



\$7,200,000

Outlook 642 acres of Irrigation Farmland (MAV)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 315 Montrose
Closest Town:	Outlook	Location:	Saskatchewan
MLS Number:	SK043892	Title Acres (ISC):	641.63
Cultivated Acres:	498	Soil Final Rating:	31.4
Price:	\$7,200,000	\$/Titled Acres:	\$11,221.42
Avg AV/Qtr:	\$174,625	Farmland:	\$7,200,000
P/AV Multiple:	10.31		
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 4 quarters totaling approximately 641.63 ISC titled acres in the RM of Montrose No. 315 near Outlook, Saskatchewan, including roughly 498 cultivated acres, with every quarter in the offering under irrigation — Seller states 503.7 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.

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 an established record of potato production and is suitable for vegetables and other high-value specialty crops.

For a purchaser, the appeal is developed irrigated land in a proven district: developed pivots, reliable water, and premium heat units. This property is situated adjacent to, and shares irrigation infrastructure with, listing SK041349 — combined, the two form a contiguous 10-quarter irrigated block. This property may also be offered as part of that 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

4 Parcels

641.63 Title Acres (ISC)

SAMA Information

640 Total Acres

498 Cultivated Acres

113 Native Pasture Acres

29 Wetland/Bush Acres

\$698,500 Total Assessed Value

\$174,625 Average Assessment per 160 Acres

31.40 Soil Final Rating (Weighted Average)

Asking Price Allocation

\$7,200,000 Farmland Price

\$11,221 per Total acre (ISC)

\$14,458 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
315	SW	2	32	7	3	0	161.78	160	90	0	65	5	161,100	Asquith	Loamy Sand	28.43	P	12	\$477.00
315	NE	35	31	7	3	0	159.13	160	127	0	17	16	156,600	Asquith	Loamy Sand	29.20	O	12	\$467.00
315	SE	35	31	7	3	0	160.25	160	137	0	15	8	181,600	Asquith	Loamy Sand	32.34	O	12	\$525.00
315	SW	35	31	7	3	0	160.47	160	0	144	16		199,200	Asquith	Loamy Sand	34.30	M	12	\$566.00
Totals							641.63	640	354	144	113	29	698,500	Weighted Average Final Rating		31.40			\$2,035.00

Average per 160 acres 174,625

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>



