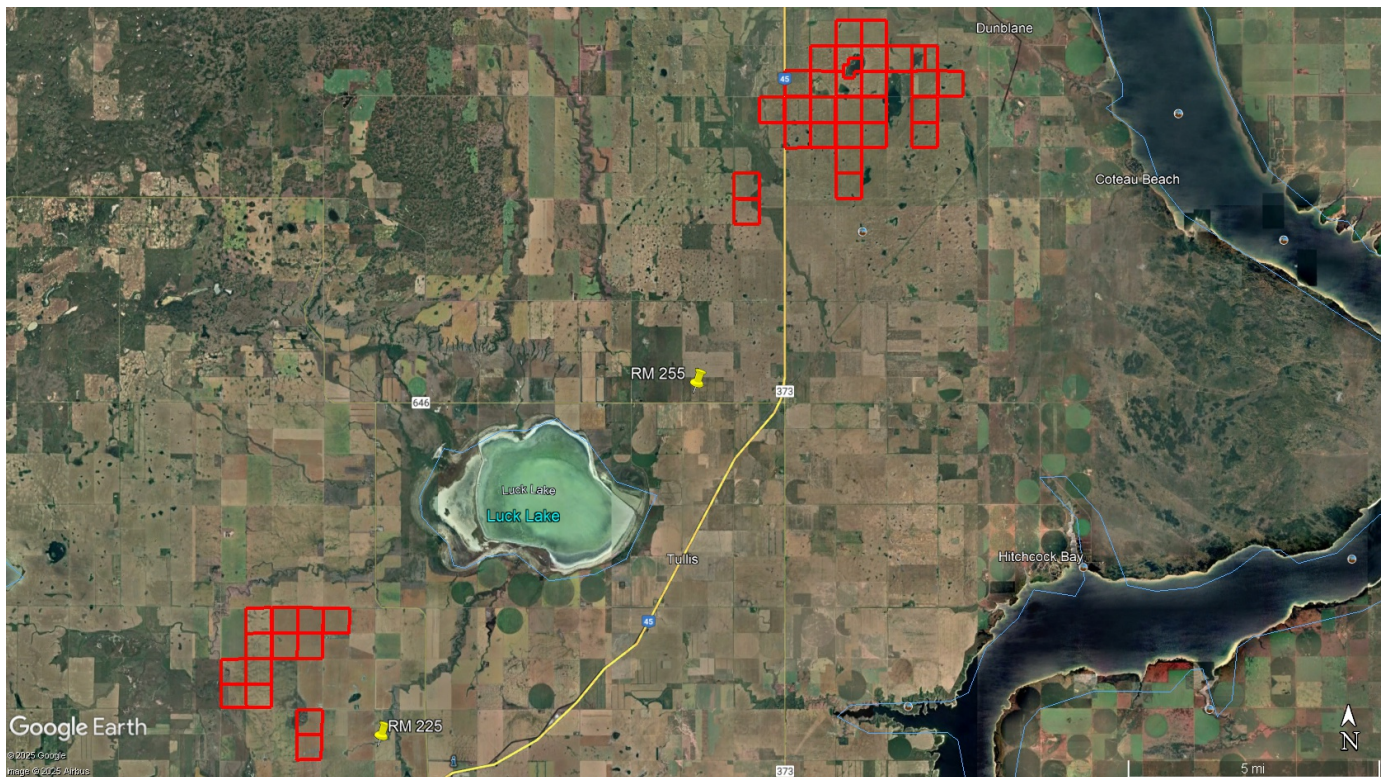




HAMMOND REALTY

\$27,875,000

Birsay 6,279 acres Grain Farmland



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Incredible expansion or relocation opportunity!

This is a rare opportunity to acquire 6,279 titled acres of grain farmland near Luck Lake, SK, just west of Lake Diefenbaker. Nearly all parcels fall within the **Luck Lake Irrigation District Expansion Project**, presenting significant long-term irrigation potential.

