



\$17,700,000

Raymore North 3,814 acres Grain Farmland & Yard
(Monette Farms)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 279 Mount Hope
Closest Town:	Raymore	Location:	Saskatchewan
MLS Number:	SK041347	Title Acres (ISC):	3,813.9
Cultivated Acres:	3,235	Soil Final Rating:	56.1
Price:	\$17,700,000	\$/Titled Acres:	\$4,640.92
Avg AV/Qtr:	\$289,630	Farmland:	\$15,700,000
Improvements:	\$2,000,000	P/AV Multiple:	2.27
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 Raymore North Block spans 3,813.9 title acres across 26 parcels in the RM of Mount Hope No. 279, situated north and northwest of Raymore in some of the strongest Oxbow loam country in the region. Oxbow loam dominates this block, a soil type well known across central Saskatchewan for its depth, organic matter, and ability to produce strong yields across a wide range of crops and moisture years. Weyburn loam makes up the balance, concentrated in the western and southwestern quarters, and carries its own solid reputation as reliable, productive farmland. Together the block delivers 3,235 cultivated acres with a weighted average SAMA Soil Final Rating of 56.1 points — noticeably stronger than most central Saskatchewan averages — and an average assessed fair value of \$289,630 per 160 acres. SCIC class ratings run predominantly G and H throughout, with some J and K in the Weyburn quarters to the west, all within Risk Zone 15. The 43 hay acres and 537 other acres reflect the yard site parcel at PT SE-24-28-19-W2 and a handful of quarters with some native cover, but the cultivation rate across the balance of the block is high and the land is in active production. This is a rare opportunity to acquire a concentrated block of above-average Oxbow loam farmland north of Raymore, anchored by one of the most capable grain handling headquarters in the Raymore trade area.

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

Buildings and Improvements

The Raymore Farm Headquarters is anchored by an 18-acre fully developed yard site sitting directly on Highway 6, adjacent to the Town of Raymore. Hundreds of thousands of dollars in earthwork and gravelling have gone into building

this site, and it shows — the layout is purpose-built for high-volume grain handling, with primary weight truck access year-round and the kind of flat-bottom storage capacity that serious central Saskatchewan operations are built around.

- 18-acre gravelled yard site on Highway 6 — primary weight truck loads accessible year-round
- 607,250 bushels of grain storage capacity, anchored by 8 large flat-bottom Westeel aerated bins at 70,000 bu each and 2 Westor flat-bottom bins at 55,000 bu each
- 11 Westeel hopper bins and 3 Twister hopper bins provide additional handling flexibility
- Approximately 1,630 MT of dry fertilizer storage capacity across 13 hopper bins, plus a 160 MT stainless steel liquid fertilizer tank
- 60' × 120' office and shop — front half finished with offices, lunchroom, washrooms, and parts storage; rear half heated workshop
- 50' × 200' cold storage shed — overhead doors on each gable end, ideal for equipment and supply storage
- Natural gas service, 3-phase power, septic, and on-site water supply
- Designed to support a large-scale grain operation without sending loads off-site for storage or handling

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

Farmland Summary

26 Parcels

3,813.9 Title Acres (ISC)

SAMA Information

3,815 total acres

3,235 cultivated acres

- arable hay/grass acres

43 native pasture acres

537 wetland/bush acres

\$6,906,200 total 2025 assessed value (AV)

\$289,630 average assessment per 160 acres

56.1 soil final rating (weighted average)

Asking Price Allocation

\$2,000,000 Buildings and Improvements

\$15,700,000 Farmland Price

\$4,641 per title acre (ISC)

\$4,853 per cultivated acre (SAMA)

2.27 times the 2025 assessed value (P/AV multiple)

