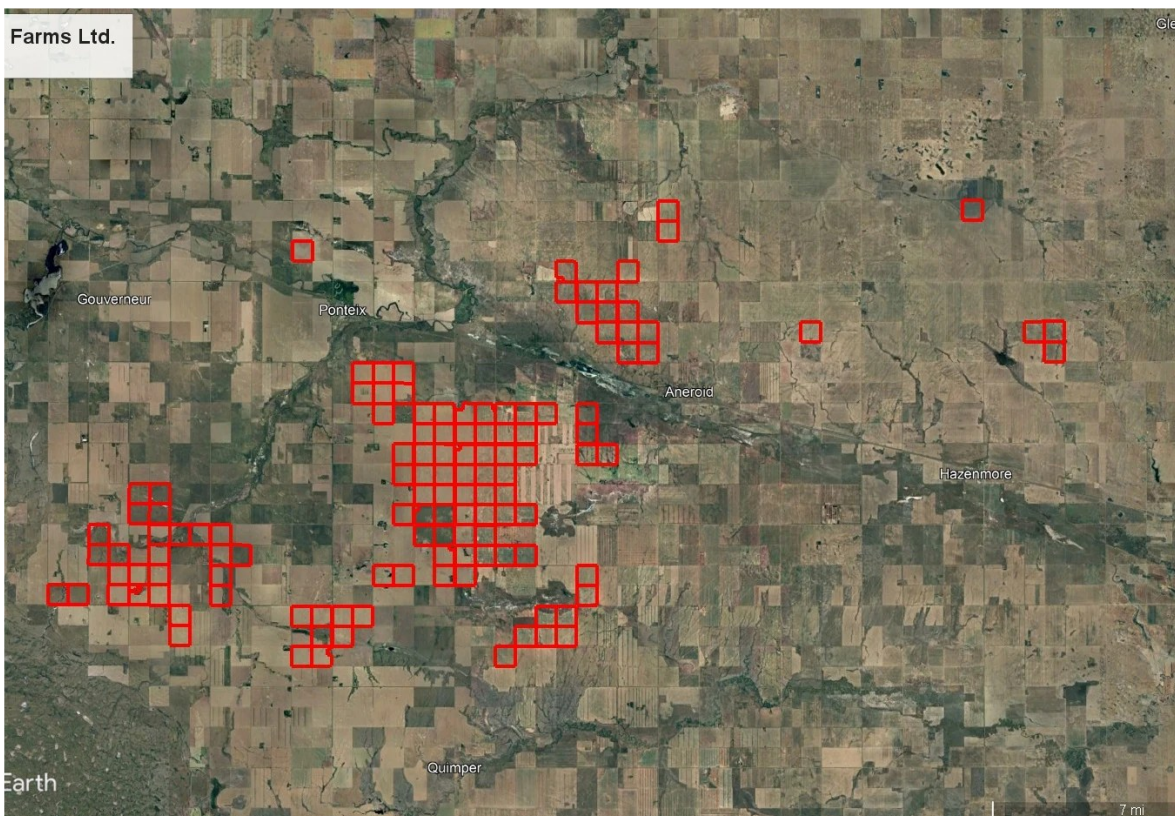




\$74,800,000

Ponteix 19,696 acres Grain Farmland (Monette Farms)



**Dallas Pike**  
Dallas.Pike@HammondRealty.ca  
(306) 500-1407  
HammondRealty.ca



**Shaun Wildman**  
Shaun.Wildman@hammondrealty.ca  
(306) 552-6350  
HammondRealty.ca

## Property Details

<b>Service Type:</b>	Listing	<b>Rural Municipality:</b>	RM 075 Pinto Creek , RM 076 Auvergne , RM 077 Wise Creek
<b>Closest Town:</b>	Ponteix	<b>Location:</b>	Saskatchewan
<b>Title Acres (ISC):</b>	19,696.86	<b>Cultivated Acres:</b>	16,306
<b>Soil Final Rating:</b>	52.9	<b>Price:</b>	\$74,800,000
<b>\$/Titled Acres:</b>	\$3,797.56	<b>Avg AV/Qtr:</b>	\$304,030
<b>Farmland:</b>	\$74,800,000	<b>P/AV Multiple:</b>	2
<b>Enterprise:</b>	Grain		

