$130,544,000

Regina North East 16,067 acres Grain Farmland (Monette Farms)





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 128 Lajord, RM 129 Bratt's Lake, RM 158 Edenwold
Closest Town:	Regina	**Location:**	Saskatchewan
MLS Number:	SK041335	**Title Acres (ISC):**	16,067
Cultivated Acres:	16,025	**Soil Final Rating:**	72.2
Price:	$130,544,000	**$/Titled Acres:**	$8,124.98
Avg AV/Qtr:	$430,638	**Farmland:**	$128,764,000
Improvements:	$1,780,000	**P/AV Multiple:**	2.97
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

Regina Northeast sits in the heart of the Regina Plains, spanning RMs Lajord No. 128, Edenwold No. 158, and a handful of quarters in RM Bratt's Creek No. 129 — some of Saskatchewan's most consistently productive heavy clay country. The dominant soil association throughout is Regina Heavy Clay, a dense, moisture-retentive soil that rewards management and delivers reliable yields of wheat, canola, and lentils in a normal crop year. The package totals 16,067.0 ISC title acres with 16,025 cultivated acres, and carries a 2025 SAMA weighted average Soil Final Rating of 72.2 points per acre and an average assessed fair value of $430,638 per 160 acres. The majority of quarters carry B and C SCIC crop insurance classifications in Risk Zone 8, reflecting the productivity of heavy clay soils in this region — strong in good years, with the moisture-holding capacity that often sees these fields outperform lighter soils in dry conditions. Two developed yard sites anchoring the package add grain storage, fertilizer handling capacity, and shop infrastructure that make this a true operational unit — 100 quarters of Regina Plains farmland being offered together for the first time.

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

Buildings and Improvements

This property is anchored by two developed yard sites in RM Lajord No. 128, providing the grain storage, fertilizer handling, and shop infrastructure needed to support a large-scale cropping operation across the Regina Plains. The primary headquarters at SE-35 & NE-26-15-18-W2 is a fully equipped 10-acre site featuring a heated and lined shop

with on-site staff accommodation, equipment storage, and significant flat-bottom grain capacity. The secondary site at NE-20-15-18-W2 adds a further 5 acres of yard with a large cold-storage shop and quonset, backed by one of the most diverse fertilizer storage inventories in the portfolio — over 1,400 tonnes of hopper capacity across multiple bin makes and sizes. Together, the two sites deliver an estimated 450,000 bushels of grain storage and approximately 2,268 tonnes of fertilizer capacity to support the full 100-quarter package.

• Two developed yard sites totalling 15 acres with graded gravel bases

• Primary headquarters shop: 80' × 120' wood frame on concrete foundation, lined, heated, with office, staff room, mezzanine storage, and 2-bedroom suite

• Secondary shop: 50' × 120' cold storage with steel-clad wood truss construction

• Quonset storage at both sites: 4,800 sq. ft. (SE-35 & NE-26) and 7,840 sq. ft. (NE-20)

• Storage barn at primary site: 40' × 74' steel frame, steel-clad exterior, gravel base

• Estimated combined grain storage capacity: ±450,000 bu across flat-bottom and hopper bins

• Estimated combined fertilizer capacity: ±2,268 tonnes across hopper bins at both sites

• 6 × Westeel 25,000 bu flat-bottom bins on concrete at primary site

• 4 × Westeel 212T 1825F fertilizer hopper bins on concrete with aeration at primary site

• 15-bin fertilizer and grain storage array at secondary site, including Westeel, Behlen, Meridian, and Friesen makes

• 5 × Westeel 25,000 bu flat-bottom bins on concrete with aeration at secondary site

• All buildings reported in good condition; effective age 20 years at primary site

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

Farmland Summary

102 parcels

16,067.0 title acres (ISC)

SAMA Information

16,096 total acres

16,025 cultivated acres

- arable hay/grass acres
- native pasture acres

71 wetland/bush acres

$43,320,900 total 2025 assessed value (AV)

$430,638 average assessment per 160 acres

72.2 soil final rating (weighted average)

Asking Price Allocation

$1,780,000 Buildings and Improvements

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$128,764,080 Farmland Price

$8,125 per title acre (ISC)