The land is split into two distinct blocks, both located within the proposed expansion zones:

The **North Block** includes 4,217 SAMA acres, of which 3,988 acres are cultivated. Most of this block falls within the **Dunblane Expansion Area**, identified as one of the Luck Lake District's priority zones. Dominated by Haverhill and Weyburn Loam soils, the land features gently rolling topography and good natural drainage, making it an excellent candidate for future irrigation, with strong potential for high-value irrigated cropping.

The **West Block** consists of 2,073 SAMA acres, with 1,978 acres cultivated. It is located within the **Luck Lake Expansion Area** and is comprised primarily of Sceptre and Willows Clay and Heavy Clay soils. This block is well suited for high-yield grain production and is well positioned for future irrigation development as the expansion progresses.

This offering represents one of the most strategically located dryland portfolios in the region, with substantial near-term upside tied to Saskatchewan's irrigation infrastructure investments. With efficient field layout, minimal waste acres, and above-average soil ratings, this is a compelling opportunity for both investors and farm operators.

Farmland & Price Summary

41 parcels
6,279 title acres (ISC)

SAMA Information

6,290 total acres
5,966 cultivated acres
92 native pasture acres
232 wetland/bush acres
\$13,138,500 total 2025 assessed value (AV)
\$334,207 average assessment per 160 acres
55.3 soil final rating (weighted average)

\$27,875,000 Farmland Price
\$4,440 per title acre (ISC)
\$4,672 per cultivated acre (SAMA)
2.12 times the 2025 assessed value (P/AV multiple)

