



# HAMMOND REALTY

\$3,000,000

McLeod Ranch - 1,268 acres



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Welcome to the scenic ranch lands of Southwestern Saskatchewan. Located just 13 miles southeast of Gull Lake (population 908) on a well-maintained gravel road off a secondary highway, this historic working ranch offers a rare opportunity to own a productive mixed farming and cattle operation.

Tucked into a picturesque valley is the well-kept yard site featuring a 1,044 sq. ft., 3-bedroom home, barn, corrals, and supporting outbuildings designed for a functional livestock operation.

The property spans eight quarters of strategically located land in the RM of Webb No. 138, including five deeded quarters and three provincial Crown lease quarters, totaling 1,262 acres. The Crown lease land is currently leased, and the successful buyer will have the opportunity to apply to Saskatchewan's Ministry of Agriculture to have the leases transferred, subject to approval. The property also benefits from five surface leases providing additional annual revenue.

Infrastructure is well established with ample fresh water, power service, maintained fencing, cattle guards, hydrants, water troughs, and working corrals, making this a ready-to-operate ranch setup. The area is also known for sand and gravel deposits, and the property may present future aggregate resource potential, subject to buyer verification.

#### House Updates & Improvements

- 2024 – New siding, most windows, and doors
- 2022 – New shingles, fascia, and soffit
- 2021 – New basement bathroom with shower and updated electrical panel
- Reverse osmosis and water softener systems
- High-efficiency furnace

Land is available for the 2026 growing season.

This is a great opportunity to acquire a productive ranch with strong infrastructure, reliable water, revenue potential from surface leases, and possible long-term resource value in a beautiful valley setting.

#### Farmland & Price Summary

8 parcels  
1,268 title acres (ISC)  
190 reported seeded acres

#### SAMA Information

1,262 total acres  
241 cultivated acres  
23 arable hay/grass acres  
998 native pasture acres  
\$1,376,200 total 2025 assessed value (AV)  
\$174,527 average assessment per 160 acres  
62.7 soil final rating (weighted average)



# Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
138	SE	4	12	18	W3	0,3	158.6		159	0	15	144		\$122,000	Amulet	Clay Loam	44.1	G	10	\$245.81
138	SW	4	12	18	W3	0,3	155.1		154	15	8	131		\$151,900	Amulet	Clay Loam	62.5	NR		\$306.06
138	NW	3	12	18	W3	1,2	155.7	75	156	76	0	80		\$236,000	Amulet	Silty Clay Loam	64.0	G	10	\$475.51
138	NE	4	12	18	W3	0	160.0	35	160	42	0	118		\$187,700	Amulet	Clay Loam	64.0	G	10	\$378.19
138	NW	4	12	18	W3	0	160.5	80	160	108	0	52		\$307,200	Amulet	Silty Clay Loam	64.0	G	10	\$756.52
138	SW	2	12	18	W3	0,1	159.5		154	0	0	154		\$126,200	Amulet	Clay Loam		J	10	\$254.28
138	SE	3	12	18	W3	0	159.5		160	0	0	160		\$123,100	Amulet	Clay Loam		NR		\$248.03
138	SW	3	12	18	W3	0	159.3		159	0	0	159		\$122,100	Amulet	Clay Loam		NR		\$246.02
<b>Totals</b>							<b>1,267.9</b>	<b>190</b>	<b>1,262</b>	<b>241</b>	<b>23</b>	<b>998</b>	<b>0</b>	<b>\$1,376,200</b>	<b>Weighted Average Final Rating 62.7</b>					<b>\$2,910.42</b>

