



\$12,950,000

Outlook 1,114 acres of Irrigation Farmland (MAV)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 283 Rosedale
Closest Town:	Outlook	Location:	Saskatchewan
MLS Number:	SK043895	Title Acres (ISC):	1,114
Cultivated Acres:	1,055	Soil Final Rating:	38.08
Price:	\$12,950,000	\$/Titled Acres:	\$11,624.78
Avg AV/Qtr:	\$216,260	Farmland:	\$12,950,000
P/AV Multiple:	8.6		
Enterprise:	Grain		

Description

IMPORTANT: Viewings are by appointment only and made in advance. Please do not attend the property unannounced — this is an active farming operation and staff on site are not authorized to provide tours. To arrange a viewing, contact your Realtor or Hammond Realty, and a member of our team will accompany you on site. Thank you.

Farmland

This offering comprises 7 contiguous quarters totaling approximately 1,113.44 ISC titled acres in the RM of Rosedale No. 283 near Hanley, Saskatchewan, including roughly 1,055 cultivated acres, with every quarter in the offering under irrigation — Seller states 836 irrigated acres in total. The land sits within the Lake Diefenbaker irrigation corridor, the heart of Saskatchewan's premier irrigation district and home to the largest concentration of irrigated farmland in the province.

This is a developed, turnkey irrigated land base. Water is supplied through the Lake Diefenbaker system, one of the most reliable surface-water sources in Western Canada, and the region carries some of the highest crop heat units in Saskatchewan — an extended, warmer growing season that opens the door to high-value specialty crops well beyond what dryland acres can support. The land has a record of potato and vegetable production and is suited for high-value specialty crops, improved with all new irrigation infrastructure covering all 7 quarters.

For a purchaser, the appeal is immediate scale in a proven irrigation district: developed pivots, reliable water, and premium heat units, with an average assessment on par with the top irrigated land in the region. It's a rare opportunity to acquire a contiguous irrigated block of this scale in one of Canada's most significant specialty-crop regions. This property may also be offered as part of a larger farmland portfolio- reach out to the listing agent for more details.

Buyers are responsible for conducting their own due diligence regarding irrigated acreage, water rights and allocation, approvals, infrastructure, capacity, condition, and continued irrigation eligibility.



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Farmland Summary

7 Parcels

1,113.44 Title Acres (ISC)

SAMA Information

1,114 Total Acres

1,055 Cultivated Acres

59 Wetland/Bush Acres

\$1,505,700 Total Assessed Value

\$216,260 Average Assessment per 160 Acres

38.08 Soil Final Rating (Weighted Average)

Asking Price Allocation

\$12,950,000 Farmland Price

\$11,631 per Total acre (ISC)

\$12,275 per cultivated acre (SAMA)

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
283	NE	8	31	5	3	0	161.47	161	153	0	0	8	233,300	Asquith	Sandy Loam	40.54	M	12	\$834.00
283	SE	8	31	5	3	1	151.67	152	149	0	0	3	214,600	Asquith	Sandy Loam	38.31	M	12	\$767.00
283	SW	8	31	5	3	0	161.26	161	150	0	0	11	222,300	Wingelo	Fine Sandy Loam	39.40	M	12	\$794.00
283	SW	6	31	5	3	0	157.69	158	154	0	0	4	182,500	Asquith	Sandy Loam	32.46	M	12	\$652.00
283	SE	6	31	5	3	0	157.75	158	148	0	0	10	233,000	Bradwell	Very Fine Sandy Loam	41.86	L	12	\$833.00
283	NW	6	31	5	3	0	161.75	162	147	0	0	15	208,800	Asquith	Sandy Loam	37.74	M	12	\$746.00
283	NE	6	31	5	3	0	161.85	162	154	0	0	8	211,200	Asquith	Sandy Loam	36.46	M	12	\$755.00
Totals							1,113.44	1,114	1,055	0	0	59	1,505,700	Weighted Average Final Rating		38.08			\$5,381.00

Average per 160 acres 216,259

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>







