



\$76,000,000

Kamsack 11,339 acres Grain Farmland (Monette Farms)



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## Property Details

|                           |              |                            |   |
|---------------------------|--------------|----------------------------|---|
| <b>Service Type:</b>      | Listing      | <b>Rural Municipality:</b> | RM 271 Cote, RM 273 Sliding Hills,<br>RM 301 St Philips |
| <b>Closest Town:</b>      | Kamsack      | <b>Location:</b>           | Saskatchewan  |
| <b>Title Acres (ISC):</b> | 11,339       | <b>Cultivated Acres:</b>   | 9,794   |
| <b>Soil Final Rating:</b> | 71.21        | <b>Price:</b>              | \$76,000,000  |
| <b>\$/Titled Acres:</b>   | \$6,702.53   | <b>Avg AV/Qtr:</b>         | \$372,953   |
| <b>Farmland:</b>          | \$64,000,000 | <b>Improvements:</b>       | \$12,000,000  |
| <b>P/AV Multiple:</b>     | 2.42         |                            |   |
| <b>Enterprise:</b>        | Grain        |                            |   |

## Description

**IMPORTANT:** Viewings are by appointment only and made in advance. Please **do not attend the property unannounced** — this is an active farming operation and staff on site are not authorized to provide tours. To arrange a viewing, contact your Realtor or Hammond Realty, and a member of our team will accompany you on site. Thank you.

### Farmland

The Kamsack farmland offers one of the largest land bases to hit the eastern Saskatchewan market in years, concentrated in the RM of Cote No. 271 and RM of Sliding Hills No. 273, with additional parcels in the RM of St. Philips No. 301. Soil classifications range from C through J, and the land sits within easy reach of one of Canada's strongest value-added agricultural processing corridors — including canola crushing, oat milling, and pea protein processing out of nearby Yorkton. It's a scaled, well-located opportunity for an established operation or investment group looking to add productive acres in a region with strong end-market demand.

### Improvements

Anchoring the farmland is a highly developed yard site at SW-5-30-32-W1 along Highway 5, built to serve as a true operational headquarters rather than just a storage yard. The site combines a modern residence, two shops, and extensive grain and fertilizer storage, all backed by full utility service on both sides of the highway.

- 30 acres ± total yard, split between a 12-acre south bin yard and an 18-acre north main yard
- Three-phase power, natural gas, municipal water, and fibre internet on site

- 2017-built residence: 3,283 sq. ft. main floor, 4 bedrooms, 3 bathrooms, full finished basement
- 2016 main shop: 125' x 180' pre-cast concrete construction with two 5-tonne overhead cranes, in-floor heat, and a two-storey office wing with commercial kitchen and boardroom
- Second shop (2012): 37' x 48', heated, insulated, with solar panels
- Grain storage: approximately 2,498,000+/- bushels across 45 bins
- Fertilizer storage: approximately 4,266 tonnes across 28 hopper bins
- 100' truck scale with concrete ramps and digital readout

### Farmland Summary

76 Parcels

11,339+/- Title Acres (ISC)

### SAMA Information

11,364 Total Acres

9,794 Cultivated Acres

- Hay/Grass Acres

430 Native Pasture Acres

1,140 Wetland/Bush Acres

\$26,489,000 Total Assessed Value

\$372,953 Average Assessment per 160 Acres

71.2 Soil Final Rating (Weighted Average)

### Asking Price Allocation

\$12,000,000 Buildings and Improvements

\$64,000,000 Farmland Price

\$5,644 per Total acre (ISC)

\$6,535 per cultivated acre (SAMA)

2.42 times the Assessed Value

This property is one of 19 listings offered as part of the Monette Farms Ltd. portfolio — a once-in-a-generation opportunity to acquire prime Saskatchewan farmland across seven regions. Farmland of this calibre, in this quantity, rarely comes to market — and when it does, it doesn't remain available for long. Whether you're looking to add a single quarter or grow your enterprise with a significant land acquisition, parcels within this listing may be available for individual purchase.

If any of this land fits your plans, **make a strong offer and make it early**. A compelling offer can be accepted ahead of the deadline — the right deal doesn't have to wait.

