



HAMMOND REALTY

\$3,750,000

Robertson Valley Farm 78 acres
Intensive Agriculture Irrigation, Valley Road, Saskatoon



Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca



HAMMOND REALTY

HammondRealty.ca
113 3rd Ave. West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 948-5052 Office
(306) 948-5053 Fax

Welcome to Robertson Valley Farm, a 78-acre property with a long history as a successful vegetable and cut flower market, and home to a popular u-pick pumpkin patch. It is located just 6 km southwest of Saskatoon on Valley Road, a well-known scenic destination. This rare combination of a comfortable custom built 2-story farmhouse and proven agricultural potential is just minutes from city amenities.

The home features a large sunny back deck and a shady front porch perfect for summer meals and coffee. Or you can enjoy hot days in air-conditioned comfort. Large windows, mature trees and an expansive lawn provide a private and beautiful outlook. Four bedrooms, 3 ½ bathrooms, large kitchen, gas fireplace, cozy living spaces plus basement family/entertainment/hobby areas make for great family living and entertaining.

The farm site has a solidly constructed metal clad barn, a commercial retail building with parking lot, and two greenhouses with automated heating, fans and drip irrigation.

The land is flat with excellent soil rating and serviced by a recent professionally built irrigation system on the South Saskatchewan River. The property has a rare 360 feet of riverfront.

The land is on two separate titles, with one having potential for a second residence providing an option for farm partnership.

This can be a turnkey operation, or you can realize your own agricultural dream in this sought after river valley location near the city.

RESIDENCE:

Size: 1,868 sq. ft. 2-story home built in 2001

Bedrooms: 4 total, all with large closets, 3 on 2nd floor, 1 in basement

2nd floor laundry

Bathrooms: 4 (1 x 2-piece, 1 x 4-piece, 2 x 3-piece)

Main floor office

An inviting 2 story front entry, useful mudroom at garage entry

Basement: family room, bedroom, 4-piece bathroom, unfinished hobby space and utility.

Features: air conditioning, hardwood in living, dining and front hall, central vac, wifi Flex Network, Bell Satellite, 200-amp service, newer high efficiency furnace, new shingles in 2025. 40 ft. bored well, water treatment system (water softener, iron filter) and reverse osmosis drinking water. Double attached heated garage has two garage openers.

Appliances included: Fridge, stove, dishwasher, washer, dryer.

LAND & ZONING:

Total area: 78 acres on two titled parcels with excellent soil rating and mature tree lines

Zoning: agricultural (land) commercial (store and parking lot)



HAMMOND

REALTY

HammondRealty.ca
113 3rd Ave. West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 948-5052 Office
(306) 948-5053 Fax

Irrigation: Newer 20 HP 3-phase pump, floating intake, two 1000 ft. wheel moves plus hand line. 40 acres are currently irrigated with potential for up to 60 acres. Water source pump out of river.

Water Source: For house and buildings, 40' bored well.

360 ft. of river front.

OUTBUILDINGS AND INFRASTRUCTURE:

Barn (Built 1999)

Size: 40 x 60 ft. metal clad pole barn.

Interior: 16 x 40 ft. finished cement floor, gas heat, seasonal water

Cooler: 8 x 10 ft. walk in

Access: Roll up door with keypad lock, double barn doors

Power: 100-amp service, 1 x 220v outlet

Store:

Size: 32 x 24 ft. with 8 ft. wide porch

Zoning: Commercial

Features: Insulated, 200-amp service, 6 x 8 ft. walk in cooler, display coolers

Greenhouses:

Two 30 x 100 ft., double poly walls, programmable fans, furnace and drip irrigation.

High Tunnels: Two 20 x 200 ft. with new poly and hardware available for installation.



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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
344	LSD 3 & 4	1	36	6	3	241, 242	50.8	51	35	6		10	\$120,000	Dk Brown Alluvium	Clay	77.8	E	18	\$551.95
344	LSD 5 & 6	1	36	6	3	238, 239	27.1	27	27				\$80,700	Dk Brown Alluvium	Clay	79.5	E	18	\$3,494.22
Totals							77.9	78	62	6	0	10	\$200,700	Weighted Average Final Rating		78.5			\$4,046.17

Average per 160 acres \$411,692

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/)

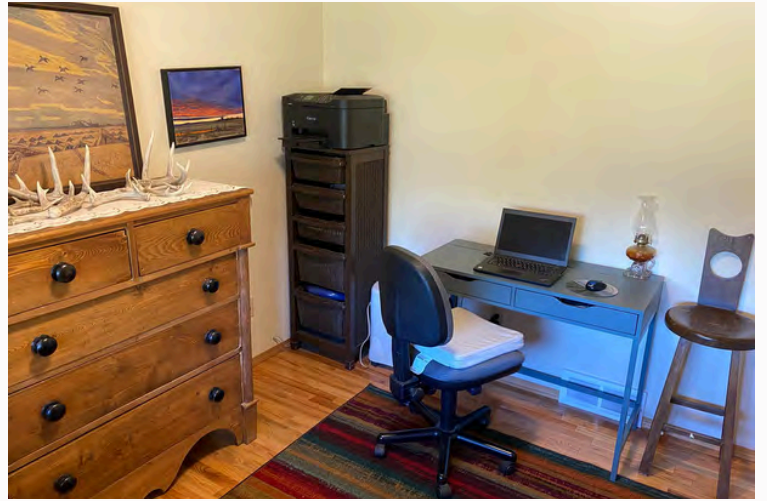
<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

