



\$80,235,000

Vanguard 14,538 acres Grain Farmland (Monette Farms)



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## Property Details

|                          |              |                                                                  |              |
|--------------------------|--------------|------------------------------------------------------------------|--------------|
| <b>Service Type:</b>     | Listing      | <b>Rural Municipality:</b> RM 105 Glen Bain, RM 106 Whiska Creek |              |
| <b>Closest Town:</b>     | Vanguard     | <b>Location:</b>                                                 | Saskatchewan |
| <b>MLS Number:</b>       | SK041331     | <b>Title Acres (ISC):</b>                                        | 14,538.2     |
| <b>Cultivated Acres:</b> | 13,628       | <b>Soil Final Rating:</b>                                        | 61.49        |
| <b>Price:</b>            | \$80,235,000 | <b>\$/Titled Acres:</b>                                          | \$5,518.91   |
| <b>Avg AV/Qtr:</b>       | \$351,862    | <b>Farmland:</b>                                                 | \$71,235,000 |
| <b>Improvements:</b>     | \$9,000,000  | <b>P/AV Multiple:</b>                                            | 2.23         |
| <b>Enterprise:</b>       | 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 Vanguard land package spans ±14,538 title acres across the RMs of Glen Bain No. 105, Whiska Creek No. 106, and Lac Pelletier No. 107 in southwest Saskatchewan, with the large majority of the acreage concentrated in RM 106. The package carries ±13,628 cultivated acres, with the balance in hay and pasture, and posts a weighted average SAMA soil final rating of 61.50 — a very strong number for this part of the province. Soils are predominantly clay and silty clay across Willows, Fox Valley, and Sceptre associations in the core RM 106 blocks, transitioning to Wymark silt loam in the southern and western quarters — associations known for productive, workable ground that responds well to inputs. The quarters with Sceptre soils in particular carry some of the highest individual soil final ratings in the package, with several sections rating D and E class under SCIC in Risk Zone 6. The SAMA assessed fair value averages \$351,862 per 160 acres across the portfolio. At over 14,500 title acres with a contiguous core, a weighted average final rating above 60, and a fully equipped South Farm Headquarters anchoring the package, the Vanguard offering represents one of the larger and more operationally complete farmland opportunities to come to market in southwest Saskatchewan in recent years.

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

### Improvements

The Vanguard land package is anchored by the South Farm Headquarters on SE-30-11-13-W3 in the RM of Whiska Creek No. 107 — a purpose-built, large-scale grain operation complete with a major shop and office complex, two residences,

and one of the more substantial on-farm bin yards in southwest Saskatchewan. The ±18-acre developed yard site features a ±21,500 sq. ft. pre-engineered steel shop, a fully finished two-storey corporate office with boardroom and air conditioning, ±21,000 sq. ft. of cold storage, and an extensive grain and fertilizer bin infrastructure. Three additional yard sites in the RM of Whiska Creek No. 106 round out the package with supplementary bin storage and shop facilities.

- South Farm Headquarters: ±18-acre developed yard site, graded gravel base, SE-30-11-13-W3, RM of Whiska Creek No. 107
- ±21,500 sq. ft. pre-engineered steel shop on concrete foundation — insulated, heated, and fully lit
- Two-storey corporate office (±3,696 sq. ft.) located inside the shop — main floor lunchroom, upper floor offices, boardroom, and washrooms with modern finishes, heating, and A/C
- ±21,000 sq. ft. cold storage (70 ft. × 300 ft. steel quonset) and a ±3,360 sq. ft. quonset for additional covered storage
- Two residences on site: relocated 2,800 sq. ft. home with full finished basement, 9 bedrooms, two kitchens, A/C, and 2-car garage; plus an original house with nominal contributing value
- ±822,500 bushels of grain storage capacity across Westeel and Centurion hopper bins, all aerated on concrete
- ±3,354 MT of fertilizer storage capacity across Westeel, Meridian, and MMG hopper bins, plus one Meridian liquid fertilizer bin
- Three additional yard sites in RM of Whiska Creek No. 106: supplementary grain bins, quonsets, and a heated shop at NW-16-10-11-W3

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

### **Farmland Summary**

111 Parcels

14,538.2 Title Acres (ISC)

