



Hammond Realty

\$17,950,000

Moen Acres, Elrose, S0L 0Z0



Type: **Farm and Ranch** Style: **2 Storey**



Grant Anderson

Grant.Anderson@HammondRealty.ca

(306) 831-9214

grantanderson1.point2agent.com

Hammond Realty

Rosetown

Details

Property Summary

Type: **Farm and Ranch**

Style: **2 Storey**

Garage: **No**

Basement: **Yes, Full**

Lot type: **Rectangular**

Lot size: **4313 acres**

Has Suite: **No**

Development Level: **Built**



Description

This is a rare chance to buy a legacy farm with tremendous capacity.

This farm is located southeast of Elrose in the heavy clay and clay loams. The average frost free days exceeds 115 days. This land can grow pulse crops, cereals especially durum wheat and oilseeds. The average soils productivity index is 71. The majority of the soil is class B or C. The average municipal assessment is \$311,557. This farm is located in the Elrose oil patch. There is annual oil revenue of approximately \$78,000 per year.

The building site features a 2 storey home of approximately 2000 sq.ft. with double attached heated garage. It has 5 bedrooms plus 3 baths. In addition to the main house, there is a fully modern 1400+ sq.ft. bungalow – 3 bedroom up, one down and fully finished basement. The house yard features a heated outdoor pool.

The service yard has over 260,000 bus. of mostly hopped grain storage. The 260,000 bus. total capacity includes just over 160,000 bushels of large storage (three - 31k and three -24.5k bins) with air, drags and monitors on concrete.

The service buildings include machine storage of 80 ft. x 200 ft. with large bi-folds (20' x 48') on each end to allow storage of air seed drills and larger headers without detaching from the combine. In addition, there is a modern heated shop with attached structure currently used as a barn. The attached structure can readily be converted for shop use. The existing



steel penning, livestock equipment including gates and penning are not included in the pricing. The Seller retains the right to remove them.

The farm has three (3) wells with combined capacity of over 45 gallons per minute plus high rate water pipeline of four (4) gallons per minute. The yards have two 400 amp electrical services plus natural gas. In addition, there is three (3) phase power line within 0.75 miles of the yard.

The yard site is well treed with mature shelterbelt, good drainage, and lots of gravel.

The owners will consider offers on portions, but all land must sell with the exception of W1/2-14 being the home half with buildings. Any offer will be subject to the unconditional sale of the balance of the land with the exception of the home half.

Farmland & Price Summary

28 Parcels

4,310 Title Acres (ISC)

SAMA Information

4,313 Total Acres

4,276 Cultivated Acres

37 Wetland/Bush Acres

\$8,398,400 Total Assessed Value

\$311,557 Average Assessment per 160 Acres

71.7 Soil Final Rating (Weighted Average)

\$17,950,000 Farmland Price

\$4,176 per Total acre (ISC)

Located on Pt. SW 14-25-14 W3

Main house, total area of 2,142 sq.ft.

- Wood frame, 2-storey, attached garage, 3 bedrooms up, 2 bedrooms down, 4 baths

- Main level (28' x 42'), 1344 sq.ft.

- Upper level (22' x 33'), 726 sq.ft.

- Foyer, (6' x 12'), 72 sq. ft.

Roof-pitch / cottage

- Asphalt shingles (3 years old)

- Attached garage, (24' x 24'), 576 sq.ft.

Located on Pt.SW 14-25-14 W3 (1.9 acres)

Second house, wood frame bungalow, 1300 sq.ft., finished basement,

3 bedrooms up,1 down,1.5 baths

Buildings and Dimensions:

Machine Shed, Pole frame/metal, (80' x 200'), 16,000 sq.ft. 2 bi-fold doors, (20'x 48')

Shop/Barn (shop), total area of 5,490 sq.ft.

- Frame, (48' x 69'), 3312 sq.ft

- Barn portion, (33' x 66'), 2178 sq.ft.

