



\$31,583,000

Raymore South Block 7,761 acres Grain Farmland
(Monette Farms)



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

Lane Stockbrugger
lane.stockbrugger@hammondrealty.ca
(306) 533-5467
HammondRealty.ca



Property Details

Service Type:	Listing	Rural Municipality:	RM 219 Longlaketon, RM 279 Mount Hope, RM 250 Last Mountain Lake
Closest Town:	Raymore	Location:	Saskatchewan
MLS Number:	SK041346	Title Acres (ISC):	7,760.6
Cultivated Acres:	6,930	Soil Final Rating:	51.9
Price:	\$31,583,000	\$/Titled Acres:	\$4,069.66
Avg AV/Qtr:	\$279,403	Farmland:	\$30,733,000
Improvements:	\$850,000	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 South Block spans 7,760.6 title acres across 49 parcels in the RMs of Mount Hope No. 279, Reciprocity No. 250, and Longlaketon No. 219, making it by far the largest of the three Raymore blocks and one of the larger contiguous farmland packages available in Saskatchewan today. Weyburn loam is the dominant soil association throughout, covering the majority of the package across both RM 279 and RM 250 — it is one of the most widely recognized and dependable soil types on the southern prairies, producing consistent yields of cereals, oilseeds, and pulse crops across a broad range of moisture conditions. Oxbow loam appears in a meaningful cluster of quarters in the northeast corner of the block, adding soil depth and moisture-holding capacity that complements the Weyburn base. A handful of parcels carry Bradwell fine sandy loam, Elstow clay loam, and Whitesand gravelly sandy loam, which accounts for some of the variation in individual parcel ratings and pulls the block average modestly below the North and Centre blocks. The weighted average SAMA Soil Final Rating across the full block is 51.9 points, with an average assessed fair value of \$279,403 per 160 acres and 6,930 cultivated acres out of 7,755 total acres — an 89% cultivation rate across a package of this scale. SCIC class ratings run predominantly J, H, and K throughout, nearly all within Risk Zone 15, with one SW-31-25-19-W2 quarter in Risk Zone 11 on the western fringe. At over 7,700 title acres spanning three RMs, the South Block is a rare opportunity to build or expand a major grain operation in the Raymore trade area, supported by two yard sites included within the package that provide on-farm grain storage, fertilizer handling capacity, and a functional residential base.

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

Buildings and Improvements

The Raymore South Block carries two supporting yard sites that complement the land base without overcomplicating the acquisition. The main bin site on the SE-4 sits directly within the farmed area and provides meaningful on-farm grain and fertilizer storage for a large-scale central Saskatchewan operation. The residential quarter on the SW-6 adds a house and working yard that gives a new owner a functional base of operations from day one.

- 6 × 20,000 bu Westeel flat-bottom aerated bins — 120,000 bushels of on-farm grain storage conveniently located within the land base
- 5 × Westeel smooth wall fertilizer hopper bins — 780 tonnes of fertilizer storage capacity on site
- All grain and fertilizer bins on concrete with aeration
- Two-storey residence on the SW-6 — 800 sq. ft. per floor with attached garage, suitable for a farm manager or owner-operator
- Functional 40' × 44' heated shop with concrete floor — ready to support day-to-day field operations
- 36' × 60' storage barn providing covered equipment and supply storage
- Note: some buildings in the southwest corner of SW-6-26-20-W2 are on a separate title and are excluded from this offering — buyers should confirm included improvements with the listing broker prior to submitting an offer

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

Farmland Summary

49 Parcels

7,760.6 Title Acres (ISC)

SAMA Information

7,755 total acres

6,930 cultivated acres

- arable hay/grass acres
- native pasture acres

825 wetland/bush acres

\$13,542,300 total 2025 assessed value (AV)

\$279,403 average assessment per 160 acres

51.9 soil final rating (weighted average)

Asking Price Allocation

\$850,000 Buildings and Improvements

\$30,733,000 Farmland Price

\$3,960 per Total acre (ISC)



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 500-1407 Dallas Pike
(306) 533-5467 Lane Stockbrugger

\$4,435 per cultivated acre (SAMA)

2.27 times the Assessed Value (P/AV)

