



HAMMOND

R E A L T Y

For Sale by TENDER

Madison 161 acres Grain Farmland



Dallas Pike

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Tender Sale - ¼ Section of Farmland Northeast of Madison, SK

This quarter section is located northeast of Madison and offers 161.02 ISC acres with 161 cultivated acres (SAMA). The land is made up of Sceptre heavy clay soil with a final soil rating of 75.4, and is classified SCIC Class C.

SAMA assessed value for 2025 is 456,400. The quarter will be available to farm for the 2026 crop year.

Terms and Conditions of the TENDER are as follows:

1. All offers must be received by Hammond Realty by **12:00 pm Wednesday November 5, 2025 (deadline)**.
2. All offers received are to be left open until **12:00 pm Friday, November 7, 2025**. All offers received will be addressed and responded to [i.e. accepted, rejected, or countered].
3. Buyer must provide a deposit for **5.0%** of the price being offered unless otherwise agreed.
4. Offers are to be submitted to Hammond Realty by email to: dallas.pike@hammondrealty.ca or by mail to **Hammond Realty PO Box 1054 Biggar, SK S0K 0M0**.
5. 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.
6. 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.
7. The highest, or any, offer will not necessarily be accepted.
8. 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.
9. **ADJUSTMENTS** Property taxes and farmland rents to be adjusted as of **January 1, 2026**. All remaining normal adjustments for the Property including but not limited to: local improvement levy and assessments, municipal charges, utilities, and surface leases shall be adjusted as of the **POSSESSION** date. All adjustable items are the **Buyer's** responsibility for the entire possession Day.

Legal Land Description							ISC	SAMA Information							SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
259	NE	18	27	21	W3	0	161.0	161	161	0	456,400	Sceptre	Heavy Clay	75.4	C	16	\$916.50
Totals							161.0	161	161	0	456,400	Weighted Average Final Rating 75.4					\$916.50

