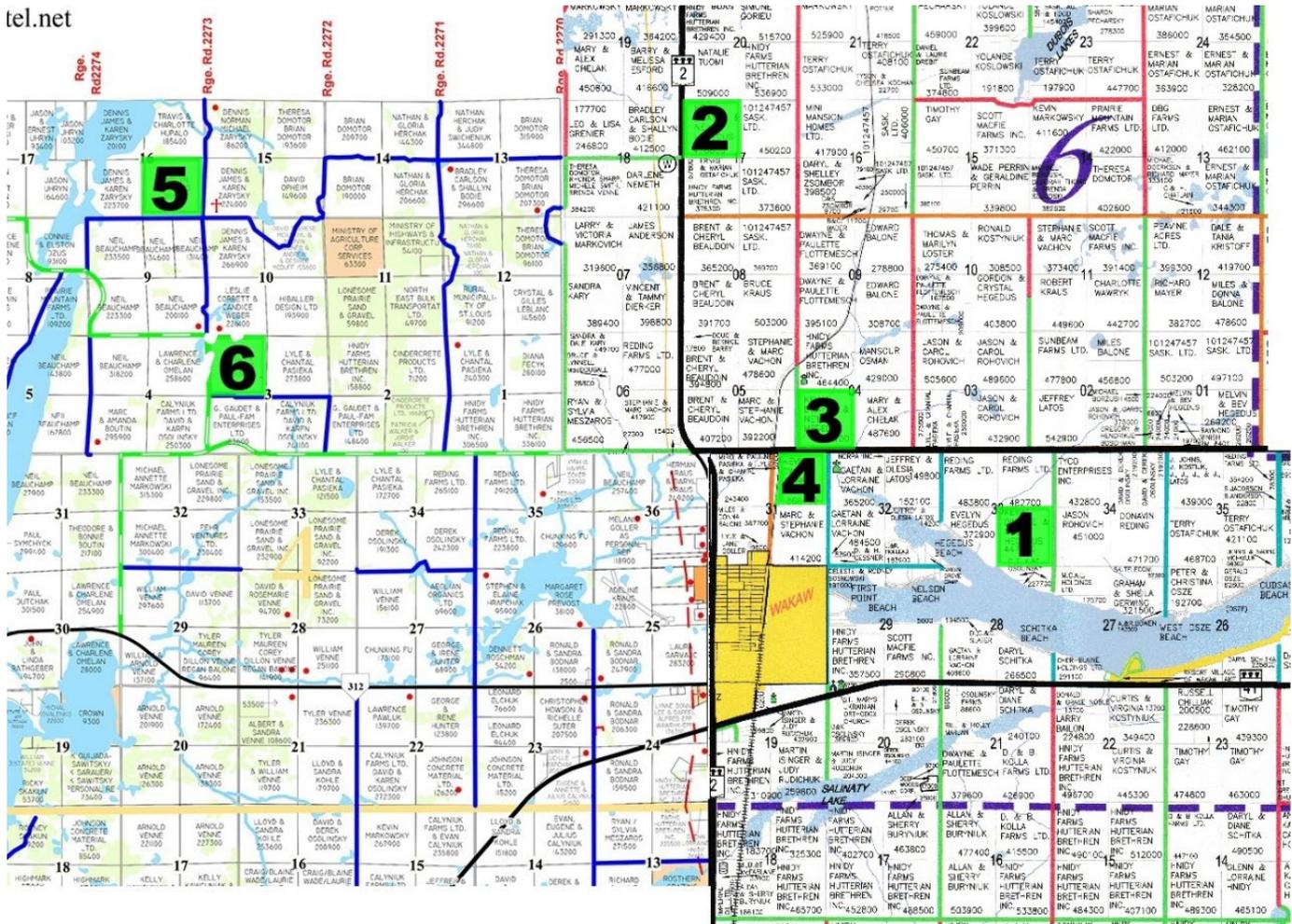


Rare 6-Quarter Expansion Opportunity with Premium Black Soil

Just north of Wakaw, Saskatchewan, this high-quality farmland package spans both sides of Highway 2 and features incredibly productive black soil (Blaine Lake soil association) with a highly desirable silty clay loam texture. The property has been improved over time, with cultivated acres exceeding what SAMA field sheets reflect, and it offers an open, unobstructed field layout that's attractive and efficient to operate. Over 97% cropped with very few waste or unusable acres. Overall, it has 19 more seeded acres than SAMA reports.