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



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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	17	27	19	2	0	160.6	161	137			24	\$287,800	Oxbow	Loam	55.8	H	15
279	SE	20	27	19	2	0	160.2	160	129			31	\$267,400	Oxbow	Loam	55.1	H	15
279	SW	20	27	19	2	0	161.0	161	137			24	\$286,800	Oxbow	Loam	55.6	H	15
279	NW	21	27	19	2	0	159.6	160	134			26	\$298,500	Oxbow	Loam	59.2	H	15
279	SW	21	27	19	2	0	159.3	159	143			16	\$322,800	Oxbow	Loam	60.0	H	15
279	NE	3	28	19	2	0	165.0	165	130			35	\$278,800	Oxbow	Loam	57.0	G	15
279	NW	11	28	19	2	0	159.9	160	134			26	\$299,300	Oxbow	Loam	59.4	G	15
279	SW	11	28	19	2	0	159.2	159	134			25	\$297,700	Oxbow	Loam	59.0	G	15
279	NE	14	28	19	2	10	82.7	83	60			23	\$139,300	Oxbow	Loam	61.7	G	15
279	NW	14	28	19	2	0	161.8	162	144			18	\$318,800	Oxbow	Loam	58.9	G	15
279	SE	14	28	19	2	0	160.5	161	124			37	\$275,500	Oxbow	Loam	59.0	G	15
279	NE	15	28	19	2	0	162.1	162	150			12	\$355,300	Oxbow	Loam	63.0	G	15
279	SE	15	28	19	2	1	150.9	151	145			6	\$310,100	Oxbow	Loam	56.9	H	15
279	SW	23	28	19	2	0	159.0	159	139			20	\$304,500	Oxbow	Loam	58.2	G	15
279 Town of Raymore	SE	24	28	19	2	0	18.1	18	5			13	\$48,200	Oxbow	Loam	63.0	G	15
279	NW	14	27	20	2	0	156.8	157	135			22	\$257,700	Weyburn	Loam	50.7	J	15
279	NE	22	27	20	2	0	159.1	159	145			14	\$298,600	Weyburn	Loam	54.8	J	15
279	SE	22	27	20	2	0	159.0	159	143			16	\$287,600	Weyburn	Loam	53.5	J	15
279	SW	23	27	20	2	0	159.1	159	141			18	\$277,500	Weyburn	Loam	52.3	K	15
279	SE	23	28	19	2	0	159.0	159	144			15	\$334,600	Oxbow	Loam	61.8	G	15
279	SE	32	27	20	2	0	160.7	161	118		43		\$268,300	Weyburn	Loam	50.5	K	15
279	NW	33	27	20	2	0	160.1	160	152			8	\$314,600	Weyburn	Loam	55.0	K	15
279	SW	33	27	20	2	0	160.2	160	125			35	\$247,600	Weyburn	Loam	52.6	K	15
279	NE	9	29	21	2	0	82.8	83	55			28	\$101,000	Weyburn	Loam	48.7	K	15
279	SE	9	29	21	2	1,2	149.2	149	132			17	\$240,500	Weyburn	Loam	48.4	K	15
279	SW	9	29	21	2	1,2	128.2	128	100			28	\$187,400	Weyburn	Loam	49.8	K	15



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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
Totals							3,813.9	3,815	3,235	0	43	537	\$6,906,200	Weighted Average Final Rating 56.1				

Average per 160 acres \$289,630

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>

MONETTE FARMS LTD.

RAYMORE FARM HEADQUARTERS · PT SE-24-28-19-W2

Town of Raymore · RM of Mount Hope No. 279 · 18-acre graveled main yard

MAIN BIN YARD | PT SE-24-28-19-W2 — 18 ACRES ±

Site Services & Yard

- 18-acre graveled yard site, fully developed with extensive earthwork and gravel base
- Located adjacent to the Town of Raymore on Highway 6 — primary weight loads year-round
- 3-phase power service
- Natural gas service
- Septic tank
- Dugout / well water supply

Shop & Office (60' × 120')

- Pre-engineered steel building on concrete foundation — concrete floor throughout
- Steel-clad walls and roof
- Front portion (60' × 60'): offices, lunchroom, washrooms, and parts storage — wood frame interior walls, T-bar ceiling, laminate flooring
- Rear portion (60' × 60' workshop): insulated, heated with forced air units
- Originally constructed mid-1970s; in reasonably good condition

Cold Storage Shed (50' × 200')

- Pole-frame construction, wood truss roof
- Coloured steel wall cladding; galvanized steel roof
- Overhead doors on each gable end
- Floor: 50% concrete, 50% gravel; unlined, unheated, no lighting

GRAIN & FERTILIZER STORAGE

Qty	Make	Unit Size	Type	Aeration / Heat
2	Westor	55,000 bu ea	Flat bottom, concrete w/aeration	Floor aeration
6	Westeel	70,000 bu ea	Flat bottom, concrete w/aeration	Floor aeration
11	Westeel	4,750 bu ea	Hopper bin, concrete w/aeration	Aeration
3	Twister	7,500 bu ea	Hopper bin w/aeration	Aeration
8	Vidir	160 tonne ea	Fertilizer hopper bin, concrete	—
5		70 tonne ea	Fertilizer hopper bin	—
1		160 tonne	Stainless steel liquid fertilizer tank	—

Total grain storage capacity (main yard): ±607,250 bu · Fertilizer capacity: ±1,630 MT + 160MT liquid

BUYER'S DUE DILIGENCE NOTICE

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.