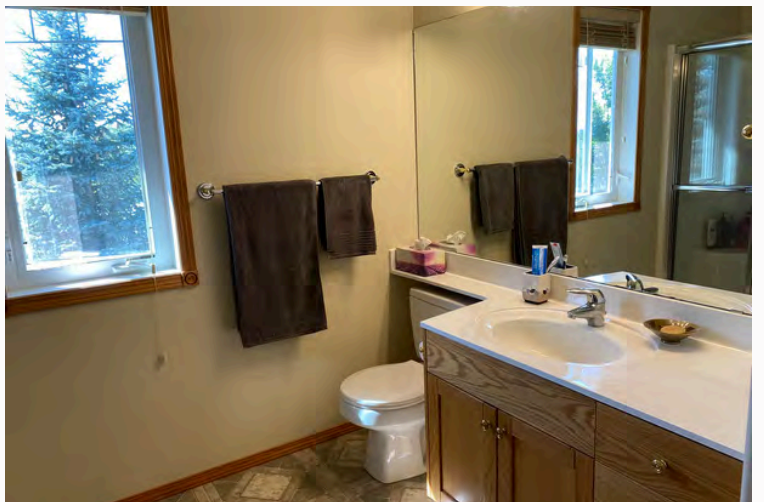
[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator)