### **SAMA Information**

14,501 Total Acres

13,628 Cultivated Acres

35 Hay/Grass Acres

300 Native Pasture Acres

538 Wetland/Bush Acres

\$31,890,000 Total Assessed Value

\$351,862 Average Assessment per 160 Acres

61.5 Soil Final Rating (Weighted Average)

### **Asking Price Allocation**

\$9,000,000 Buildings and Improvements

\$71,235,000 Farmland Price

\$4,900 per Total acre (ISC)

\$5,227 per cultivated acre (SAMA)

2.23 times the Assessed Value

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 | 2026 Assessed Fair Value | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone |
| 105                    | SW   | 2    | 10   | 9    | 3    | 14   | 79.93       | 80               | 80          |           |               |             | 75,800                   | Brown (Alluvium) | Heavy Clay   | 25.21             | H     | 6         |
| 105                    | SW   | 10   | 10   | 9    | 3    | 0    | 159.44      | 160              | 150         |           |               | 10          | 306,600                  | Ardill           | Clay         | 54.34             | F     | 6         |
| 105                    | SE   | 10   | 10   | 9    | 3    | 0    | 159.42      | 160              | 150         |           |               | 10          | 307,800                  | Ardill           | Clay         | 54.55             | G     | 6         |
| 105                    | SW   | 29   | 11   | 9    | 3    | 0    | 160.21      | 160              | 140         |           |               | 20          | 233,200                  | Willows          | Clay         | 44.27             | H     | 6         |
| 105                    | NE   | 30   | 11   | 9    | 3    | 0    | 160.35      | 160              | 135         |           |               | 25          | 230,800                  | Willows          | Clay         | 45.42             | J     | 6         |
| 105                    | SE   | 31   | 11   | 9    | 3    | 0    | 160.45      | 160              | 135         |           |               | 25          | 213,200                  | Willows          | Clay         | 41.96             | J     | 6         |
| 106                    | NW   | 8    | 10   | 10   | 3    | 0    | 159.96      | 160              | 160         |           |               |             | 369,200                  | Fox Valley       | Clay         | 61.37             | F     | 6         |
| 106                    | SW   | 8    | 10   | 10   | 3    | 0    | 159.86      | 160              | 160         |           |               |             | 365,500                  | Fox Valley       | Clay         | 60.76             | G     | 6         |
| 106                    | SW   | 26   | 10   | 10   | 3    | 1    | 2.00        | 160              | 160         |           |               |             | 344,800                  | Willows          | Clay         | 57.32             | F     | 6         |
| 106                    | SW   | 26   | 10   | 10   | 3    | 2    | 157.39      | 0                |             |           |               |             |                          |                  |              |                   | F     | 6         |
| 106                    | SW   | 28   | 10   | 10   | 3    | 0    | 157.98      | 159              | 155         |           |               | 4           | 411,900                  | Sceptre          | Clay         | 70.68             | E     | 6         |
| 106                    | NW   | 31   | 10   | 10   | 3    | 0    | 160.53      | 160              | 159         |           |               | 1           | 418,100                  | Willows          | Clay         | 69.94             | E     | 6         |
| 106                    | SW   | 31   | 10   | 10   | 3    | 0    | 159.52      | 160              | 152         |           |               | 8           | 391,400                  | Willows          | Clay         | 68.47             | E     | 6         |
| 106                    | SE   | 34   | 10   | 10   | 3    | 0    | 159.62      | 160              | 160         |           |               |             | 383,800                  | Fox Valley       | Silty Clay   | 63.80             | F     | 6         |
