



HAMMOND REALTY

\$12,000,000

Balcarres 1,815 acres
Grain Farmland with Executive Home



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Well-Developed Grain Farm with Executive Home — Balcarres, SK

Located in the heart of Saskatchewan's grain belt at Balcarres, this impressive property offers a modern yard site (established in 2018), extensive grain and fertilizer storage, and over 1,800 titled acres of productive farmland. This is an excellent opportunity for producers looking to expand their land base with a strong mix of Balcarres Clay and Oxbow Clay Loam soils, all in a region known for reliable rainfall and high-yielding crops.

The yard site is anchored by a beautiful 2,200 sq ft executive ranch-style home, featuring 6 bedrooms, 3.5 bathrooms, town water and sewer service.

Farmyard Features:

- 80,000 bushels of hopper-bottom grain storage
- Grain dryer and Walinga grain blower system
- 300 tonnes of granular fertilizer storage
- 500 tonnes of liquid fertilizer storage
- 60' x 140' shed with power — built with the intent to finish as a shop (ready for insulation and concrete floor)

Land Overview:

- **1,814.9 ISC titled acres**
- **1,559 cultivated acres** (per SAMA)
- Split into two packages:

▼ South Package

- 1,336.8 titled acres
- Entirely Balcarres/Indian Head Clay soils
- SCIC soil ratings from B to D

▲ North Package

- 478 titled acres
- Predominantly Oxbow Clay Loam soils
- SCIC soil ratings of G and F

This is a well-situated grain farm with strong historical production and quality infrastructure already in place. It's a great fit for buyers wanting to expand their operation and add acres, with the flexibility to farm using their own equipment and management approach. Additional rental land may be available — contact us for details.



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		RM	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes	2024 Assessments
186	SE	31	20	11	W2	0	160.67	161	161	0	0	0	533,700	Balcarres	Clay	88.2	C	11	\$1,410.56	383,400
186	NW	26	20	12	W2	0	159.33	159	146	0	0	13	430,900	Balcarres	Clay	78.5	C	11	\$1,138.55	317,800
186	NE	27	20	12	W2	1	154.38	154	135	0	0	19	414,700	Balcarres	Clay	81.9	C	11	\$1,096.04	304,000
186	NW	27	20	12	W2	1	156.10	156	52	0	98	6	194,600	Balcarres	Clay	70.2	D	11	\$420.81	140,600
186	NW	35	20	12	W2	1,2	155.52	160	134	0	22	4	398,400	Balcarres	Clay	75.9	C	11	\$1,052.96	293,500
186	Blk/Par A-Plan 101503189					37	4.89	5	2	0	3	0	7,200	Balcarres	Clay	64.9	C	11	\$15.57	5,200
186	NW	2	21	12	W2	0	160.36	160	153	0	0	7	474,400	Balcarres	Clay	82.4	C	11	\$1,253.82	349,300
186	NW	12	21	12	W2	2	130.54	131	131	0	0	0	432,800	Indian Head	Clay	87.9	B	11	\$1,143.87	307,200
186	SW	12	21	12	W2	0	131.14	134	125	0	0	9	380,000	Indian Head	Clay	80.9	B	11	\$1,125.37	270,000
186	SW	18	21	11	W2	0	20.00	20	10	0	0	17	66,800	Balcarres	Clay	88.8	C	11	\$222.13	49,300
186	SW	18	21	11	W2	64,62	103.88	104	99	0	0	5	315,900	Balcarres	Clay	84.9	C	11	\$2,183.63	233,000
216	SW	30	22	11	W2	16,15	159.12	160	147	0	0	13	324,300	Oxbow	Loam	58.8	G	11	\$1,047.00	215,300
216	SW	24	22	12	W2	0	160.16	160	136	0	0	24	415,700	Oxbow	Clay Loam	81.2	F	11	\$1,342.09	300,100
216	SW	26	22	12	W2	0	158.79	159	128	0	0	31	302,900	Oxbow	Clay Loam	62.9	G	11	\$977.92	215,800
Totals							1,814.88	1,823	1,559	0	123	148	4,692,300	Weighted Average Final Rating		78.2			\$14,430.32	3,384,500