<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>















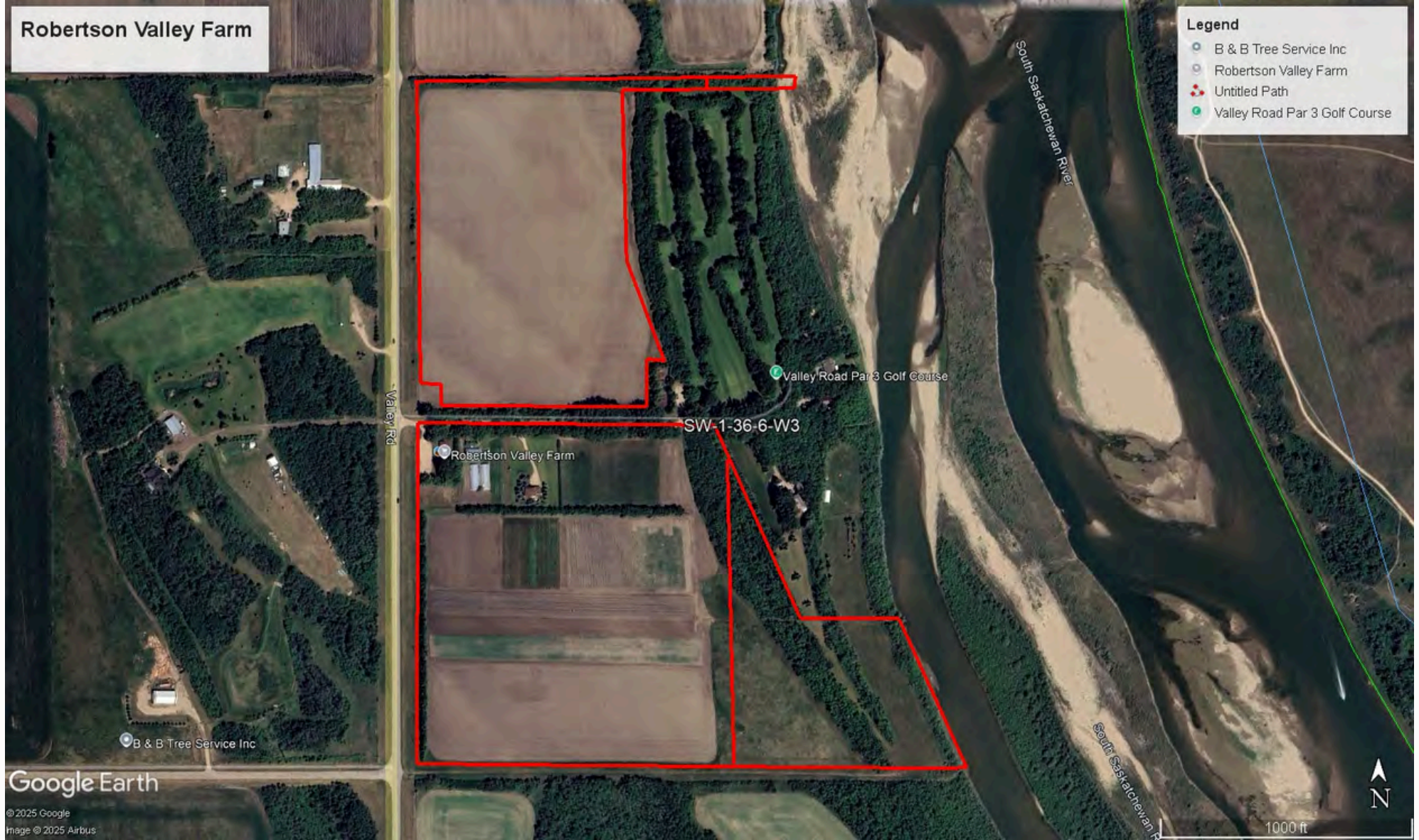


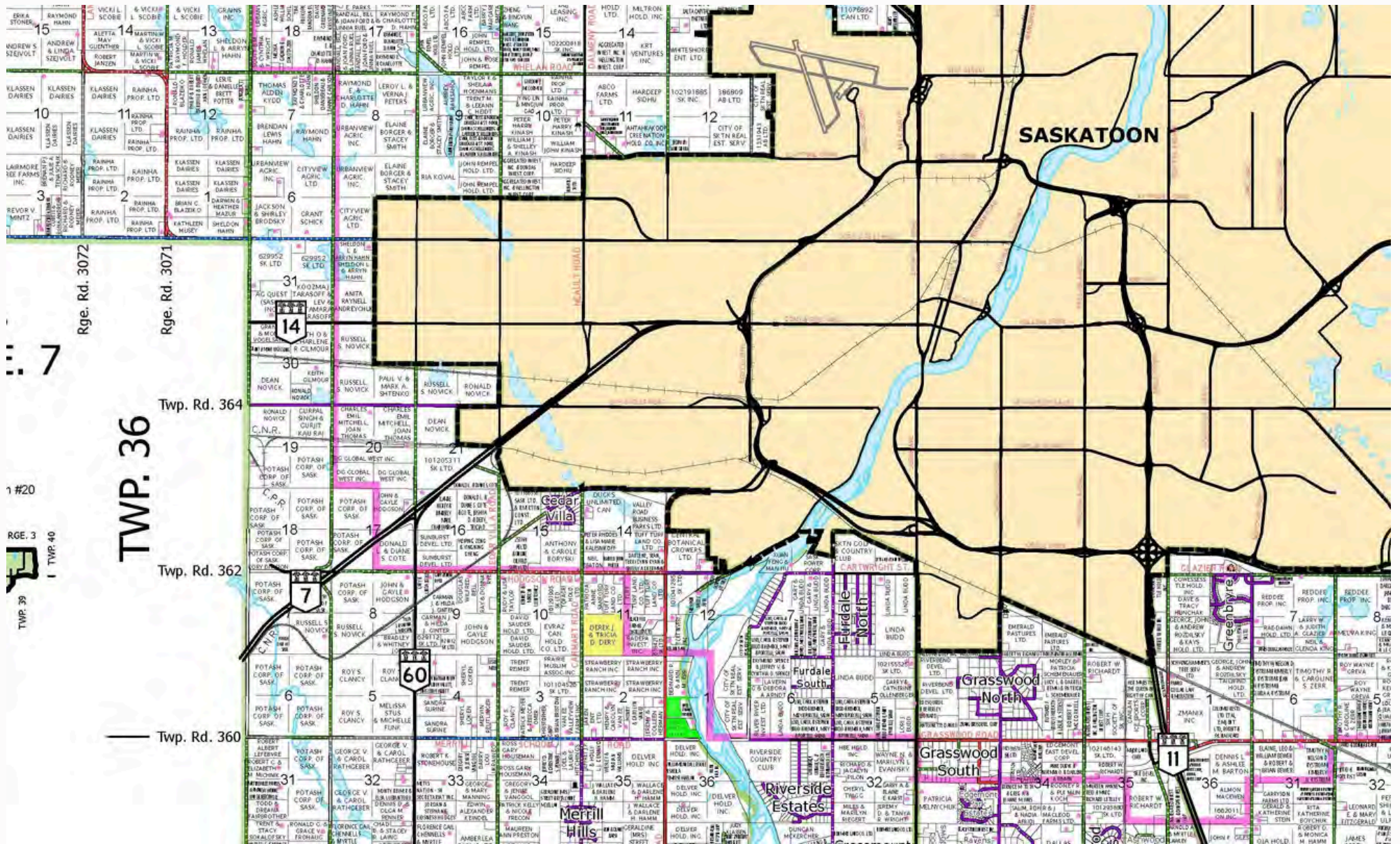




Robertson Valley Farm

- Legend**
- B & B Tree Service Inc
 - Robertson Valley Farm
 - Untitled Path
 - Valley Road Par 3 Golf Course





Rge. Rd. 3072
Rge. Rd. 3071
Twp. Rd. 364
Twp. Rd. 362
Twp. Rd. 360

1#20
RGE. 3
TWP. 39
TWP. 40

TWP. 36

SASKATOON

Grasswood North

Grasswood South

Riverside Estates

Merrill Hills

Greenbryre

Cazabian

Furdale North

Furdale South