## Description

### Farmland

Located in the Ponteix district of southwest Saskatchewan, roughly 85 km southeast of Swift Current, this package spans the Rural Municipalities of Auvergne No. 76, Pinto Creek No. 75, and Wise Creek No. 77, with the strong majority of the land base concentrated in the RM of Auvergne. The soils here are dominated by Ardill clay loam and Fox Valley silty clay and silty clay loam associations — heavier-textured soils with good moisture-holding capacity that are well suited to durum, spring wheat, lentils, peas, and canola production in this part of the province, with lighter Hatton, Chaplin, and Birsay soils making up a smaller portion of the package and supporting the hay and pasture acres. SCIC crop insurance class ratings range from F through M, with the majority of quarters rated G and H, and the land sits primarily in Risk Zone 3, with a handful of quarters in Risk Zone 6. According to current SAMA records, the package carries a weighted average soil final rating of 52.90 and an average of \$304,030 per 160 acres. In total, the offering includes 19,696.86 title acres with 16,306 cultivated acres, along with 2,167 hay acres and 802 pasture acres. Blocks of this size rarely come available in one offering — an opportunity for an established operation or investor to secure a substantial, workable land base in a proven grain-growing district in a single transaction.

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

### Farmland Summary

124 Parcels

19,696.9 Title Acres (ISC)

### SAMA Information

19,682 Total Acres



HammondRealty.ca  
113 3rd Avenue West  
P.O. Box 1054  
Biggar, SK S0K 0M0  
(306) 500-1407 Dallas Pike  
(306) 552-6350 Shaun Wildman

16,306 Cultivated Acres

2,167 Hay/Grass Acres

802 Native Pasture Acres

407 Wetland/Bush Acres

\$37,399,500 Total Assessed Value

\$304,030 Average Assessment per 160 Acres

52.9 Soil Final Rating (Weighted Average)

### **Asking Price Allocation**

\$74,800,000 Farmland Price

\$3,798 per Total acre (ISC)

\$4,587 per cultivated acre (SAMA)

2.00 times the 2025 Assessed Value

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	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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
75	SE	13	9	9	3	0	159.99		160	147			13	239,000	Ardill	Clay Loam	43.21	G	6	
75	NE	13	9	9	3	0	160.00		160	154			6	262,600	Ardill	Clay Loam	45.35	H	6	
75	NW	13	9	9	3	0	159.90		160	160				285,200	Ardill	Clay Loam	47.41	H	6	
75	NE	34	9	9	3	0	159.85		160	160				255,700	Brown Alluvium	Heavy Clay	42.51	K	6	
76	SW	6	9	10	3	0	160.01		160	160				279,900	Ardill	Clay Loam	46.52	J	3	
76	NW	6	9	10	3	2	155.10		155	155				266,800	Ardill	Loam	45.78	L	3	
76	NE	13	9	10	3	0	160.17		160	157			3	323,300	Ardill	Clay Loam	54.75	H	3	
76	NE	17	9	10	3	0	159.16		159	159				386,700	Fox Valley	Silty Clay	64.68	F	3	
76	SE	17	9	10	3	0	159.15		159	159				378,900	Fox Valley	Silty Clay	63.39	F	3	
76	NW	17	9	10	3	0	160.18		160	160				370,500	Fox Valley	Silty Clay Loam	61.59	G	3	
76	SW	17	9	10	3	0	160.19		160	136			24	275,600	Fox Valley	Silty Clay Loam	53.85	G	3	
76	NW	18	8	10	3	0	160.36		160	160				368,900	Fox Valley	Silty Clay	61.31	G	3	
76	SW	18	8	10	3	0	160.35		160	142			18	324,000	Fox Valley	Silty Clay	60.68	G	3	
76	NE	18	9	10	3	0	159.64		160	160				354,000	Fox Valley	Silty Clay Loam	58.85	F	3	
76	NW	19	9	10	3	0	159.67		160	160				265,700	Fox Valley	Silty Clay Loam	44.17	F	3	
76	SE	19	9	10	3	0	159.62		160	158			2	352,400	Fox Valley	Silty Clay Loam	59.31	F	3	
76	NE	19	9	10	3	0	159.49		159	159				321,500	Ardill	Clay Loam	53.78	G	3	
76	SW	19	9	10	3	0	159.75		160	160				348,900	Fox Valley	Silty Clay Loam	57.99	G	3	
76	SW	20	9	10	3	0	160.16		160	157			3	302,900	Ardill	Clay Loam	51.31	H	3	
76	SW	29	9	10	3	0	160.21		160	160				368,500	Fox Valley	Silty Clay	61.25	G	3	
76	NE	31	8	10	3	0	160.48		160	160				307,900	Ardill	Clay Loam	51.18	G	3	
76	NW	31	8	10	3	0	160.18		160	160				285,000	Ardill	Clay Loam	47.38	H	3	
76	NW	33	9	10	3	0	158.52		159	155			4	348,100	Kindersley	Clay	59.72	F	3	
76	SW	33	9	10	3	0	158.58		159	159				355,200	Fox Valley	Silty Clay	59.41	F	3	
76	NW	1	9	11	3	0	157.12		157	157				286,900	Ardill	Clay Loam	48.61	H	3	
76	NW	2	8	11	3	0	158.43		158	158				314,400	Ardill	Clay Loam	52.93	H	3	
76	SW	2	9	11	3	0	160.15		160	155			5	341,500	Ardill	Clay Loam	58.58	G	3	
76	NE	2	9	11	3	0	159.60		160	160				318,200	Ardill	Clay Loam	52.90	H	3	
76	NW	2	9	11	3	0	159.72		160	140			20	287,000	Ardill	Clay Loam	54.47	H	3	
76	SE	2	9	11	3	0	160.06		160	160				355,300	Ardill	Clay Loam	59.05	H	3	



