

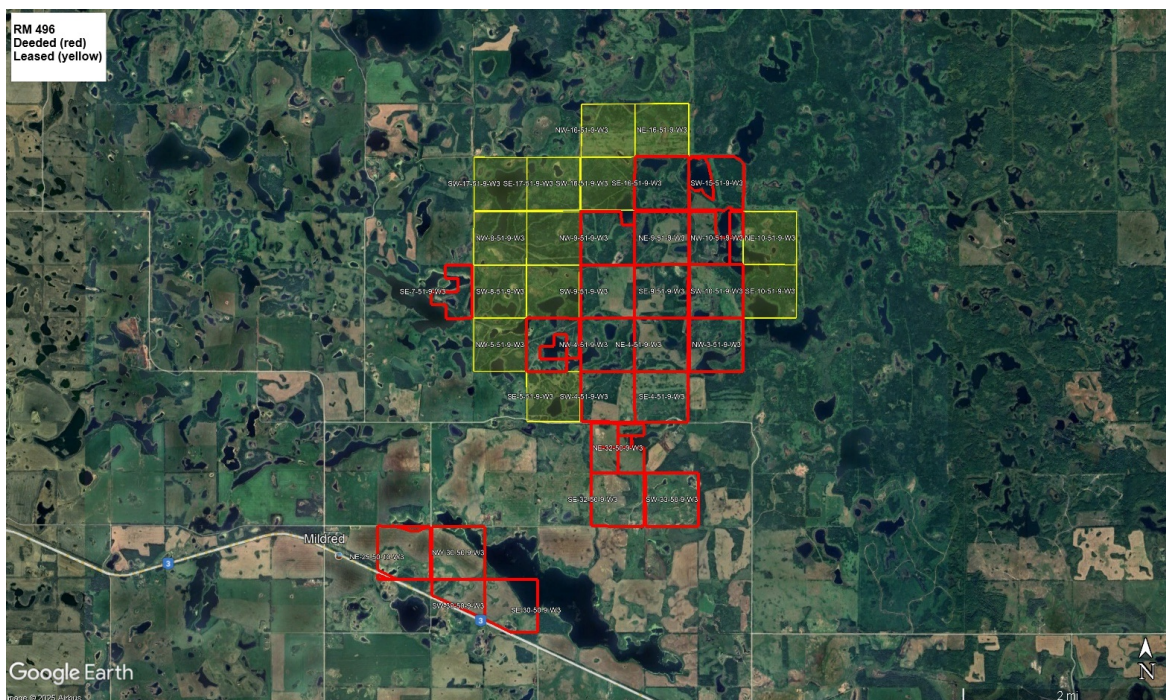


# HAMMOND REALTY

**\$8,750,000**

Mildred Grain and Pastureland

(3,183 Deeded and 2,072 Crown Lease Acres)



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## **Exceptional Mixed Farm & Ranch Package – Highly Productive Land with Extensive Infrastructure**

This impressive agricultural package offers a rare blend of high-quality cultivated acres, well-managed pasture, abundant water, and valuable improvements—all in one contiguous operation designed for efficiency, productivity, and long-term value.

### **Farmland Summary**

22 parcels  
3,183 title acres (ISC)  
561 reported seeded acres

#### **SAMA Information**

3,182 total acres  
817 cultivated acres  
135 arable hay/grass acres  
1,890 native pasture acres  
340 wetland/bush acres  
\$2,761,300 total 2025 assessed value (AV)  
\$138,854 average assessment per 160 acres  
46.5 soil final rating (weighted average)

### **Farmland Summary (Leased)**

13 parcels  
2,072 title acres (ISC)

#### **SAMA Information**

2,068 total acres  
1,912 native pasture acres  
156 wetland/bush acres  
\$1,066,600 total 2025 assessed value (AV)  
\$82,533 average assessment per 160 acres

### **Land & Fencing**

- Approximately 31 miles of 5-wire barbed fence plus 1 mile of 4-wire cross-fencing.
- Pasture is divided into 10 well-planned paddocks, ideal for rotational grazing.
- Several culvert crossings over creeks, streams, and natural waterways.
- 10 large dugouts along with numerous lakes and sloughs providing excellent water supply.
- Multiple miles of access trails tying the entire property together, plus RM road access.
- Approximately 150 acres of seeded trails, alleyways, fence lines, and cleared areas.
- Approximately 422 acres of tame grass, with the balance in native grass, sloughs, lakes, and bush pasture.