$8,035 per cultivated acre (SAMA)

2.97 times the assessed value (P/AV multiple)

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

HAMMOND REALTY

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
128	NE	13	14	18	2	3	2.0	2				2	$6,400	Regina	Heavy Clay	85.6	*	
128	NE	13	14	18	2	12	157.3	157	157				$459,400	Regina	Heavy Clay	77.7	C	8
128	NW	13	14	18	2	0	159.4	159	159				$421,000	Regina	Heavy Clay	70.3	C	8
128	SE	13	14	18	2	0	159.5	159	159				$490,100	Regina	Heavy Clay	81.7	B	8
128	SW	13	14	18	2	0	159.6	160	160				$429,400	Regina	Heavy Clay	71.6	B	8
128	NE	14	14	18	2	0	159.8	160	160				$416,800	Regina	Heavy Clay	69.4	C	8
128	SE	14	14	18	2	0	159.7	160	160				$433,000	Regina	Heavy Clay	72.1	B	8
128	NE	23	14	18	2	0	159.2	159	159				$445,600	Regina	Heavy Clay	74.4	B	8
128	NW	23	14	18	2	0	159.5	160	160				$489,000	Regina	Heavy Clay	81.5	B	8
128	SE	23	14	18	2	0	159.5	160	160				$501,000	Regina	Heavy Clay	83.5	B	8
128	SW	23	14	18	2	0	159.8	160	160				$473,700	Regina	Heavy Clay	78.9	B	8
128	NE	24	14	18	2	0	159.1	159	159				$289,300	Regina	Heavy Clay	48.4	C	8
128	NW	24	14	18	2	0	159.4	159	159				$253,800	Regina	Heavy Clay	42.3	C	8
128	SE	24	14	18	2	0	159.2	159	159				$483,800	Regina	Heavy Clay	80.9	B	8
128	SW	24	14	18	2	0	159.5	160	160				$493,000	Regina	Heavy Clay	82.2	B	8
128	SE	26	14	18	2	0	159.6	160	160				$201,400	Regina	Heavy Clay	33.6	B	8
128	SW	26	14	18	2	0	159.6	160	160				$420,900	Regina	Heavy Clay	70.2	C	8
128	NW	3	15	18	2	0	160.3	160	160				$383,400	Regina	Heavy Clay	63.6	C	8
128	NE	4	15	18	2	0	160.2	160	160				$472,600	Regina	Heavy Clay	78.5	B	8
128	NW	4	15	18	2	0	159.9	160	160				$364,500	Regina	Heavy Clay	60.6	C	8
128	NW	6	15	18	2	0	160.8	161	161				$434,500	Regina	Heavy Clay	71.9	C	8
128	NE	7	15	18	2	0	160.4	160	160				$466,100	Regina	Heavy Clay	77.3	B	8
128	NW	7	15	18	2	2	138.4	138	138				$431,000	Regina	Heavy Clay	82.8	B	8
128	SE	7	15	18	2	0	160.6	161	161				$285,700	Regina	Heavy Clay	47.3	C	8
128	SE	10	15	18	2	0	159.8	160	160				$385,400	Regina	Heavy Clay	64.1	B	8

