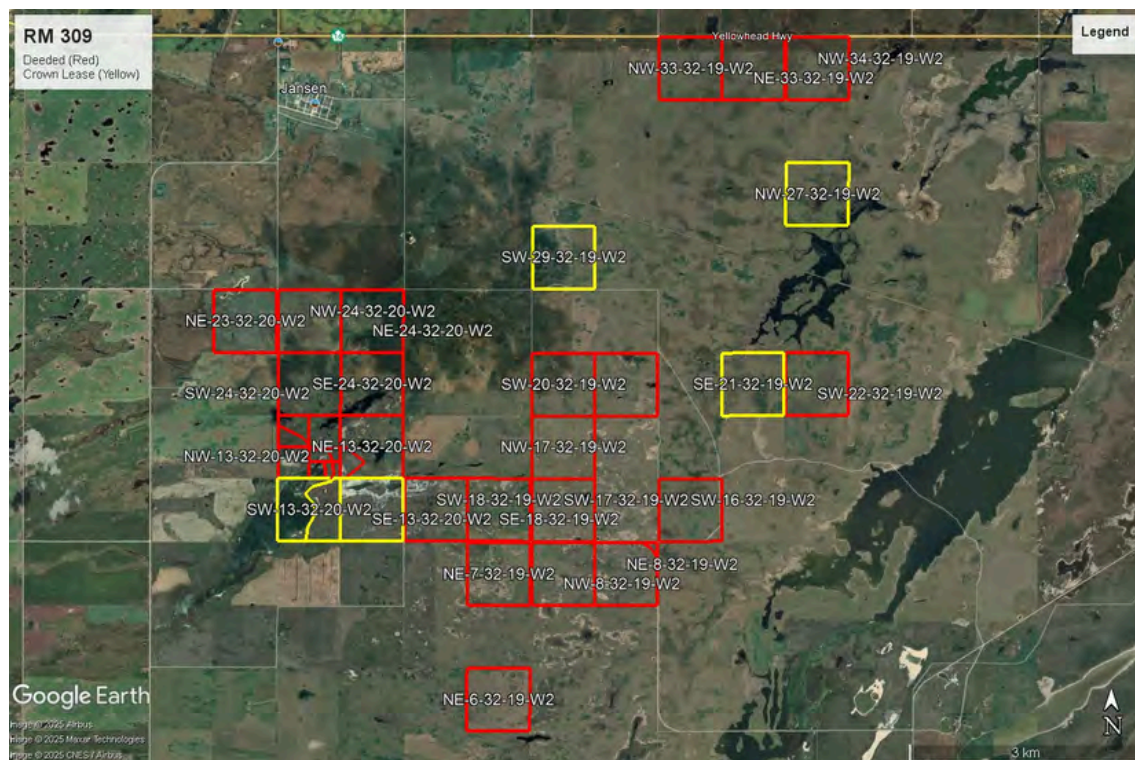




HAMMOND REALTY

\$3,650,000

RM of Jansen Ranch (Krause)



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Ranch for Sale in Central Saskatchewan

A rare opportunity to own a premier ranch in central Saskatchewan, located south of Jansen. This expansive 27-quarter property includes 22 quarters of deeded land and 5 quarters of leased land, providing a total of **4,255 acres** of prime agricultural and pastureland.

Land Breakdown:

- **Deeded Land:** 3,462 acres
 - 230 acres of cropland
 - 585 acres of tame grass (360 acres seeded between 2018-2022)
 - Balance in native grass and wetlands
- **Leased Land:** 793 acres (primarily native pasture)
- Gentle rolling to level topography
- 14 quarters fenced (primarily 4-strand barbed wire, some cross fencing)
- Minimal grazing in 2024 (only recently seeded hayland was baled)

Water Sources:

- Multiple wells, dugouts, and natural springs providing abundant water supply
- Key wells include:
 - Bored and drilled wells on NE 7-32-19 W2 supplying home, barn, and pastures
 - Flowing well on SW 17-32-19 W2, main well for pasture
 - Additional wells and dugouts throughout property