View the entire Monette Farms SK portfolio here: <https://www.hammondrealty.ca/monette-farms>



# Detailed Description of Farmland Property

| Legal Land Description |       |      |      |      |      |                | ISC         | SAMA Information |             |           |               |             |                          |                  |                 |                   | SCIC  |           |
|------------------------|-------|------|------|------|------|----------------|-------------|------------------|-------------|-----------|---------------|-------------|--------------------------|------------------|-----------------|-------------------|-------|-----------|
| RM                     | Qtr.  | Sec. | Twp. | Rng. | Mer. | Ext.           | Title Acres | Total Acres      | Cult. Acres | Hay Acres | Pasture Acres | Other Acres | 2026 Assessed Fair Value | Soil Association | Soil Texture    | Soil Final Rating | Class | Risk Zone |
| 271                    | NW    | 16   | 28   | 30   | 1    | 1, 2           | 154.33      | 154              | 80          |           | 74            |             | 216,800                  | Yorkton          | Clay Loam       | 64.14             | E     | 14        |
| 271                    | NE    | 25   | 28   | 30   | 1    | 0              | 160.25      | 160              | 125         |           |               | 35          | 283,800                  | Whitewood        | Clay Loam       | 60.31             | G     | 14        |
| 271                    | NE    | 33   | 28   | 30   | 1    | 1              | 109.07      | 109              | 102         |           |               | 7           | 198,100                  | Whitewood        | Clay Loam       | 51.63             | G     | 14        |
| 271                    | NW    | 24   | 28   | 31   | 1    | 0              | 159.45      | 159              | 130         |           |               | 29          | 251,700                  | Whitesand        | Light Loam      | 51.44             | F     | 14        |
| 271                    | SH NW | 31   | 29   | 31   | 1    | 71, 72         | 79.98       | 80               | 77          |           |               | 3           | 230,900                  | Yorkton          | Clay Loam       | 79.73             | C     | 14        |
| 271                    | NE    | 23   | 28   | 32   | 1    | 0              | 160.30      | 160              | 115         |           |               | 45          | 324,900                  | Canora           | Silty Clay Loam | 75.04             | E     | 14        |
| 271                    | SW    | 31   | 28   | 32   | 1    | 0              | 160.55      | 161              | 138         |           |               | 23          | 353,100                  | Pelly            | Clay Loam       | 68.02             | F     | 14        |
| 271                    | NW    | 36   | 28   | 32   | 1    | 6              | 147.75      | 148              | 140         |           |               | 8           | 441,700                  | Canora           | Silty Clay Loam | 83.90             | D     | 14        |
| 271                    | SE    | 1    | 29   | 32   | 1    | 0              | 160.02      | 160              | 144         |           |               | 16          | 431,800                  | Canora           | Silty Clay Loam | 79.72             | E     | 14        |
| 271                    | SW    | 28   | 29   | 32   | 1    | 8              | 149.36      | 149              | 129         |           |               | 20          | 395,700                  | Canora           | Silty Clay Loam | 81.54             | E     | 14        |
| 271                    | SW    | 4    | 30   | 32   | 1    | 33             | 139.30      | 160              | 146         |           |               | 14          | 370,400                  | Black Alluvium   | Clay Loam       | 67.45             | E     | 14        |
| 271                    | SE    | 5    | 30   | 32   | 1    | 0              | 150.41      | 150              | 148         |           |               | 2           | 501,000                  | Canora           | Silty Clay Loam | 90.03             | D     | 14        |
