



# HAMMOND

REALTY

\$350,000

Climax Elevator



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Opportunity to acquire a fully serviced grain elevator and seed cleaning facility located in the Village of Climax, Saskatchewan, situated on 4.01 acres and connected to the Great Western Railway with a 26-car spur receiving weekly rail service. Originally constructed in 1967 with approximately 100,000 bushels of storage capacity and expanded in 1977 with a 50,000-bushel annex, the facility offers approximately 150,000 bushels of total storage supported by two steel bucket elevators, three unloading pits, and a 62' scale.

The site has been operated as a seed cleaning and specialty crop handling facility and includes a gravity table, indent cylinder, air screen cleaner, and spiral separation equipment. Adjacent to the elevator is a dedicated rail loading system featuring six 4,000-bushel hopper-bottom bins with electric load-out and Batco under-mount drag conveyor, providing efficient railcar loading capability.

Additional infrastructure includes a seed treating setup equipped with three bins (two 2,200 bushel smooth-wall bins with aeration), fertilizer drum blender, and conveyor unload system. A heated shop located on a nearby town lot offers convenient space for equipment storage and maintenance.

Optional equipment available with the sale includes a forklift, 3-ton grain truck, Batco 13' x 75' conveyor, Batco transfer conveyor, and bagging machine with scale for 50 lb bagging operations.

This property presents multiple business opportunities including mustard cleaning, specialty crop handling, seed treating, custom seed cleaning services, and grain export logistics utilizing the active rail spur.



# Detailed Description of Farmland Property

| Legal Land Description |      |                                 |      |      |      |      | ISC         | SAMA Information |             |           |               |             |                          |                  |                                      |                   | VC             |                   |  |
|------------------------|------|---------------------------------|------|------|------|------|-------------|------------------|-------------|-----------|---------------|-------------|--------------------------|------------------|--------------------------------------|-------------------|----------------|-------------------|--|
| RM                     | Qtr. | Sec.                            | Twp. | Rng. | Mer. | Ext. | Title Acres | Total Acres      | Cult. Acres | Hay Acres | Pasture Acres | Other Acres | 2025 Assessed Fair Value | Soil Association | Soil Texture                         | Soil Final Rating | Property Taxes |                   |  |
| VC                     |      | Blk/Par B-Plan 74SC12935        |      |      |      | 0    | 1.57        | 0                |             |           |               |             |                          | 54,000           |                                      |                   |                | \$2,294.64        |  |
| VC                     |      | Blk/Par C-Plan 74SC12935        |      |      |      | 0    | 0.19        | 0                |             |           |               |             |                          |                  |                                      |                   |                |                   |  |
| VC                     |      | Blk/Par E-Plan 74SC12935        |      |      |      | 0    | 0.36        | 0                |             |           |               |             |                          |                  |                                      |                   |                |                   |  |
| VC                     |      | Blk/Par F-Plan 74SC12935        |      |      |      | 0    | 0.96        | 0                |             |           |               |             |                          |                  |                                      |                   |                |                   |  |
| VC                     |      | Blk/Par D-Plan 74SC12935        |      |      |      | 0    | 0.93        |                  |             |           |               |             |                          | 94,800           |                                      |                   |                | \$3,880.73        |  |
| VC                     |      | Lot 5-Blk/Par 15-Plan 62SC00768 |      |      |      | 0    | 0.22        | 0                |             |           |               |             |                          | 7,000            |                                      |                   |                | \$1,231.50        |  |
| VC                     |      | Lot 6-Blk/Par 15-Plan 62SC00768 |      |      |      | 0    | 0.21        | 0                |             |           |               |             |                          |                  |                                      |                   |                |                   |  |
| VC                     |      | Lot 7-Blk/Par 15-Plan 62SC00768 |      |      |      | 0    | 0.24        | 0                |             |           |               |             |                          |                  |                                      |                   |                |                   |  |
| <b>Totals</b>          |      |                                 |      |      |      |      | <b>4.68</b> | <b>0</b>         | <b>0</b>    | <b>0</b>  | <b>0</b>      | <b>0</b>    | <b>0</b>                 | <b>155,800</b>   | <b>Weighted Average Final Rating</b> |                   |                | <b>\$7,406.87</b> |  |

## 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)

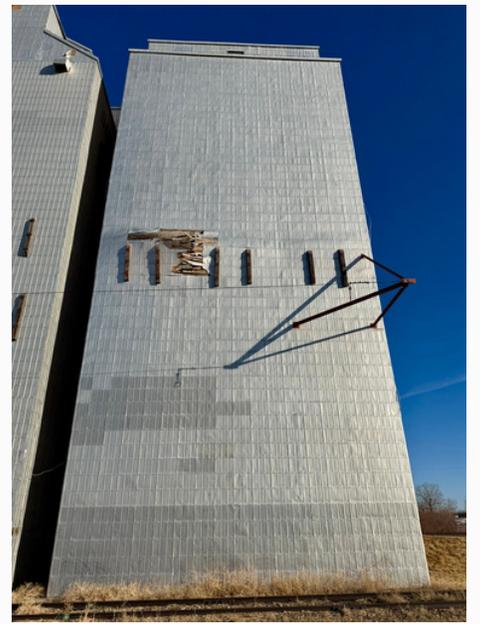
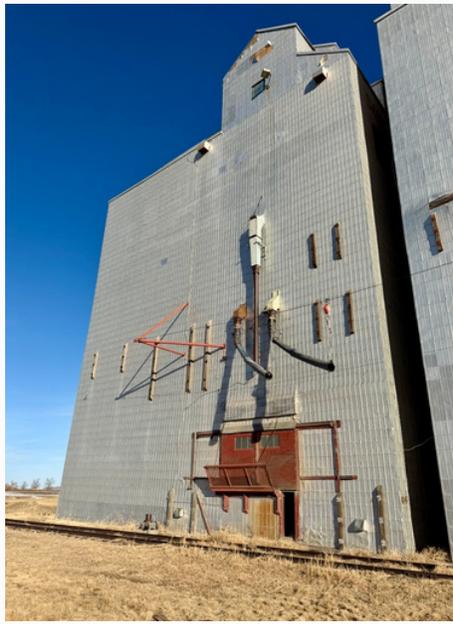
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as 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>









Google Earth

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400 ft