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

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
219	SW	31	25	19	2	0	156.3	160	130			30	\$226,100	Weyburn	Loam	46.2	J	11
279	NE	2	26	19	2	0	159.1	159	143			16	\$280,000	Oxbow	Loam	52.1	H	15
279	SE	2	26	19	2	0	160.6	161	150			11	\$314,400	Oxbow	Loam	55.7	H	15
279	NW	5	26	19	2	0	159.7	160	140			20	\$289,800	Oxbow	Loam	53.9	K	15
279	SE	6	26	19	2	0	159.9	160	131			29	\$284,100	Oxbow	Loam	57.6	H	15
279	SW	6	26	19	2	0	160.2	160	119			41	\$241,100	Oxbow	Loam	53.8	H	15
279	SW	7	26	19	2	0	159.7	160	138			22	\$269,400	Oxbow	Loam	51.9	H	15
279	NE	18	26	19	2	0	159.0	159	141			18	\$287,500	Oxbow	Loam	54.2	K	15
279	NW	18	26	19	2	0	159.4	159	149			10	\$260,800	Bradwell	Fine Sandy Loam	47.7	L	15
279	NE	21	25	20	2	0	161.0	161	149			12	\$301,100	Weyburn	Loam	53.7	J	15
279	NW	21	25	20	2	12	158.5	158	134			24	\$271,700	Weyburn	Loam	53.9	J	15
279	SE	28	25	20	2	0	159.0	159	148			11	\$333,200	Elstow	Clay Loam	59.9	H	15
279	SW	28	25	20	2	0	160.3	160	148			12	\$301,900	Weyburn	Loam	54.2	J	15
279	NE	32	25	20	2	0	158.6	159	132			27	\$237,700	Weyburn	Loam	47.8	J	15
279	NW	32	25	20	2	0	158.5	159	146			13	\$287,400	Weyburn	Loam	52.3	J	15
279	SE	32	25	20	2	0	159.1	159	132			27	\$260,800	Weyburn	Loam	52.5	J	15
279	SW	32	25	20	2	0	159.2	159	139			20	\$276,400	Weyburn	Loam	52.8	J	15
279	NE	33	25	20	2	0	158.1	158	141			17	\$280,400	Weyburn	Loam	52.9	J	15
279	NW	33	25	20	2	0	158.8	159	144			15	\$276,000	Weyburn	Loam	51.0	J	15
279	NW	34	25	20	2	0	158.6	159	148			11	\$300,800	Weyburn	Loam	54.0	J	15
279	NE	36	25	20	2	0	156.4	156	118			38	\$256,200	Weyburn	Loam	57.7	H	15
279	NW	1	26	20	2	0	159.2	159	142			17	\$277,900	Weyburn	Loam	52.0	J	15
279	NW	3	26	20	2	0	158.4	158	136			22	\$297,000	Oxbow	Loam	58.0	H	15
279	SE	4	26	20	2	7	158.1	158	145			13	\$285,700	Weyburn	Loam	52.4	J	15
279	SW	4	26	20	2	0	160.4	160	137			23	\$269,100	Weyburn	Loam	52.2	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	SE	6	26	20	2	0	158.3	158	148			10	\$296,500	Weyburn	Loam	53.3	J	15
279	SW	6	26	20	2	1	148.7	149	140			9	\$281,600	Weyburn	Loam	52.3	K	15
279	SW	7	26	20	2	0	158.9	151	151				\$317,300	Weyburn	Loam	55.9	J	15
279	NW	9	26	20	2	0	160.2	160	149			11	\$310,900	Weyburn	Loam	55.5	J	15
279	NW	10	26	20	2	0	157.2	157	148			9	\$298,400	Weyburn	Loam	53.6	J	15
279	SE	10	26	20	2	0	158.3	158	140			18	\$266,600	Weyburn	Loam	50.6	J	15
279	SW	10	26	20	2	0	158.1	158	136			22	\$284,400	Weyburn	Loam	55.6	H	15
279	NW	12	26	20	2	0	158.2	158	128			30	\$244,200	Weyburn	Loam	50.7	K	15
279	SE	12	26	20	2	0	159.4	159	146			13	\$301,800	Weyburn	Loam	55.0	J	15
279	SW	12	26	20	2	3	157.5	158	143			15	\$263,700	Weyburn	Loam	49.0	K	15
279	NE	13	26	20	2	0	159.3	159	142			17	\$264,200	Weyburn	Loam	49.5	K	15
279	NW	13	26	20	2	0	159.4	159	141			18	\$262,700	Weyburn	Loam	49.5	L	15
279	SE	13	26	20	2	0	157.8	158	143			15	\$265,000	Weyburn	Loam	49.3	J	15
279	SW	13	26	20	2	0	158.7	159	138			21	\$263,700	Weyburn	Loam	50.8	K	15
279	NE	14	26	20	2	0	159.0	159	138			21	\$247,200	Bradwell	Fine Sandy Loam	47.6	M	15
279	SW	16	26	20	2	0	161.2	161	149			12	\$314,200	Weyburn	Loam	56.1	J	15
279	SE	17	26	20	2	0	157.3	157	147			10	\$291,800	Weyburn	Loam	52.8	J	15
279	SE	23	26	20	2	0	160.0	160	145			15	\$245,000	Bradwell	Fine Sandy Loam	44.9	M	15
250	NE	35	25	21	2	0	158.7	159	152			7	\$295,600	Oxbow	Loam	51.7	H	15
250	NE	1	26	21	2	0	159.9	160	158			2	\$252,100	Whitesand	Gravelly Sandy Loam	42.4	L	15
250	SE	1	26	21	2	0	158.9	159	157			2	\$254,300	Whitesand	Gravelly Sandy Loam	43.1	K	15
250	NE	12	26	21	2	2,3	140.7	141	126			15	\$251,200	Weyburn	Loam	53.0	K	15
250	SE	12	26	21	2	0	159.2	159	153			6	\$280,300	Weyburn	Loam	48.7	K	15
250	SW	13	26	21	2	0	159.7	160	132			28	\$223,100	Weyburn	Loam	44.9	K	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	
Totals							7,760.6	7,755	6,930	0	0	825	\$13,542,300	Weighted Average Final Rating			51.9		