- Include office plus maternity room

Grain / Crop Storage:

Gran Storage: 260,030 bushels

2 x 2,000 bu. Steel hoppers for seed on concrete

3 x 31,000 bu. steel flat bottoms, drags & air, steel on concrete
3 x 24,500 bu. steel flat bottoms, air, drags OPI/temp, steel on concrete
3 x 4,200 bu. (100 tonnes), Westeel Epoxy hoppers, steel on concrete
2 x 4,200 bu. Westeel hoppers, steel on concrete,
2 x 3,620 bu. Westeel hoppers, air/OPI cables, steel on concrete,
6 x 3,620 bu. Steel hoppers on concrete
2 x 4,200 bu. Butler hoppers on gravel
2 x 2,200 bu. Goebel steel hoppers, on gravel
1 x 2700 bu. Westeel on wood
2 x 1000 bu. Wood hopper/tin – feed, on gravel
3 x 7,500 bu. Twister steel hopper/ aeration / cables, steel on gravel

Water:

Wells (3), 10 gpm, 23+gpm, and 15 gpm
Rural water pipeline to shop, cost (approx.) \$1200/year, 4 gpm

Natural gas

Electrical, 2 – Transformers, each 400 amps
Heated outdoor above ground pool

Fuel tanks

- Diesel, Steel double wall / pump, (25,000 litres)
- Gas, Steel on concrete, 500 gallons (2,200 litres)