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### **Cultivated Acres**

- 561 acres were cultivated in 2025 and are ready to seed in spring.
- Strong crop history:
  - Canola yields averaging 60 bu/ac
  - HRS wheat averaging 75 bu/ac
  - CPS wheat averaging 100 bu/ac
  - Worst oat crop recorded at 150 bu/ac

### **Grazing Capacity**

With its extensive paddock system, water supply, and forage base, the property can comfortably support:

- 500 cow-calf pairs, or
- 1,000+ yearlings most years

### **Buildings & Improvements**

- 40' x 80' Heated Shop  
Cement floor, wood construction on grey beam, metal clad/roof, 110V & 220V power, natural gas forced-air heat, fully insulated and lined. Includes water, iron-eater, and softener—set up for washing equipment.
- 60' x 150' x 20' Cold Storage Building (2024)  
Pole-shed style with gravel floor, power and water near the building, two 40' x 20' sliding door openings plus walkthrough door. Ideal for large equipment or could be adapted as a calving barn.
- Drive-Over Scale  
Configured for cattle and grain; can weigh a fully loaded B-Train by groups of axels.

### **Optional Grain & Fertilizer Storage (must be moved; previously on rented land)**

- 3 × 7,500 bu hoppers with air
- 1 × 7,000 bu hopper with air
- 3 × 5,800 bu hoppers with air
- 5 fertilizer bins, 150-ton each
- 4 smooth-wall fertilizer/seed bins, 2,000 bu each
- 1 × 4,000 bu hopper (no air), 1 never used
- 1116 GSI grain dryer

### **Additional Value Features**

- Beautiful mix of hills, open flats, lakes, and natural habitat—scenic and functional.
- Probable future oil or gas development—a test well on the property returned positive.
- Significant gravel potential with two known large deposits on the farm.



