations, very productive, mapped by Canada Land Inventory as Class 2 and 3 soils. Property tax assessment data shows weighted final rating of 57 points overall. This is well drained land with very few stones and approximately 320 arable acres.

All three quarters are perimeter fenced and were pastured for 15 years prior to conversion to field crop production in 2024, meaning this land is high in organic matter and accumulated nutrient reserves.

SAMA Information

483 total acres

317 cultivated acres

30 native pasture acres

\$692,800 total 2026 assessed value (AV)

\$229,500 average assessment per 160 acres

56.9 soil final rating (weighted average)

Terms and Conditions of the tender are as follows:

1. All offers must be received by Hammond Realty by **12:00 pm Thursday October 1, 2026 (deadline)**.
2. All offers received are to be left open until **12:00 pm Monday October 5, 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: mark.dean@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. **The Seller requires the transaction to be structured as a purchase and sale of all issued and outstanding shares of RNC Ranch Ltd., rather than as a direct purchase and sale of the farmland owned by RNC Ranch Ltd.**
6. **All tender submissions are to be made using the prescribed Letter of Intent provided for this tender. A copy may be obtained from the listing agent. A submission made in another form will be considered a non-conforming offer and may be rejected by the Seller, at the Seller's discretion.**
7. The highest, or any, offer will not necessarily be accepted.
8. Preference will be given to UNCONDITIONAL offers.
9. Successful buyer must provide a deposit for 5.0% the price being offered unless otherwise agreed to be held in trust with the Seller's Brokerage.
10. The farmland is rented for 2026. Vacant possession will be provided to the Buyer on November 2, 2026 (Completion Day).
11. Seller will keep the full 2026 rental amount.
12. Seller will be responsible for the property taxes on the property until December 31, 2026.
13. Any crop unharvested or stored on the land may be harvested and removed from the land according to *The Agricultural Leaseholds Act*.

Legal Land Description							ISC	SAMA Information								SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
493	SE	32	52	2	3	0	160.2	160	57	30	73	\$140,700	Pelly; Whitewood	Loam	59.2	H	21	\$512.45
493	NW	33	52	2	3	0	162.5	163	150	0	13	\$327,000	Pelly; Whitewood	Loam	58.0	H	21	\$1,363.62
493	SW	33	52	2	3	0	160.0	160	110	0	50	\$225,100	Pelly; Whitewood	Loam	54.3	G	21	\$954.27
Totals							482.7	483	317	30	136	\$692,800	Weighted Average Final Rating 56.9					\$2,830.34

Average per 160 acres \$229,499

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.

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

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