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 (2022)	
West	255	NE	5	24	9	3	0	158.96		159	159				\$448,600	Sceptre	Heavy Clay	75.0	E	13	\$1,446.72	
West	255	NW	5	24	9	3	0	157.05		157	110		47		\$335,500	Sceptre	Clay	72.8	E	13	\$1,084.11	
West	255	SE	5	24	9	3	0	158.29		158	158				\$441,800	Sceptre	Clay	74.4	E	13	\$1,424.04	
West	255	SW	5	24	9	3	0	156.38		156	111		45		\$321,400	Sceptre	Clay	69.1	G	13	\$1,056.33	
West	255	NE	8	24	9	3	0	159.15		159	159				\$392,400	Willows	Clay	65.6	F	13	\$1,309.65	
West	255	SE	8	24	9	3	0	160.23		160	160				\$445,800	Sceptre	Heavy Clay	74.1	E	13	\$1,445.33	
West	255	NE	9	24	9	3	0	159.37		159	159				\$383,300	Willows	Clay	64.1	G	13	\$1,305.02	
West	255	NW	9	24	9	3	0	161.50		161	161				\$379,600	Willows	Clay	62.7	G	13	\$1,280.93	
West	255	SE	9	24	9	3	0	160.66		161	161				\$434,400	Sceptre	Heavy Clay	71.8	E	13	\$1,429.13	
West	255	SW	9	24	9	3	0	161.37		161	158			3	\$427,800	Sceptre	Heavy Clay	72.0	E	13	\$1,405.97	
West	255	NW	10	24	9	3	0	161.90		162	162				\$356,900	Willows	Clay	58.6	H	13	\$1,205.91	
West	225	NE	33	23	9	3	0	156.45		160	160				\$368,100	Willows	Clay Loam	61.2	D	13	\$1,081.46	
West	225	SE	33	23	9	3	0	151.69		160	160				\$341,900	Birsay	Loam	2.0	E	13	\$1,019.43	
North	255	NW	29	25	7	3	0	159.92		160	158			2	\$331,400	Haverhill	Loam	55.8	H	13	\$1,095.69	
North	255	SW	29	25	7	3	0	160.00		160	154			6	\$323,000	Haverhill	Loam	55.8	J	13	\$1,068.38	
North	255	NE	31	25	7	3	0	159.78		160	160				\$330,400	Haverhill	Loam	54.9	J	13	\$1,092.92	
North	255	NW	31	25	7	3	0	157.23		157	153			4	\$314,500	Haverhill	Loam	54.7	H	13	\$1,040.12	
North	255	SE	31	25	7	3	0	159.69		160	156			4	\$327,200	Haverhill	Loam	55.8	H	13	\$1,082.26	
North	255	SW	31	25	7	3	0	157.20		157	138			19	\$273,400	Haverhill	Loam	52.7	H	13	\$904.90	
North	255	NE	32	25	7	3	0	159.86		159	149			10	\$308,800	Haverhill	Loam	55.1	H	13	\$1,022.98	
North	255	NW	32	25	7	3	0	159.79		160	157			3	\$324,000	Haverhill	Loam	54.9	J	13	\$1,071.61	
North	255	SE	32	25	7	3	0	160.02		160	160				\$334,500	Haverhill	Loam	55.6	H	13	\$1,106.34	
North	255	SW	32	25	7	3	0	159.85		160	160				\$332,400	Haverhill	Loam	55.3	J	13	\$1,099.40	
North	255	NE	33	25	7	3	0	159.44		160	157			3	\$329,300	Haverhill	Loam	55.8	H	13	\$1,089.21	
North	255	SE	33	25	7	3	0	159.12		159	150			9	\$314,700	Haverhill	Loam	55.8	J	13	\$1,040.59	
North	255	NW	24	25	8	3	0	159.90		160	140			20	\$275,900	Weyburn	Loam	52.4	H	13	\$922.04	
North	255	SW	25	25	8	3	0	160.14		160	160				\$302,600	Weyburn	Loam	50.3	K	13	\$1,010.95	
North	255	NE	36	25	8	3	0	156.15		156	143			13	\$272,900	Weyburn	Loam	50.7	H	13	\$902.58	
North	255	SW	3	26	7	3	0	159.14		159	153			6	\$295,800	Haverhill	Loam	51.4	K	13	\$978.53	
North	255	E 1/2 NE	4	26	7	3	24.25	78.64		79	78			1	\$153,100	Haverhill	Loam	52.2	K	13	\$505.71	
North	255	W 1/2 NE	4	26	7	3	2.3	78.58		79	35			44	\$69,800	Haverhill	Loam	52.7	K	13	\$189.07	
North	255	NW	4	26	7	3	0	156.96		157	142			15	\$245,700	Haverhill	Loam	46.0	K	13	\$813.20	
North	255	SE	4	26	7	3	0	159.53		159	158			1	\$331,400	Haverhill	Loam	55.8	K	13	\$1,095.69	
North	255	NE	5	26	7	3	0	157.99		158	147			11	\$299,400	Haverhill	Loam	54.1	K	13	\$990.11	
North	255	NW	5	26	7	3	27.28,28,29	108.08		108	99			9	\$207,700	Haverhill	Loam	55.8	K	13	\$687.24	
North	255	SE	5	26	7	3	0	159.61		159	144			15	\$265,500	Haverhill	Loam	49.0	K	13	\$871.09	
North	255	SW	5	26	7	3	10.11,12,13,57.58	139.72		140	110			30	\$219,900	Haverhill	Loam	53.1	K	13	\$701.17	
North	255	NE	6	26	7	3	0	156.77		158	154			4	\$311,700	Haverhill	Loam	53.8	K	13	\$1,030.86	
North	255	SW	6	26	7	3	0	156.67		157	157				\$323,500	Haverhill	Loam	54.8	J	13	\$1,070.69	
North	255	SE	8	26	7	3	0	158.31		158	158				\$316,600	Haverhill	Loam	53.3	J	13	\$1,047.06	
North	255	SW	8	26	7	3	0	157.76		158	158				\$325,900	Haverhill	Loam		J	13	\$1,078.10	
							Totals	6278.85	0	6,290	5,966	0	92	232	\$13,138,500	Weighted Average Final Rating			55.3			\$43,102.52

Average per 160 acres \$334,207

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 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/>

Parcel Crop Insurance Rating

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