## Detailed Description of Farmland Property (Deeded)

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 (2025)	
496	NW	30	50	9	3	0	157.4	120	157	112	0	0	45	\$281,900	Makwa	Loam	67.3	G	22	\$1,061.28	
496	SE	30	50	9	3	14	149.4	65	149	69	0	0	80	\$147,500	Makwa	Loam	56.9	G	22	\$454.34	
496	SW	30	50	9	3	15	83.7	55	84	43	0	41	0	\$117,800	Makwa	Loam	59.4	G	22	\$443.49	
496	NE	32	50	9	3	<sup>16,17,18,19,20</sup>	139.0	80	139	0	97	25	17	\$183,600	Lorenzo	Clay Loam	46.0			\$691.21	
496	SE	32	50	9	3	0	158.7	75	159	114	0	42	3	\$238,500	Lorenzo	Loam	50.4	H	22	\$1,293.67	
496	SW	33	50	9	3	0	159.3	76	159	93	0	36	30	\$203,800	Lorenzo	Loam	52.1	H	22	\$767.26	
496	NW	3	51	9	3	0	160.8		161	9	0	133	19	\$86,800	Meeting Lake	Loam	37.0	J	22	\$267.36	
496	NW	4	51	9	3	0	161.5		161	0	0	120	41	\$67,300	Lorenzo	Loam	0.0	**		\$207.30	
496	NE	4	51	9	3	0	161.5		161	49	0	98	14	\$123,600	Meeting Lake	Loam	37.3	J	22	\$380.72	
496	SW	4	51	9	3	0	152.2		152	33	0	109	10	\$115,400	Lorenzo	Loam	43.5	J	22	\$355.47	
496	SE	4	51	9	3	0	152.9		153	0	0	153	0	\$85,200	Lorenzo	Loam	0.0	J	22	\$262.43	
496	NE	5	51	9	3	<sup>30,31,32,33,34,35,36</sup>	119.7		120	0	0	120	0	\$66,800	Lorenzo	Loam	0.0	**		\$205.76	
496	SE	7	51	9	3	<sup>23,24,25,26</sup>	80.4		80	72	0	0	8	\$40,200	Lorenzo	Loam	0.0	**		\$184.36	
496	NW	9	51	9	3	<sup>32,33,34,35,36</sup>	151.5		151	0	0	151	0	\$84,100	Meeting Lake	Loam	0.0	**		\$259.04	
496	NE	9	51	9	3	0	161.5		161	0	38	110	13	\$115,300	Meeting Lake	Loam	37.3	J	22	\$355.16	
496	SW	9	51	9	3	0	161.7		161	76	0	85	0	\$149,900	Meeting Lake	Loam	35.8	J	22	\$461.73	
496	SE	9	51	9	3	0	161.7		162	37	0	117	8	\$113,300	Meeting Lake	Loam	34.4	J	22	\$348.99	
496	SW	10	51	9	3	0	160.7		161	0	0	149	12	\$83,100	Meeting Lake	Loam	0.0	**		\$255.97	
496	NW	10	51	9	3	<sup>37,38,39,40</sup>	120.5		120	0	0	120	0	\$66,800	Meeting Lake	Loam	0.0	**		\$205.76	
496	PTSW	15	51	9	3	0,1	117.8		120	0	0	120	0	\$66,800	Meeting Lake	Loam	0.0	**		\$205.76	
496	SE	16	51	9	3	0	161.4		161	0	0	161	0	\$89,700	Meeting Lake	Loam	0.0	J	22	\$276.30	
496	NE	25	50	10	3	1,2,3	149.6	90	150	110	0	0	40	\$233,900	Makwa	Loam	56.5	G	22	\$880.57	
<b>Totals</b>							<b>3,182.9</b>	<b>561</b>	<b>3,182</b>	<b>817</b>	<b>135</b>	<b>1,890</b>	<b>340</b>	<b>\$2,761,300</b>	<b>Weighted Average Final Rating 46.5</b>					<b>\$9,823.93</b>	

Average per 160 acres \$138,854



## Detailed Description of Farmland Property - Crown Lease

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 (2025)	
496	NE	16	51	9	3	0	161.3	161	0	0	161	0	\$89,700	Meeting Lake	Loam	0.0	**		\$276.30	
496	NW	16	51	9	3	0	161.4	161	0	0	151	10	\$84,200	Meeting Lake	Loam	0.0	**		\$259.35	
496	SW	16	51	9	3	0	161.5	161	0	0	148	13	\$82,600	Meeting Lake	Loam	0.0	**		\$254.43	
496	NW	8	51	9	3	0	159.4	159	0	0	145	14	\$80,900	Meeting Lake	Loam	0.0	**		\$249.19	
496	NE	8	51	9	3	0	159.5	159	0	0	159	0	\$88,600	Meeting Lake	Loam	0.0	**		\$272.91	
496	SW	8	51	9	3	0	159.3	159	0	0	138	21	\$77,100	Lorenzo	Loam	0.0	**		\$237.48	
496	SE	8	51	9	3	0	159.4	159	0	0	137	22	\$76,500	Lorenzo	Loam	0.0	**		\$235.63	
496	NW	5	51	9	3	0	159.7	159	0	0	142	17	\$79,300	Lorenzo	Loam	0.0	**		\$244.26	
496	SE	5	51	9	3	1,2	150.0	150	0	0	150	0	\$83,600	Lorenzo	Loam	0.0	**		\$257.51	
496	SE	17	51	9	3	0	159.7	159	0	0	159	0	\$88,600	Meeting Lake	Loam	0.0	**		\$272.91	
496	PTSW	17	51	9	3	0	159.6	159	0	0	110	49	\$61,800	Meeting Lake	Loam	0.0	**		\$194.76	
496	NE	10	51	9	3	0	160.7	161	0	0	151	10	\$84,200	Meeting Lake	Loam	0.0	**		\$259.35	
496	PTSE	10	51	9	3	0	160.7	161	0	0	161	0	\$89,500	Meeting Lake	Loam	0.0	**		\$275.68	
<b>Totals</b>							<b>2,072.2</b>	<b>2,068</b>	<b>0</b>	<b>0</b>	<b>1,912</b>	<b>156</b>	<b>\$1,066,600</b>	<b>Weighted Average Final Rating #DIV/0!</b>					<b>\$3,289.76</b>	

