



HAMMONDTM
REALTY

\$76,000,000

Kamsack 11,339 acres Grain Farmland (Monette Farms)



Wade Berlinic

Wade.Berlinic@HammondRealty.ca
(306) 641-4667
HammondRealty.ca



Dallas Pike

Dallas.Pike@HammondRealty.ca
(306) 500-1407
HammondRealty.ca

Property Details

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

Select the **Farmland** tab above for a complete list of legal land descriptions.

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, 1442 sqft finished basement
- 2016 main shop: 125' × 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' × 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

Select the **Improvements** tab above for a complete list.

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
Totals							11,338.50	11,364	9,794	0	430	1,140	26,489,000	Weighted Average Final Rating 71.21				

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/>

Parcel Crop Insurance Rating

<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	Aeration
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.

