Infrastructure & Improvements:

- **Bins:** 4 x 1650 bu, 1 x 2000 bu, plus smooth wall hopper bottom fertilizer bin
- **Outbuildings:**
 - 32' x 40' Insulated Shop (concrete floor, oil furnace)
 - 40' x 80' Shed (pole construction)
 - 32' x 64' Calving Barn (hydrant, water trough, maternity pen)
 - Cattle Shelters: 24' x 96' and 24' x 60' (open front)
 - Corral System: 7 pens, Hi Qual crowding tub, S-alley, squeeze

Residence:

- **1,730 sq ft Bi-Level (1987) with developed basement**
- 3 bedrooms up, 1 bedroom down
- 3 bathrooms (4-piece full, 3-piece down, ensuite)
- 4-season sunroom
- Wood-burning fireplace in living room, wood stove in basement
- **Recent upgrades:** Central air (2022), newer triple-pane windows, forced air oil furnace
- 14' x 34' single attached garage
- Appliances: Fridge, stove, dishwasher, washer, dryer + additional fridge, stove, and 2 freezers in basement

Capacity & Suitability:

- Operated a **180-cow herd** (up to **320 cow/calf pairs**) comfortably
- Well-suited for mixed farming or expansion

Farmland Overview:**Deeded Farmland & Price Summary:**

- **22 parcels / 3,462 title acres (ISC)**
- SAMA Data:
 - 702 cultivated acres
 - 244 arable hay/grass acres
 - 2,089 native pasture acres
 - 423 wetland/bush acres
- **2025 Assessed Value:** \$2,625,300
- **Farmland Price:** \$3,000,000 (\$867 per title acre, 1.14x assessed value)
- **Buildings & Improvements:** \$550,000

Leased Farmland & Price Summary:

- **5 parcels / 793 title acres (ISC)**
- SAMA Data:
 - 38 cultivated acres
 - 429 native pasture acres

- 255 wetland/bush acres
- **2021 Assessed Value:** \$261,400
- **Lease Value:** \$100,000 (value attributed to leased land)

Total Asking Price: \$3,650,000

This well-equipped ranch offers a fantastic opportunity for cattle ranchers and mixed farmers alike.