**Average per 160 acres    \$82,533**

### 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>









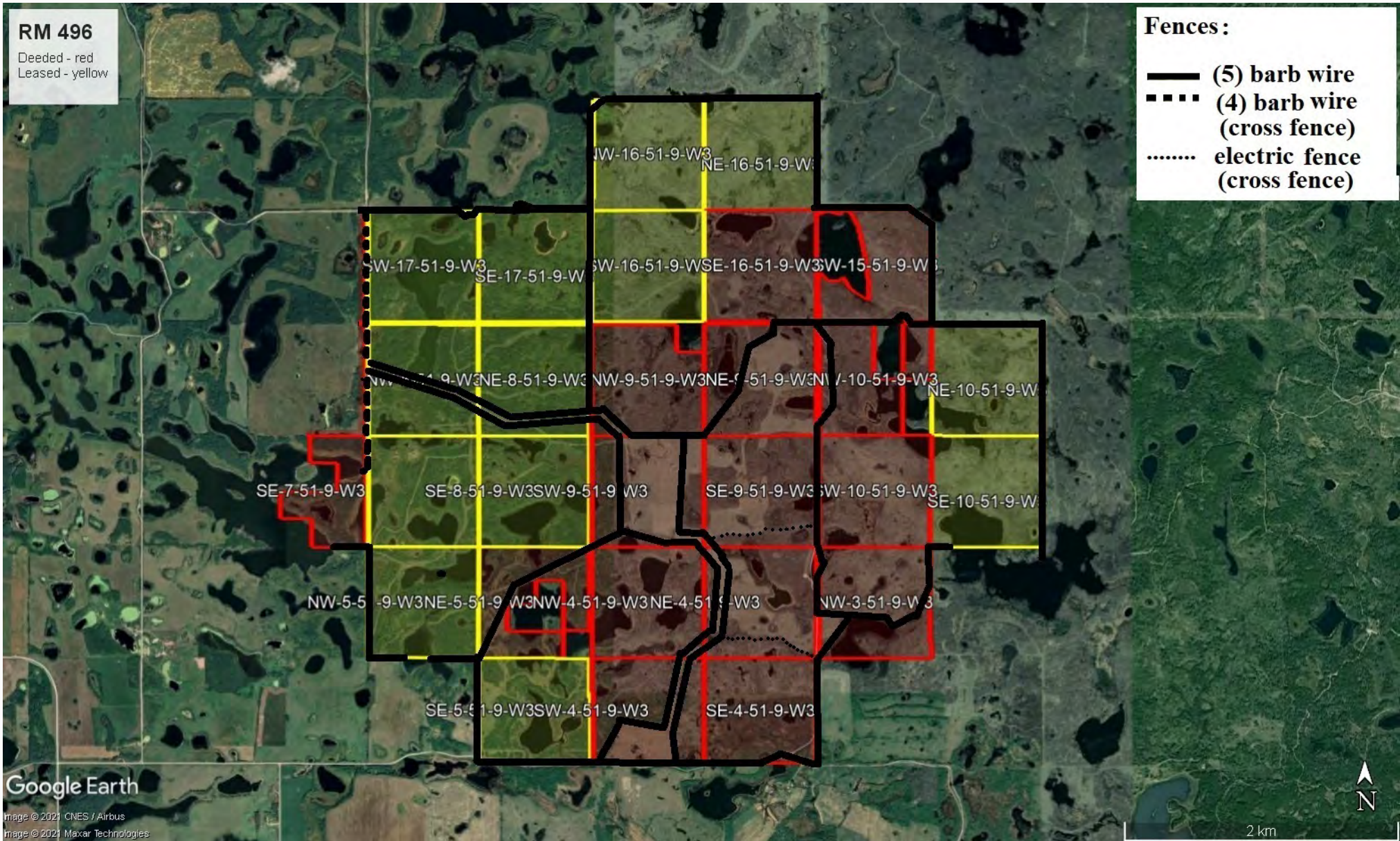


RM 496

Deeded - red  
Leased - yellow

Fences:

