



# HAMMOND REALTY

## For Sale by TENDER

### Corinne 265 acres Grain Farmland



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### Tender: Corinne 265 Acres Heavy Clay

Offered for sale by tender is 265.66 acres of prime grain farmland located near Corinne, Saskatchewan. ISC indicate a total of 265.66 title acres, while SAMA data identifies approximately 264 cultivated acres and 2 other acres for the drainage ditch.

The land is primarily comprised of highly productive Regina Heavy Clay soil and carries an excellent Soil Final Rating of 79. The property is rated Class B by the SCIC, reflecting strong agricultural capability and consistent yield potential.

This is an excellent opportunity to acquire high-quality Regina Heavy Clay farmland.

Please don't hesitate to call or email with any questions - **Dallas Pike: office (306) 500-1407, email [dallas.pike@hammondrealty.ca](mailto:dallas.pike@hammondrealty.ca).**

### Farmland & Price Summary

2 Parcels  
266 Title Acres (ISC)

#### SAMA Information

266 Total Acres  
264 Cultivated Acres  
2 Wetland/Bush Acres  
\$784,200 Total Assessed Value  
\$471,699 Average Assessment per 160 Acres  
79.0 Soil Final Rating (Weighted Average)

### Terms and Conditions of the tender are as follows:

1. All offers must be received by Hammond Realty by **12:00 pm Thursday, April 2, 2026** (deadline).
2. All offers received are to be left open until **12:00 pm Tuesday, April 8, 2026**. All offers received will be addressed and responded to [i.e. accepted, rejected, or countered].
3. The Seller IRREVOCABLY directs, instructs, and authorizes Hammond Realty **NOT** to inform or present the Seller with any offers received until after the date and time detailed in **Term 1.** above.
4. Buyer's offer will be itemized by legal description, and any conditions of the offer must be clearly stated.
5. The highest, or any, offer will not necessarily be accepted.
6. In addition to the top offer for any individual parcel, consideration will be given to offers that provide the highest aggregate price for any combination of parcels.
7. Buyer must provide a deposit for **5.0%** of the price being offered unless otherwise agreed.
8. Seller will be responsible for the property taxes on the property until January 1, 2026.
9. Any crop unharvested or stored on the land may be harvested and removed from the land according to The ***Agricultural Leaseholds Act***.



# 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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	2024 Assessed Fair Value
129	NW	3	13	20	W2	0	159.54	160	158	0	0	2	466,400	Regina	Heavy Clay	78.51	B	8	\$1,870.99	320,200
129	NE	3	13	20	W2	77	106.12	106	106	0	0	0	317,800	Regina	Heavy Clay	79.73	B	8	\$1,271.84	218,100
<b>Totals</b>							<b>265.66</b>	<b>266</b>	<b>264</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>784,200</b>	<b>Weighted Average Final Rating 79.00</b>					<b>\$3,142.83</b>	<b>538,300</b>

**Average per 160 acres 471,699**

### 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>





Legend

NW-3-13-20-W2

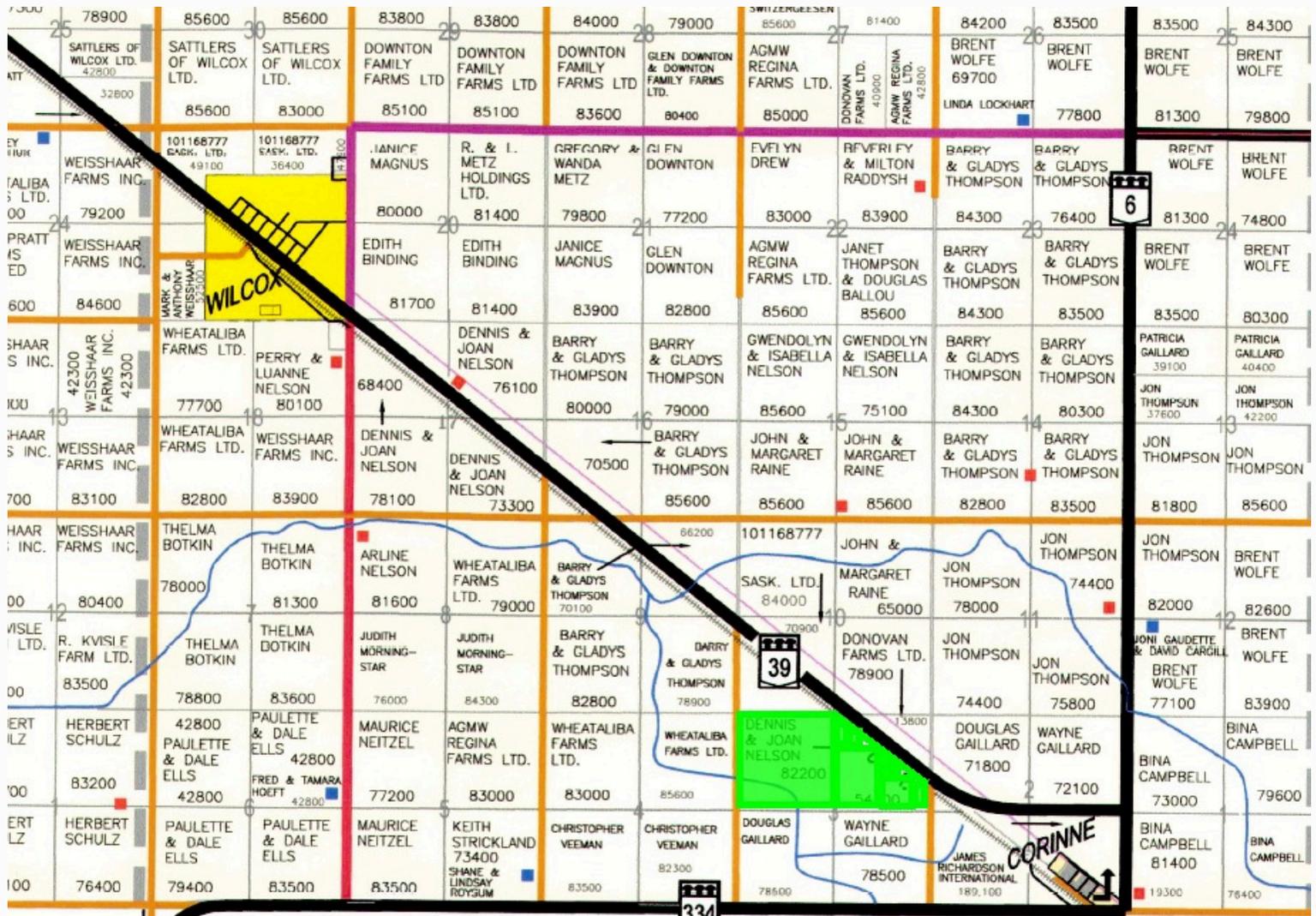
NE-3-13-20-W2

Google Earth

Image © 2026 Airbus



1000 ft



to Avonlea

RM of Caledonia No. 99



To Weyburn