Farmland Summary

- 6 parcels
- 914 title acres (ISC) – adjusted for yard site subdivision
- **896 seeded GPS acres** (19 more than SAMA)

SAMA Information

- 919 total acres
- 877 cultivated acres
- 42 wetland/bush/unusable acres

- \$2,565,600 total 2025 assessed value (AV)
- \$446,677 average assessment per 160 acres
- 77.8 soil final rating (weighted average)

#01 SE-33-42-26-W2

This parcel adjoins Wakaw Lake with an incredible view. It is easily accessed by a gravel road on the east side and includes gravel deposits as a future benefit. Gravel amount and quality are unknown.

← #01 SE-33-42-26-W2
📍

name
#01 SE-33-42-26-W2

description
 \$329,500 Assessed Value (2025)
 159.63 Title ac.
 153 Cult. ac.
 7 Other ac.
 Soil: Blaine Lake Clay Loam
 Soil Final Rating: 77.75
 Crop Ins. Class: F
 \$2,007.79 Taxes

#02 NW-17-43-26-W2

Adjacent to Highway #2 on the east side.

GPS-measured seeded acres are 140.95 ac. (6.0 ac. less than SAMA)

← #02 NW-17-43-26-W2
📍

name
#02 NW-17-43-26-W2

description
 \$351,100 Assessed Value (2025)
 155.32 Title ac.
 147 Cult. ac.
 141 seeded ac. (GPS)
 9 Other ac.
 Soil: Blaine Lake Silty Clay Loam
 Soil Final Rating: 86.24
 Crop Ins. Class: E
 \$2217.39 Taxes

