



Grant.Anderson@HammondRealty.ca



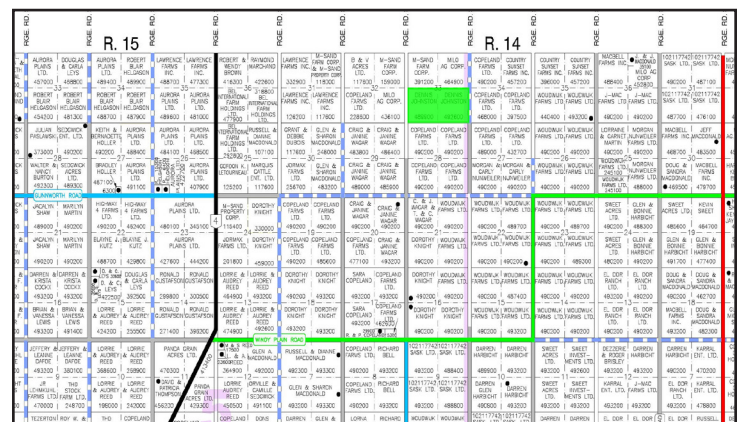
RM 257 Monet - 322 acres Grain Farmland

Directions: From the edge of Elrose, closest junction of Hwy #4 and #44: north on Hwy #4 approximately 6 miles (9.7 km) turning east onto the grid, then 5 miles (8.0 km) east on gravel road then north 2 miles (3.2 km) on gravel road then west 1 mile (1.6 km) on soil road and then 1 mile (1.6 km) north on soil road.

Average per 160 acres \$489,720



1. All offers must be received by Hammond Realty by **12:00 pm Wednesday, October 1, 2025 (deadline)**.
2. All offers received are to be left open until 12:00 pm Monday, October 6, 2025. All offers received will be addressed and responded to [i.e. accepted, rejected, or countered].
3. Offers are to be submitted to Hammond Realty by email to: **grant.anderson@hammondrealty.ca or by mail to Hammond Realty PO Box 1054 Biggar, SK S0K 0M0**
4. The Seller IRREVOCABLY directs, instructs, and authorizes Hammond Realty NOT to inform or present the Seller with any offers received until after the date and time detailed in Term 1. above.
5. Buyer's offer will be itemized by legal description and any conditions of the offer must be clearly stated. Preference will be given to UNCONDITIONAL offers with prearranged financing.
6. The highest, or any, offer will not necessarily be accepted.
7. In addition to the highest offer for any individual parcel, consideration will be given to offers that provide the highest aggregate price for any combination of parcels.
8. All offers must be accompanied by a deposit cheque for 5.0% of the price being offered unless otherwise agreed.
9. Buyer will be responsible for the property taxes on the property beginning January 1, 2026.
10. Any crop unharvested or stored on the land may be harvested and removed from the land according to The Agricultural Leaseholds Act.



Acres of Expertise.