Average per 160 acres \$174,527

## 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>

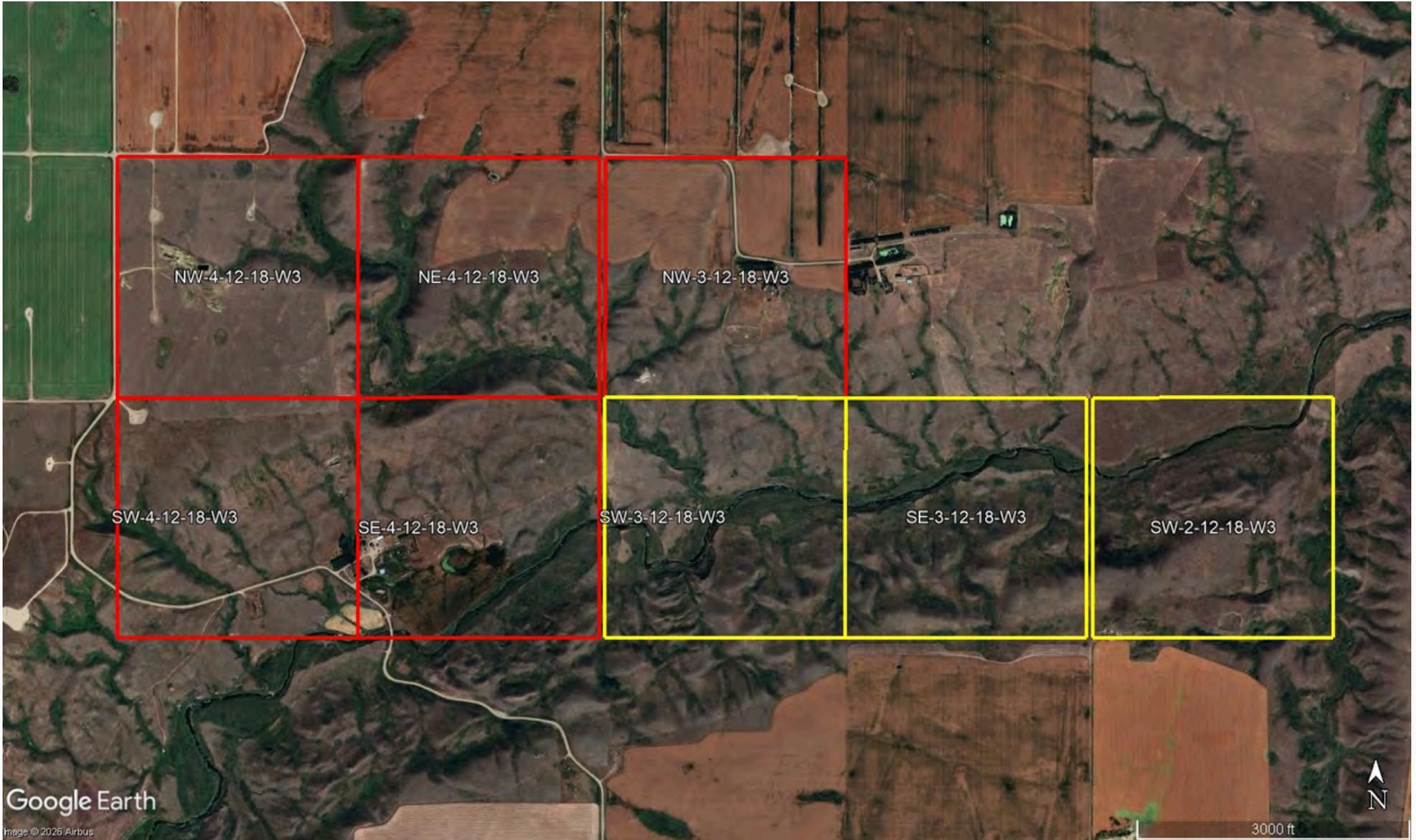












NW-4-12-18-W3

NE-4-12-18-W3

NW-3-12-18-W3

SW-4-12-18-W3

SE-4-12-18-W3

SW-3-12-18-W3

SE-3-12-18-W3