| 271                    | SW    | 5    | 30   | 32   | 1    | 16, 0, 51      | 136.68      | 136              | 129         |           |               | 7           | 426,500                  | Canora           | Silty Clay Loam | 87.92             | D     | 14        |
| 271                    | NE    | 5    | 30   | 32   | 1    | 44             | 78.96       | 84               | 68          |           |               | 16          | 167,000                  | Black Alluvium   | Clay Loam       | 65.27             | E     | 14        |
| 271                    | SE    | 6    | 30   | 32   | 1    | 1, 2           | 107.75      | 108              | 107         |           |               | 1           | 323,100                  | Canora           | Silty Clay Loam | 80.31             | D     | 14        |
| 271                    | SW    | 6    | 30   | 32   | 1    | 3, 2           | 142.86      | 143              | 137         |           |               | 6           | 444,400                  | Canora           | Silty Clay Loam | 86.28             | E     | 14        |
| 271                    | NW    | 6    | 30   | 32   | 1    | 35             | 148.13      | 148              | 146         |           |               | 2           | 472,300                  | Canora           | Silty Clay Loam | 86.04             | E     | 14        |
| 271                    | SW    | 7    | 30   | 32   | 1    | 0              | 161.22      | 161              | 147         |           |               | 14          | 467,700                  | Canora           | Silty Clay Loam | 84.58             | E     | 14        |
| 271                    | SE    | 1    | 29   | 33   | 1    | 0              | 147.44      | 147              | 134         |           |               | 13          | 392,200                  | Canora           | Silty Clay Loam | 77.82             | D     | 14        |
| 271                    | NW    | 25   | 28   | 1    | 2    | 0              | 160.48      | 160              | 100         |           | 55            | 5           | 290,600                  | Pelly            | Clay Loam       | 69.14             | E     | 14        |
| 273                    | SW    | 26   | 28   | 1    | 2    | 0              | 159.92      | 159              | 155         |           |               | 4           | 417,400                  | Pelly            | Clay Loam       | 71.61             | G     | 14        |
| 273                    | NE    | 26   | 28   | 1    | 2    | 0              | 159.56      | 156              | 145         |           |               | 11          | 383,700                  | Pelly            | Clay Loam       | 70.36             | G     | 14        |
| 273                    | SE    | 27   | 28   | 1    | 2    | 0              | 159.74      | 160              | 150         |           |               | 10          | 404,000                  | Pelly            | Clay Loam       | 71.61             | G     | 14        |
| 273                    | NE    | 27   | 28   | 1    | 2    | 28, 29, 31, 32 | 160.04      | 160              | 150         |           |               | 10          | 404,000                  | Pelly            | Clay Loam       | 71.61             | G     | 14        |
| 273                    | NW    | 28   | 28   | 1    | 2    | 1, 2, 3, 4     | 154.40      | 153              | 80          |           | 73            |             | 221,800                  | Yorkton          | Clay Loam       | 60.20             | G     | 14        |
| 273                    | NE    | 28   | 28   | 1    | 2    | 0              | 158.57      | 160              | 130         |           |               | 30          | 311,700                  | Yorkton          | Clay Loam       | 63.71             | G     | 14        |
| 273                    | NW    | 32   | 28   | 1    | 2    | 0              | 158.09      | 158              | 100         |           | 58            |             | 290,400                  | Pelly            | Clay Loam       | 68.63             | F     | 14        |