Average per 160 acres 411,933

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>







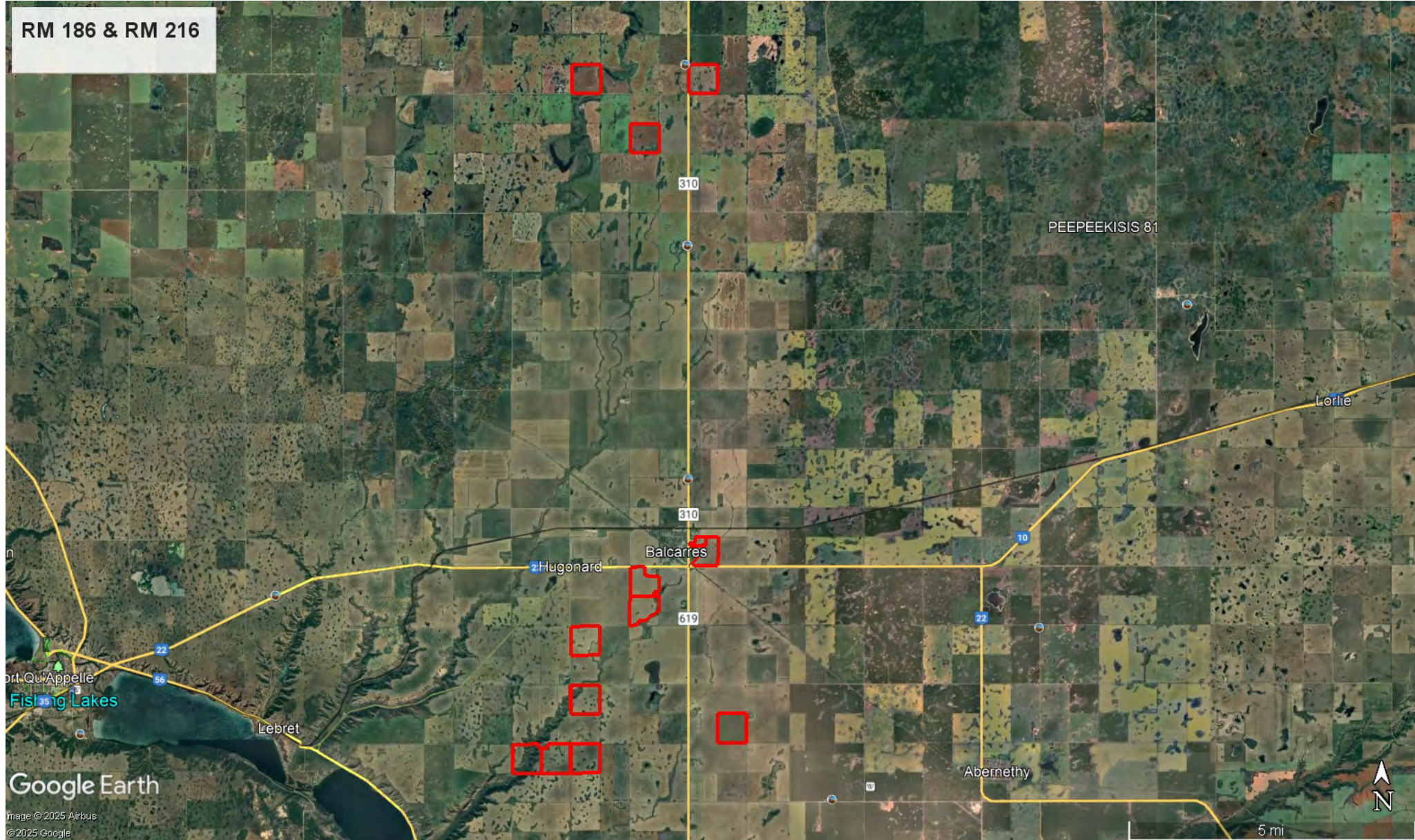








RM 186 & RM 216



Twp. 21

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