#03 SW-4-43-26-W2 Yard Subdivision

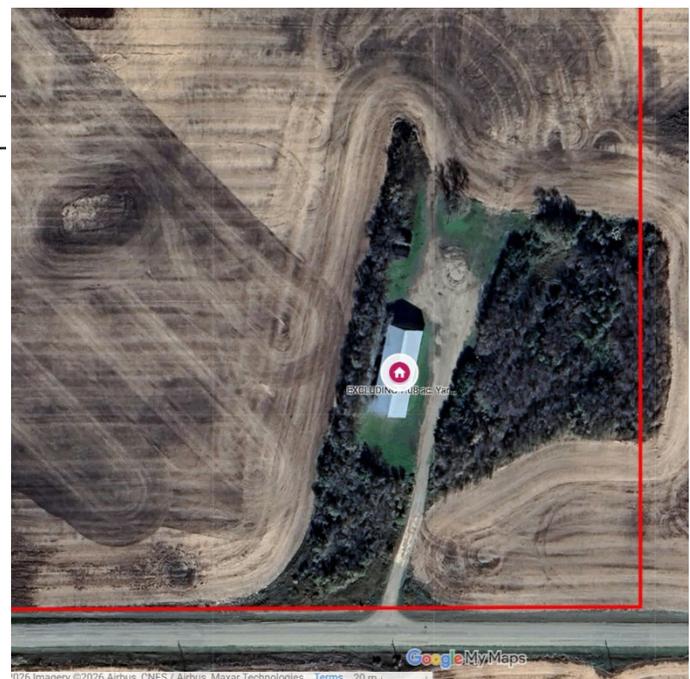
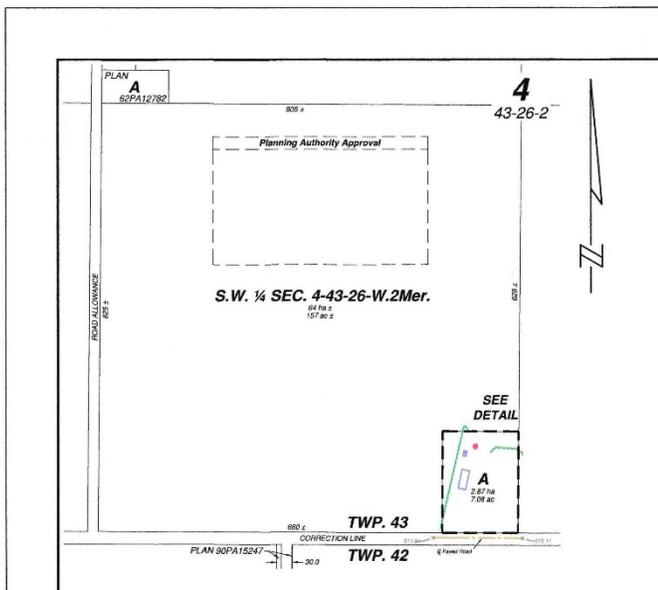
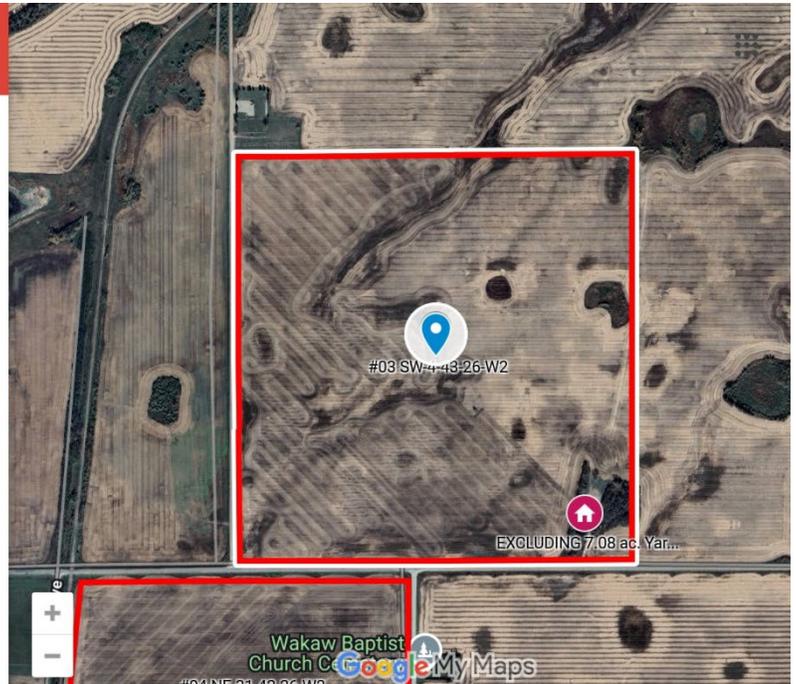
The sale of SW-4-43-26-W2 is subject to a proposed 7.08-acre yard site subdivision. The shed and yard site in the southeast corner of the parcel is **EXCLUDED** from the purchase. The Seller will subdivide the parcel at the Seller's expense and retain ownership of the parcel.

The SAMA assessment advertised is for the full quarter and does not account for the proposed subdivision. Advertised ISC title acres have been adjusted.

← #03 SW-4-43-26-W2

name
#03 SW-4-43-26-W2

description
 \$346,900 Assessed Value (2025)
 163.45 Title ac. (less 10 ac proposed subdivision)
 155 Cult. ac.
 5 Other ac.
 Soil: Blaine Lake Silty Clay Loam
 Soil Final Rating: 80.82
 Crop Ins. Class: F
 \$2,114.15 Taxes
 EXCLUDING 7.08 acres in SE corner of parcel possessing the yard site & building.
 SAMA figures are pre-subdivision.



