



\$12,672,000

Regina South West 1,583 acres Grain Farmland
(Monette Farms)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 099 Caledonia, RM 129 Bratt's Lake
Closest Town:	Regina	Location:	Saskatchewan
MLS Number:	SK041340	Title Acres (ISC):	1,582.99
Cultivated Acres:	1,506	Soil Final Rating:	66.9
Price:	\$12,672,000	\$/Titled Acres:	\$8,005.10
Avg AV/Qtr:	\$385,919	Farmland:	\$12,672,000
P/AV Multiple:	3.32		
Enterprise:	Grain		

Description

Farmland

Regina Southwest is a 10-quarter package situated in RMs Caledonia No. 99 and Bratt's Creek No. 129, straddling Townships 12 and 13 in Range 21 W2 — ground that transitions from the outer edge of the Regina Plains into slightly more variable heavy clay country. Soil associations split between Rouleau and Regina Heavy Clay, with one Tuxford Clay quarter in the mix; all three are dense, moisture-holding soils capable of producing cereal and oilseed crops, though Rouleau association quarters tend to carry more variability in topography and drainage than straight Regina clay. The package totals 1,582.99 ISC title acres with 1,506 cultivated acres and 46 hay acres, and carries a 2025 SAMA weighted average Soil Final Rating of 66.9 points per acre and an average assessed fair value of \$385,919 per 160 acres. SCIC crop insurance classifications run from C through F and J across Risk Zones 6 and 8, reflecting a package with meaningful variability quarter to quarter — buyers will find strong performers alongside quarters that carry more production risk, and the full land details table below lays that out parcel by parcel. No yard sites or infrastructure are included in this package, making it a straightforward land acquisition opportunity for an operator looking to add acres in this part of the province at a price point that reflects the soil rating profile — 10 quarters being offered together for the first time.

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

Farmland Summary

10 parcels

1,583.0 title acres (ISC)

SAMA Information

1,584 total acres

1,506 cultivated acres

- arable hay/grass acres

46 native pasture acres

32 wetland/bush acres

\$3,820,600 total 2025 assessed value (AV)

\$385,919 average assessment per 160 acres

66.9 soil final rating (weighted average)

Asking Price Allocation

\$12,672,000 Farmland Price

\$8,005 per title acre (ISC)

\$8,414 per cultivated acre (SAMA)

3.32 times the 2025 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>

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
99	NE	14	12	21	2	0	160.14	160	148			12	\$290,100	Tuxford	Clay	52.1	J	6
99	NE	22	12	21	2	0	156.44	156	142			14	\$273,500	Rouleau	Heavy Clay	51.2	F	6
99	NW	22	12	21	2	0	156.30	158	112		46		\$274,900	Rouleau	Heavy Clay	57.9	E	6
99	SE	23	12	21	2	0	160.32	160	160				\$455,100	Regina	Heavy Clay	75.6	D	6
129	NE	1	13	21	2	1	154.75	155	154			1	\$449,700	Regina	Heavy Clay	77.7	C	8
129	NW	1	13	21	2	0	160.15	160	160				\$419,000	Rouleau	Heavy Clay	69.7	C	8
129	SE	1	13	21	2	1	154.65	155	152			3	\$426,500	Rouleau	Heavy Clay	74.6	C	8
129	SW	1	13	21	2	0	159.84	160	159			1	\$412,400	Rouleau	Heavy Clay	69.0	D	8
129	NE	2	13	21	2	0	160.30	160	159			1	\$422,900	Rouleau	Heavy Clay	70.7	E	8
129	NW	2	13	21	2	0	160.10	160	160				\$396,500	Rouleau	Heavy Clay	65.9	F	8
Totals							1,582.99	1,584	1,506	0	46	32	\$3,820,600	Weighted Average Final Rating 66.9				

Average per 160 acres \$385,919

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>