# Detailed Description of Farmland Property

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
76	NE	3	9	11	3	1	150.39		150	150				337,200	Ardill	Clay Loam	59.78	G	3	
76	NW	3	9	11	3	1	140.35		140	137			3	308,000	Ardill	Clay Loam	59.78	G	3	
76	SE	3	9	11	3	0	160.35		160	160				359,600	Ardill	Clay Loam	59.78	G	3	
76	SW	3	9	11	3	0	160.26		160	160				<b>348,800</b>	Ardill	Clay Loam	57.99	G	3	
76	NE	4	9	11	3	0	160.10		160	160				359,600	Ardill	Clay Loam	59.78	G	3	
76	SE	4	9	11	3	0	160.00		160	160				352,400	Ardill	Clay Loam	58.58	G	3	
76	SW	4	9	11	3	0	159.66		160	160				359,600	Ardill	Clay Loam	59.78	G	3	
76	NW	4	9	11	3	0	159.94		160	160				321,400	Ardill	Clay Loam	53.43	H	3	
76	NW	5	9	11	3	0	160.05		160	160				356,800	Ardill	Clay Loam	59.31	G	3	
76	NE	7	8	11	3	0	159.17		159	159				290,700	Ardill	Clay Loam	48.62	H	3	
76	NW	7	8	11	3	0	156.50		156	156				297,100	Ardill	Clay Loam	50.65	H	3	
76	SW	7	8	11	3	0	157.59		158	153			5	264,100	Ardill	Clay Loam	45.91	H	3	
76	NE	7	9	11	3	1	158.15		158	158				337,300	Ardill	Clay Loam	56.78	H	3	
76	SE	7	9	11	3	0	160.13		160	160				267,000	Hatton	Sandy Loam	44.38	H	3	
76	NW	8	9	11	3	1	156.80		157	157				348,900	Ardill	Clay Loam	59.10	H	3	
76	SE	8	9	11	3	0	160.08		160	160				333,000	Ardill	Clay Loam	55.36	H	3	
76	SW	8	9	11	3	0	160.12		160	160				345,000	Ardill	Clay Loam	57.35	H	3	
76	NE	8	9	11	3	1	157.17		157	157				325,600	Fox Valley	Silty Clay Loam	55.15	J	3	
76	SE	11	8	11	3	0	158.60		159	159				320,600	Ardill	Clay Loam	53.62	H	3	
76	NE	12	8	11	3	0	160.27		160	122		38		239,200	Fox Valley	Silty Clay Loam	46.06	G	3	
76	NW	12	8	11	3	0	160.31		160	116		41	3	265,300	Fox Valley	Silty Clay Loam	53.93	G	3	
76	SE	12	8	11	3	0	158.33		158	158				309,500	Ardill	Clay Loam	52.09	H	3	
76	SW	12	8	11	3	0	158.37		158	151			7	294,400	Ardill	Clay Loam	51.84	H	3	
76	NW	15	8	11	3	0	158.33		158	156			2	370,800	Fox Valley	Silty Clay	63.21	G	3	
76	NE	16	8	11	3	0	160.99		161	152			9	332,700	Fox Valley	Silty Clay Loam	58.21	G	3	
76	NE	17	8	11	3	0	160.65		161	161				331,200	Fox Valley	Silt Loam	54.71	J	3	
76	NW	17	8	11	3	0	160.56		161	151			10	269,600	Fox Valley	Silty Clay Loam	47.46	J	3	
76	NE	21	8	11	3	1	158.65		159	109	18		32	271,700	Fox Valley	Silty Clay	56.82	G	3	
76	NW	21	8	11	3	0	160.48		160	134			26	289,200	Fox Valley	Silty Clay Loam	57.35	G	3	
76	SE	21	8	11	3	1	151.98		152	152				361,300	Fox Valley	Silty Clay	63.21	G	3	