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	Assessed Fair Value 2021	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	Crop History	Improvements and Comments
257	NE	36	25	14	3	0	160.4		160	155			5	\$208,900	Hanley	Clay Loam	49.2	G	16	\$529.67	Barley	RdUptrans\DB857-OctttianTL
257	NE	27	25	13	3	0	160.3		160	160				\$300,900	Elstow	Clay Loam	68.6	E	16	\$762.93	Durum	RdUptrans\DB857-OctttianTL-Simplicity
257	SE	27	25	13	3	0	158.9		159	159				\$235,700	Elstow	Clay	54.1	E	16	\$597.61	Durum	RdUptrans\DB857-OctttianTL-Simplicity
257	SW	33	25	13	3	0	160.1		160	160				\$343,000	Regina	Heavy Clay	78.2	B	16	\$869.67	Red Lentil	Rdup\Goldwing\Solo ultra\Reglone Ion
257	NE	29	25	13	3	0	159.6		160	160				\$343,000	Regina	Heavy Clay	78.2	B	16	\$869.67	Durum	RdUptrans\DB857-OctttianTL-Simplicity
257	NW	28	25	13	3	0	148.0		148	147			1	\$340,800	Regina	Heavy Clay	78.2	B	16	\$864.10	Red Lentil	Rdup\Goldwing\Solo ultra\Reglone Ion
257	NE	28	25	13	3	0	160.4		160	160				\$329,400	Regina	Heavy Clay	75.1	C	16	\$857.71	Red Lentil	Rdup\Goldwing\Solo ultra\Reglone Ion
257	SE	28	25	13	3	0	159.8		159	159				\$293,100	Sutherland	Clay	67.3	C	16	\$743.16	Canola	Rdup\Liberty\Fall-2-4-D
257	SW	28	25	13	3	0	159.7		159	159				\$339,100	Regina	Heavy Clay	77.8	B	16	\$859.79	Canola	Rdup\Liberty\Fall-2-4-D
257	NE	15	25	14	3	0	159.0		160	160				\$324,000	Sutherland	Clay	73.9	C	16	\$190.64	Barley	RdUptrans\DB857-OctttianTL
257	NW	15	25	14	3	0	158.9		160	155			5	\$231,400	Sutherland	Clay	54.5	C	16	\$586.72	Barley	RdUptrans\DB857-OctttianTL
257	NW	24	25	14	3	0	159.5		159	157			2	\$329,400	Regina	Heavy Clay	76.5	B	16	\$835.19	Red Lentil	Rdup\Goldwing\Solo ultra\Reglone Ion
257	NE	24	25	14	3	0	159.4		159	159				\$327,800	Sutherland	Clay	75.2	C	16	\$831.13	Durum	RdUptrans\DB857-OctttianTL-Simplicity
257	SE	24	25	14	3	0	160.6		160	160				\$338,300	Regina	Heavy Clay	77.1	B	16	\$857.76	Durum	RdUptrans\DB857-OctttianTL-Simplicity
257	SW	24	25	14	3	0	160.8		160	160				\$343,000	Regina	Heavy Clay	78.2	B	16	\$869.67	Red Lentil	Rdup\Goldwing\Solo ultra\Reglone Ion
257	NE	19	25	13	3	0	158.5		159	159				\$334,400	Regina	Heavy Clay	76.7	B	16	\$215.54	Red Lentil\Durum	Rdup\Goldwing\Solo ultra\Reglone Ion\Durum-Rdup\DB878\Octain
257	NW	19	25	13	3	0	158.6		159	159				\$302,500	Sutherland	Clay	69.4	C	16	\$215.54	Red Lentil\Durum	Rdup\Goldwing\Solo ultra\Reglone Ion\Durum-Rdup\DB878\Octain
257	SE	19	25	13	3	0	159.5		160	160				\$343,000	Regina	Heavy Clay	78.2	B	16	\$869.67	Red Lentil\Durum	Rdup\Goldwing\Solo ultra\Reglone Ion\Durum-Rdup\DB878\Octain
257	SW	19	25	13	3	0	159.6		160	160				\$338,000	Regina	Heavy Clay	77.1	B	16	\$857.00	Red Lentil\Durum	Rdup\Goldwing\Solo ultra\Reglone Ion\Durum-Rdup\DB878\Octain
257	NE	7	25	13	3	0	159.4		160	160				\$338,400	Regina	Heavy Clay	77.2	B	16	\$858.01	Barley	RdUptrans\DB857-OctttianTL
257	NW	8	25	13	3	0	159.7		160	160				\$336,200	Sutherland	Clay	76.7	B	16	\$852.44	Peas	Rdup\Goldwing\Solo ultra\Reglone Ion\Vipour
257	NE	8	25	13	3	0	159.7		160	157			3	\$317,800	Sutherland	Clay	73.9	C	16	\$805.78	Peas	Rdup\Goldwing\Solo ultra\Reglone Ion\Vipour
257	NE	14	25	14	3	0	159.5		160	160				\$328,700	Sutherland	Clay	75.0	C	16	\$833.42	Canola	Rdup\Liberty
257	NW	14	25	14	3	0	159.7		160	160				\$318,400	Elstow	Clay	72.6	E	16	\$807.30	Peas	Rdup\Goldwing\Solo ultra\Reglone Ion\Vipour
257	SE	14	25	14	3	0	159.7		160	150			10	\$293,900	Sutherland	Clay	71.5	C	16	\$745.19	Canola	Rdup\Liberty
257	SW	14	25	14	3	14	157.7		158	157			1	\$288,600	Elstow	Clay	67.1	E	16	\$752.80	Peas	p\Goldwing\Soloultra\Reglone Ion\Vipour
257	Blk/Par A-Plan 101069838 Ext 13						1.9		2	2				\$3,800	Elstow	Clay	70.1	E	16	\$23.44	Yard	Yard
257	SE	7	25	13	3	0	159.3		160	150			10	\$226,900	Elstow	Clay Loam	55.2	E	16	\$575.30	Barley	RdUptrans\DB857-OctttianTL
Totals							4,298.0	0	4,301	4,264	0	0	37	\$8,398,400	Weighted Average Final Rating		71.6			\$19,536.85		

Average per 160 acres \$312,426

Red lentils srayed with Priaxon; Matador (plane applied).