| 106                    | SW   | 35   | 10   | 10   | 3    | 0    | 159.47      | 159              | 156         |           |               | 3           | 352,100                  | Willows          | Clay         | 60.03             | F     | 6         |
| 106                    | SE   | 35   | 10   | 10   | 3    | 0    | 159.40      | 159              | 144         |           |               | 15          | 291,100                  | Willows          | Clay         | 53.73             | G     | 6         |
| 106                    | SW   | 3    | 11   | 10   | 3    | 0    | 160.66      | 157              | 157         |           |               |             | 381,800                  | Willows          | Clay         | 64.68             | E     | 6         |
| 106                    | NW   | 3    | 11   | 10   | 3    | 1    | 149.92      | 149              | 149         |           |               |             | 350,200                  | Willows          | Clay         | 62.51             | F     | 6         |
| 106                    | SE   | 3    | 11   | 10   | 3    | 0    | 162.01      | 160              | 160         |           |               |             | 407,700                  | Willows          | Clay         | 67.77             | F     | 6         |
| 106                    | NE   | 3    | 11   | 10   | 3    | 0    | 160.48      | 160              | 158         |           |               | 2           | 337,400                  | Fox Valley       | Silty Clay   | 56.79             | G     | 6         |
| 106                    | NE   | 4    | 11   | 10   | 3    | 0    | 158.56      | 157              | 152         |           |               | 5           | 325,000                  | Willows          | Clay         | 56.85             | F     | 6         |
| 106                    | SE   | 4    | 11   | 10   | 3    | 0    | 153.92      | 148              | 146         |           |               | 2           | 351,300                  | Willows          | Clay         | 63.99             | F     | 6         |
| 106                    | SW   | 4    | 11   | 10   | 3    | 0    | 161.75      | 162              | 128         |           |               | 34          | 285,400                  | Willows          | Clay         | 59.23             | F     | 6         |
| 106                    | SW   | 6    | 11   | 10   | 3    | 0    | 161.31      | 161              | 161         |           |               |             | 412,300                  | Willows          | Clay         | 68.11             | E     | 6         |
| 106                    | NE   | 6    | 11   | 10   | 3    | 0    | 160.57      | 160              | 160         |           |               |             | 397,700                  | Willows          | Clay         | 66.12             | F     | 6         |
| 106                    | NE   | 7    | 11   | 10   | 3    | 0    | 160.60      | 160              | 160         |           |               |             | 402,700                  | Willows          | Clay         | 66.94             | F     | 6         |
| 106                    | SE   | 7    | 11   | 10   | 3    | 0    | 160.65      | 160              | 154         |           |               | 6           | 369,700                  | Willows          | Clay         | 63.89             | F     | 6         |
| 106                    | NW   | 7    | 11   | 10   | 3    | 0    | 160.46      | 160              | 157         |           |               | 3           | 297,300                  | Fox Valley       | Clay         | 50.35             | H     | 6         |
| 106                    | NE   | 8    | 11   | 10   | 3    | 0    | 160.07      | 158              | 136         |           |               | 22          | 322,700                  | Sceptre          | Clay         | 63.06             | E     | 6         |
| 106                    | NW   | 8    | 11   | 10   | 3    | 0    | 160.37      | 158              | 148         |           |               | 10          | 369,200                  | Willows          | Clay         | 66.34             | E     | 6         |

