

SWIFT CURRENT SEED CLEANING & PROCESSING FACILITY

717 South Railway Street West | Swift Current, Saskatchewan

Monette Farms Saskatchewan Portfolio

Offered exclusively by Hammond Realty

LIST PRICE

\$10,000,000

Offering Summary	
Civic Address	717 South Railway Street West, Swift Current, SK
Legal Land Description	Parcel AA, Plan 102236600 (Surface Parcel 203295337)
Title Acres	±8.58 acres (ISC)
Zoning	M1 – Light Industrial District, City of Swift Current
Facility Footprint	±19,990 sq. ft. across seven buildings
On-Site Bin Storage	±9,135 MT across ±60 bins
Annual Throughput Capacity	±175,000 MT
Rail Service	Owned two-track spur connected to the Canadian Pacific (CPKC) network

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Property Introduction

The Swift Current Seed Cleaning & Processing Facility represents a rare opportunity to acquire a large-scale seed processing and agricultural logistics asset in one of Western Canada's premier grain-producing regions. Offered for the first time, the facility provides extensive processing, storage, and rail loading infrastructure capable of servicing a substantial agricultural business.

Situated on ±8.58 acres within the City of Swift Current, the site backs directly onto the CPKC rail yards and is served by an owned two-track rail spur — a feature that is exceptionally difficult to replicate and gives a purchaser the ability to load boxcars and hopper cars simultaneously. A major facility expansion completed in 2017, representing an investment of more than \$10 million, added a new high-capacity cleaning line, a new receiving system, additional clean product storage, and the second rail track.

The facility benefits from Swift Current's position as a major agricultural hub, drawing on a large surrounding production area known for lentils, peas, chickpeas, durum, and other cereals and oilseeds. For a purchaser, the property offers a turnkey platform for seed processing, pulse and special crop handling, grain logistics, or other value-added agricultural processing.

Property Highlights

- ±8.58 title acres within the City of Swift Current with excellent access from all directions.
- \$10M+ facility upgrade completed in 2017 to expand capacity and efficiency.
- Owned rail spur with two tracks, allowing simultaneous loading of boxcars and hoppers.
- ±175,000 MT annual throughput capacity.
- Total on-site bin storage of ±9,135 MT across ±60 bins, most equipped with motorized gates.
- Receiving capability of ±100 MT per hour supported by two receiving pits and an above-ground ±70 MT truck scale.
- Cleaning capacity of ±25–50 MT per hour across two independent cleaning lines.
- Bulk loadout of ±90 MT per hour and bagging capacity of ±25–30 MT per hour.
- Robotic 50 kg bagging line with automated palletizing, plus a second manual bagging line and tote filling system.
- Full municipal water and sewer services.
- ±19,990 sq. ft. of buildings, including a modern office constructed in 2016–17.

Location & Region

Swift Current is the agricultural service centre of southwest Saskatchewan, with a population of approximately 16,750. The city anchors a trading area in which roughly four million acres of grain are seeded annually, and the surrounding region is recognized across Canada for pulse crop production and export-oriented agriculture. Swift Current is also home to the Swift Current Research and Development Centre, one of Canada's leading agricultural research facilities.

The facility is located approximately 245 km west of Regina and approximately 150 km north of the Canada–US border, with efficient access to the Trans-Canada Highway (Highway 1) and Highway 4. This positions the property within an active transportation corridor for exports moving to west coast ports, the Global Transportation Hub at Regina, and US trans-shipment points.

- Home to some of Saskatchewan's largest and most progressive farming operations.
- Region well suited to the production of durum, wheat, canola, lentils, peas, and other pulse crops.
- Strong agricultural service sector including equipment dealerships, input suppliers, grain marketing services, and transportation infrastructure.
- Access to multiple grain handling facilities and high-capacity export terminals operated by major grain companies.

Site Description

The site is an irregular linear-shaped parcel located in the south end of the City of Swift Current, along the north side of Railway Street West, backing the CPKC rail yards. The yard is mostly level, gravelled throughout, and accessed by approximately four gravel approaches off Railway Street West. The site carries full municipal services according to the City of Swift Current, including a 2" potable water line and 4" sanitary sewer line.

Legal Land Description	Surface Parcel	Title Acres (ISC)
Parcel AA, Plan 102236600	203295337	±8.58

The parcel is zoned M1 – Light Industrial District under the zoning bylaws of the City of Swift Current. Registered interests on title include an easement in favour of the railway respecting the rail lines and restrictive covenants respecting site drainage and the marketing of livestock; buyers should review title as part of their due diligence.

Buildings & Improvements

The facility comprises seven buildings totalling ±19,990 sq. ft. The office, auto bagging building, electrical building, and truck scale house were constructed as part of the 2016–17 expansion, and the process building combines the original circa-1990 plant with the 2016–17 addition.

