



\$56,000,000

Outlook 1,851 acres Grain Farmland (Monette Farms)



Bobby Montreuil

Bobby.Montreuil@HammondRealty.ca

(306) 831-9371

HammondRealty.ca

Dallas Pike

Dallas.Pike@HammondRealty.ca

(306) 500-1407

HammondRealty.ca



Property Details

Service Type:	Listing	Rural Municipality:	RM 284 Rudy, RM 315 Montrose
Closest Town:	Outlook	Location:	Saskatchewan
MLS Number:	SK041349	Title Acres (ISC):	1,852.35
Cultivated Acres:	1,513	Soil Final Rating:	40.67
Price:	\$56,000,000	\$/Titled Acres:	\$30,231.87
Avg AV/Qtr:	\$215,377	Farmland:	\$17,000,000
Improvements:	\$39,000,000	P/AV Multiple:	6.82
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

The Outlook Farm comprises approximately 1,851 ISC titled acres, including roughly 1,513 cultivated acres, with every quarter in the offering under irrigation — 1,424 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 fully 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 farm has an established record producing potatoes, carrots, and a range of vegetable crops, alongside grains, oilseeds, and pulses.

For a purchaser, the appeal is immediate scale in a proven irrigation district: developed pivots, reliable water, premium heat units, and direct integration with on-site storage and processing. It's a rare opportunity to step into a complete irrigated operation — land, water, and infrastructure — in one of Canada's most significant specialty-crop regions.

The property also includes associated Crown grazing lease land. A qualified purchaser may arrange to take over the Crown lease directly with the Saskatchewan Ministry of Agriculture, subject to provincial approval and handled separately from the land purchase.

Select the **Farmland** tab above for a complete list of legal land descriptions.

The Outlook package is anchored by two purpose-built processing and storage facilities representing some of the most significant vegetable and potato infrastructure in Western Canada, complemented by operational yard sites, on-site accommodation, and riverside residential properties west of the South Saskatchewan River. Together, these improvements support a fully integrated irrigated specialty crop operation — from field through wash line, cold storage, and distribution — with the infrastructure in place to service roughly 2,000 acres of root crop production at scale.

Key Buildings & Features:

- **Processing & storage facility (NW-18-29-7-W3)** — 155,991 sq. ft. purpose-built plant; precast concrete construction; 33 ft. clear height; 9 climate-controlled storage rooms serving potato and vegetable crops
- **Volm wash/size/repack line** — 15–20 tonnes per hour capacity; stainless steel throughout; closed-loop water recycling system reclaiming approximately 95% of process water
- **Refrigerated coolers (×2)** — 60' × 73' each; R448A refrigerant; Emerson EMS controls; Copeland compressors
- **On-site accommodation** — 28-person crew camp housing on-site; 88-person crew camp housing south of facility with water, sewer, power, and gravel base
- **Operational potato plant (NW-35-30-7-W3 & NE-34-30-7-W3)** — 51,200 sq. ft. across east section (built 2000) and west section (built 2018); air-floor potato storage system; heated shop with office, washroom, and staff room
- **Potato plant residence** — 1,380 sq. ft. main floor plus fully finished 1,380 sq. ft. basement configured for farm labour accommodation
- **Hopper-bottom bins (×2)** — on potato plant site; capacity to be confirmed
- **Riverside yard sites (SE & NW 34-31-7-W3)** — two properties west of the South Saskatchewan River; 2,180 sq. ft. custom-built log home (2010) with geothermal heat, wood fireplace, and panoramic river views; 1,008 sq. ft. secondary residence (2014)
- **Flat-bottom bins (×3)** — approximately 30,000 bu.; aeration and power on site

Farmland Summary

12 Parcels

1,852.4 Title Acres (ISC)

SAMA Information

1,851 Total Acres

1,513 Cultivated Acres

- Hay/Grass Acres

283 Native Pasture Acres

55 Wetland/Bush Acres

\$2,492,200 Total Assessed Value

\$215,377 Average Assessment per 160 Acres

40.7 Soil Final Rating (Weighted Average)

Asking Price Allocation



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 831-9371 Bobby Montreuil
(306) 500-1407 Dallas Pike

\$39,000,000 Buildings and Improvements

\$17,000,000 Farmland Price

\$9,178 per Total acre (ISC)

\$11,233 per cultivated acre (SAMA)

This property is one of 19 listings offered as part of the Monette Farms Ltd. portfolio — a once-in-a-generation opportunity to acquire prime Saskatchewan farmland across seven regions. Farmland of this calibre, in this quantity, rarely comes to market — and when it does, it doesn't remain available for long. Whether you're looking to add a single quarter or grow your enterprise with a significant land acquisition, parcels within this listing may be available for individual purchase.

