



HAMMOND

REALTY

\$1,650,000

Estlin 161 acres with Extensive Yard Site



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Horse & Cattle Lover's Dream Just Minutes South of Regina!

Here's your chance to own 160 acres of prime Regina heavy clay land with all the infrastructure in place for a serious horse or cattle operation. Whether you're looking to build a top-notch equine facility, expand your livestock herd, or simply enjoy a well-set-up country lifestyle, this property is ready to work for you.

Approximately 87 acres are currently in cultivation, with the balance in pasture, pens, and a well-developed yard site that includes everything you need:

- Mobile Home – 2,182 sq ft, manufactured in 1999, 3 bedrooms, 3 bathrooms, large kitchen, gas fireplace in family room, central air conditioning and natural gas furnace.
- Office Building – 36' x 60', pole frame construction, metal clad exterior, fully finished interior with reception area, 3 offices, kitchen, washroom, 3 storage rooms, central air conditioning and natural gas furnace.
- Processing Barn – 36' x 60' x 12', pole frame construction, metal clad exterior, with front ½ of the building heated and concrete floor, rear ½ is dirt floor, office area, and washroom. All livestock equipment in the building is included.
- Heated Shop and 2 Storage Spaces – 36' x 42' x 16' heated shop, natural gas radiant heaters, 14' x 18' electric overhead door, floor drain, water. 36' x 36' x 16' cold storage space located behind the heated shop with dirt floor. 36' x 72' x 12' cold storage space with dirt floor. Entire building is pole frame construction with metal clad exterior and interior.
- Riding Arena and Stable – 100' x 60' x 15' riding arena, dirt floor, natural gas radiant heaters. 36' x 56' x 10' stable with concrete floor, 6 livestock stalls with rubber mats, 2 storage spaces, office, and washroom. Entire building is pole frame construction with metal clad exterior and interior.
- Barn with open front livestock shelters – 48' x 47' barn space with concrete floor, washroom, partially heated, metal clad interior. Open front livestock shelters off each end of the barn, 35' x 95' and 35' x 145', metal clad exterior, watering bowls. Entire building is pole frame construction.
- 8 x Open Front Livestock Shelters – 12' x 36', metal clad, located in multiple pens with livestock waterers.

This is a rare opportunity to step into a fully functional livestock property with incredible potential. Call today to book a private viewing and explore everything this turn-key operation has to offer.

Farmland Summary

1 Parcel
161 Title Acres (ISC)

SAMA Information

158 Total Acres
158 Cultivated Acres
\$484,400 Total Assessed Value
\$490,532 Average Assessment per 160 Acres
78.4 Soil Final Rating (Weighted Average)

Property taxes will be lowered to approximately \$4,000 per year if the property is used for non-commercial purposes.



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	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
129	NE	11	15	20	W2	0	160.96		158	158				\$484,400	Regina	Heavy Clay	78.4	B	8	\$13,992.00
Totals							160.96	0	158	158	0	0	0	\$484,400	Weighted Average Final Rating 78.4					\$13,992.00

Average per 160 acres \$490,532

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/>

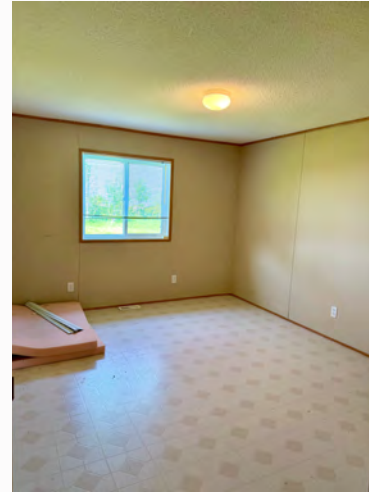
[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>















Google Earth

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NE-11-15-20-W2



1000 ft

RG 19

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