# Detailed Description of Farmland Property

| Legal Land Description |                |      |      |      |      |                | ISC         | SAMA Information |             |           |               |             |                          |                  |              |                   | SCIC  |           |
|------------------------|----------------|------|------|------|------|----------------|-------------|------------------|-------------|-----------|---------------|-------------|--------------------------|------------------|--------------|-------------------|-------|-----------|
| RM                     | Qtr.           | Sec. | Twp. | Rng. | Mer. | Ext.           | Title Acres | Total Acres      | Cult. Acres | Hay Acres | Pasture Acres | Other Acres | 2026 Assessed Fair Value | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone |
| 273                    | SE             | 34   | 28   | 1    | 2    | 0              | 160.04      | 160              | 150         |           |               | 10          | 379,400                  | Pelly            | Clay Loam    | 67.25             | F     | 14        |
| 273                    | NW             | 34   | 28   | 1    | 2    | 0              | 156.43      | 156              | 145         |           |               | 11          | 403,500                  | Pelly            | Clay Loam    | 74.00             | E     | 14        |
| 273                    | NE             | 34   | 28   | 1    | 2    | 0              | 158.69      | 158              | 110         |           | 30            | 18          | 316,700                  | Pelly            | Clay Loam    | 72.49             | F     | 14        |
| 273                    | SE             | 35   | 28   | 1    | 2    | 5              | 152.53      | 153              | 140         |           |               | 13          | 369,200                  | Pelly            | Clay Loam    | 70.12             | F     | 14        |
| 273                    | SW             | 35   | 28   | 1    | 2    | 0              | 159.74      | 160              | 145         |           |               | 15          | 378,800                  | Pelly            | Clay Loam    | 69.45             | G     | 14        |
| 273                    | NE             | 35   | 28   | 1    | 2    | 0              | 159.02      | 159              | 150         |           |               | 9           | 387,800                  | Pelly            | Clay Loam    | 68.73             | E     | 14        |
| 273                    | SE             | 36   | 28   | 1    | 2    | 0              | 159.94      | 160              | 125         |           |               | 35          | 314,500                  | Pelly            | Clay Loam    | 66.84             | E     | 14        |
| 273                    | NW             | 36   | 28   | 1    | 2    | 0              | 159.58      | 160              | 125         |           | 20            | 15          | 328,800                  | Pelly            | Clay Loam    | 67.00             | G     | 14        |
| 273                    | NE             | 36   | 28   | 1    | 2    | 0              | 159.65      | 160              | 150         |           |               | 10          | 400,400                  | Pelly            | Clay Loam    | 70.98             | F     | 14        |
| 273                    | SW             | 2    | 29   | 1    | 2    | 0              | 158.19      | 158              | 137         |           |               | 21          | 343,300                  | Pelly            | Clay Loam    | 66.62             | F     | 14        |
| 273                    | SE             | 3    | 29   | 1    | 2    | 0              | 158.99      | 159              | 135         |           |               | 24          | 368,200                  | Pelly            | Clay Loam    | 72.49             | E     | 14        |
| 273                    | NW             | 3    | 29   | 1    | 2    | 0              | 158.20      | 158              | 150         |           |               | 8           | 371,900                  | Pelly            | Clay Loam    | 65.93             | F     | 14        |
