



HAMMOND REALTY

\$2,300,000

RM 344 Osler 68.7 acres Farmland House & Dairy Barn



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RM 344 Osler 68.7 acres Farmland with House & Dairy Barn

This property offers unlimited potential. Prime location just 15 minutes north of Saskatoon near the village of Rosthern. Previously used as a dairy, it is fully equipped to be operational again with all dairy equipment still in place and a permit for 300 animal units. The 68.69-acre parcel offers 55 cultivated acres, as per seller, a 122' x 180' barn, a heifer facility and calf barn, 72' x 80', cattle shelters and corrals, and a 1,621 square feet modern three-bedroom home. Additional land is available to rent nearby.

The main barn was built in 2011 and offers 138 stalls and office area, natural gas furnace, boiler, and city water, plus three Lely A4 milk robots. Heifer facility offers large straw pack area, feed alley, heated waterers, and individual pens. The attached calf barn features a Lely computerized robot milk feeder and straw pack. 19-ton hopper bin is attached to the barn plus 3,000-gallon milk tank. Backup power for the barn comes from a 60kVA diesel generator, which also supplies backup power to the house. The seller can point buyers in the right direction to help the buyers get quota, understand their operating system, or help in any way that he can. He has contacts in the industry to help.

The house was built in 2020 and offers three bedrooms, three bathrooms, home office space, a detached two-car garage, and large deck. Kitchen with stainless steel appliances and granite countertops. Natural gas furnace and water are in a cistern. City water to barn.

PT NE 16-39-4 W3

Farmland & Price Summary

1 parcel
69 title acres (ISC)

SAMA Information

69 total acres
62 cultivated acres
7 wetland/bush acres
\$107,200 total 2025 assessed value (AV)
\$248,580 average assessment per 160 acres
46.0 soil final rating (weighted average)

\$2,300,000 Farmland Price



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information							SCIC		RM		
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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
344	Blk/Par A-Plan 101677204 Ext 82						68.7	69	62	0	0	7	\$107,200	Whitesand	Gravelly Loam	46.0	K	18	\$4,084.00
Totals							68.7	69	62	0	0	7	\$107,200	Weighted Average Final Rating 46.0					\$4,084.00

Average per 160 acres **\$248,580**

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.

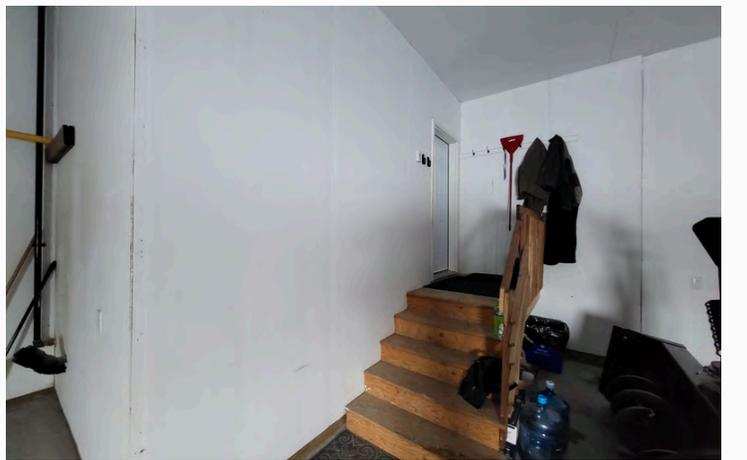
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

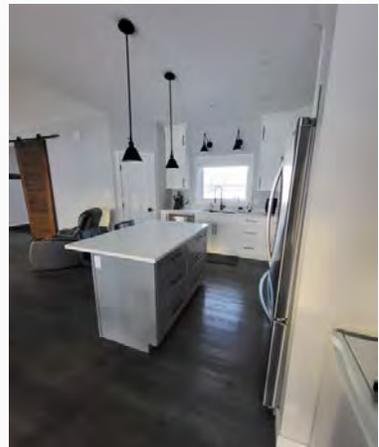
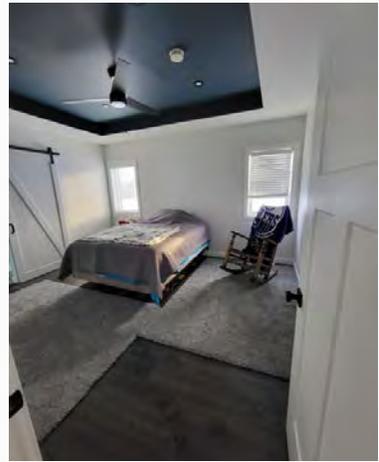
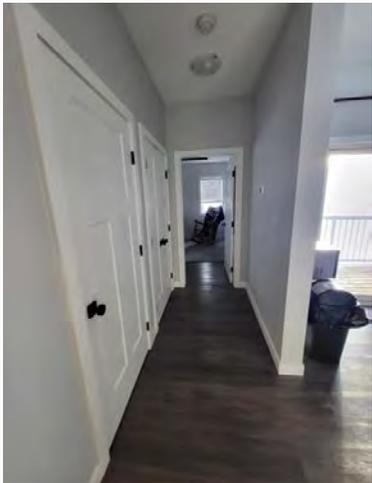
Saskatchewan Crop Insurance Corporation (SCIC)