Building	Use	Area (sq. ft.)	Construction
Office	Administration and grain testing	±890	Wood frame, 2016–17
Process Building	Seed cleaning (two storeys)	±10,000	Steel and masonry, c. 1990 & 2016–17
Auto Bagging	Automated bag filling and palletizing	±3,900	Steel frame, 2016–17
Electrical Building	Motor control centre, telecom	±200	Steel frame, 2016–17
Truck Scale House	Truck scale equipment	±100	Steel frame, 2016–17
Pole Shed	Storage	±4,800	Wood frame, c. 2005
Miscellaneous Shed	Storage	±100	Wood frame
Total		±19,990	

The office building was constructed in 2016–17 over a basement and includes a grain testing area, kitchen area, and modern finishes. The process building houses both cleaning lines across two storeys with an average storey height of ±24 feet, insulated metal panel walls, and reinforced concrete ground floor. Site improvements include the rail spurs, roads and earthworks, outdoor lighting, and yard gravel.

Rail Infrastructure

The property includes an owned rail spur connected to the Canadian Pacific (CPKC) rail system, with two tracks totalling approximately 3,550 linear feet — a ±1,700 ft north spur and a ±1,850 ft south spur — complete with a manually operated turnout switch. The inside track holds ±10 boxcars or hoppers and the outside track holds ±12 hoppers, allowing boxcars and hoppers to be loaded simultaneously. A bulk railcar loading system with ship-out weigh scale serves the tracks, and a Trackmobile railcar mover is included for on-site car positioning.

Processing & Handling Capacity

Function	Capacity
Receiving	±100 MT per hour
Cleaning	±25–50 MT per hour (two lines)
Bagging	±25–30 MT per hour
Bulk Loadout	±90 MT per hour
On-Site Bin Storage	±9,135 MT
Annual Throughput Capacity	±175,000 MT

Cleaning Lines

The primary cleaning line, installed as part of the 2017 expansion, offers dual screening capability: a 159 screen machine providing volume capacity of ±40 MT per hour, and a 108 screen machine providing quality capacity of ±18 MT per hour complete with rotary indent separators, double gravity tables, destoners, and a three-lane colour sorter. The line includes inline weighing with load cells on refuse bins for accurate measurement of output. Major equipment includes Cimbria Delta air screen cleaners, Cimbria Heid indent cylinders, gravity tables and destoners, and a Buhler Sortex optical sorter.

The secondary cleaning line provides ±12 MT per hour of capacity with its own air screen cleaner, rotary indent separators, gravity table separator, and destoner — giving the plant the flexibility to run two products at once or dedicate a line to smaller specialty lots.

Bagging & Loadout

The automated bagging building houses a robotic 50 kg bagging system with portioning weigher, robotic bag placement, inline check weighing, metal detection, bag flattening and transfer conveyors, and a robotic palletizer, together with a portable tagging machine and semi-automatic pallet wrapper. A second manual bagging line with bagging scale, sewing head, metal detection, and container loading belt, plus a tote filling system with metal detection, round out the packaging options. Bulk loadout to rail is handled at ±90 MT per hour.

Receiving & Truck Scale

Trucks are received over an above-ground ±10 ft x 100 ft, ±70 MT truck scale with steel deck and earthen ramps, into two steel receiving pits feeding the plant at ±100 MT per hour. A grain probe and on-site testing equipment support grading at the point of delivery.

Bin Storage

The facility carries ±9,135 MT of on-site bin storage across ±60 bins, the majority equipped with motorized gates and served by overhead loading conveyors, reclaim systems, and bucket elevators throughout the yard.

Classification	# of Bins	Total Storage (MT)
Receiving Bins	±19	±4,315
Screening Bins	±6	±360
Reclaim Bins	±4	±230
Clean Grain Bins	±25	±3,840
Yard Storage	±6	±390
Total Bin Storage	±60	±9,135

Storage is a mix of smooth-sided hopper bins with automatic gates, corrugated steel hopper bins, and corrugated steel flat-bottom bins with motorized discharge augers, sized from ±20 MT to ±425 MT. Clean product bins on load cells feed the bagging and bulk loadout systems directly.

Included Equipment

The offering includes the plant's fixed processing and handling equipment together with supporting mobile equipment, including a Trackmobile railcar mover, LPG lift trucks, a skid steer loader with fork attachment, a single-axle yard shunt truck, a rail puller winch, portable augers and conveyors, sea containers, and shop and maintenance equipment. A detailed equipment inventory is available from the listing brokerage, and final inclusions and exclusions will be confirmed in the agreement of purchase and sale.

Viewings & Offers

The facility is an active workplace. All viewings are strictly by appointment through Hammond Realty — no unannounced site visits. Interested parties are encouraged to contact the listing brokerage to arrange access, request the detailed equipment inventory, and discuss the offer process.

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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.

Sale Process

This property is offered for sale by Hammond Realty as part of the Monette Farms Saskatchewan portfolio. The sale is being conducted under a court-approved Sale and Investment Solicitation Process supervised by FTI Consulting Canada Inc. in its capacity as Monitor, and any transaction is subject to court approval. Details of the offer process are available from the listing brokerage.

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