| 273                    | NE             | 3    | 29   | 1    | 2    | 0              | 159.61      | 160              | 125         |           | 20            | 15          | 313,200                  | Pelly            | Clay Loam    | 64.24             | E     | 14        |
| 273                    | SD 1, 2, 7 (S) | 4    | 29   | 1    | 2    | 7, 31, 8, 9    | 116.26      | 113              | 80          |           | 30            | 3           | 223,200                  | Pelly            | Clay Loam    | 68.65             | E     | 14        |
| 273                    | NW             | 5    | 29   | 1    | 2    | 1, 14, 5       | 159.78      | 160              | 155         |           |               | 5           | 396,200                  | Pelly            | Clay Loam    | 67.96             | E     | 14        |
| 273                    | WH NE          | 5    | 29   | 1    | 2    | 8, 9           | 79.72       | 80               | 75          |           |               | 5           | 200,500                  | Pelly            | Clay Loam    | 71.09             | E     | 14        |
| 273                    | SE             | 6    | 29   | 1    | 2    | 1, 2           | 158.66      | 160              | 150         |           |               | 10          | 395,800                  | Pelly            | Clay Loam    | 70.17             | F     | 14        |
| 273                    | SW             | 6    | 29   | 1    | 2    | 1, 2           | 158.58      | 158              | 145         |           |               | 13          | 355,300                  | Pelly            | Clay Loam    | 65.15             | F     | 14        |
| 273                    | NW             | 6    | 29   | 1    | 2    | 65             | 154.95      | 155              | 145         |           |               | 10          | 374,100                  | Pelly            | Clay Loam    | 68.59             | F     | 14        |
| 273                    | NE             | 6    | 29   | 1    | 2    | 59, 61, 56, 57 | 159.78      | 160              | 147         |           |               | 13          | 386,800                  | Pelly            | Clay Loam    | 69.96             | F     | 14        |
| 273                    | SE             | 7    | 29   | 1    | 2    | 81, 82, 83, 84 | 158.41      | 159              | 130         |           |               | 29          | 322,800                  | Pelly            | Clay Loam    | 66.00             | F     | 14        |
| 273                    | SW             | 7    | 29   | 1    | 2    | 0              | 160.36      | 160              | 120         |           |               | 40          | 285,200                  | Pelly            | Clay Loam    | 63.13             | F     | 14        |
| 273                    | NE             | 7    | 29   | 1    | 2    | 0              | 156.79      | 157              | 130         |           |               | 27          | 303,000                  | Pelly            | Clay Loam    | 61.94             | G     | 14        |
| 273                    | SE             | 8    | 29   | 1    | 2    | 0              | 159.53      | 160              | 120         |           | 40            |             | 350,300                  | Pelly            | Clay Loam    | 69.42             | E     | 14        |
| 273                    | SW             | 8    | 29   | 1    | 2    | 7, 9           | 155.61      | 156              | 123         |           | 30            | 3           | 336,900                  | Pelly            | Clay Loam    | 65.81             | F     | 14        |
| 273                    | NW             | 8    | 29   | 1    | 2    | 0              | 159.79      | 160              | 145         |           |               | 15          | 385,900                  | Pelly            | Clay Loam    | 70.76             | E     | 14        |
| 273                    | NE             | 8    | 29   | 1    | 2    | 0              | 159.84      | 160              | 150         |           |               | 10          | 439,400                  | Pelly            | Clay Loam    | 77.89             | E     | 14        |



