

Grant Anderson (306) 831-9214 Grant.Anderson@HammondRealty.ca



For Sale by TENDER

RM 257 Monet - 322 acres Grain Farmland

Two quarters northeast of Elrose SK. This is a very open and productive half section. Mapped as Regina Heavy Clay with a final Rating of 81.4. There are several bins on the property plus a steel arch rib Quonset. The yard site has power.

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.

Legal Land Description ISC										sc	CIC	RM							
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres		2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
257	SW	33	27	14	3	0	160.9	160	160	0	0	0	\$489,900	Regina	Heavy Clay	81.4	В	16	\$1,164.01
257	SE	33	27	14	3	0	161.1	161	161	0	0	0	\$492,600	Regina Heavy Clay		81.4	В	16	\$1,170.42
	Totals						322.0	321	321	0	0	0	\$982,500	,	Weighted Average Final Rating	81.4			\$2,334.43

Average per 160 acres \$489,720

SAMA Information 322 total acres 321 cultivated acres \$982,500 total 2025 assessed value \$489,720 average 2025 assessment per 160 acres 81.4 soil final rating (weighted average)



Terms and Conditions of the TENDER are as follows:

- All offers must be received by Hammond Realty by 12:00 pm Wednesday October 1, 2025(deadline).
- 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].
- 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 SOK 0M0
- 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.
- 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.
- 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.
- Buyer will be responsible for the property taxes on the property beginning January 1, 2026.
- Any crop unharvested or stored on the land may be harvested and removed from the land according to The Agricultural Leaseholds Act.



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