# 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 | 2026 Assessed Fair Value | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone |
| 106                    | SE   | 8    | 11   | 10   | 3    | 0    | 159.55      | 159              | 140         |           |               | 19          | 301,300                  | Sceptre          | Clay         | 57.20             | E     | 6         |
| 106                    | SW   | 8    | 11   | 10   | 3    | 0    | 160.48      | 160              | 159         |           |               | 1           | 358,800                  | Willows          | Clay         | 60.01             | F     | 6         |
| 106                    | SE   | 9    | 11   | 10   | 3    | 0    | 158.41      | 157              | 112         |           | 45            |             | 228,700                  | Willows          | Clay         | 46.47             | G     | 6         |
| 106                    | NW   | 10   | 11   | 10   | 3    | 0    | 88.48       | 88               | 84          |           |               | 4           | 196,200                  | Willows          | Clay         | 62.10             | H     | 6         |
| 106                    | SE   | 17   | 11   | 10   | 3    | 0    | 160.08      | 160              | 148         |           |               | 12          | 342,400                  | Willows          | Clay         | 61.50             | F     | 6         |
| 106                    | SE   | 22   | 11   | 10   | 3    | 0    | 159.94      | 160              | 156         |           |               | 4           | 327,200                  | Willows          | Clay         | 55.77             | F     | 6         |
| 106                    | SE   | 27   | 11   | 10   | 3    | 0    | 159.08      | 159              | 159         |           |               |             | 272,600                  | Fox Valley       | Clay Loam    | 47.16             | H     | 6         |
| 106                    | NE   | 27   | 11   | 10   | 3    | 0    | 160.08      | 160              | 153         |           |               | 7           | 217,600                  | Wood Mountain    | Loam         | 37.81             | J     | 6         |
| 106                    | NE   | 5    | 10   | 11   | 3    | 0    | 155.80      | 160              | 160         |           |               |             | 389,100                  | Fox Valley       | Silty Clay   | 64.68             | F     | 6         |
| 106                    | NW   | 5    | 10   | 11   | 3    | 0    | 155.61      | 160              | 160         |           |               |             | 389,100                  | Fox Valley       | Silty Clay   | 64.68             | F     | 6         |
| 106                    | SE   | 5    | 10   | 11   | 3    | 0    | 160.10      | 160              | 110         |           | 30            | 20          | 247,200                  | Fox Valley       | Silty Clay   | 54.41             | G     | 6         |
| 106                    | SW   | 5    | 10   | 11   | 3    | 0    | 159.81      | 160              | 142         |           |               | 18          | 292,100                  | Fox Valley       | Silty Clay   | 54.67             | G     | 6         |
| 106                    | NE   | 6    | 10   | 11   | 3    | 0    | 160.14      | 160              | 160         |           |               |             | 389,100                  | Fox Valley       | Silty Clay   | 64.68             | F     | 6         |
| 106                    | NW   | 6    | 10   | 11   | 3    | 0    | 157.28      | 159              | 157         |           |               | 2           | 381,800                  | Fox Valley       | Silty Clay   | 64.68             | F     | 6         |
| 106                    | NE   | 16   | 10   | 11   | 3    | 0    | 159.58      | 160              | 160         |           |               |             | 441,700                  | Sceptre          | Clay         | 73.42             | E     | 6         |
