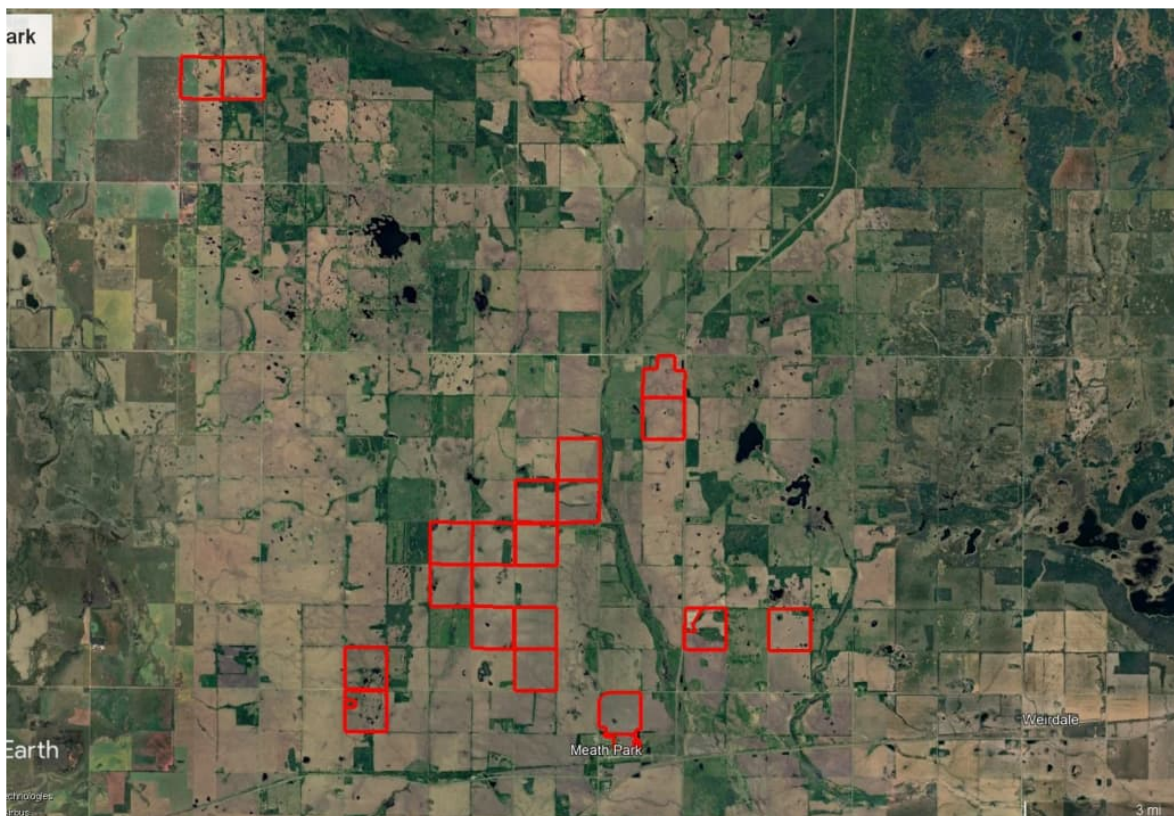




\$17,600,000

Prince Albert 3,010 acres Grain Farmland (Monette Farms)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 490 Garden River, RM 520 Pad-dockwood
Closest Town:	Meath Park	Location:	Saskatchewan
MLS Number:	SK041330	Title Acres (ISC):	3,010.33
Cultivated Acres:	2,688	Soil Final Rating:	52.44
Price:	\$17,600,000	\$/Titled Acres:	\$5,846.54
Avg AV/Qtr:	\$282,711	Farmland:	\$13,700,000
Improvements:	\$3,900,000	P/AV Multiple:	2.57
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

Northeastern Saskatchewan has long been recognized as some of the province's most productive grain country, and the land in this package reflects that reputation. The Meath Park area benefits from a climate that tends to hold moisture better than much of the province — a meaningful advantage in a business where weather sets the ceiling. The soils here are predominantly G, H, and J classifications under the SCIC system, carrying a weighted average Final Rating of 52.4 points per cultivated acre, which speaks to both productivity and consistency across the parcel mix. With 2,688 of 3,010 titled acres currently under cultivation — an 89% rate — there's very little land sitting idle. The quarters are also tightly clustered: 18 of 21 are within five miles of the main headquarters, which keeps field-to-yard logistics manageable and operating costs in check. This is a land base built to run efficiently from day one.

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

Improvements

The yard site at NW-4-52-23-W2 is a recently built, highway-front headquarters designed for a large-scale operation — the kind of infrastructure you'd normally build over decades, available here in one transaction. A second bin location at NE-27-51-25-W2 adds off-site storage and a second drying system to round out the package.