# Detailed Description of Farmland Property

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
76	NE	22	8	11	3	0	159.48		159	158			1	345,500	Fox Valley	Silty Clay	58.15	G	3	
76	SE	22	8	11	3	0	157.55		158	155			3	368,400	Fox Valley	Silty Clay	63.21	G	3	
76	SW	22	8	11	3	0	157.59		158	141			17	321,900	Fox Valley	Silty Clay	60.68	G	3	
76	SE	23	8	11	3	0	158.41		158	158				375,500	Fox Valley	Silty Clay	63.21	G	3	
76	SW	23	8	11	3	0	158.31		158	152			6	361,300	Fox Valley	Silty Clay	63.21	G	3	
76	NE	24	9	11	3	0	160.09		160	160				359,600	Fox Valley	Silty Clay Loam	59.78	F	3	
76	SE	25	9	11	3	1	149.93		150	150				331,300	Fox Valley	Silty Clay	58.73	G	3	
76	NW	26	8	11	3	0	160.44		160	160				340,500	Fox Valley	Silty Clay Loam	56.60	G	3	
76	SE	26	8	11	3	0	160.54		161	151			10	<b>286,800</b>	Fox Valley	Silty Clay Loam	50.50	G	3	
76	SW	26	8	11	3	0	160.58		161	161				348,800	Fox Valley	Silty Clay Loam	57.62	G	3	
76	NE	27	8	11	3	0	159.97		160	160				340,200	Ardill	Clay Loam	56.55	G	3	
76	NW	27	8	11	3	0	159.90		160	160				331,700	Ardill	Clay Loam	55.13	G	3	
76	SE	27	8	11	3	0	159.84		160	155			5	334,500	Fox Valley	Silty Clay Loam	57.38	G	3	
76	SW	27	8	11	3	0	159.77		160	150			10	282,000	Ardill	Clay Loam	49.97	G	3	
76	NE	28	8	11	3	0	160.39		160	160				318,400	Ardill	Clay Loam	52.93	G	3	
76	NW	28	8	11	3	0	160.38		160	160				331,700	Ardill	Clay Loam	55.13	G	3	
76	SW	28	8	11	3	1	150.41		150	131			19	278,600	Fox Valley	Silty Clay Loam	56.53	G	3	
76	SE	28	8	11	3	0	160.51		161	132			29	248,300	Ardill	Clay Loam	49.97	H	3	
76	SE	29	8	11	3	0	160.10		160	160				330,400	Fox Valley	Silty Clay Loam	54.92	G	3	
76	NE	32	8	11	3	0	160.20		160	160				335,200	Ardill	Clay Loam	55.71	H	3	
76	SE	32	8	11	3	0	160.04		160	160				331,700	Ardill	Clay Loam	55.13	H	3	
76	NE	33	8	11	3	0	160.66		161	161				344,200	Ardill	Clay Loam	56.85	G	3	
76	NW	33	8	11	3	0	160.47		160	160				336,600	Ardill	Clay Loam	55.95	G	3	
76	SE	33	8	11	3	0	160.12		160	160				331,700	Ardill	Clay Loam	55.13	G	3	
76	SW	33	8	11	3	0	160.20		160	160				331,700	Ardill	Clay Loam	55.13	G	3	
76	NE	34	8	11	3	0	160.33		160	160				348,900	Ardill	Clay Loam	57.99	G	3	
76	NW	34	8	11	3	1	148.61		149	149				322,300	Ardill	Clay Loam	57.53	G	3	
76	SE	34	8	11	3	0	160.06		160	160				337,600	Ardill	Clay Loam	56.11	G	3	
76	SW	34	8	11	3	0	159.87		160	160				333,000	Ardill	Clay Loam	55.34	G	3	
76	NE	35	8	11	3	0	160.29		160	156			4	343,500	Ardill	Clay Loam	58.55	G	3	