Average per 160 acres 453,565

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/>

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





NE-18-27-21-W3

KEN & PATSY MASSEY 63400 PATSY MASSEY 66500	SYLVIA WALDE & DARLENE SENN 57800 PETER & CHRISTINE KRAHN 59000 BETTY, GARY & LORETTA McMANUS 61500 RAY FRANCIS 73900	PETER & CHRISTINE KRAHN 59100 SINNA FARMS LTD. 60800	PETER & CHRISTINE KRAHN 59100 SINNA FARMS LTD. 60800	WILMA, BRADLEY & SCOTT ANNIS 64800 BRADLEY & SCOTT ANNIS 69700	ANNIS FARMS LTD. 66100 ANNIS FARMS LTD. 72400	ANNIS FARMS LTD. 71600 ANNIS FARMS LTD. 72600	ANNIS FARMS LTD. 64800 NANCY SMITH, APRIL SMITH, ALANA WESSEBER & GEORGE SMITH 73800	KNIGHT FARMS LTD. 50000 WALDE FARMS LTD. 55000	KNIGHT FARMS LTD. 266900 KNIGHT FARMS LTD. 270600	STAR PRAIRIE FARMS INC. 282600 STAR PRAIRIE FARMS INC. 306700	R.S.D.B. KNIGHT 267000 JIM & SUSAN SWAN 282600	R.S.D.B. KNIGHT 262300 BOSS & JOYCE THOMPSON 303700	KNIGHT INVESTMENTS LTD. 261600 KNIGHT FARMS LTD. 248300	BEVERLY S. JOHN MCLEOD 274400 KNIGHT FARMS LTD. 247900
CHARLES ANNABLE 77800 GORDON & ELSIE, DWAYNE VERHAEGHE 75800 GORDON & ELSIE VERHAEGHE, STACEY NEUMILLER 74800 WALDE FARMS LTD. 75800	RUTH THIESSEN 75800 BESPLUG FARMS LTD. 76100 BESPLUG FARMS LTD. 76300 BETTY, GARY & LORETTA McMANUS 77700	BESPLUG FARMS LTD. 76900 BESPLUG FARMS LTD. 76300 BESPLUG FARMS LTD. 76400 BESPLUG FARMS LTD. 76300	BESPLUG FARMS LTD. 78800 CHARLES ANNABLE 77600 BESPLUG FARMS LTD. 74800 BESPLUG FARMS LTD. 77200	WITHAGE FARMS LTD. 78300 WITHAGE FARMS LTD. 76000 WITHAGE FARMS LTD. 74400 BESPLUG FARMS LTD. 69900	C & J THOME FARMING LTD. 73800 M. THOME FARMING LTD. 71000 HENNES HOLDINGS LTD. 76400 HENNES HOLDINGS LTD. 72000	C & J THOME FARMING LTD. 76100 C & J THOME FARMING LTD. 76900 M. THOME FARMING LTD. 78200 HENNES HOLDINGS LTD. 76000	L AND W FARMING LTD. 74900 L AND W FARMING LTD. 70100 BELL ACRES 74300 GLENN & VERA DOBSON 73300	L AND W FARMING LTD. 74500 L AND W FARMING LTD. 76100 L2 FARMS LTD. 68300 GLENN & VERA DOBSON 74800	M. THOME FARMING LTD. 320100 L & J THOME FARMS LTD. 312600 B & K ACRES & DORR FARMS 310700 B & K ACRES & DORR FARMS 294700	RICK POULTER 319900 RICK POULTER 314600 DAVID & KATHRYN HOLMES 318200 DAVID & KATHRYN HOLMES 284200	SWAN AG. VENTURES 318800 BERTHA SWAN 319400 JACK T. BOYD FARMING CO. LTD. 309600 JACK T. BOYD FARMING CO. LTD. 282600	SWAN AG. VENTURES 322400 JIM & SUSAN SWAN 311500 KNIGHT FARMS LTD. 31000 KNIGHT FARMS LTD. 310600	SWAN AG. VENTURES 277900 SWAN AG. VENTURES 302400 SHAWN & JACKIE OSWALD 293700 SHAWN & JACKIE OSWALD 274800	FREDERICK & COLLEEN HURNEY 296600 COLLEEN RAE OSCAR-SWAN 31700 NIKKI DEWEY 315600 TYSON & KRISTIN SWAN 315000
BLAINE & JUDY McBRIDE 78100 BLAINE & JUDY McBRIDE 78800 JAMIESON FARMS LTD. 77500 JAMIESON FARMS LTD. 79300	BLAINE & JUDY McBRIDE 77900 ROSANA FARMS LTD. 77800 JAMIESON FARMS LTD. 74900 JAMIESON FARMS LTD. 71400	ANGELA McPHEE 70000 BETTY McMANUS 72200 N.E.W. FARMS 62000 CHARLES ANNABLE 66900	KEN & PATSY MASSEY 76100 LEON MASSEY 72200 GARTER RANCH LTD. 77500 GARTER RANCH LTD. 59100	KEN & PATSY MASSEY 75100 KEN & PATSY MASSEY 76900 KENNEL FARMS LTD. 74800 KENNEL FARMS LTD. 79300	BESPLUG FARMS LTD. 69400 RICK POULTER 74500 LITTLE ROCK FARMS INC. 71400 LITTLE ROCK FARMS INC. 74400	PATRICIA & BARRY KNIGHT, PATRICIA KNIGHT & HOLLY SCHMALTZ 72100 RICK POULTER 73600 EDWARD WAGNER 77900 EDWARD WAGNER 79300	PATRICIA & BARRY KNIGHT, PATRICIA KNIGHT & HOLLY SCHMALTZ 68600 OLIVIA RADIES 74700 WITHAGE FARMS LTD. 75500 WITHAGE FARMS LTD. 74100	OLIVIA RADIES 74800 PATRICIA & BARRY KNIGHT, PATRICIA KNIGHT & HOLLY SCHMALTZ 67500 WITHAGE FARMS LTD. 68500 WITHAGE FARMS LTD. 75700	HOLLY SCHMALTZ 277500 JAYDEN AITKEN 244000 KAREN MCLEAN 299700 RICHARD & DENNIS KERR 313800	JAYDEN AITKEN 225600 SHAWN & JACKIE OSWALD 230400 KAREN MCLEAN 296800 RANDAL & LANA AITKEN 238100	VOGEL FARMS LTD. 178400 SHAWN & JACKIE OSWALD 225100 SHAWN & JACKIE OSWALD 196400 RANDAL & LANA AITKEN 298200	VOGEL FARMS LTD. 180900 SHAWN & JACKIE OSWALD 23000 AGRIVATED ACRES LTD. 198100 ROBERT WAMSLEY 304900	SHAWN & JACKIE OSWALD 67500 AGRIVATED ACRES LTD. 174700 AGRIVATED ACRES LTD. 276300 SEAN HARTSOOK 302000	SHAWN & JACKIE OSWALD 307900 U.S.B. FARMS LTD. 302800 SWAN AG. VENTURES 318700 SWAN AG. VENTURES 305500
ERWIN & LAURA WIEBE 39000 JAPP FARMS INC. 33700 ALLAN & THERESA JAPP 49000 WALTER, EDWIN, KARL & GARY TAPPAUF 77800 RITA WIEBE 77800	BESPLUG FARMS LTD. 71100 BESPLUG FARMS LTD. 72800 WALTER, EDWIN, KARL & GARY TAPPAUF 78300 EDEL CHU 77600	SCOTT POULTER 68000 RICKY & SCOTT POULTER 77800 CHARLES ANNABLE 77800 CHARLES ANNABLE 76800	N.E.W. FARMS 70400 N.E.W. FARMS 73400 BEWS MANAGEMENT LTD. 76000 A.R.A. BEWS 77300	PERCY & RICKIE POULTER 70800 PERCY & RICKIE POULTER 67200 PERCY & RICKIE POULTER 75700 MARILYN LOCKWOOD 78300	C & J DALE THOME FARMING LTD. 76900 J.J. IRWIN FARMING COMPANY LTD. 76100 WITHAGE FARMS LTD. 69900 WITHAGE FARMS LTD. 76700	BRETT & DEANNA JAPP 68900 J.J. IRWIN FARMING COMPANY LTD. 75700 WITHAGE FARMS LTD. 72200 WITHAGE FARMS LTD. 48900	WITHAGE FARMS LTD. 76800 LANA & RANDY AITKEN 76900 WITHAGE FARMS LTD. 76700 DOUGLAS HORNER & LINDA MAE WEBER 72000	WITHAGE FARMS LTD. 70400 LANA & RANDY AITKEN 73300 WITHAGE FARMS LTD. 71200 WITHAGE FARMS LTD. 73600	WITHAGE FARMS LTD. 75400 WITHAGE FARMS LTD. 68400 WAYNE & DORIS WYMAN 69500 WAYNE & DORIS WYMAN 68000	RICHARD & DENNIS KERR 78000 RICHARD & DENNIS KERR 76800 WAYNE & DORIS WYMAN 77600 WAYNE & DORIS WYMAN 76600	SINCLAIR ACRES INC. 77100 SINCLAIR ACRES INC. 73200 JOHN PAYNE 77000 DUTHIE FARMS LTD. 76900	SINCLAIR ACRES INC. 75200 SINCLAIR ACRES INC. 70100 JOHN PAYNE 735200 DUTHIE FARMS LTD. 75700	CRAIG BEWS 73800 CRAIG BEWS 75700	
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