



\$9,765,000

South Calderbank 4,100 acres Grain Farmland
(Monette Farms)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 165 Morse
Closest Town:	Calderbank	Location:	Saskatchewan
MLS Number:	SK041337	Title Acres (ISC):	4,099.6
Cultivated Acres:	2,612	Soil Final Rating:	40.6
Price:	\$9,765,000	\$/Titled Acres:	\$2,381.94
Avg AV/Qtr:	\$188,576	Farmland:	\$9,200,000
Improvements:	\$565,000	P/AV Multiple:	1.89
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 South Calderbank package comprises 4,099.6 title acres across 27 quarter sections entirely within the RM of Morse No. 165, located in the Calderbank area of south-central Saskatchewan. The soil profile across this package is notably diverse — Ardill clay loam anchors the cultivated portion of the land base and is well regarded for cereal and oilseed production in this part of the province, while Haverhill loam and clay loam, Fox Valley clay loam and silty clay loam, Birsay loam, and Chaplin sandy loam quarters round out a varied and interesting land base. The Fox Valley and stronger Haverhill quarters in Township 18 carry some of the highest individual soil final ratings in the package, with SE-34-18-7-W3 reaching 47.3 and NE-26-18-7-W3 at 41.9 — productive cultivated ground that anchors the southern portion of the block. The package carries a weighted average SAMA soil final rating of 40.6 and an average assessed fair value of \$188,576 per 160 acres. Of the 4,121 total acres, 2,612 are cultivated and 1,055 are in pasture, with an additional 56 hay acres — a land use breakdown that reflects the dual character of this package as both a productive grain farm and a meaningful livestock and forage base. The Chaplin sandy loam quarters in Township 18 are lightly used native range ground that complement the cultivated acres well for a mixed operation. At over 4,000 title acres spanning two townships with an established yard site including a residence, shop, and two Quonset storage buildings, South Calderbank offers the scale and operational flexibility to support a serious grain and livestock program in south-central Saskatchewan.

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

Buildings and Improvements

The South Calderbank yard site spans SE-10-19-7-W3 and SW-11-19-7-W3 in the RM of Morse No. 165 and is improved with a residential home, shop, two Quonset storage buildings, and grain bin storage to support day-to-day farm operations in the area. The house is a one-storey-over-basement home with approximately 1,500 sq. ft. on the main floor, five bedrooms, two bathrooms, a finished basement, and central air conditioning. Farm buildings include a heated shop and two steel Quonsets offering a combined $\pm 10,800$ sq. ft. of covered storage — well suited for equipment, hay, and general farm use. Eight grain bins totalling $\pm 30,000$ bushels round out a functional yard site ready to support the next operator in this mixed farming region.

•**Residence:** One storey over finished basement, approximately 1,500 sq. ft. main floor, five bedrooms, two bathrooms, forced air propane heat, central air conditioning.

•**Shop** — 30 ft. $\times$ 40 ft. (1,200 sq. ft.): Wood frame on concrete foundation, coloured steel exterior, plywood-lined interior, concrete floor, heated.

•**Quonset Storage No. 1** — 40 ft. $\times$ 70 ft. (2,800 sq. ft.): Steel Quonset with enclosed gable ends, concrete foundation and floor, unheated.

•**Quonset Storage No. 2** — 40 ft. $\times$ 200 ft. (8,000 sq. ft.): Steel Quonset with enclosed gable ends, concrete foundation and floor, unheated — large enough to shelter full-size equipment and semi-trailers.

•**Grain Storage** — $\pm 30,000$ bushels: 4 Twister flat bottom bins and 4 Wheatland hopper bottom bins.

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

Farmland Summary

27 Parcels

4,099.6 Title Acres (ISC)

SAMA Information

4,121 total acres

2,612 cultivated acres

56 arable hay/grass acres

1,055 native pasture acres

398 wetland/bush acres

\$4,857,000 total 2025 assessed value (AV)

\$188,576 average assessment per 160 acres

40.6 soil final rating (weighted average)

Asking Price Allocation

\$565,000 Buildings and Improvements

\$9,200,000 Farmland Price

\$2,382 per title acre (ISC)