If any of this land fits your plans, ***make a strong offer and make it early***. A compelling offer can be accepted ahead of the deadline — the right deal doesn't have to wait.

View the entire Monette Farms SK portfolio here: <https://www.hammondrealty.ca/monette-farms>



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC	
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
284	SW	18	29	7	3	1,2	146.32	146	141			5	203,400	Asquith	Fine Sandy Loam	38.36	L	12
284	NW	18	29	7	3	8	140.18	140	133			7	218,700	Asquith	Fine Sandy Loam	43.72	L	12
284	SE	18	30	7	3	0	157.80	158			158		121,800	Asquith	Loamy Sand		L	12
284	SW	18	30	7	3	0	159.62	160	48		112		101,800	Asquith	Loamy Sand	32.73	O	12
284	NE	34	30	7	3	1	71.70	144	138			6	287,800	Bradwell	Loam	55.46	J	12
284	NE	34	30	7	3	2	71.03	0									J	12
284	NW	35	30	7	3	0	146.23	146	146				284,200	Bradwell	Loam	51.77	K	12
315	NE	34	31	7	3	0	159.70	160	152			8	221,200	Asquith	Fine Sandy Loam	38.69	M	12
315	NW	34	31	7	3	2	155.04	157	141		13	3	229,800	Asquith	Fine Sandy Loam	40.77	M	12
315	NW	34	31	7	3	1	2.41	0									M	12
315	SE	34	31	7	3	0	160.36	160	147			13	196,500	Asquith	Fine Sandy Loam	35.53	M	12
315	NW	35	31	7	3	0	159.61	160	156			4	182,600	Asquith	Loamy Sand	31.13	M	12
315	SE	3	32	7	3	0	161.75	160	156			4	205,400	Asquith	Sandy Loam	35.00	M	12
315	SW	3	32	7	3	0	160.60	160	155			5	239,000	Asquith	Sandy Loam	41.00	M	12
Totals							1,852.35	1,851	1,513	0	283	55	2,492,200	Weighted Average Final Rating 40.67				

Average per 160 acres 215,377

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>



Detailed Description of Farmland Property

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>

MONETTE FARMS LTD.

OUTLOOK PROCESSING FACILITY · NW-18-29-7-W3

Highway 15 East of Outlook, Saskatchewan · 14-acre gravelled yard ·
Potato & Carrot Processing, Grading & Storage

155,991 sq. ft.

Total facility footprint

15–20 TPH

Processing capacity

9 storage rooms

Potato & vegetable

**2 refrigerated
coolers**

60' × 73' each

CONSTRUCTION SPECIFICATIONS

Element	Specification
Structure	Steel frame on concrete foundation; 7 HSS columns at 33' height
Walls — main exterior	10" engineered pre-cast sandwich panels, 4" extruded XPS insulation (80,397 sq ft of wall area)
Walls — cooler/cold zones	12"–14" pre-cast sandwich panels, 4"–6" XPS insulation
Walls — interior non-insulated	8" pre-cast solid panels
Roof trusses	Spans of 60' (×16), 67' (×19), 68' (×19); 4 girder trusses at 55' span; 6 girder beams at 33'
Upper floors / plenums	16" hollow-core slab (79,384 sq ft); 2½" concrete topping on hollow core (office 2nd floor); 4½" concrete for plenum 2nd & 3rd levels
Floor — office & plenums	4" slab on grade, 6" granular subbase, 30 MPa, power trowel / Consolideck finish
Floor — storage, load-out, processing, shipping	6" slab on grade, 6" granular subbase, 30 MPa, double-layer 10M rebar grid
Floor — coolers	8" slab on grade, 6" granular subbase, 30 MPa
Apron slabs	6" reinforced concrete, 32 MPa, broom finish, Consolideck sealer
Builder	Eagle Builders LP, Blackfalds, Alberta (COR Certified) — drawings dated 2023-11-28 Rev. H