- (5) barb wire
- - - (4) barb wire (cross fence)
- ..... electric fence (cross fence)



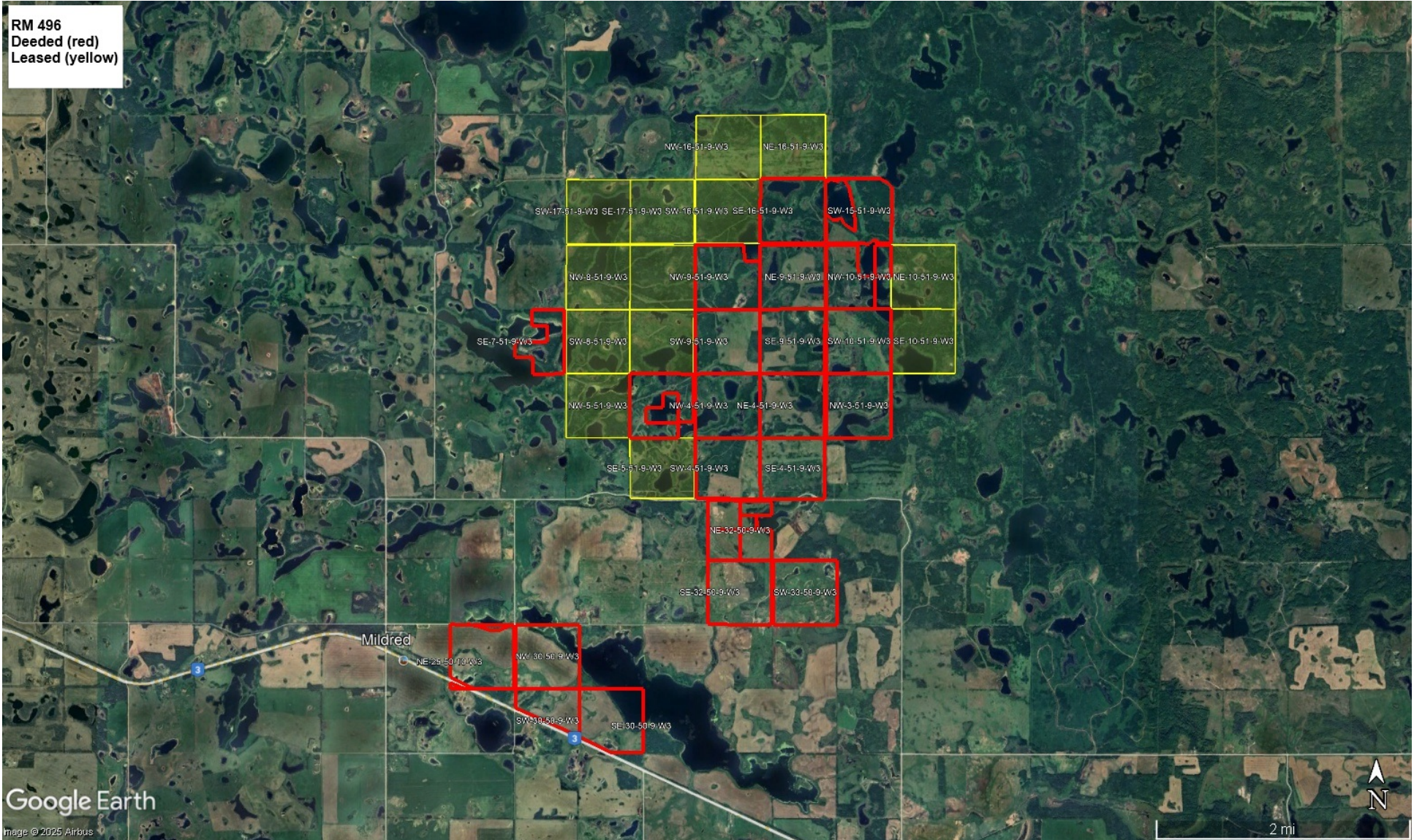
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Image © 2021 Maxar Technologies