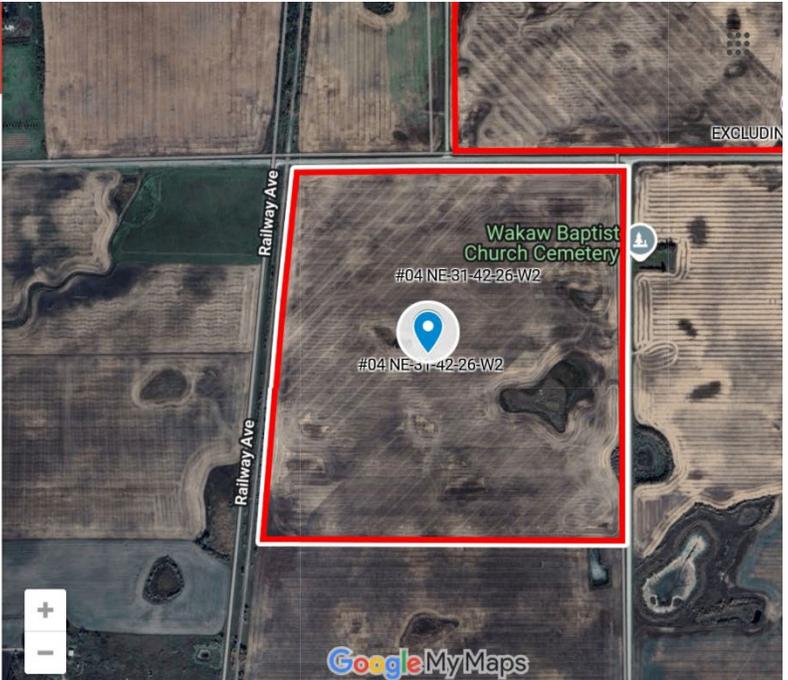
#04 NE 31-42-26-W2

GPS-measured seeded acres are 155.11 ac. (6.5 ac. more than SAMA)

← #04 NE-31-42-26-W2
📍

name
#04 NE-31-42-26-W2

description
 \$271,300 Assessed Value (2025)
 129.87 Title ac.
 122 Cult. ac.
 128.5 seeded ac (GPS)
 10 Other ac.
 Soil: Blaine Lake Silty Clay Loam
 Soil Final Rating: 80.29
 Crop Ins. Class: E
 \$1,653.26 Taxes



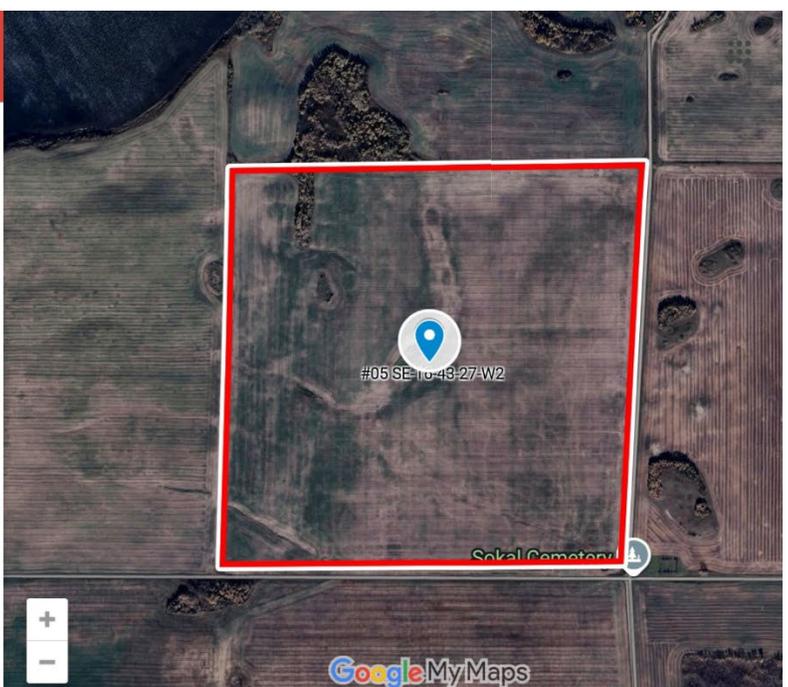
#05 SE 16-43-27-W2

GPS-measured seeded acres are 128.51 ac. (10 ac. more than SAMA)

← #05 SE-16-43-27-W2
📍

name
#05 SE-16-43-27-W2

description
 \$311,600 Assessed Value (2025)
 164 Title ac.
 155 Cult. ac.
 165.5 seeded ac (GPS)
 9 Other ac.
 Soil: Blaine Lake Loam
 Soil Final Rating: 74.27
 Crop Ins. Class: F
 \$2,100.48 Taxes