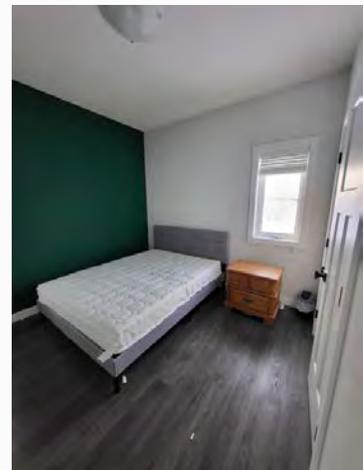
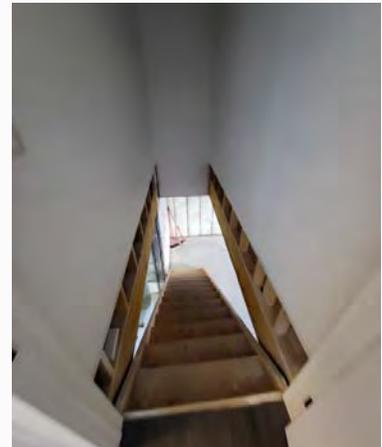
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

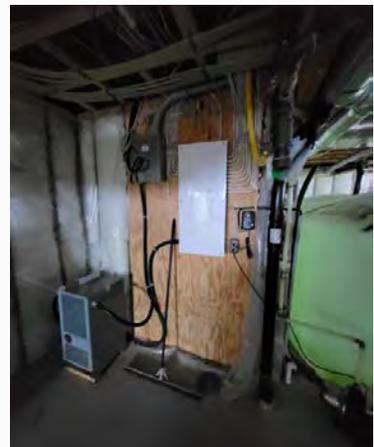
[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/) <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

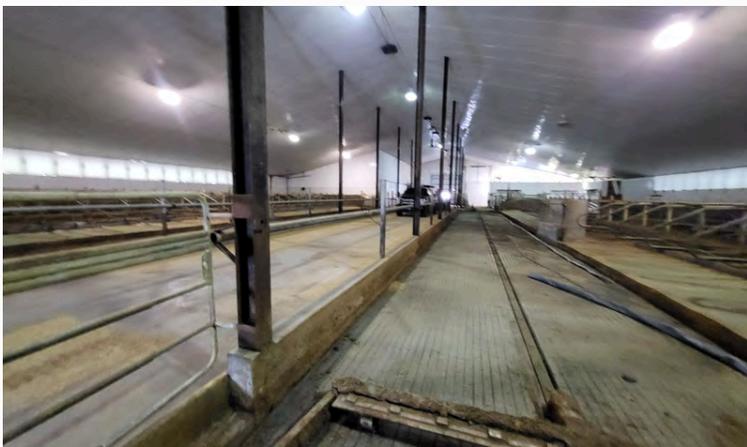
[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>