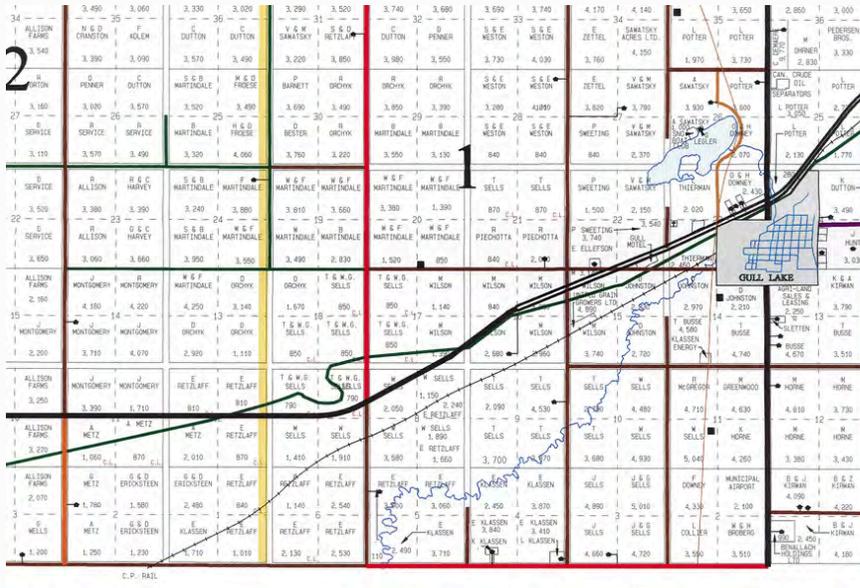
SW-2-12-18-W3

Google Earth

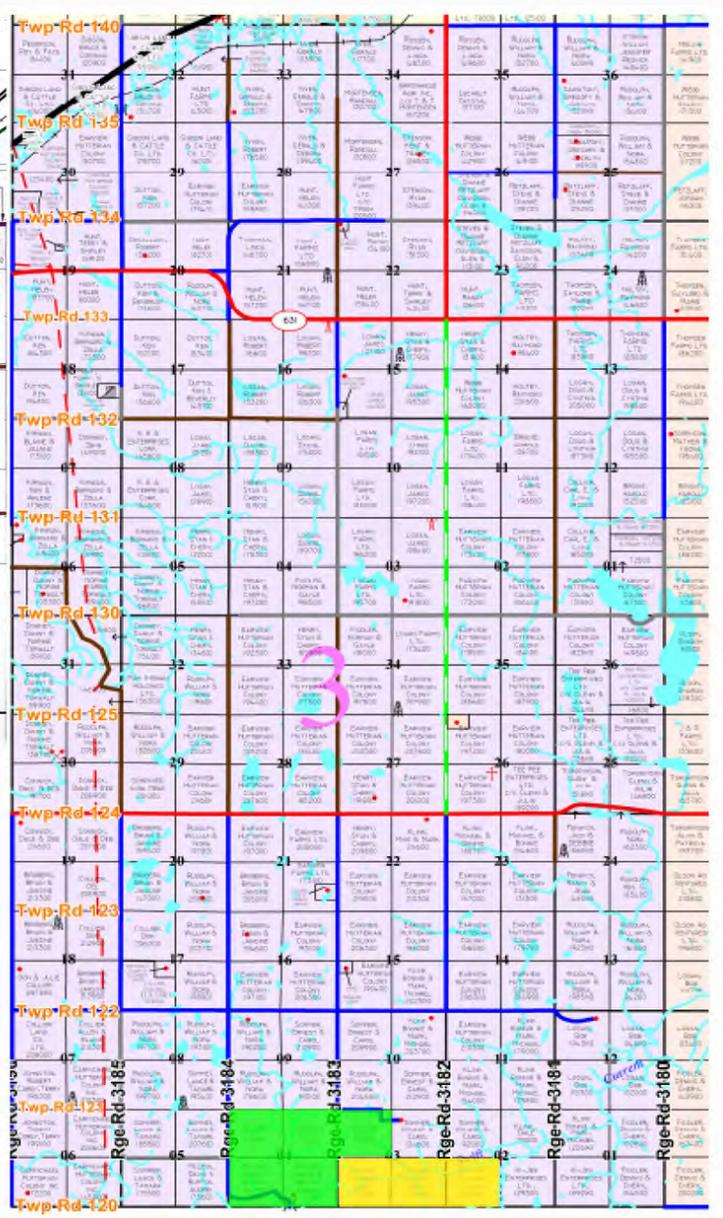
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3000 ft





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Range 18