| 106                    | NW   | 16   | 10   | 11   | 3    | 0    | 159.65      | 159              | 147         |           |               | 12          | 398,400                  | Sceptre          | Clay         | 72.11             | E     | 6         |
| 106                    | SE   | 16   | 10   | 11   | 3    | 0    | 159.58      | 160              | 155         |           |               | 5           | 385,300                  | Fox Valley       | Silty Clay   | 66.11             | F     | 6         |
| 106                    | SW   | 16   | 10   | 11   | 3    | 0    | 159.66      | 160              | 158         |           |               | 2           | 383,000                  | Fox Valley       | Silty Clay   | 64.46             | F     | 6         |
| 106                    | SE   | 18   | 10   | 11   | 3    | 0    | 159.97      | 160              | 158         |           |               | 2           | 340,400                  | Fox Valley       | Silty Clay   | 57.30             | H     | 6         |
| 106                    | NW   | 21   | 10   | 11   | 3    | 0    | 159.64      | 160              | 160         |           |               |             | 448,800                  | Sceptre          | Clay         | 74.60             | D     | 6         |
| 106                    | SW   | 21   | 10   | 11   | 3    | 0    | 159.65      | 160              | 160         |           |               |             | 438,300                  | Sceptre          | Clay         | 72.85             | E     | 6         |
| 106                    | SW   | 22   | 10   | 11   | 3    | 0    | 159.77      | 160              | 160         |           |               |             | 448,800                  | Sceptre          | Clay         | 74.60             | E     | 6         |
| 106                    | NE   | 23   | 10   | 11   | 3    | 0    | 159.24      | 159              | 159         |           |               |             | 444,100                  | Sceptre          | Clay         | 74.28             | D     | 6         |
| 106                    | SE   | 23   | 10   | 11   | 3    | 0    | 159.17      | 159              | 159         |           |               |             | 436,800                  | Sceptre          | Clay         | 73.06             | D     | 6         |
| 106                    | NE   | 24   | 10   | 11   | 3    | 0    | 160.14      | 160              | 160         |           |               |             | 448,800                  | Sceptre          | Clay         | 74.60             | D     | 6         |
| 106                    | SE   | 24   | 10   | 11   | 3    | 12   | 160.13      | 160              | 159         |           |               | 1           | 442,400                  | Sceptre          | Clay         | 73.99             | D     | 6         |
| 106                    | SW   | 24   | 10   | 11   | 3    | 0    | 160.08      | 160              | 160         |           |               |             | 448,800                  | Sceptre          | Clay         | 74.60             | D     | 6         |
| 106                    | NE   | 35   | 10   | 11   | 3    | 0    | 160.22      | 160              | 160         |           |               |             | 427,100                  | Willows          | Clay         | 71.00             | E     | 6         |
| 106                    | NW   | 35   | 10   | 11   | 3    | 0    | 160.08      | 160              | 160         |           |               |             | 419,800                  | Willows          | Clay         | 69.78             | F     | 6         |
| 106                    | NE   | 36   | 10   | 11   | 3    | 0    | 160.87      | 160              | 160         |           |               |             | 398,700                  | Willows          | Clay         | 66.27             | E     | 6         |