#06 NW-3-43-27-W2

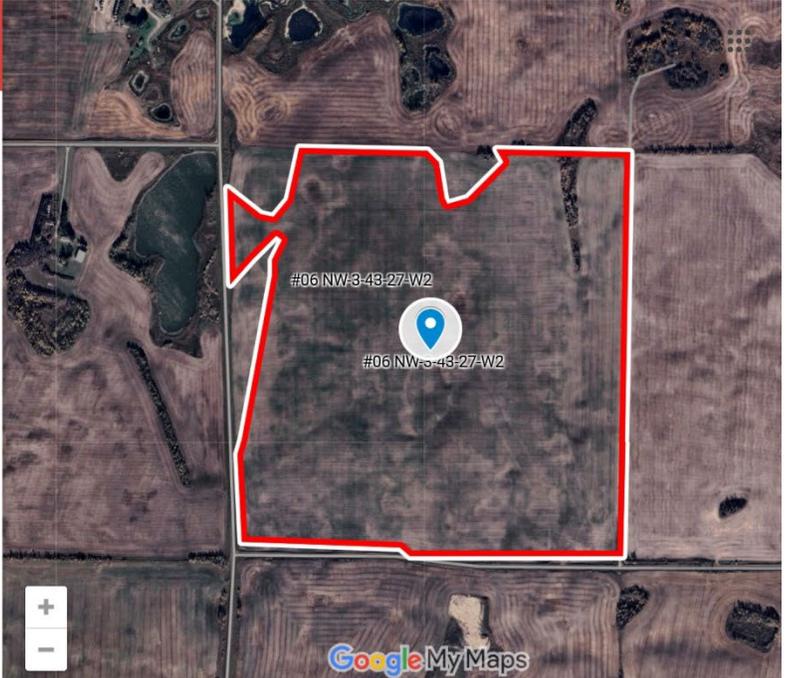
Approximately 10 acres excluded from the title were initially deemed crown water (no title exists). However, they are dry and have historically been farmed by the owner/tenant. As a result, there are approximately 10 more cultivated acres than SAMA reports.

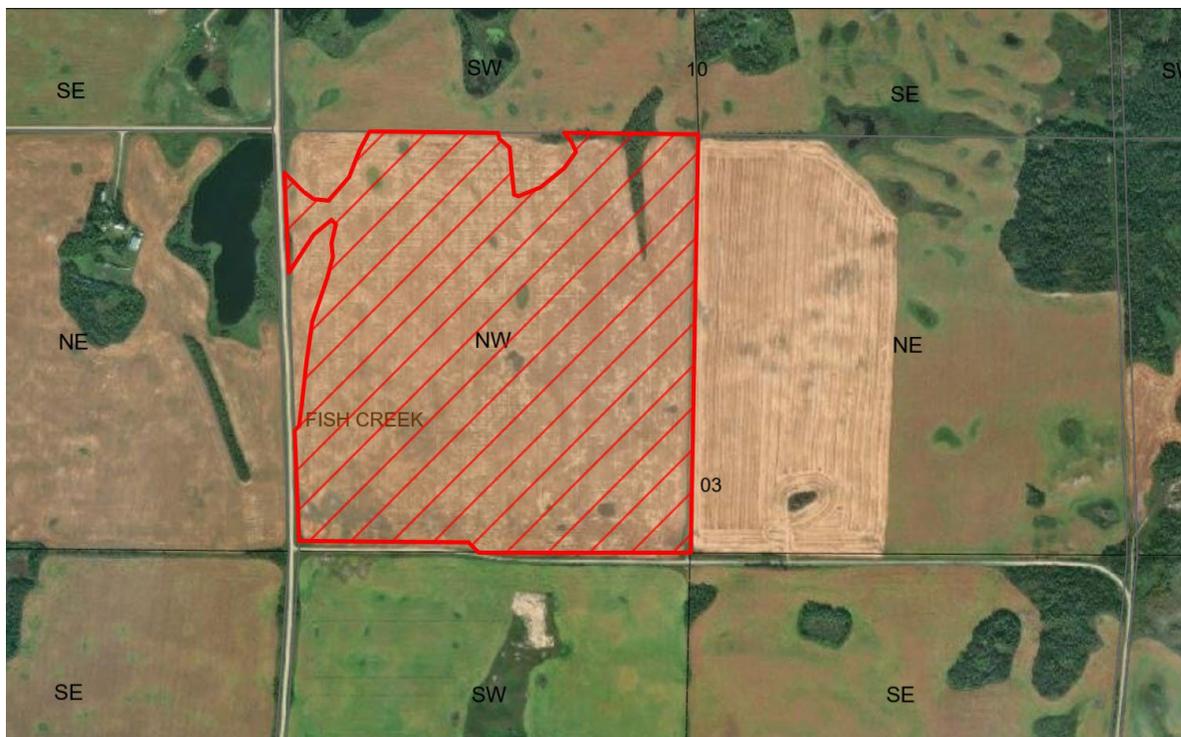
GPS-measured seeded acres are 155.11 ac. (10 ac. more than SAMA)