2 km



RM 496  
Deeded (red)  
Leased (yellow)



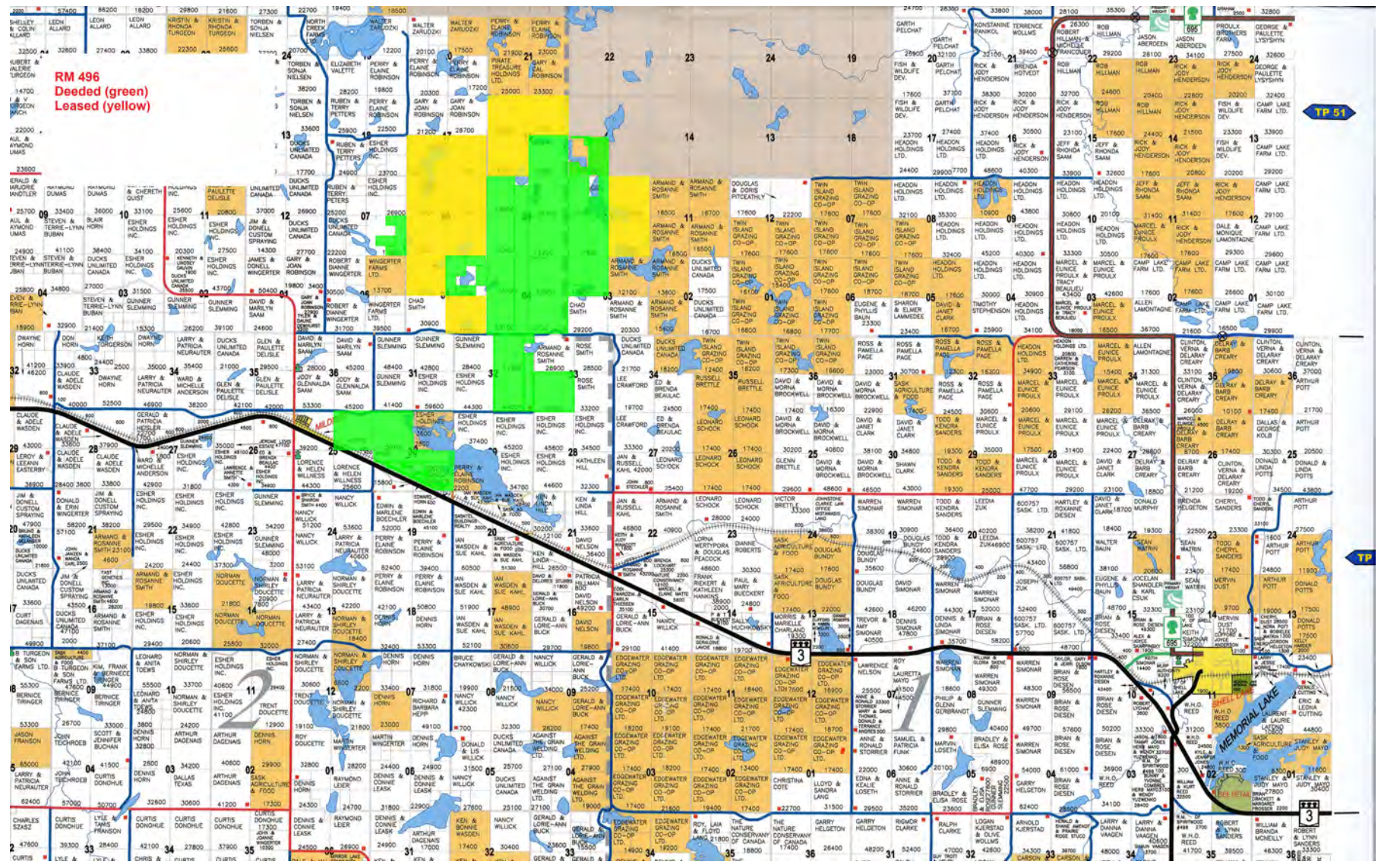
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Image © 2025 Airbus

Mildred

2 mi





**RM 496**  
Deeded (green)  
Leased (yellow)

TP 51

TP

TP 3

MEMORIAL LAKE