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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
128	SW	10	15	18	2	0	160.2	160	160				$469,300	Regina	Heavy Clay	77.9	B	8
128	NE	14	15	18	2	0	160.5	161	161				$473,700	Regina	Heavy Clay	78.5	B	8
128	NW	14	15	18	2	0	160.5	160	160				$487,700	Regina	Heavy Clay	80.8	B	8
128	NE	16	15	18	2	0	160.1	160	160				$486,400	Regina	Heavy Clay	80.8	B	8
128	NW	16	15	18	2	0	159.7	160	160				$478,200	Regina	Heavy Clay	79.6	B	8
128	SE	16	15	18	2	0	160.1	160	160				$303,600	Regina	Heavy Clay	50.4	B	8
128	SW	16	15	18	2	0	159.7	160	160				$456,900	Regina	Heavy Clay	76.1	B	8
128	NW	17	15	18	2	0	160.5	161	161				$459,400	Regina	Heavy Clay	76.1	B	8
128	NE	18	15	18	2	0	160.1	160	160				$502,900	Regina	Heavy Clay	83.6	B	8
128	NW	18	15	18	2	16	149.5	149	149				$416,700	Regina	Heavy Clay	74.2	C	8
128	SE	19	15	18	2	0	160.0	160	160				$464,900	Regina	Heavy Clay	77.3	B	8
128	SW	19	15	18	2	0	159.9	160	160				$443,200	Regina	Heavy Clay	73.7	B	8
128	NE	20	15	18	2	0	160.6	161	161				$417,000	Regina	Heavy Clay	69.0	C	8
128	NW	20	15	18	2	0	160.5	161	161				$459,400	Regina	Heavy Clay	76.1	C	8
128	SE	20	15	18	2	0	160.7	161	161				$350,200	Regina	Heavy Clay	58.0	C	8
128	SW	20	15	18	2	0	160.7	161	161				$397,500	Regina	Heavy Clay	65.8	C	8
128	NE	21	15	18	2	0	159.5	160	160				$470,400	Regina	Heavy Clay	78.4	B	8
128	NW	21	15	18	2	23	139.7	140	140				$371,000	Regina	Heavy Clay	70.6	C	8
128	NE	22	15	18	2	0	160.7	161	161				$474,200	Regina	Heavy Clay	78.5	B	8
128	NW	22	15	18	2	0	160.5	160	160				$396,700	Regina	Heavy Clay	65.8	B	8
128	SE	22	15	18	2	0	160.6	161	161				$481,100	Regina	Heavy Clay	79.7	B	8
128	SW	22	15	18	2	0	160.4	160	160				$374,700	Regina	Heavy Clay	62.1	C	8
128	NE	23	15	18	2	0	160.0	160	157			3	$471,300	Regina	Heavy Clay	79.8	B	8
128	NW	23	15	18	2	0	160.0	160	157			3	$423,100	Regina	Heavy Clay	71.7	B	8
128	SE	23	15	18	2	0	160.3	160	160				$494,200	Regina	Heavy Clay	82.0	B	8

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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
128	SW	23	15	18	2	0	160.2	160	160				$486,900	Regina	Heavy Clay	80.8	B	8
128	NE	24	15	18	2	1	159.7	160	147			13	$293,600	Regina	Heavy Clay	53.2	C	8
128	NW	24	15	18	2	0	159.4	159	157			2	$415,000	Regina	Heavy Clay	70.1	C	8
128	SW	24	15	18	2	0	160.5	161	161				$502,100	Regina	Heavy Clay	83.2	B	8
128	NE	25	15	18	2	2	159.7	160	158			2	$399,600	Regina	Heavy Clay	67.4	C	8
128	NW	25	15	18	2	1	159.8	160	149			11	$351,300	Regina	Heavy Clay	62.8	C	8
128	SE	25	15	18	2	2	160.9	161	148			13	$281,900	Regina	Heavy Clay	50.7	D	8
128	SW	25	15	18	2	0	160.8	161	161				$382,800	Regina	Heavy Clay	63.3	C	8
128	NE	26	15	18	2	0	159.8	160	160				$492,600	Regina	Heavy Clay	82.0	B	8
128	NW	26	15	18	2	0	159.9	160	160				$478,800	Regina	Heavy Clay	79.6	B	8
128	SE	26	15	18	2	0	159.7	160	160				$485,200	Regina	Heavy Clay	80.8	B	8
128	SW	26	15	18	2	0	159.8	160	160				$485,700	Regina	Heavy Clay	80.8	B	8
128	NE	27	15	18	2	0	160.6	161	161				$441,400	Regina	Heavy Clay	73.1	C	8
128	NW	27	15	18	2	0	160.6	161	161				$472,000	Regina	Heavy Clay	78.1	B	8
128	NE	28	15	18	2	0	159.8	160	160				$435,500	Regina	Heavy Clay	72.5	B	8
128	NW	28	15	18	2	0	159.7	160	160				$357,400	Regina	Heavy Clay	59.5	C	8
128	SE	28	15	18	2	0	159.9	160	160				$357,700	Regina	Heavy Clay	59.5	C	8
128	SW	28	15	18	2	0	159.8	160	160				$314,400	Regina	Heavy Clay	52.3	D	8
128	SE	29	15	18	2	1	150.7	151	151				$463,500	Regina	Heavy Clay	81.8	B	8
128	SW	29	15	18	2	0	160.6	161	161				$488,000	Regina	Heavy Clay	80.8	B	8
128	NE	30	15	18	2	0	159.3	159	159				$320,400	Regina	Heavy Clay	53.5	C	8
128	NW	30	15	18	2	0	159.5	159	159				$380,000	Regina	Heavy Clay	63.4	C	8
128	SE	30	15	18	2	0	159.4	159	159				$421,000	Regina	Heavy Clay	70.2	B	8
128	SW	30	15	18	2	0	159.6	160	160				$435,100	Regina	Heavy Clay	72.2	C	8
128	NE	32	15	18	2	0	161.1	161	161				$461,100	Regina	Heavy Clay	75.9	B	8

