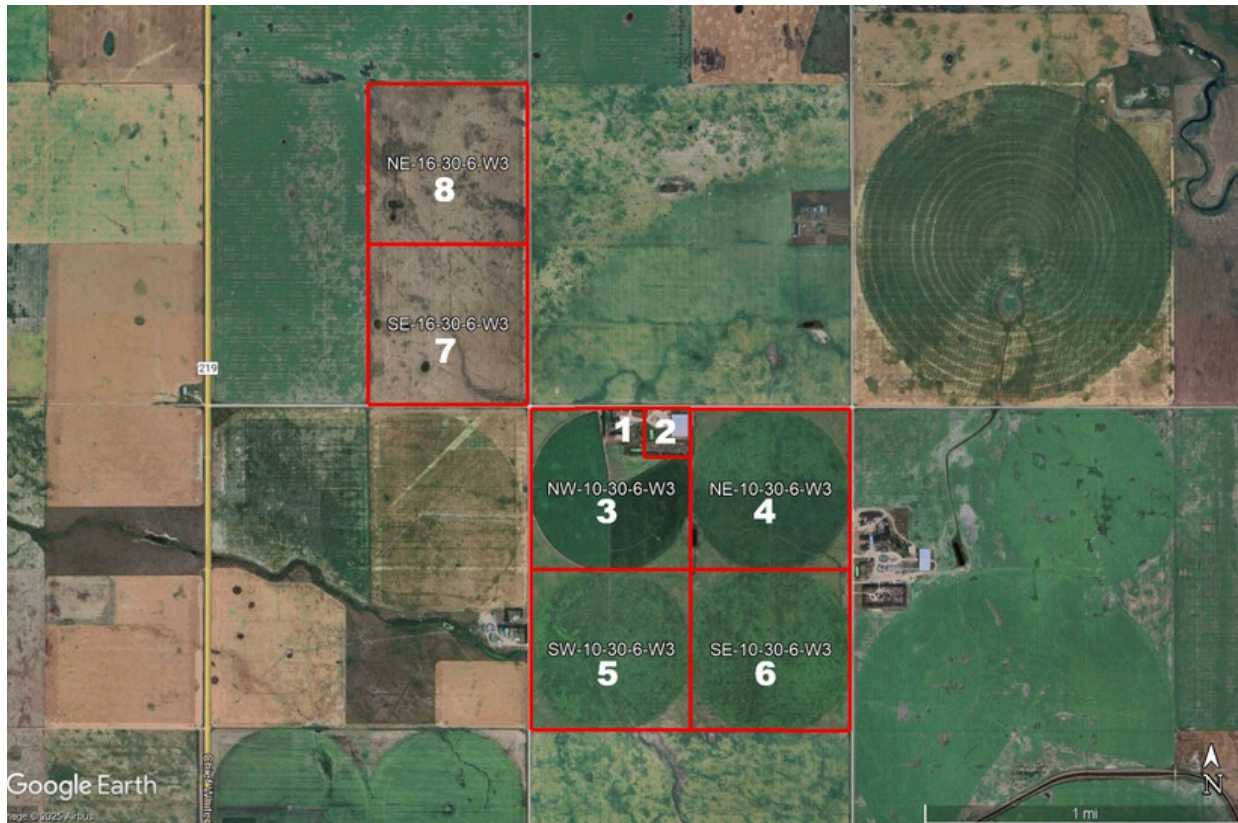




# HAMMOND REALTY

## For Sale by TENDER

### Broderick 954 acres Irrigated Grain Farmland



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# HAMMOND

## REALTY

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(306) 948-5052 Office  
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**FOR SALE BY TENDER – Closing 3:00pm Tuesday November 18, 2025.**

### **Broderick 954 acres Irrigated Grain Farmland**

This outstanding farm package offers 954 acres of **certified organic** farmland together with a well-serviced yard site. The property includes one full section of irrigated land supplied from the SSEWS Canal via the Broderick Reservoir, plus an adjacent half section of dryland with future irrigation potential.

Featuring a high cultivation percentage and strong assessment values, the land is well suited for a wide range of crops. The clay loam soils—classified under the Hanley Association—provide excellent moisture retention and growing conditions.