Average per 160 acres \$279,403

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 SOUTH BLOCK · PROPERTY IMPROVEMENTS

RM of Mount Hope No. 279 · Two yard sites · SE-4-26-20-W2 & SW-6-26-20-W2

SITE 1 — BIN YARD | SE-4-26-20-W2 — MOUNT HOPE

Site & Yard

- Yard site developed around the bin cluster
- Older outbuildings present on site — no assessed contributing value

Grain & Fertilizer Storage

- 6 x 20,000 bu Westeel flat-bottom bins — 120,000 BU total capacity
- 5 x Westeel smooth wall fertilizer hopper bins — 780 tonnes total capacity
- All bins on concrete with aeration

Qty	Make	Unit Size	Type	Aeration / Heat
6	Westeel	20,000 bu ea	Flat bottom bins, concrete w/aeration	Aeration
5	Westeel	156 tonne ea	Fertilizer hopper bins (smooth wall)	—

Total grain storage: 120,000 bu · Total fertilizer capacity: 780 tonnes

SITE 2 — RESIDENTIAL YARD | SW-6-26-20-W2 — MOUNT HOPE

House (Two-Storey)

- Old two-storey house — estimated 800 sq. ft. per floor (1,600 sq. ft. total)
- Interior not inspected at time of appraisal (tenanted); average condition
- Effective age estimated at 80 years
- Note: some buildings in the southwest corner of this quarter are on a separate title and are excluded from this offering — to be confirmed with Seller

Shop (40' × 44')

- Wood frame construction on concrete foundation
- Metal-clad exterior walls and coloured steel roof
- Interior lined with construction-grade plywood and painted
- Heated with lighting; one overhead door and man door
- Good condition; effective age 10 years

Storage Barn (36' × 60')

- Older wood pole frame construction
- Steel-clad wood truss roof; sides enclosed with open face
- Average condition; effective age 60 years

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 as to the accuracy or completeness of this information. All figures are approximate. Prospective purchasers are solely responsible for their own independent inspection, measurement verification, and due diligence prior to submitting an offer. This feature sheet is for informational purposes only and does not form part of any agreement for purchase and sale.