FACILITY SPACES & CLIMATE SYSTEMS

Space	Room ID / Size	Construction	Climate & Features
Potato Storage (×3 rooms)	004, 005, 006	Pre-cast insulated concrete	3-level plenum air system; mixing fans; temp probes; R448A refrigeration; LED high-bay lighting; remote control panel per room
Vegetable Storage (×4 rooms)	007, 008, 011, 012	Pre-cast insulated concrete	Individual climate control; mixing fans; temp probes; 50A/480V P-Tac unit; LED high-bay lighting; remote control panel per room
Vegetable Storage (×2 rooms)	009, 010	Pre-cast insulated concrete	Individual climate control; mixing fans; temp probes; 50A/480V P-Tac unit; LED high-bay lighting; remote control panel per room
Refrigerated Coolers (×2)	015, 016 — 60' × 73', 34' high	4" insulated panels, full height to deck	Biparting electric cooler doors (12' × 12'); Emerson EMS; rooftop RefPlus condenser; Copeland compressors; 1,200 lb R448A refrigerant

Load-Out Corridor	Drive-through access	Pre-cast / steel frame	3 × 200,000 BTU tube heaters; 2 × 350,000 BTU unit heaters; sump at overhead door; LED lighting
Processing Area	Wash / grade / size	Steel frame, pre-cast walls	Volm wash/size/repack line (15–20 TPH); 4 × 175,000 BTU tube heaters; 3 × 400,000 BTU unit heaters; trench drains; LED high-bay lighting
Shipping Area	Adjacent to processing	Steel frame, pre-cast walls	Integrated with processing line; overhead door access
Hydro-Cooler (carrot line)	Inline, processing area	Stainless steel 304 tank, 8.8m long	0.75 TPH; submersed floor conveyor; automated drain; product level sensor; 310 kW refrigeration capacity
Plenums (×2)	002: 251' long / 003: 372' long	3-level galvanized steel / insulated panel	Full-length air management corridors for all storage rooms; outlet/inlet boxes; humidifier provisions; demising walls between bins
Office (2-storey)	2,200 sq. ft. cast deck	Pre-cast exterior; hollow-core floor panels	Reception, offices, washrooms, stairwell; baseboard & force-flow heat; painted drywall; fully finished
Mechanical / Electrical Room	Dedicated	Pre-cast concrete	Emerson EMS control system; 4 infrared leak detection units; panels; exhaust fan; 4 kW heater
Loading Dock	South exterior	Reinforced concrete apron	8" × 4' retaining wall; 6" reinforced apron slab; sump pump connection

OVERHEAD & ACCESS DOORS

Size	Type	Operation & Notes
5 × 9' × 10'	Steel insulated, 1 window each	Chain operation, vertical lift — personnel / equipment access
1 × 28' × 20'	Steel insulated	Electric, high-lift — primary large equipment access
1 × 24' × 20'	Steel insulated, 2 windows	Electric, high-lift — primary large equipment access
4 × 12' × 12'	Biparting insulated cooler doors	Electric with pull cords — cooler rooms 015 & 016
Option: 1 × 12' × 12'	High-speed roll-up	Shipping-to-Processing connection (upgrade option, +\$39,315)

PROCESSING EQUIPMENT — VOLM COMPANIES (ANTIGO, WI)

- Wash / size / repack line rated at 15–20 tonnes per hour (potatoes and carrots)
- Stainless steel conveyor system throughout — slat bed and gooseneck configurations
- Hydro-cooler (carrot line): 8.8m stainless steel 304 submersed tank; 0.75 TPH; automated drain; product level sensor; 310 kW refrigeration capacity
- Refrigeration: R448A refrigerant; Copeland reciprocating compressors; Emerson EMS control system with infrared leak detection (4 units); rooftop condensers
- 460V / 60Hz / 3-phase power supply throughout
- Closed-loop water recycling system — captures and filters wash water for soil and organics extraction, recycling approximately 95% of process water for reuse
- LED high-bay lighting throughout storage rooms; LED strip lighting in plenums and office areas; motion-sensor switching
- Full equipment specifications and Volm quotation (Quote No. 18951) available to qualified buyers through the SISP process

SITE & SERVICES

- 14-acre graveled yard site with landscaping in front of and beside the plant
- Reinforced concrete apron slabs and loading dock retaining wall (8" × 4' high)
- Interior floor trenches: 333 lin. ft.; exterior apron trenches: 74 lin. Ft.
- On-site water recycling system reclaims approximately 95% of wash water, reducing consumption and supporting sustainable, high-volume operation
- Full mechanical, plumbing, HVAC, and electrical per Eagle Builders Division 01–28 specifications
- Sprinkler system not included (agricultural classification)

ON-SITE ACCOMMODATION

- 28-person crew camp housing — on-site; details to be confirmed with information from Seller
 - 88-person crew camp housing — south of site; water/sewer/power, gravel base;
-

MONETTE FARMS LTD.