# 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 | 2026 Assessed Fair Value | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone |
| 106                    | NW       | 36   | 10   | 11   | 3    | 0       | 160.80      | 160              | 160         |           |               |             | 378,800                  | Willows          | Clay         | 62.97             | F     | 6         |
| 106                    | SE       | 1    | 11   | 11   | 3    | 0       | 161.40      | 160              | 160         |           |               |             | 415,300                  | Willows          | Clay         | 69.03             | E     | 6         |
| 106                    | NW       | 25   | 10   | 12   | 3    | 0       | 159.58      | 159              | 159         |           |               |             | 412,200                  | Willows          | Clay         | 68.94             | E     | 6         |
| 106                    | NE       | 25   | 10   | 12   | 3    | 0       | 157.32      | 158              | 158         |           |               |             | 399,400                  | Willows          | Clay         | 67.23             | F     | 6         |
| 106                    | SW       | 25   | 10   | 12   | 3    | 0       | 158.66      | 160              | 160         |           |               |             | 393,400                  | Fox Valley       | Silty Clay   | 65.40             | F     | 6         |
| 106                    | SW       | 26   | 10   | 12   | 3    | 0       | 158.82      | 160              | 150         |           |               | 10          | 334,200                  | Fox Valley       | Silty Clay   | 59.24             | G     | 6         |
| 106                    | NW       | 26   | 10   | 12   | 3    | 4       | 3.59        | 4                | 4           |           |               |             | 8,100                    | Fox Valley       | Clay Loam    | 53.84             | H     | 6         |
| 106                    | NW       | 26   | 10   | 12   | 3    | 5       | 156.13      | 157              | 157         |           |               |             | 327,700                  | Fox Valley       | Clay Loam    | 55.51             | H     | 6         |
| 106                    | NW       | 27   | 10   | 12   | 3    | 0       | 159.81      | 160              | 152         |           |               | 8           | 320,700                  | Fox Valley       | Clay Loam    | 56.09             | G     | 6         |
| 106                    | NE       | 27   | 10   | 12   | 3    | 0       | 159.73      | 160              | 160         |           |               |             | 347,800                  | Fox Valley       | Clay Loam    | 57.82             | H     | 6         |
| 106                    | NE       | 34   | 10   | 12   | 3    | 0       | 160.44      | 160              | 142         |           |               | 18          | 308,900                  | Fox Valley       | Clay Loam    | 57.82             | H     | 6         |
| 106                    | NW       | 34   | 10   | 12   | 3    | 0       | 160.47      | 160              | 152         |           |               | 8           | 316,200                  | Fox Valley       | Clay Loam    | 55.31             | H     | 6         |
| 106                    | SE       | 34   | 10   | 12   | 3    | 0       | 159.59      | 160              | 160         |           |               |             | 330,400                  | Fox Valley       | Clay Loam    | 54.93             | H     | 6         |
| 106                    | SW       | 35   | 10   | 12   | 3    | 0       | 159.66      | 160              | 158         |           |               | 2           | 351,000                  | Fox Valley       | Clay Loam    | 59.09             | G     | 6         |
| 106                    | NW       | 3    | 11   | 12   | 3    | 0       | 160.22      | 160              | 160         |           |               |             | 362,600                  | Fox Valley       | Clay         | 60.27             | G     | 6         |
| 106                    | NE       | 18   | 11   | 12   | 3    | 0       | 159.98      | 160              | 160         |           |               |             | 325,700                  | Wymark           | Silt Loam    | 54.14             | H     | 6         |
| 106                    | NE       | 19   | 11   | 12   | 3    | 1       | 148.68      | 149              | 149         |           |               |             | 336,100                  | Wymark           | Silt Loam    | 60.12             | G     | 6         |
| 106                    | NW       | 19   | 11   | 12   | 3    | 0       | 159.98      | 160              | 160         |           |               |             | 364,000                  | Wymark           | Silt Loam    | 60.50             | G     | 6         |
| 106                    | SE       | 19   | 11   | 12   | 3    | 0       | 158.60      | 159              | 159         |           |               |             | 360,300                  | Wymark           | Silt Loam    | 60.27             | G     | 6         |
| 106                    | NW       | 20   | 11   | 12   | 3    | 1       | 149.70      | 150              | 135         |           |               | 15          | 298,100                  | Wymark           | Silt Loam    | 58.82             | G     | 6         |
| 106                    | SW       | 20   | 11   | 12   | 3    | 0       | 158.98      | 159              | 159         |           |               |             | 345,400                  | Wymark           | Silt Loam    | 57.78             | G     | 6         |
| 106                    | SW       | 30   | 11   | 12   | 3    | 0       | 159.85      | 160              | 155         |           |               | 5           | 344,100                  | Wymark           | Silt Loam    | 59.04             | G     | 6         |
| 106                    | NE       | 31   | 11   | 12   | 3    | 29      | 34.11       | 34               | 34          |           |               |             | 74,800                   | Wymark           | Silt Loam    | 58.50             | J     | 6         |
| 106                    | SW       | 31   | 11   | 12   | 3    | 2       | 158.58      | 158              | 55          |           | 103           |             | 215,300                  | Wymark           | Silt Loam    | 54.48             | J     | 6         |
| 106                    | SW       | 31   | 11   | 12   | 3    | 1       | 0.81        | 0                |             |           |               |             |                          |                  |              |                   | J     | 6         |
| 106                    | SW       | 5    | 12   | 12   | 3    | 2       | 125.25      | 125              | 125         |           |               |             | 268,700                  | Wymark           | Silt Loam    | 57.18             | H     | 6         |
| 106                    | SW       | 5    | 12   | 12   | 3    | 0       | 22.74       | 0                |             |           |               |             |                          |                  |              |                   | H     | 6         |
| VILLAGE OF NEVILLE     | SW / SE  | 6    | 12   | 12   | 3    | 8,10,19 | 112.94      | 139              | 139         |           |               |             | 337,200                  | Wymark           | Silt Loam    | 64.53             | G     | 6         |
| VILLAGE OF NEVILLE     | SW       | 6    | 12   | 12   | 3    | 9       | 26.02       | 0                |             |           |               |             |                          |                  |              |                   | G     | 6         |
| VILLAGE OF NEVILLE     | Lot 2 SE | 6    | 12   | 12   | 3    | 0       | 1.06        |                  |             |           |               |             |                          |                  |              |                   | G     | 6         |