1.89 times the 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
165	NW	4	18	7	3	0	159.5	160			160		\$116,100	Chaplin	Sandy Loam		NR	
165	SW	9	18	7	3	8	79.8	80			80		\$58,600	Chaplin	Sandy Loam		NR	
165	SW	9	18	7	3	11,12	79.8	80			80		\$58,600	Chaplin	Sandy Loam		NR	
165	NW	15	18	7	3	1,2	155.6	156			156		\$105,200	Chaplin	Sandy Loam		NR	
165	NE	25	18	7	3	0	158.9	160	57		98	5	\$182,400	Haverhill	Loam	43.5	M	10
165	NW	25	18	7	3	0	156.0	159	102		35	22	\$167,300	Haverhill	Clay Loam	36.9	L	10
165	NE	26	18	7	3	0	156.0	160	157			3	\$247,100	Haverhill	Loam	41.9	K	10
165	NE	33	18	7	3	0	158.9	160	42	56	57	5	\$182,400	Ardill	Clay Loam	38.1	L	10
165	NE	34	18	7	3	1,2,3	151.7	156	113			43	\$186,400	Haverhill	Clay Loam	43.8	J	10
165	NW	34	18	7	3	1,2	155.0	156	148			8	\$202,700	Haverhill	Clay Loam	36.4	L	10
165	SE	34	18	7	3	0	160.6	160	144			16	\$256,300	Fox Valley	Clay Loam	47.3	J	10
165	SW	34	18	7	3	0	158.8	160	150			10	\$201,700	Haverhill	Clay Loam	35.7	K	10
165	NW	35	18	7	3	1, 17	152.8	156	110			46	\$180,200	Haverhill	Clay Loam	43.5	J	10
165	SW	35	18	7	3	0	160.7	160	140			20	\$214,100	Fox Valley	Silty Clay Loam	40.6	J	10
165	NE	2	19	7	3	0	158.5	159	151			8	\$260,600	Ardill	Clay Loam	45.9	K	10
165	NW	2	19	7	3	1,2	158.0	160	137			23	\$211,000	Ardill	Clay Loam	40.9	K	10
165	SE	2	19	7	3	0	159.1	159	109			50	\$194,800	Birsay	Loam	47.4	L	10
165	SW	2	19	7	3	1,2	160.9	160	120			40	\$195,900	Birsay	Loam	43.3	L	10
165	NE	3	19	7	3	0	159.2	160			160		\$117,300	Ardill	Clay Loam		NR	
165	NW	3	19	7	3	0	160.1	160	23		137		\$131,200	Ardill	Clay Loam	35.5	K	10
165	SE	3	19	7	3	1,2	158.2	160	130			30	\$173,900	Ardill	Clay Loam	35.5	K	10
165	SW	3	19	7	3	0	160.3	160	145			15	\$191,400	Ardill	Clay Loam	35.1	K	10
165	NE	10	19	7	3	0	160.7	160	137			23	\$187,400	Ardill	Clay Loam	36.4	K	10
165	SE	10	19	7	3	0	160.0	160	62		92	6	\$153,900	Ardill	Clay Loam	37.1	K	10
165	NW	11	19	7	3	0	160.5	160	152			8	\$242,600	Ardill	Clay Loam	42.4	K	10



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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
165	SE	11	19	7	3	14	142.2	140	131			9	\$202,100	Ardill	Clay Loam	41.0	J	10
165	SW	11	19	7	3	1,2,3	157.8	160	152			8	\$235,800	Ardill	Clay Loam	41.3	J	10
Totals							4,099.6	4,121	2,612	56	1,055	398	\$4,857,000	Weighted Average Final Rating 40.6				

Average per 160 acres \$188,576

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>

MONETTE FARMS LTD.

BUILDINGS & IMPROVEMENTS — SOUTH CALDERBANK

YARD SITE — SE-10-19-7-W3 & SW-11-19-7-W3 | RM OF MORSE NO. 165

South-Central Saskatchewan | Calderbank Area

SITE OVERVIEW

Legal Description: SE-10-19-7-W3 and SW-11-19-7-W3
Municipality: RM of Morse No. 165
Driveway / Yard Surface: Gravel access driveway and yard, minimal landscaping

RESIDENCE

Single-Family House

Style: One storey over full basement
Main Floor Area: Approximately 1,500 sq. ft.
Bedrooms: Five
Bathrooms: Two
Basement: Finished
Construction: Wood frame, older, average condition
Heat Source: Forced air propane furnace
Cooling: Central air conditioning

FARM BUILDINGS

Shop

Size: 30 ft. × 40 ft. (1,200 sq. ft.)
Construction: Wood frame on concrete foundation
Exterior: Coloured steel walls, galvanized steel-clad wood truss roof
Interior: Plywood-lined, painted, concrete floor, heated

Quonset Storage No. 1

Size: 40 ft. × 70 ft. (2,800 sq. ft.)
Construction: Steel Quonset, enclosed gable ends
Foundation / Floor: Concrete foundation, concrete floor
Heat: Unheated

Quonset Storage No. 2

Size: 40 ft. × 200 ft. (8,000 sq. ft.)
Construction: Steel Quonset, enclosed gable ends
Foundation / Floor: Concrete foundation, concrete floor
Heat: Unheated

GRAIN STORAGE

Grain Bins

Flat Bottom Bins:	4 Twister flat bottom bins
Hopper Bottom Bins:	4 Wheatland hopper bottom bins
Total Bin Capacity:	±30,000 bushels

All information regarding buildings, improvements, grain storage capacities, 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.