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information								SCIC		RM		Crop History	Improvements and Comments
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	Assessed Fair Value 2021	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes		

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>

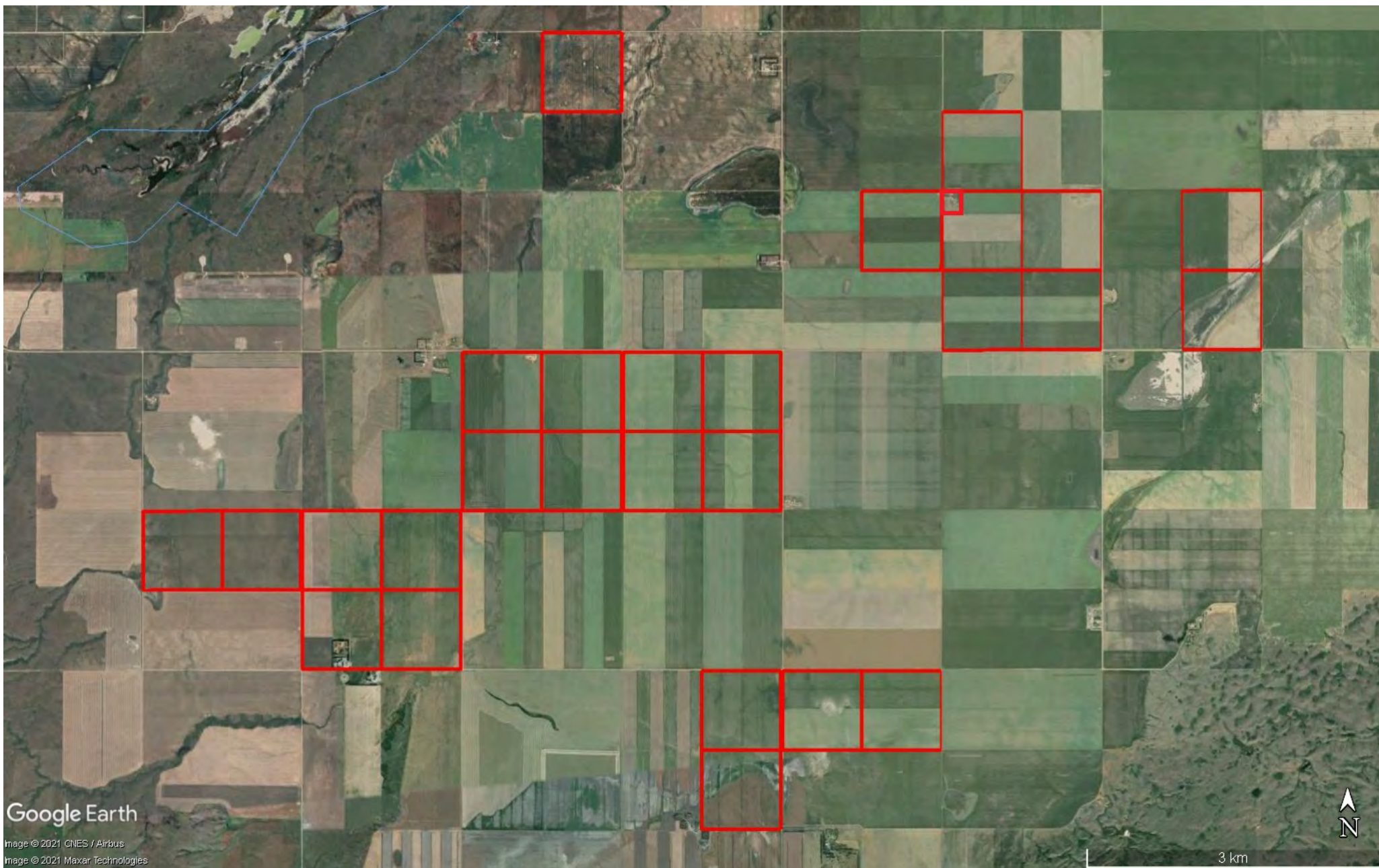
Additional Photos



Additional Photos



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3 km

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