Main Yard — NW-4-52-23-W2

- 60' × 200' insulated, lined, heated shop (natural gas radiant heat) with attached 24' × 24' office
- Full grain handling system: drag conveyor to dryer, pneumatic fill to flat-bottom bins
- AGI Neco grain dryer with complete electrical control room at bin site
- 4 × 18,000 bu aerated hopper bins (72,000 bu)
- 8 × 56,000 bu aerated flat-bottom bins (448,000 bu) — **520,000 bu total on-site**
- 13 × 136 MT Westeel fertilizer hopper bins — **1,768 MT fertilizer capacity**
- 3-phase power, large-capacity natural gas, functional well, septic, dugout for spray water
- 11-acre graveled yard, well-crowned with excellent drainage — on-highway location

Off-Site Bin Location — NE-27-51-25-W2

- 6 × 10,000 bu + 6 × 8,000 bu aerated hopper bins — **108,000 bu total off-site**
- AGI Neco D16120 grain dryer with control room
- 150 kW diesel-powered Kohler generator (reported on site)

Combined totals: 628,000 bu grain storage · ~2,008 MT fertilizer storage

Select the **Improvements** tab above for a complete description of the improvements.

Farmland Summary

21 Parcels

3,010.3 Title Acres (ISC)

SAMA Information

3,013 Total Acres

2,688 Cultivated Acres

- Hay/Grass Acres

29 Native Pasture Acres

296 Wetland/Bush Acres

\$5,323,800 Total Assessed Value

\$282,711 Average Assessment per 160 Acres

52.4 Soil Final Rating (Weighted Average)

Asking Price Allocation

\$3,900,000 Buildings and Improvements

\$13,700,000 Farmland Price

\$4,551 per Total acre (ISC)

\$5,097 per cultivated acre (SAMA)



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2.57 times the assessed Value (P/AV)

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 Associations	Soil Textures	Soil Final Rating	Class	Risk Zone	
490	NW	32	51	23	2	77	146.23	145	145				\$344,200	Paddockwood; Tiger Hills	Clay Loam; Loam; Light Loam	63.13	G	21	
490	SW	32	51	23	2	104	35.50	36	29			7	\$82,400	Tiger Hills; Kamsack	Clay Loam; Loam	75.53	G	21	
490	NW	35	51	24	2	1	150.14	150	138			12	\$242,200	Whitewood; Paddockwood; Waitville	Loam; Light Loam; Sandy Loam	46.65	J	21	
520	NW	3	52	23	2	0	159.83	159	141			18	\$257,700	Garrick	Loam	48.57	K	21	
520	NW	4	52	23	2	0	25.90	26	21			5	\$30,900	Weirdale; Shellbrook; Waitville; Nisbet	Loam; Light Loam; Fine Sandy Loam; Sandy Loam	39.12	J	21	
520	NW	4	52	23	2	1	130.96	131	86			45	\$141,300	Waitville	Loam; Light Loam	43.55	J	21	
520	SW	6	52	23	2	0	160.53	160	160				\$435,300	Pelly; Paddockwood	Clay Loam; Loam	72.36	G	21	
520	NW	6	52	23	2	0	160.20	160	160				\$403,000	Pelly; Paddockwood; Whitewood; Garrick	Clay Loam; Loam; Light Loam	66.99	G	21	
520	NW	7	52	23	2	0	159.24	160	153			7	\$258,500	Garrick; Pelly; Waitville; Glenbush	Loam; Light Loam; Gravelly Loam; Sandy Loam	44.92	H	21	
520	SE	18	52	23	2	0	159.21	160	142			18	\$204,100	Pelly; Whitewood; Paddockwood; Garrick; Waitville; Glenbush	Loam; Light Loam; Sandy Loam	38.19	L	21	
520	NE	18	52	23	2	0	156.58	157	155			2	\$314,400	Pelly; Whitewood; Paddockwood; Garrick	Loam; Light Loam; Sandy Loam	53.94	H	21	
520	SW	18	52	23	2	0	160.38	160	132			28	\$252,200	Paddockwood; Garrick; Waitville; Glenbush	Loam; Light Loam; Sandy Loam	50.76	G	21	
520	NE	20	52	23	2	2	126.03	123	121			2	\$266,100	Pelly; Whitewood; Paddockwood; Glenbush	Loam; Light Loam	58.48	J	21	
520	SE	20	52	23	2	0	155.91	160	122			38	\$269,500	Pelly; Whitewood; Paddockwood; Glenbush	Loam; Light Loam	58.67	G	21	
520	NE	1	52	24	2	0	160.79	161	155			6	\$357,500	Pelly; Whitewood; Garrick; Waitville	Loam; Light Loam	61.33	H	21	
520	SW	2	52	24	2	0	161.53	162	132			30	\$229,700	Whitewood; Shellbrook; Waitville Glenbush;	Loam; Light Loam; Fine Sandy Loam; Sandy Loam	46.21	J	21	
520	NE	12	52	24	2	0	161.08	161	125		21	15	\$259,600	Pelly; Whitewood; Garrick; Waitville; Glenbush; Nisbet	Loam; Light Loam; Gravelly Loam; Sandy Loam	52.71	H	21	
520	NW	12	52	24	2	0	161.12	160	152			8	\$185,600	Waitville; Glenbush; Nisbet; Sylvania	Loam; Gravelly Loam; Sandy Loam; Loamy Sand	32.46	K	21	
520	SW	12	52	24	2	0	160.99	162	142			20	\$234,000	Whitewood; Paddockwood; Glenbush; Nisbet; Sylvania	Loam; Gravelly Loam; Sandy Loam; Loamy Sand	43.78	J	21	
520	SE	9	53	24	2	0	159.62	160	145			15	\$279,900	Whitewood; Waitville	Loam	51.31	H	21	
520	SW	9	53	24	2	0	158.56	160	132		8	20	\$275,700	Whitewood; Paddockwood	Loam	53.75	G	21	
Totals							3,010.33	3,013	2,688	0	29	296	\$5,323,800	Weighted Average Final Rating 52.44					