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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
128	NW	32	15	18	2	0	162.0	162	162				$457,000	Regina	Heavy Clay	75.0	B	8
128	SW	32	15	18	2	0	161.0	161	161				$489,400	Regina	Heavy Clay	80.8	B	8
128	NE	33	15	18	2	0	161.5	162	162				$448,400	Regina	Heavy Clay	73.8	C	8
128	NW	33	15	18	2	0	160.8	161	161				$467,300	Regina	Heavy Clay	77.3	C	8
128	SE	33	15	18	2	0	159.2	159	159				$455,000	Regina	Heavy Clay	76.0	B	8
128	SW	33	15	18	2	0	159.9	160	160				$326,700	Regina	Heavy Clay	54.3	C	8
128	NE	34	15	18	2	1,2	160.5	159	159				$490,900	Regina	Heavy Clay	81.4	B	8
128	NW	34	15	18	2	0	162.2	162	161			1	$466,400	Regina	Heavy Clay	76.9	B	8
128	SE	34	15	18	2	0	160.3	190	190				$472,000	Regina	Heavy Clay	78.5	B	8
128	SW	34	15	18	2	0	159.9	160	160				$457,400	Regina	Heavy Clay	76.1	C	8
128	SE	35	15	18	2	1,2	146.4	146	146				$381,600	Regina	Heavy Clay	69.3	C	8
128	SW	35	15	18	2	0	160.2	160	160				$472,600	Regina	Heavy Clay	78.5	B	8
129	NW	24	14	19	2	0	160.2	160	160				$479,300	Regina	Heavy Clay	79.7	B	8
129	SW	24	14	19	2	36	151.2	151	146			5	$428,200	Regina	Heavy Clay	78.0	B	8
129	NW	36	15	19	2	0	161.1	161	153			8	$474,200	Regina	Heavy Clay	82.4	B	8
129	SE	36	15	19	2	0	160.9	161	159			2	$478,400	Regina	Heavy Clay	80.0	B	8
129	SW	36	15	19	2	0	160.8	161	157			4	$476,200	Regina	Heavy Clay	80.7	B	8
158	NE	3	16	18	2	1,2	152.9	153	153				$330,700	Rouleau	Heavy Clay	57.5	C	8
158	NW	3	16	18	2	1,2	157.7	158	156			2	$405,600	Regina	Heavy Clay	69.3	B	8
158	SE	3	16	18	2	1,2,3	152.0	152	152				$382,000	Regina	Heavy Clay	81.7	C	8
158	SW	3	16	18	2	0	159.7	160	160				$503,300	Regina	Heavy Clay	83.8	B	8
158	NE	4	16	18	2	0	159.7	160	160				$457,000	Regina	Heavy Clay	76.1	B	8
158	SE	4	16	18	2	0	159.7	160	160				$456,700	Regina	Heavy Clay	76.1	C	8
158	NE	5	16	18	2	0	160.0	160	160				$475,000	Regina	Heavy Clay	79.0	B	8
158	NW	5	16	18	2	0	159.9	160	160				$355,600	Regina	Heavy Clay	59.1	C	8

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
158	SE	5	16	18	2	0	159.8	160	160				$476,000	Regina	Heavy Clay	79.2	B	8
158	SW	5	16	18	2	0	159.8	160	160				$400,500	Regina	Heavy Clay	66.6	C	8
						Totals	**16,067.0**	**16,096**	**16,025**	**0**	**0**	**71**	**$43,320,900**		**Weighted Average Final Rating**	**72.2**		

Average per 160 acres **$430,638**

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.

