



\$21,217,000

Raymore Centre 4,954 acres Grain Farmland (Monette Farms)



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## Property Details

|                          |              |                            |                   |
|--------------------------|--------------|----------------------------|-------------------|
| <b>Service Type:</b>     | Listing      | <b>Rural Municipality:</b> | RM 279 Mount Hope |
| <b>Closest Town:</b>     | Raymore      | <b>Location:</b>           | Saskatchewan      |
| <b>MLS Number:</b>       | SK041344     | <b>Title Acres (ISC):</b>  | 4,954.5           |
| <b>Cultivated Acres:</b> | 4,468        | <b>Soil Final Rating:</b>  | 55.1              |
| <b>Price:</b>            | \$21,217,000 | <b>\$/Titled Acres:</b>    | \$4,282.37        |
| <b>Avg AV/Qtr:</b>       | \$301,706    | <b>Farmland:</b>           | \$21,067,000      |
| <b>Improvements:</b>     | \$150,000    | <b>P/AV Multiple:</b>      | 2.27              |
| <b>Enterprise:</b>       | 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 Raymore Centre Block spans 4,954.5 title acres across 31 quarters in the RM of Mount Hope No. 279, situated in the productive Oxbow and Weyburn soil country west and southwest of Raymore. The package splits cleanly between two soil associations — the northern quarters are predominantly Oxbow loam, a well-regarded soil type known for its moisture-holding capacity and consistent yields, while the southern quarters carry Weyburn loam, one of the most reliably productive soil associations on the southern prairies. Together they deliver 4,468 cultivated acres, a 91% cultivation rate, with a weighted average SAMA Soil Final Rating of 55.1 points and an average assessed fair value of \$301,706 per 160 acres — numbers that reflect land that has been well-managed and consistently cropped. SCIC class ratings run predominantly J and H throughout, all in Risk Zone 15, indicating strong, consistent crop insurance productivity ratings across the entire block. At just under 5,000 title acres in a single RM, this is a rare opportunity to acquire a contiguous, large-scale land base in central Saskatchewan, further supported by yard site infrastructure included within the package.

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

### Buildings and Improvements on NW-33-26-19-W2

#### House

- Estimated 1,500 sq ft on main floor over a full basement
- Second storey of similar size built into the attic

- Attached 2-car enclosed garage with overhead doors
- Exterior: vinyl siding, asphalt shingles, vinyl replacement windows
- Natural gas heat
- Effective age 70 years, below-average condition

Shop — 36 ft. × 62 ft.

- Pre-engineered steel building, steel columns and girders
- Galvanized steel exterior cladding, concrete floor
- Unheated, no lighting

Barn — 36 ft. × 50 ft.

- Old loft barn, wood frame walls and roof
- Coloured metal steel exterior cladding
- Roof is a mix of asphalt shingles and steel, in poor condition
- Interior used for storage, partial floor
- Effective age 60 years, poor condition

Bins – Five bins of varying sizes (no value)

### **Farmland Summary**

31 Parcels

4,954.5 Title Acres (ISC)

### **SAMA Information**

4,911 Total Acres

4,468 Cultivated Acres

- Hay/Grass Acres
- Native Pasture Acres

443 Wetland/Bush Acres

\$9,260,500 Total Assessed Value

\$301,706 Average Assessment per 160 Acres

55.1 Soil Final Rating (Weighted Average)

### **Asking Price Allocation**

\$150,000 Buildings and Improvements

\$21,067,000 Farmland Price

\$4,252 per Total acre (ISC)



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\$4,715 per cultivated acre (SAMA)