Detailed Description of Farmland Property - 2025

Legal Land Description								ISC	SAMA Information									SCIC		RM
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	Property Taxes
1	309	NE	6	32	19	2	0	160.4	160	64	0	83	13	\$189,700	Weyburn	Light Loam	46.8	H	15	\$661.33
2	309	NE	7	32	19	2	0	159.4	160	0	11	146	3	\$51,300	Oxbow	Light Loam	30.7	O	15	\$270.01
3	309	NE	8	32	19	2	1,2	156.9	156	0	0	142	14	\$74,000	Oxbow	Light Loam		N/A		\$261.07
4	309	NW	8	32	19	2	0	159.3	159	0	0	140	19	\$85,200	Oxbow	Light Loam		O	15	\$300.56
5	309	SW	16	32	19	2	0	158.9	159	117	0	0	42	\$111,800	Meota	Fine Sandy Loam	24.6	L	15	\$469.28
6	309	NW	17	32	19	2	0	159.8	160	0	0	150	10	\$110,000	Oxbow	Light Loam		N/A		\$387.92
7	309	SW	17	32	19	2	0	158.9	158	0	0	150	8	\$110,000	Oxbow	Light Loam		N/A		\$387.92
8	309	SE	18	32	19	2	0	159.2	159	35	0	109	15	\$126,000	Oxbow	Light Loam	34.4	G	15	\$497.19
9	309	SW	18	32	19	2	0	158.5	158	5	0	130	23	\$102,500	Oxbow	Light Loam	36.7	N/A		\$361.25
10	309	SW	20	32	19	2	0	159.5	159	0	0	156	3	\$114,400	Oxbow	Light Loam		M	15	\$403.22
11	309	SE	20	32	19	2	0	159.5	160	0	0	130	30	\$95,600	Oxbow	Light Loam		O	15	\$337.57
12	309	SW	22	32	19	2	0	160.4	160	76	0	63	21	\$132,800	Meota	Fine Sandy Loam	29.4	O	15	\$613.96
13	309	NE	33	32	19	2	0	157.5	158	0	0	146	12	\$115,700	Yorkton	Loam		N/A		\$408.15
14	309	NW	33	32	19	2	0	157.6	158	0	0	149	9	\$118,000	Yorkton	Loam		N/A		\$416.04
15	309	NW	34	32	19	2	0	157.7	158	0	0	156	2	\$160,100	Yorkton	Loam		N/A		\$564.59
16	309	NE	13	32	20	2	0	136.8	137	31	0	63	43	\$84,800	Oxbow	Light Loam	32.3	O	15	\$297.59
17	309	NW	13	32	20	2	15,16,30,31,17,18,32,19,33	144.2	144	35	0	87	22	\$92,500	Whitesand	Loamy Sand	21.7	O	15	\$427.72
18	309	NE	23	32	20	2	0	160.1	161	148	0	0	13	\$242,800	Oxbow	Loam	43.8	M	15	\$1,050.16
19	309	NE	24	32	20	2	0	158.6	158	123	0	0	35	\$131,600	Oxbow	Loam	28.4	M	15	\$612.32
20	309	NW	24	32	20	2	0	159.7	159	0	124	0	35	\$147,500	Oxbow	Loam	30.8	M	15	\$639.98
21	309	SE	24	32	20	2	0	158.8	158	68	0	48	42	\$96,800	Oxbow	Light Loam	24.0	M	15	\$574.50
22	309	SW	24	32	20	2	0	159.9	159	0	109	41	9	\$132,200	Whitesand	Loamy Sand	24.9	O	15	\$570.01
Totals								3,461.5	3,458	702	244	2,089	423	\$2,625,300	Weighted Average Final Rating		31.4			\$10,512.34

Average per 160 acres \$121,471

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



Detailed Description of Farmland Property - 2025

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

Detailed Description of Farmland Property - Crown Lease

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	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
1	309	SW	13	32	20	2	1,2	154.5	84			19	65	\$6,800	Whitesand	Light Loam		N/A	
2	309	SE	13	32	20	2	0	159.3	159			101	58	\$53,400	Oxbow	Light Loam		O	15
3	309	SW	29	32	19	2	0	159.8	160			115	45	\$65,300	Yorkton	Loam		N/A	
4	309	SE	21	32	19	2	0	159.6	159	38		103	18	\$83,800	Meota	Fine Sandy Loam	29.1	N/A	
5	309	NW	27	32	19	2	0	160.1	160			91	69	\$52,100	Yorkton	Loam		N/A	
Totals								793.3	722	38	0	429	255	\$261,400	Weighted Average Final Rating 29.1				

Well Name: Krause

WWDR #: 63585

Well Location

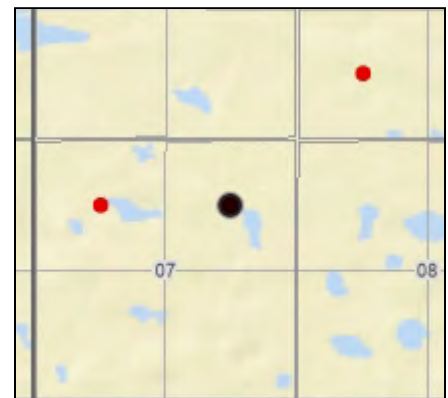
Land Location	NE-07-32-19-2	Location of Well (in Quarter)
LSD	NOTES:	ft from N/S Boundary
	- Flowing Well (capped)	
Reserve	- Feeds Hydrant in Barn and watering bowls	ft from E/W Boundary
RM:	309	
NTS Map:	72P10	Major Basin:
Elevation (ft)	1725	SubBasin: 27
Aquifer		

