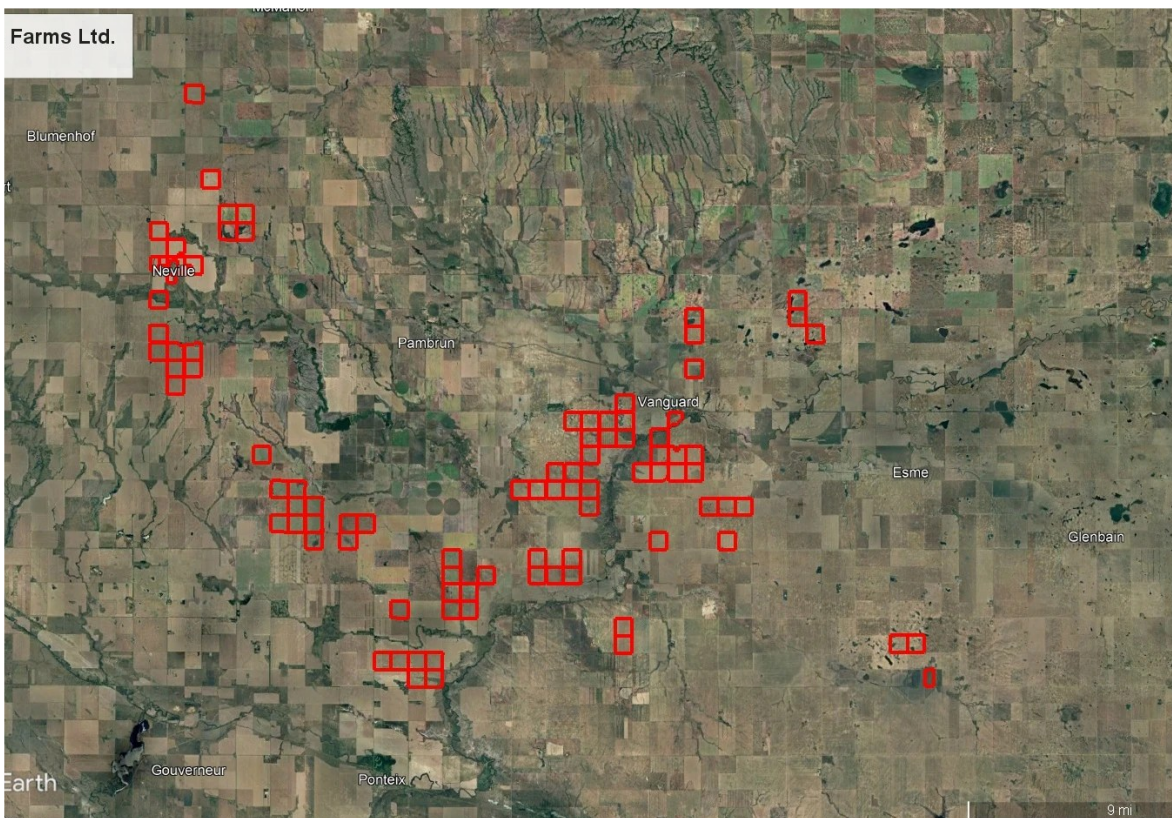




\$80,235,000

Vanguard 14,538 acres Grain Farmland (Monette Farms)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 105 Glen Bain, RM 106 Whiska Creek
Closest Town:	Vanguard	Location:	Saskatchewan
Title Acres (ISC):	14,538.2	Cultivated Acres:	13,628
Soil Final Rating:	61.49	Price:	\$80,235,000
\$/Titled Acres:	\$5,518.91	Avg AV/Qtr:	\$351,862
Farmland:	\$71,235,000	Improvements:	\$9,000,000
P/AV Multiple:	2.23		
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 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. x 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)



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\$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	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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	Property Taxes
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	
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	



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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	Property Taxes
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	
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	



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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	Property Taxes
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	
VILLAGE OF NEVILLE	Lot 10 SE	6	12	12	3	0	-											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		7	7				16,600	Wymark	Silt Loam	65.00	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	



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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	Property Taxes	
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		
Totals							14,538.20	0	14,501	13,628	35	300	538	31,890,000	Weighted Average Final Rating			61.50			\$0.00

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.