Average per 160 acres \$282,711

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.

MONETTE FARMS LTD.

MEATH PARK FARM HEADQUARTERS · NW-4-52-23-W2

Prince Albert Region, Saskatchewan · RM No. 490 · On-highway location · Main yard + off-site bin location

520,000 bu

Main yard grain storage

108,000 bu

Off-site grain storage

~2,008 MT

Total fertilizer storage

11-acre yard

Graveled main yard site

LOCATION NO. 1 — MAIN YARD SITE | NW-4-52-23-W2

Site

- 11-acre graveled yard site, well-crowned with excellent drainage
- 3-phase power, large capacity natural gas line, functional well, septic tank
- Dugout suitable for spray water
- On-highway location

Shop

- 60' × 200' pole-frame construction, painted metal-clad exterior and roof
- Insulated, lined, and heated with natural gas radiant heat
- Overhead doors on one side; large overhead folding door on gable end
- Attached office: 24' × 24', wood frame, metal-clad exterior, painted drywall interior, laminate flooring, electric heat

Grain Handling System

- AGI Neco grain dryer — on-site
- 4 × 18,000 bu aerated hopper bins with drag conveyor to dryer
- 8 × 56,000 bu aerated flat-bottom bins with pneumatic fill from dryer
- Grain handling and conveyance system
- 16' × 24' control room at bin site — houses full electrical control system for grain dryer, pneumatic blower, and drag conveyor (value is in the electrical infrastructure, not the structure itself)

Grain & Fertilizer Storage — Location 1

Qty	Make	Unit Size	Type	Aeration
4	Westeel	18,000 bu ea	Hopper bin	Aeration
8	Westeel	56,000 bu ea	Flat bottom bin	Aeration
13	Westeel 1624F	136 tonne ea	Fertilizer hopper bin	Capacity confirmed by manufacturer

Location 1 grain storage: 72,000 bu aerated hopper + 448,000 bu aerated flat-bottom = 520,000 bu total ·
Fertilizer: 1,768 MT

LOCATION NO. 2 — OFF-SITE BIN LOCATION | NE-27-51-25-W2

Site & Equipment

- Bins set on gravel base or concrete pad
- AGI Neco grain dryer, Model D16120
- 150 kW diesel-powered Kohler generator (reported on site)
- Control room — houses electrical for grain dryer, pneumatic blower, and drag conveyor (value is in the electrical infrastructure, not the structure)

Grain & Fertilizer Storage — Location 2

Qty	Make	Unit Size	Type	Aeration
6	Westeel	10,000 bu ea	Hopper bin	Aeration
6	Westeel	8,000 bu ea	Hopper bin	Aeration
2	Westeel 1624F	~120 tonne ea	Fertilizer hopper bin	Poor condition; gates need replacement; not currently in use

Location 2 grain storage: 108,000 bu aerated hopper bins · Fertilizer: ~240 MT (2 × ~120 tonne, poor condition, not in use)

COMBINED STORAGE SUMMARY

	Grain Storage	Fertilizer Storage
Location 1 — NW-4-52-23-W2 (Main Yard)	520,000 bu	1,768 MT
Location 2 — NE-27-51-25-W2 (Off-Site)	108,000 bu	~240 MT
TOTAL	628,000 bu	~2,008 MT

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.

