



HAMMOND

R E A L T Y

\$3,999,900

Outlook 315 acres Irrigated Grain Farmland



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Half Section of farmland Irrigated from SSWES Canal via the Broderick Reservoir

Incredible irrigation expansion opportunity for POTATO and grain producers in the Broderick – Outlook area. This half section is located 3 miles east of Broderick and boasts approx. 266 irrigated acres. With natural drainage, an ideal irrigation soil profile, and no sloughs, this highly productive land is suitable for potato production and currently qualifies for BASF seed canola production. This turnkey property is truly a rare opportunity!

The property includes x2 Valley 7-Tower Centre Pivots, with the recent upgrades including:

- 100hp variable frequency drive pump motors and computer pump panels, allowing the pivots to run independently or simultaneously.
- Gear boxes and Nelson valves.
- Tower boxes and collector rings.
- Valley ICONX computer smart panel with AgSense satellite communication.

Note: x4 hopper bottom grain bins are NOT included with the property.

Crop History:

NW-19-29-6 W3

2024- BASF Seed Canola

2023- Flax

2022- Peas

2021- Wheat

SW-19-29-6 W3

2024- Wheat

2023- Flax

2022- Peas

2021- Wheat

SAMA Information

315 total acres

315 cultivated acres

\$708,000 total 2025 assessed value (AV)

\$359,619 average assessment per 160 acres

61.4 soil final rating (weighted average)

\$3,999,900 Total Price

Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information									SCIC		RM
Map ID	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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	284	NW	19	29	6	3	0	156.1		156	156				\$350,600	Tuxford	Clay Loam	61.4	H	12	\$1,704.00
2	284	SW	19	29	6	3	0	159.3		159	159				\$357,400	Tuxford	Clay Loam	61.4	H	12	\$1,704.00
Totals								315.4	0	315	315	0	0	0	\$708,000	Weighted Average Final Rating 61.4					\$3,408.00

Average per 160 acres **\$359,619**

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)

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