# Detailed Description of Farmland Property

| Legal Land Description |            |      |      |      |      |            | ISC              | SAMA Information |              |           |               |              |                          |  |                 |                   |       | SCIC      |  |
|------------------------|------------|------|------|------|------|------------|------------------|------------------|--------------|-----------|---------------|--------------|--------------------------|--|-----------------|-------------------|-------|-----------|--|
| RM                     | Qtr.       | Sec. | Twp. | Rng. | Mer. | Ext.       | Title Acres      | Total Acres      | Cult. Acres  | Hay Acres | Pasture Acres | Other Acres  | 2026 Assessed Fair Value | Soil Association                           | Soil Texture    | Soil Final Rating | Class | Risk Zone |  |
| 273                    | SE         | 10   | 29   | 1    | 2    | 86         | 157.88           | 158              | 145          |           |               | 13           | 354,400                  | Pelly                                      | Clay Loam       | 64.99             | F     | 14        |  |
| 273                    | SW         | 10   | 29   | 1    | 2    | 89         | 143.14           | 143              | 125          |           |               | 18           | 312,300                  | Pelly                                      | Clay Loam       | 66.41             | E     | 14        |  |
| 273                    | NW         | 10   | 29   | 1    | 2    | 1          | 148.43           | 148              | 138          |           |               | 10           | 367,300                  | Pelly                                      | Clay Loam       | 70.76             | F     | 14        |  |
| 273                    | SE         | 16   | 29   | 1    | 2    | 0          | 158.19           | 158              | 145          |           |               | 13           | 391,000                  | Pelly                                      | Clay Loam       | 71.70             | E     | 14        |  |
| 273                    | SW         | 16   | 29   | 1    | 2    | 0          | 159.98           | 160              | 155          |           |               | 5            | 426,900                  | Pelly                                      | Clay Loam       | 73.24             | E     | 14        |  |
| 273                    | SE         | 17   | 29   | 1    | 2    | 0          | 159.67           | 160              | 155          |           |               | 5            | 463,300                  | Pelly                                      | Clay Loam       | 79.48             | E     | 14        |  |
| 273                    | SW         | 17   | 29   | 1    | 2    | 0          | 159.70           | 160              | 155          |           |               | 5            | 463,300                  | Pelly                                      | Clay Loam       | 79.48             | E     | 14        |  |
| 273                    | NW         | 17   | 29   | 1    | 2    | 0          | 159.79           | 160              | 125          |           |               | 35           | 348,100                  | Pelly                                      | Clay Loam       | 74.00             | E     | 14        |  |
| 273                    | NE         | 17   | 29   | 1    | 2    | 1          | 149.09           | 149              | 149          |           |               |              | 423,000                  | Pelly                                      | Clay Loam       | 75.51             | E     | 14        |  |
| 273                    | SE         | 18   | 29   | 1    | 2    | 0          | 158.90           | 159              | 155          |           |               | 4            | 440,100                  | Pelly                                      | Clay Loam       | 75.51             | E     | 14        |  |
| 273                    | SW         | 18   | 29   | 1    | 2    | 10         | 160.16           | 160              | 155          |           |               | 5            | 428,000                  | Pelly                                      | Clay Loam       | 73.44             | F     | 14        |  |
| 273                    | SE         | 20   | 29   | 1    | 2    | 0          | 160.08           | 160              | 115          |           |               | 45           | 285,500                  | Pelly                                      | Clay Loam       | 65.92             | F     | 14        |  |
| 273                    | SE         | 24   | 29   | 1    | 2    | 1          | 151.54           | 150              | 135          |           |               | 15           | 424,600                  | Canora                                     | Silty Clay Loam | 83.61             | C     | 14        |  |
| 273                    | SW         | 24   | 29   | 1    | 2    | 1          | 146.36           | 149              | 124          |           |               | 25           | 397,400                  | Canora                                     | Silty Clay Loam | 85.19             | C     | 14        |  |
| 273                    | SE         | 1    | 29   | 2    | 2    | 0          | 160.07           | 160              | 140          |           |               | 20           | 349,600                  | Pelly                                      | Clay Loam       | 66.37             | F     | 14        |  |
| 273                    | SE         | 23   | 30   | 2    | 2    | 0          | 159.57           | 159              | 135          |           |               | 24           | 403,500                  | Canora                                     | Silty Clay Loam | 79.44             | E     | 14        |  |
| 273                    | LSD 13, 14 | 23   | 30   | 2    | 2    | 71, 72, 73 | 60.05            | 70               | 50           |           |               | 20           | 135,400                  | Yorkton                                    | Clay Loam       | 71.89             | G     | 14        |  |
| 273                    | NE         | 23   | 30   | 2    | 2    | 70         | 159.42           | 159              | 110          |           |               | 49           | 312,200                  | Canora                                     | Silty Clay Loam | 75.36             | G     | 14        |  |
| 301                    | NW         | 19   | 31   | 31   | 1    | 0          | 160.70           | 161              | 121          |           |               | 40           | 243,900                  | Whitewood                                  | Clay Loam       | 53.53             | H     | 14        |  |
| 301                    | NE         | 22   | 31   | 31   | 1    | 0          | 159.05           | 159              | 114          |           |               | 45           | 201,100                  | Whitewood                                  | Clay Loam       | 46.81             | J     | 14        |  |
| 301                    | NE         | 23   | 31   | 32   | 1    | 1, 2       | 159.03           | 156              | 146          |           |               | 10           | 357,500                  | Canora                                     | Clay Loam       | 65.11             | D     | 14        |  |
| 301                    | SE         | 24   | 31   | 32   | 1    | 20         | 27.70            | 64               | 48           |           |               | 16           | 112,800                  | Pelly                                      | Clay Loam       | 62.44             | E     | 14        |  |
| 301                    | SW         | 24   | 31   | 32   | 1    | 21         | 36.72            |                  |              |           |               |              |                          |  |                 |                   | D     | 14        |  |
| <b>Totals</b>          |            |      |      |      |      |            | <b>11,338.50</b> | <b>11,364</b>    | <b>9,794</b> | <b>0</b>  | <b>430</b>    | <b>1,140</b> | <b>26,489,000</b>        | <b>Weighted Average Final Rating 71.21</b> |                 |                   |       |           |  |