REGINA NORTHEAST · YARD SITES & IMPROVEMENTS · RM Lajord No. 128

Package 1 · Two developed yard sites · NE-20-15-18-W2 and SE-35 & NE-26-15-18-W2

SITE SERVICES & YARD

Yard Site 1 — NE-20-15-18-W2 (5 acres)

– 5-acre developed yard site with graded gravel base
– Grain and fertilizer storage

Yard Site 2 — SE-35 & NE-26-15-18-W2 (10 acres)

– 10-acre developed yard site with graded gravel base spanning two quarter sections
– Primary operational headquarters for the Regina Northeast package
– Grain and fertilizer storage

BUILDINGS

Yard Site 1 — NE-20-15-18-W2

Shop (50' × 120' | 6,000 sq. ft.)

– Wood frame construction with steel-clad wood truss roof and coloured steel walls
– Cold storage configuration; gravel base floor
– Effective age 20–30 years; good condition

Quonset (56' × 140' | 7,840 sq. ft.)

– Steel arch frame structure with gravel base
– Sliding doors in gable end
– No lighting or electrical service observed; average condition

Yard Site 2 — SE-35 & NE-26-15-18-W2

Shop (80' × 120' | 9,600 sq. ft.)

– Wood frame on concrete foundation; coloured steel wall and roof cladding
– Interior lined with coloured steel; tube heating and lighting throughout
– Office and staff room with mezzanine storage
– 2-bedroom suite with bathroom and kitchen
– Effective age 20 years; good condition

Quonset (40' × 120' | 4,800 sq. ft.)

– Steel frame structure on gravel base; unheated; used for equipment storage
– Good condition; effective age 20 years

Storage Barn (40' × 74' | 2,960 sq. ft.)

– Steel frame construction; steel-clad exterior and roof; gravel base interior
– Good condition; effective age 20 years

GRAIN & FERTILIZER STORAGE

Yard Site 1 — NE-20-15-18-W2

Qty	Make	Unit Size	Type	Aeration / Heat
4	Westeel	114 T	Fertilizer hopper bin — 1616F	—
1	Westeel	136 T	Fertilizer hopper bin	—
1	Westeel	136 T	Fertilizer hopper bin	—
2	Friesen	114 T	Fertilizer hopper bin	—
2	Meridian	164 T	Fertilizer hopper bin — 1625F	—
1	Westeel	136 T	Fertilizer hopper bin — 1620F	—
2	Behlen	8,500 bu	Grain hopper bin	—
1	Behlen	7,500 bu	Grain hopper bin	—
3	Meridian	10,000 bu	Grain hopper bin	—
1	Behlen	85,000 bu	Grain hopper bin	Aeration
2	Behlen	10,000 bu	Grain hopper bin	Aeration
1	Behlen	7,500 bu	Grain hopper bin	Aeration
1	Meridian	7,500 bu	Grain hopper bin	Aeration
2	Meridian	9,000 bu	Grain hopper bin	Aeration
5	Westeel	25,000 bu	Flat bottom bin, concrete	Aeration

Total estimated grain storage capacity: ±300,000 bu · Total fertilizer capacity: ±1,420 tonnes

Yard Site 2 — SE-35 & NE-26-15-18-W2

Qty	Make	Unit Size	Type	Aeration / Heat
6	Westeel	25,000 bu	Flat bottom bin, concrete	—
4	Westeel	212 T	Fertilizer hopper bin — 1825F, concrete	Aeration

Total estimated grain storage capacity: ±150,000 bu · Total fertilizer capacity: ±848 tonnes

Combined Package 1 capacity: ±450,000 bu grain · ±2,268 tonnes fertilizer

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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.

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