OPERATIONAL YARD SITE — POTATO PLANT · NW-35-30-7-W3 & NE-34-30-7-W3

SK-764 West of Outlook, Saskatchewan · 9-acre graveled yard · Operational Potato Processing & Storage Facility

51,200 sq. ft. Operational plant footprint	Built 2000 & 2018 East & west sections	9 acres Graveled yard with lawn	2 quarter sections NW-35 & NE-34, Twp 30, Rge 7 W3
--	--	---	---

POTATO PLANT — BUILDING SECTIONS

Section	Dimensions	Construction	Features
Potato Storage (×2 rooms)	East section — 120' × 200'	20' concrete walls; steel-clad exterior; concrete foundation; steel-clad wood truss roof (built 2000)	Air-floor system; full air-handling equipment; LED lighting; climate-controlled potato storage
Drive-Through Loading / Unloading Corridor	120' × 40'	Matching steel-clad construction	Drive-through access between storage and shop sections
Storage & Shop	West section — 120' × 180' (south half)	Steel-clad exterior; concrete foundation; steel-clad wood truss roof (built 2018)	Heated; overhead access doors; storage space
Storage & Shop (north half)	Part of west 120' × 180'	Wood frame walls; metal-clad exterior; steel-lined interior	Heated; overhead access doors; internal office, washroom, and staff room
Office	20' × 20', two-storey (south side)	Wood frame on concrete foundation; clad to match plant	Fully heated; painted drywall interior; finished office space
Air-Handling Enclosures	30' × 40' (east end) + 16' × 16' (south side)	Matching exterior cladding	Houses air-handling equipment serving the storage rooms

Total plant footprint: 50,400 sq. ft. (barn) + 800 sq. ft. (office) = 51,200 sq. ft. · Plant in good condition throughout.

RESIDENCE

Feature	Description
Construction	Wood frame on concrete foundation; vinyl siding exterior; asphalt shingle roof
Main floor	1,380 sq. ft. — forced air heat; painted drywall; lino and vinyl plank flooring
Basement	1,380 sq. ft. — fully finished; multiple bedrooms; second kitchen and dining area; configured for farm labour accommodation
Original build / effective age	Built 1980; renovated; effective age assessed at 30 years

SITE & YARD

- 9 acres graveled with lawn area around the house
- Other outbuildings present on site — older, no assessed contributing value
- Hopper-bottom bins (x2) — capacity to be confirmed with information from Seller

MONETTE FARMS LTD.

RIVERSIDE YARD SITES · SE & NW 34-31-7-W3

West of the South Saskatchewan River · RM Montrose No. 315 · Two yard sites with river views

2,180 sq. ft. Primary log residence (SE 34)	Built 2010 & 2014 East & west yard sites	1,008 sq. ft. Secondary residence (NW 34)	South Sask. River Panoramic river views
---	--	---	---

PRIMARY YARD SITE — SE 34-31-7-W3

Construction	Custom-built log home on concrete foundation
Size / storeys	2,180 sq. ft. above grade; two-storey
Year built	2010
Bedrooms / baths	2 bedrooms; 3 bathrooms
Heating	Geothermal, electric, and in-floor heat; wood-burning fireplace
Basement	Full basement (unfinished)
Garage	Two-car detached heated garage
Setting	Breathtaking views of the South Saskatchewan River — well situated to take in sunrises and sunsets year-round

SECONDARY YARD SITE — NW 34-31-7-W3

Size	1,008 sq. ft.
Year built	2014
Details	Heating: Radiant floor, Gas; Concrete basement; Wood siding; Tin roof

OTHER IMPROVEMENTS

- Flat-bottom bins (x3) — +30,000bu ; aeration and power on site

BUYER'S DUE DILIGENCE

All information regarding buildings, improvements, grain storage, fertilizer storage capacities, equipment makes, models, dimensions, and measurements has been obtained from sources believed to be reliable, including information provided by or on behalf of the Seller. Neither the Seller, the Monitor, Hammond Realty, nor any of their respective agents, employees, or advisors make any representation or warranty, express or implied, as to the accuracy or completeness of this information. All figures are approximate. Prospective purchasers are solely responsible for conducting their own independent inspection, measurement verification, and due diligence with respect to all improvements and equipment prior to submitting an offer. This feature sheet is provided for informational purposes only and does not form part of any agreement for purchase and sale.