# Detailed Description of Farmland Property

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
76	NW	35	8	11	3	0	160.31		160	160				348,600	Ardill	Clay Loam	57.95	G	3	
76	SW	35	8	11	3	0	160.36		160	160				331,700	Ardill	Clay Loam	55.13	G	3	
76	NE	1	8	12	3	1	147.76		148	146			2	308,600	Ardill	Clay Loam	56.22	H	3	
76	NW	1	8	12	3	0	160.15		160	160				295,200	Ardill	Clay Loam	49.07	H	3	
76	NW	9	8	12	3	0	158.42		158	158				315,100	Ardill	Clay Loam	53.04	J	3	
76	SW	9	8	12	3	0	160.04		160	160				319,400	Ardill	Clay Loam	53.09	J	3	
76	NE	12	8	12	3	0	156.52		157	150			7	256,400	Ardill	Loam	45.44	J	3	
76	NW	12	8	12	3	0	159.18		159	159				280,600	Ardill	Clay Loam	46.93	J	3	
76	SE	12	8	12	3	0	157.66		158	8	35	115		188,000	Ardill	Loam	51.61	J	3	
76	NW	15	8	12	3	0	160.20		150		86	64		173,400	Hatton	Sandy Loam	33.44	L	3	
76	SW	15	8	12	3	0	159.22		159		96	63		173,600	Hatton	Sandy Loam	33.34	M	3	
76	SE	17	8	12	3	0	159.75		160	160				319,800	Ardill	Clay Loam	53.16	H	3	
76	SW	17	8	12	3	1	146.84		147	137			10	286,900	Ardill	Clay Loam	55.67	H	3	
76	NW	17	8	12	3	0	160.35		160	135			25	270,900	Ardill	Clay Loam	53.31	J	3	
76	NE	17	8	12	3	0	160.37		160		160			213,300	Chaplin	Gravelly Loam	35.45	K	3	
76	SE	18	8	12	3	0	158.64		159	159				323,400	Ardill	Clay Loam	54.09	H	3	
76	NE	18	8	12	3	0	160.14		160	155			5	334,600	Ardill	Clay Loam	57.40	J	3	
76	SE	19	8	12	3	0	160.26		160	78		79	3	186,500	Chaplin	Gravelly Loam	41.47	K	3	
76	SW	19	8	12	3	0	159.08		159		159			271,100	Ardill	Loam	45.34	K	3	
76	NW	19	8	12	3	0	159.08		159		115	44		182,300	Chaplin	Gravelly Loam	34.71	L	3	
76	NE	20	8	12	3	0	160.29		160		97	63		155,700	Hatton	Sandy Loam	31.04	M	3	
76	SE	20	8	12	3	0	160.34		160		143	17		202,800	Chaplin	Gravelly Loam	35.40	M	3	
76	NE	21	8	12	3	0	159.93		160		95	65		167,000	Hatton	Sandy Loam	31.52	L	3	
76	NW	21	8	12	3	0	159.92		160		18	142		141,100	Chaplin	Light Loam	47.11	L	3	
76	SE	22	8	12	3	0	160.19		160		160			263,900	Birsay	Fine Sandy Loam	43.87	K	3	
76	SW	22	8	12	3	0	160.21		160		133	27		191,600	Hatton	Sandy Loam	33.95	L	3	
76	NW	22	8	12	3	0	160.22		160		160			195,000	Hatton	Sandy Loam	32.41	M	3	
76	NW	25	9	12	3	0	160.07		160	155			5	310,400	Fox Valley	Silty Clay Loam	53.26	G	3	
76	SW	29	8	12	3	0	160.24		160	160				221,100	Birsay	Light Loam	36.75	L	3	
76	NE	29	8	12	3	0	160.19		160		150		10	199,500	Chaplin	Gravelly Loam	35.36	M	3	

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
76	NW	29	8	12	3	0	160.20		160	11	132		17	193,500	Birsay	Light Loam	35.95	M	3	
76	SE	29	8	12	3	0	160.24		160		150		10	189,200	Chaplin	Gravelly Loam	33.53	M	3	
77	SE	13	8	13	3	0	157.43		159		145		14	296,700	Ardill	Clay Loam	54.39	J	3	
77	SW	13	8	13	3	0	157.90		159		115	44		262,700	Wood Mountain	Clay Loam	53.30	J	3	
<b>Totals</b>							<b>19,696.86</b>	<b>0</b>	<b>19,682</b>	<b>16,306</b>	<b>2,167</b>	<b>802</b>	<b>407</b>	<b>37,399,500</b>	<b>Weighted Average Final Rating 52.90</b>					<b>\$0.00</b>

**Average per 160 acres      304,030**

### 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>