← #06 NW-3-43-27-W2

name
#06 NW-3-43-27-W2

description
 \$261,300 Assessed Value (2025)
 149.05 Title ac.
 145 Cult. ac.
 155.1 seeded ac (GPS)
 2 Other ac.
 Soil: Cudworth Loam
 Soil Final Rating: 67.65
 Crop Ins. Class: H
 \$1,789.54 Taxes
 Note: ~10 acres excluded from title (crown water) have historically been farmed by owner/tenant







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(306) 948-5053 Fax

Possession / Completion to be November 2, 2026

The land will be farmed by the tenant for the 2026 crop year, with vacant possession being provided to the purchaser after the 2026 harvest. Completion (payment) is scheduled for November 2, 2026, to align with possession.

Terms and Conditions of the TENDER are as follows:

1. All offers must be received by Hammond Realty by **12:00 pm Friday, April 17, 2026** (deadline).
2. All offers received are to be left open until **12:00 pm Tuesday, April 21, 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. Preference will be given to unconditional offers.
8. 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.
9. The farmland is rented for 2026. Vacant possession will be provided to the Buyer on November 2, 2026 (Completion Day).
10. Seller will keep the full 2026 rental amount.
11. Seller will be responsible for the property taxes on the property until December 31, 2026.
12. Any crop unharvested or stored on the land may be harvested and removed from the land according to the **Agricultural Leaseholds Act**.
13. The Seller's acceptance of any offer is subject to the Seller providing the Tenant with a **Right of First Refusal (ROFR)**, granting the Tenant the option to match the accepted offer on identical terms. The Tenant shall have thirty (30) days from receipt of the ROFR notice to exercise the ROFR.



Detailed Description of HEGEDUS FAMILY Farmland Property

Legal Land Description								ISC	Owner	SAMA Information								SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Seeded Acres	Total Acres	Cult. Acres	Other Acres	2025 Assessed Fair Value (AV)	2024 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	401	SE	33	42	26	2	0	159.6	153	160	153	7	\$447,400	\$329,500	Blaine Lake	Clay Loam	77.8	F	15	\$2,007.79
2	401	NW	17	43	26	2	0	155.3	141	156	147	9	\$476,800	\$351,100	Blaine Lake	Silty Clay Loam	86.2	E	15	\$2,217.39
3	401	SW	4	43	26	2	0	156.4	153	160	155	5	\$471,100	\$346,900	Blaine Lake	Silty Clay Loam	80.8	F	15	\$2,114.15
4	401	NE	31	42	26	2	7	129.9	128.5	132	122	10	\$368,400	\$271,300	Blaine Lake	Silty Clay Loam	80.3	E	15	\$1,653.26
5	402	SE	16	43	27	2	0	164.0	165.5	164	155	9	\$433,000	\$311,600	Blaine Lake	Loam	74.3	F	15	\$2,100.48
6	402	NW	3	43	27	2	51	149.1	155.1	147	145	2	\$368,900	\$261,300	Cudworth	Loam	67.7	H	15	\$1,789.54
Totals								914.2	896	919	877	42	\$2,565,600	\$1,871,700	Weighted Average Final Rating		77.8			\$11,882.61

Average per 160 acres \$446,677 \$325,867

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>