The yard site is fully serviced with natural gas, rural water pipeline, and 600 kVA three-phase power, and can be separated into two parcels (Map ID 1 and Map ID 2).

- The west side of the yard (Map ID 1) includes an approx. 2000 sq ft (1984) bungalow (seller's estimate), ±48,800 bushels of hopper and flat-bottom grain storage, and a 50' x 100' heated Quonset-style workshop.
- The east side of the yard (Map ID 2) includes a 360' x 270' hay shed with a 30' x 30' insulated adjacent garage, plus a 100' x 12' scale and scale house.

**Note:** Power and water utilities would need to be separated if the yard was split into two parcels.

### **Farmland Summary**

7 parcels (8 if west side of yard is subdivided from NW 10-30-06 W3)

954 title acres (ISC)

SAMA Information

954 total acres

943 cultivated acres

11 wetland/bush acres

\$1,737,900 total 2025 assessed value (AV)

\$291,472 average assessment per 160 acres

49.0 soil final rating (weighted average)



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**Terms and Conditions of the CLOSED tender are as follows:**

1. All offers must be received by Hammond Realty by **3:00 pm Tuesday November 18, 2025** (deadline).
2. All offers received are to be left open until **12:00 pm Thursday, November 20, 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: [bobby.montreuil@hammondrealty.ca](mailto:bobby.montreuil@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 must provide a deposit for **5.0%** of the price being offered unless otherwise agreed.
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 Seller **welcomes all serious offers**, whether on individual parcels, combinations, or the full property. While a sale of the **ENTIRE PACKAGE IS PREFERRED**, the Seller is open to negotiating any competitive offer structure. If offering on individual parcels, please note the following parcel-specific terms (8. through 10.)
8. **East side of Yard (Map ID 2):** The east portion of the yard site (hay shed and commercial scale) is offered as a standalone parcel; however, the Seller reserves the right to prioritize offers that include this parcel or to negotiate its inclusion alongside a strong bid on other parcels, with the goal of ensuring it is not left unsold.
9. **West side of Yard (Map ID 1):** The west portion of the yard site (home, shop, and bins) is currently **titled together with NW 10-30-06 W3 (part of Map ID 3)**. If these two parcels are sold separately, both parcels will be **subject to a subdivision** completing. If sold together, no subdivision will be necessary. **Preference may be given to offers selling these parcels together.**
10. **Irrigated Section:** NW-10-30-06-W3, NE-10-30-06-W3, SW-10-30-06-W3, and SE-10-30-06-W3 (Map IDs 3–6) **share a common irrigation water source**. Water enters the property under SE 10-30-06-W3, supplying the pivot on that quarter before being distributed through a distribution manifold located near the centre of all four quarters. **Therefore, if the four parcels are sold to more than one purchaser, the purchasing parties must agree on shared use and access to the water source.**
11. Seller will be responsible for the property taxes and water taxes on the property until December 31, 2025.

Legal Land Description								ISC	SAMA Information									SCIC		
Map ID	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	
1	284	Pl. NW	10	30	6	3	TBD (if necassary)		TBD (if necassary)							Hanley	Clay Loam		H	12
2	284	Blk/Par A-Plan 101586865 Ext 0						13.8	14	12	0	0	2	\$25,700	Hanley	Clay Loam	56.8	H	12	
3	284	NW	10	30	6	3	1	145.0	145	142	0	0	3	\$301,300	Hanley	Clay Loam	56.4	H	12	
4	284	NE	10	30	6	3	0	158.9	159	159	0	0	0	\$333,000	Hanley	Clay Loam	55.7	H	12	
5	284	SW	10	30	6	3	0	158.9	159	157	0	0	2	\$321,800	Hanley	Clay Loam	54.5	H	12	
6	284	SE	10	30	6	3	0	158.9	159	159	0	0	0	\$339,800	Hanley	Clay Loam	56.8	H	12	
7	284	SE	16	30	6	3	0	159.2	159	155	0	0	4	\$205,500	Hanley	Clay Loam	35.3	H	12	
8	284	NE	16	30	6	3	0	159.0	159	159	0	0	0	\$210,800	Hanley	Clay Loam	35.3	H	12	
	Totals							953.8	954	943	0	0	11	\$1,737,900	Weighted Average Final Rating 49.0					

Average per 160 acres      \$291,472

## 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>