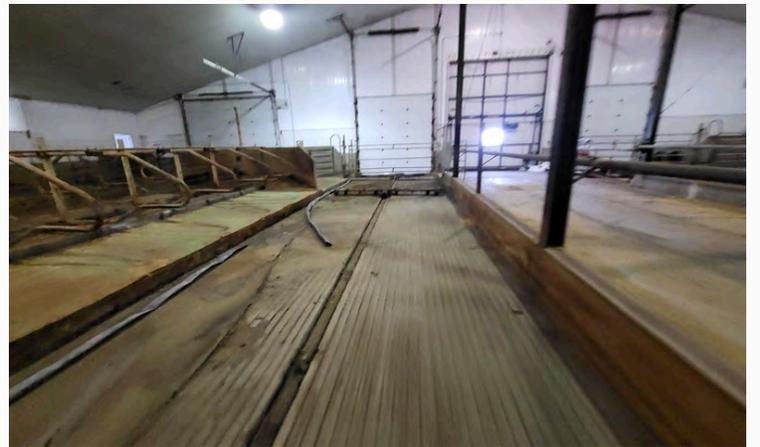


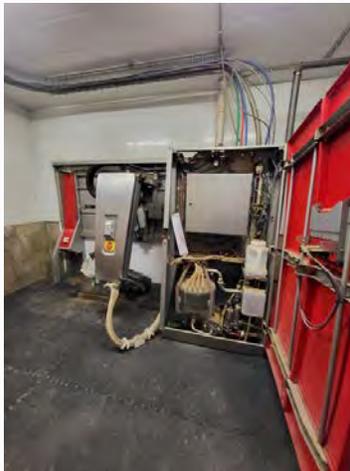
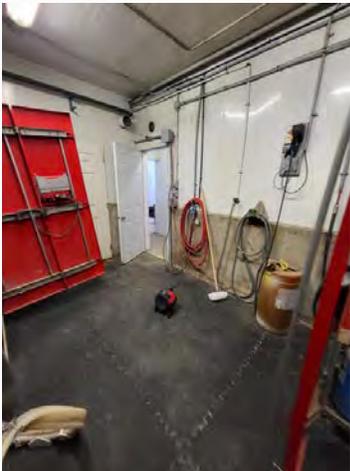
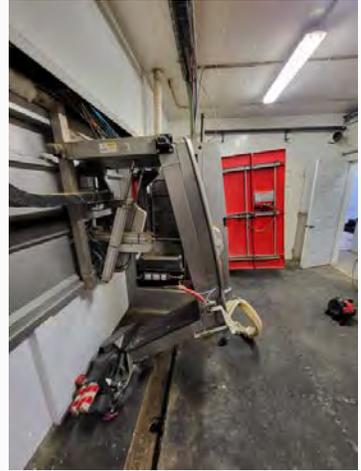
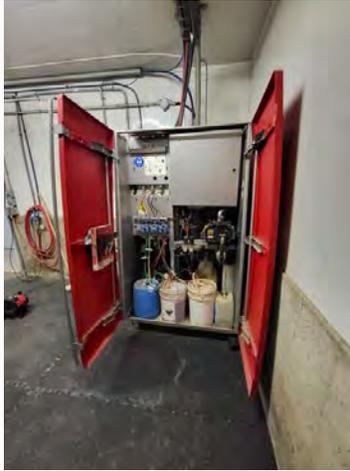
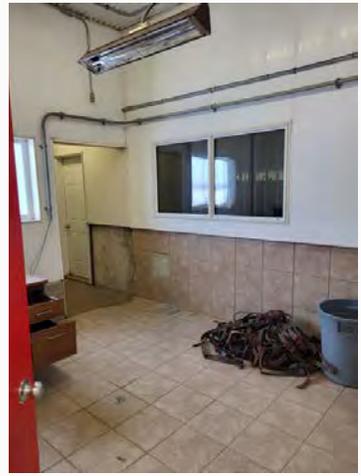


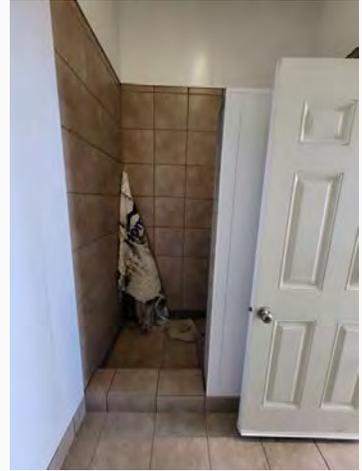
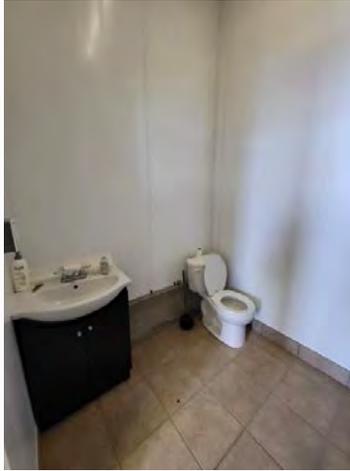
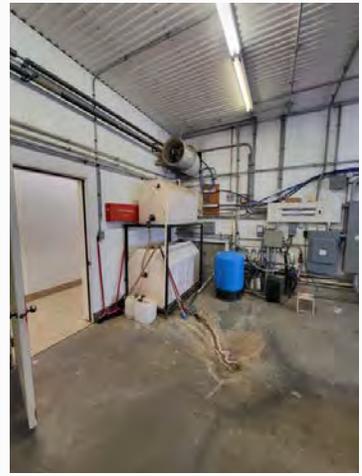














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Google Earth

Image © 2026 Airbus

1000 ft