# 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 | 2026 Assessed Fair Value | Soil Association                           | Soil Texture | Soil Final Rating | Class | Risk Zone |
| VILLAGE OF NEVILLE     | Lot 10 SE | 6    | 12   | 12   | 3    | 0    | -                | 7                | 7             |           |               |             | 16,600                   | Wymark                                     | Silt Loam    | 65.00             | G     | 6         |
| VILLAGE OF NEVILLE     | Lot 11 SE | 6    | 12   | 12   | 3    | 0    | -                |                  |               |           |               |             |                          |                                            |              |                   | G     | 6         |
| VILLAGE OF NEVILLE     | Lot 1 SE  | 6    | 12   | 12   | 3    | 0    | 0.07             |                  |               |           |               |             |                          |                                            |              |                   | G     | 6         |
| VILLAGE OF NEVILLE     | Lot 12 SE | 6    | 12   | 12   | 3    | 0    | 0.66             |                  |               |           |               |             |                          |                                            |              |                   | G     | 6         |
| VILLAGE OF NEVILLE     | Lot 8 SE  | 6    | 12   | 12   | 3    | 0    | 0.07             |                  |               |           |               |             |                          |                                            |              |                   | G     | 6         |
| VILLAGE OF NEVILLE     | Lot 2 SE  | 6    | 12   | 12   | 3    | 0    | 0.40             |                  |               |           |               |             |                          |                                            |              |                   | G     | 6         |
| VILLAGE OF NEVILLE     | Lot 2 SE  | 6    | 12   | 12   | 3    | 0    | 1.06             |                  |               |           |               |             |                          |                                            |              |                   | G     | 6         |
| VILLAGE OF NEVILLE     | Lot 1 SE  | 6    | 12   | 12   | 3    | 0    | 1.06             |                  |               |           |               |             |                          |                                            |              |                   | G     | 6         |
| VILLAGE OF NEVILLE     | Lot 1 SE  | 6    | 12   | 12   | 3    | 0    | 1.06             |                  |               |           |               |             |                          |                                            |              |                   | G     | 6         |
| VILLAGE OF NEVILLE     | Lot 9 SE  | 6    | 12   | 12   | 3    | 0    | 0.07             |                  |               |           |               |             |                          |                                            |              |                   | G     | 6         |
| VILLAGE OF NEVILLE     | SE        | 6    | 12   | 12   | 3    | 11   | 8.34             | 8                | 8             |           |               |             | 20,400                   | Wymark                                     | Silt Loam    | 65.00             | G     | 6         |
| 106                    | NE        | 6    | 12   | 12   | 3    | 1    | 149.71           | 150              | 140           |           |               | 10          | 306,400                  | Wymark                                     | Silt Loam    | 58.30             | G     | 6         |
| 106                    | SW        | 7    | 12   | 12   | 3    | 0    | 160.47           | 160              | 155           |           |               | 5           | 369,900                  | Wymark                                     | Silt Loam    | 63.46             | G     | 6         |
| 106                    | NE        | 9    | 12   | 12   | 3    | 0    | 160.66           | 160              | 158           |           |               | 2           | 378,400                  | Wymark                                     | Silt Loam    | 63.70             | G     | 6         |
| 106                    | SW        | 9    | 12   | 12   | 3    | 0    | 160.65           | 160              | 100           |           |               | 60          | 230,300                  | Wymark                                     | Silt Loam    | 61.10             | G     | 6         |
| 106                    | NW        | 9    | 12   | 12   | 3    | 0    | 160.65           | 160              | 160           |           |               |             | 338,700                  | Wymark                                     | Silt Loam    | 56.30             | H     | 6         |
| 106                    | SE        | 9    | 12   | 12   | 3    | 0    | 160.57           | 160              | 105           |           |               | 55          | 207,300                  | Wymark                                     | Silt Loam    | 52.37             | H     | 6         |
| 106                    | NE        | 17   | 12   | 12   | 3    | 0    | 159.65           | 160              | 160           |           |               |             | 358,900                  | Wymark                                     | Silt Loam    | 59.65             | G     | 6         |
| 106                    | SW        | 32   | 12   | 12   | 3    | 0    | 159.87           | 160              | 157           |           |               | 3           | 365,400                  | Wymark                                     | Silt Loam    | 61.89             | G     | 6         |
| 107                    | SW        | 29   | 11   | 13   | 3    | 0    | 157.67           | 157              |               | 35        | 122           |             | 181,900                  | Swinton                                    | Silt Loam    | 53.99             | H     | 6         |
| 107                    | SE        | 30   | 11   | 13   | 3    | 0    | 22.88            | 23               |               |           |               | 23          | 49,300                   | Ardill                                     | Clay Loam    | 57.27             | H     | 6         |
| <b>Totals</b>          |           |      |      |      |      |      | <b>14,538.20</b> | <b>14,501</b>    | <b>13,628</b> | <b>35</b> | <b>300</b>    | <b>538</b>  | <b>31,890,000</b>        | <b>Weighted Average Final Rating 61.50</b> |              |                   |       |           |