2.27 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 | 2025 Assessed Fair Value (AV) | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone |
| 279                    | NE   | 31   | 26   | 19   | 2    | 0    | 162.7       | 163              | 147         |           |               | 16          | \$301,000                     | Oxbow            | Loam         | 54.4              | H     | 15        |
| 279                    | NE   | 33   | 26   | 19   | 2    | 0    | 158.2       | 158              | 136         |           |               | 22          | \$302,000                     | Oxbow            | Loam         | 59.0              | H     | 15        |
| 279                    | NW   | 33   | 26   | 19   | 2    | 0    | 160.7       | 161              | 146         |           |               | 15          | \$304,700                     | Oxbow            | Loam         | 54.4              | K     | 15        |
| 279                    | SE   | 33   | 26   | 19   | 2    | 0    | 159.2       | 159              | 144         |           |               | 15          | \$319,600                     | Oxbow            | Loam         | 59.0              | H     | 15        |
| 279                    | SW   | 33   | 26   | 19   | 2    | 0    | 161.8       | 162              | 140         |           |               | 22          | \$294,000                     | Oxbow            | Loam         | 55.8              | J     | 15        |
| 279                    | NW   | 3    | 27   | 19   | 2    | 0    | 160.1       | 160              | 137         |           |               | 23          | \$293,300                     | Oxbow            | Loam         | 56.9              | H     | 15        |
| 279                    | SW   | 3    | 27   | 19   | 2    | 0    | 163.2       | 163              | 144         |           |               | 19          | \$326,300                     | Oxbow            | Loam         | 60.2              | H     | 15        |
| 279                    | NE   | 6    | 27   | 19   | 2    | 0    | 158.5       | 158              | 145         |           |               | 13          | \$311,400                     | Oxbow            | Loam         | 57.1              | H     | 15        |
| 279                    | NW   | 6    | 27   | 19   | 2    | 0    | 158.2       | 158              | 145         |           |               | 13          | \$316,100                     | Oxbow            | Loam         | 58.0              | H     | 15        |
| 279                    | SE   | 7    | 27   | 19   | 2    | 0    | 158.5       | 138              | 136         |           |               | 2           | \$250,900                     | Oxbow            | Loam         | 49.0              | H     | 15        |
| 279                    | SW   | 7    | 27   | 19   | 2    | 0    | 158.3       | 158              | 147         |           |               | 11          | \$328,200                     | Oxbow            | Loam         | 59.4              | H     | 15        |
| 279                    | SW   | 10   | 27   | 19   | 2    | 0    | 160.0       | 140              | 138         |           |               | 2           | \$303,400                     | Oxbow            | Loam         | 58.4              | H     | 15        |
| 279                    | NE   | 32   | 26   | 20   | 2    | 0    | 153.0       | 153              | 144         |           |               | 9           | \$286,400                     | Weyburn          | Loam         | 52.9              | J     | 15        |
| 279                    | NW   | 32   | 26   | 20   | 2    | 0    | 160.7       | 161              | 148         |           |               | 13          | \$294,000                     | Weyburn          | Loam         | 52.8              | J     | 15        |
| 279                    | SE   | 32   | 26   | 20   | 2    | 0    | 155.4       | 155              | 146         |           |               | 9           | \$294,500                     | Weyburn          | Loam         | 53.6              | J     | 15        |
| 279                    | SW   | 32   | 26   | 20   | 2    | 0    | 159.5       | 159              | 149         |           |               | 10          | \$291,200                     | Weyburn          | Loam         | 52.0              | J     | 15        |
| 279                    | NW   | 3    | 27   | 20   | 2    | 0    | 160.5       | 160              | 140         |           |               | 20          | \$271,200                     | Weyburn          | Loam         | 51.5              | J     | 15        |
| 279                    | SW   | 3    | 27   | 20   | 2    | 0    | 161.4       | 161              | 145         |           |               | 16          | \$288,000                     | Weyburn          | Loam         | 52.8              | J     | 15        |
| 279                    | NE   | 4    | 27   | 20   | 2    | 0    | 161.2       | 161              | 147         |           |               | 14          | \$299,400                     | Weyburn          | Loam         | 54.2              | J     | 15        |
| 279                    | NW   | 4    | 27   | 20   | 2    | 0    | 160.6       | 161              | 153         |           |               | 8           | \$327,300                     | Weyburn          | Loam         | 56.9              | J     | 15        |
| 279                    | SE   | 4    | 27   | 20   | 2    | 0    | 161.2       | 161              | 156         |           |               | 5           | \$335,200                     | Weyburn          | Loam         | 57.2              | J     | 15        |
| 279                    | SW   | 4    | 27   | 20   | 2    | 0    | 159.4       | 159              | 152         |           |               | 7           | \$322,800                     | Weyburn          | Loam         | 56.5              | J     | 15        |
| 279                    | NE   | 5    | 27   | 20   | 2    | 9    | 157.8       | 158              | 131         |           |               | 27          | \$252,400                     | Weyburn          | Loam         | 51.2              | J     | 15        |
| 279                    | NW   | 5    | 27   | 20   | 2    | 0    | 160.1       | 160              | 139         |           |               | 21          | \$287,200                     | Weyburn          | Loam         | 54.9              | J     | 15        |
| 279                    | SE   | 5    | 27   | 20   | 2    | 1    | 159.7       | 160              | 155         |           |               | 5           | \$320,100                     | Weyburn          | Loam         | 54.9              | J     | 15        |

## 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 | 2025 Assessed Fair Value (AV) | Soil Association                          | Soil Texture | Soil Final Rating | Class | Risk Zone |
| 279                    | SW   | 5    | 27   | 20   | 2    | 1    | 162.0          | 162              | 152          |           |               | 10          | \$318,400                     | Weyburn                                   | Loam         | 55.7              | J     | 15        |
| 279                    | SE   | 8    | 27   | 20   | 2    | 0    | 160.3          | 160              | 155          |           |               | 5           | \$313,800                     | Weyburn                                   | Loam         | 53.8              | J     | 15        |
| 279                    | SW   | 8    | 27   | 20   | 2    | 0    | 160.4          | 160              | 147          |           |               | 13          | \$312,900                     | Weyburn                                   | Loam         | 56.6              | J     | 15        |
| 279                    | SE   | 9    | 27   | 20   | 2    | 5    | 160.3          | 160              | 132          |           |               | 28          | \$264,000                     | Weyburn                                   | Loam         | 53.1              | J     | 15        |
| 279                    | SW   | 9    | 27   | 20   | 2    | 0    | 161.2          | 161              | 135          |           |               | 26          | \$267,200                     | Weyburn                                   | Loam         | 52.6              | J     | 15        |
| 279                    | SW   | 10   | 27   | 20   | 2    | 0    | 160.8          | 161              | 137          |           |               | 24          | \$263,600                     | Weyburn                                   | Loam         | 51.1              | K     | 15        |
| <b>Totals</b>          |      |      |      |      |      |      | <b>4,954.5</b> | <b>4,911</b>     | <b>4,468</b> | <b>0</b>  | <b>0</b>      | <b>443</b>  | <b>\$9,260,500</b>            | <b>Weighted Average Final Rating 55.1</b> |              |                   |       |           |

**Average per 160 acres \$301,706**

### 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>