Average per 160 acres 372,953



## Detailed Description of Farmland Property

### **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>

# MONETTE FARMS LTD.

## KAMSACK YARD SITE · SW-5-30-32-W1

Highway 5 West of Kamsack, Saskatchewan · 30 acres ± total yard (12 ac south / 18 ac north)

### SITE SERVICES & YARD

#### North Side (Main Yard)

- 3-phase power (75 kVA transformer)
- Natural gas service
- Municipal water
- Fibre internet
- Septic tank & mound (residence)
- Septic tank (shop)
- Water well (northwest of farm shop)
- 58,000-gallon spray water tank
- Extensive graveled yard
- Landscaping, planted trees & lawn (residence)

#### South Side (Bin Yard — Highway 5)

- Two 3-phase electrical services
- Natural gas service
- 100' truck scale with concrete ramps & digital readout
- Extensive graveled surface
- Yard split from Shop/Residence by Highway 5

### BUILDINGS

#### Farm Shop (2016)

- Pre-cast concrete construction
- Main shop: 125' × 180'
- Two 5-tonne overhead cranes on rollers (full shop travel)
- Airlines throughout; in-floor drains; in-floor heat
- Overhead doors: multiple 26' doors on all four sides, with 2 on the North and 2 on the South having a removable Pillar allowing expansion to accommodate pulling a folded air drill into the shop which can then be unfolded once in the shop; plus two 16' doors (north & south)
- 24,000-gallon water tank inside shop
- Office wing: 60' × 50', two-storey, forced air heat
- Main floor: 3 offices, lunchroom, commercial kitchen (island, commercial cooktop, deep fryer, commercial sink), washrooms
- Upper floor: 2 offices, 2 bedrooms, bathroom, boardroom, storage room
- Finishes: polished concrete (main floor), vinyl plank (upper); T-bar ceilings

#### Shop (2012)

- Metal-clad exterior; 37' × 48'
- 14' ceiling; concrete floor; insulated & sheeted; heated
- 12' automatic overhead door
- Solar panels (south roof slope): rated for 1,250 kWh/month

#### Residence (2017)

- Nova Brick exterior; asphalt shingle roof; unique 'U'-shaped design
- Main floor: 3,283 sq. ft. — 4 bedrooms, 3 bathrooms, open kitchen/dining/living, mud room
- Kitchen: upgraded cabinets, stone countertops, large island, cook top, double ovens, pantry
- Living room: gas fireplace, vaulted ceiling, walkout to enclosed outdoor courtyard
- Master suite: 5-piece ensuite with steam shower, walk-in closet, sitting area; vaulted ceiling
- Attached garage: 1,295 sq. ft. — painted walls/floors, 3 automatic overhead doors, cupboards
- Basement (full): 1,442 sq. ft. — family room with full bar & fireplace, playroom, office, 2 bedrooms, bathroom; in-floor heat; cork/carpet/tile flooring
- Crawl space: 1,218 sq. ft. — utilities and storage

## GRAIN & FERTILIZER STORAGE

| Qty | Make           | Unit Size     | Type                        | Aeration / Heat               |
|-----|----------------|---------------|-----------------------------|-------------------------------|
| 2   | Westeel        | 170,000 bu    | Flat bottom, concrete floor | Floor aeration & propane heat |
| 8   | Westeel        | 115,000 bu ea | Flat bottom, concrete floor | Aeration                      |
| 10  | Westeel        | 67,500 bu ea  | Flat bottom, concrete floor | Aeration                      |
| 7   | Westeel        | 50,000 bu ea  | Flat bottom, concrete floor | Aeration                      |
| 1   | Westeel        | 15,000 bu     | Flat bottom, concrete floor | Floor aeration & NG heat      |
| 3   | Brock          | 27,000 bu ea  | Flat bottom, concrete floor | Floor aeration & NG heat      |
| 6   | Bridgeview     | 10,000 bu ea  | Hopper bin                  | Aeration                      |
| 2   | Behlen         | 8,500 bu ea   | Hopper bin                  | Aeration                      |
| 1   | Twister        | 7,500 bu      | Hopper bin                  | Aeration                      |
| 5   | Behlen         | 6,500 bu ea   | Hopper bin                  | Aeration                      |
| 6   | Westeel 1620F  | 136 tonne ea  | Fertilizer hopper bin       | —                             |
| 6   | Meridian 1820F | 175 tonne ea  | Fertilizer hopper bin       | —                             |
| 16  | QAM            | 150 tonne ea  | Fertilizer hopper bin       | —                             |

**Total estimated grain storage capacity: ±2,498,000 bu · Total fertilizer capacity: ±4,266 tonnes**

## BUYER'S DUE DILIGENCE

All information regarding buildings, improvements, grain storage, fertilizer storage capacities, equipment makes, models, dimensions, and measurements has been obtained from sources believed to be reliable, including information provided by or on behalf of the Seller. Neither the Seller, the Monitor, Hammond Realty, nor any of their respective agents, employees, or advisors make any representation or warranty, express or implied, as to the accuracy or completeness of this information. All figures are approximate. Prospective purchasers are solely responsible for conducting their own independent inspection, measurement verification, and due diligence with respect to all improvements and equipment prior to submitting an offer. This feature sheet is provided for informational purposes only and does not form part of any agreement for purchase and sale.

