**Average per 160 acres 351,862**

## 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.

SE-30-11-13-W3 | RM of Whiska Creek No. 107

Vanguard Improvements

## PROPERTY OVERVIEW

| Detail                 | Description                   |
|------------------------|-------------------------------|
| Legal Land Description | SE-30-11-13-W3                |
| Rural Municipality     | RM of Whiska Creek No. 107    |
| Yard Site Area         | ±18 acres, graded gravel base |
| Utilities              | See Due Diligence             |

## BUILDINGS & IMPROVEMENTS

Situated on SE-30-11-13-W3 in the RM of Whiska Creek No. 107, the South Farm Headquarters represents the operational heart of the Vanguard land package. The yard site features a substantial shop and office complex, two residences, and an extensive bin infrastructure purpose-built for large-scale grain and fertilizer handling — offering a turnkey headquarters for a buyer looking to farm the surrounding Vanguard acreage.

| Building             | Size / Notes                                                                                                                                                                                                                    |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shop                 | 100 ft. × 215 ft.   ±21,500 sq. ft.   Pre-engineered steel on concrete foundation & floor   Coloured steel exterior   Insulated & heated   Full lighting                                                                        |
| Office (inside shop) | 42 ft. × 44 ft. per floor   ±3,696 sq. ft.   Two-storey   Main floor: lunchroom   Upper floor: offices, boardroom & washrooms   Strip lino flooring, painted drywall, T-bar ceiling   Heating & A/C   Modern finishes           |
| Cold Storage         | 70 ft. × 300 ft.   ±21,000 sq. ft.   Steel quonset frame on gravel base   Unheated                                                                                                                                              |
| Quonset              | 48 ft. × 70 ft.   ±3,360 sq. ft.   Steel arch on gravel base   Unheated & unlined   Lighting                                                                                                                                    |
| New House            | ±2,800 sq. ft. main floor + full finished basement   9 bedrooms   Full bathrooms   Two kitchens   Air conditioning   2-car garage   Wood frame on preserved wood foundation   Vinyl siding, vinyl windows, asphalt shingle roof |
| Original House       | ±1,100 sq. ft.   c. 1960 construction                                                                                                                                                                                           |

## GRAIN & FERTILIZER STORAGE

**Grain Storage Capacity: ±822,500 bu**  
**Fertilizer Storage Capacity: ±3,354 MT**

| Type                | Make     | Model | Qty | Capacity (each) | Foundation | Aeration |
|---------------------|----------|-------|-----|-----------------|------------|----------|
| Grain — Flat Bottom | Westeel  | —     | 12  | ±31,000 bu      | Concrete   | Yes      |
| Grain — Flat Bottom | Westeel  | —     | 3   | ±75,000 bu      | Concrete   | Yes      |
| Grain — Hopper      | Westeel  | 2709  | 10  | ±18,800 bu      | Concrete   | Yes      |
| Grain — Hopper      | Westeel  | 1830  | 5   | ±7,500 bu       | Concrete   | Yes      |
| Fertilizer — Hopper | Westeel  | 1620F | 8   | ±136 MT         | Concrete   | Yes      |
| Fertilizer — Hopper | Westeel  | —     | 2   | ±2,200 bu       | —          | No       |
| Fertilizer — Hopper | Meridian | 1620F |     | 4±136 MT        | Concrete   | No       |
| Fertilizer — Hopper | MMG      | 1820F | 8   | ±193 MT         | Concrete   | Yes      |
| Liquid Fertilizer   | Meridian | —     | 1   | ±178 MT         | —          | —        |

## ASSOCIATED MINOR YARD SITES — RM OF WHISKA CREEK NO. 106

### Yard Site — SE-17-11-10-W3

Bin storage and quonset. 4 × grain bins (varying sizes) and 1 × metal quonset (approx. 2,000 sq. ft.).

### Yard Site — SE-7-11-10-W3

Bin storage and quonsets. 10 × grain bins (varying sizes) and 2 × metal quonsets (approx. 2,000 sq. ft. each).

### Yard Site — NW-16-10-11-W3

Shop: 40 ft. × 68 ft. (±2,720 sq. ft.). Steel-clad exterior, metal-lined interior, wood truss roof, concrete foundation, overhead door and man door on each end. Propane suspended heater and lighting.

## 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.