Well Information

Driller	Solie Drilling Ltd.	Length (ft)	165	Btm (ft)	165	Dia (in)	5	Material	Plastic
Completion Date	1979.05.31								
Hole #	001								
Install Method	Drilled								
Borehole Depth (ft)	180								
Bit Dia (in)	4.5	Length (ft)	5	Bottom (ft)	170	Dia (in)	5	Slot (in)	10
Water Level	0								Material
Flowing Head	999								Stainless Steel
Water Use	Domestic								
Well Use	Withdrawal								
Completion Method									
E-Log	Recd								

Lithology List

Depth (ft):	Material	Colour	Description
30	Till	Brown	Unknown
130	Till	Blue	Unknown
180	Sand	Black	Fine-medium



Well Name: Krause

WWDR #: 82210

Well Location

Land Location	NE-07-32-19-2	Location of Well (in Quarter)
LSD	NOTES:	ft from N/S Boundary
Reserve	- Well in corrals, not used (not needed)	ft from E/W Boundary
RM:	309	
NTS Map:	72P10	Major Basin:
Elevation (ft)	1725	SubBasin: 27
Aquifer		

Well Information

Driller	Wellen Boring Ltd.	Length (ft)	37	Btm (ft)	35	Dia (in)	30	Material	Steel
Completion Date	1985.08.07								
Hole #	001								
Install Method	Bored								
Borehole Depth (ft)	35								
Bit Dia (in)	40								
Water Level	8								
Flowing Head	0								
Water Use	Domestic								
Well Use	Withdrawal								
Completion Method	Curbed								
E-Log	None								

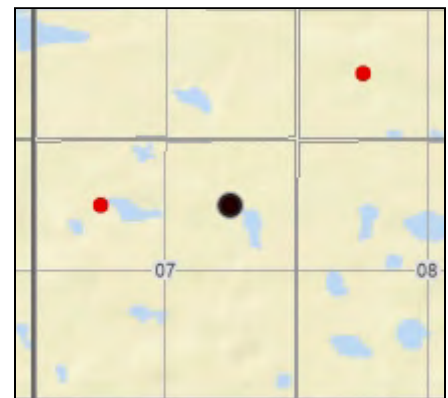
		Well Casings			
		Length (ft)	Bottom (ft)	Dia (in)	Slot (in)

		Well Screens			
		Length (ft)	Bottom (ft)	Dia (in)	Slot (in)

		Pump Test			
		Draw Down		0	ft
		Duration		0	hrs
		Pumping Rate		0	igpm
		Temperature		0	deg. F
		Rec. Pumping Rate		0	igpm

Lithology List

Depth (ft):	Material	Colour	Description
10	Sand	Brown	Unknown
35	Till	Grey	Unknown



Well Name: Krause

WWDR #: 91492

Well Location

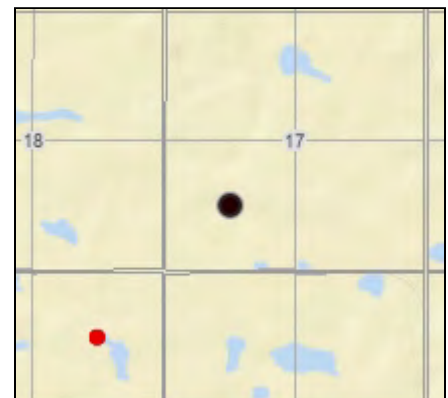
Land Location	SW-17-32-19-2	Location of Well (in Quarter)
LSD		ft from N/S Boundary
Reserve	NOTES: - Main pasture well - Flowing well	ft from E/W Boundary
RM:	309	
NTS Map:	72P10	Major Basin:
Elevation (ft)	1725	SubBasin: 27
Aquifer		

Well Information

Driller	Solie Drilling Ltd.	Length (ft)	145	Btm (ft)	145	Dia (in)	5.5	Material	Plastic
Completion Date	1988.09.01								
Hole #	1								
Install Method	Drilled								
Borehole Depth (ft)	200								
Bit Dia (in)	5	Length (ft)	5	Bottom (ft)	145	Dia (in)	4	Slot (in)	12
Water Level	0								Material Stainless Steel
Flowing Head	0								
Water Use	Domestic								
Well Use	Withdrawal								
Completion Method	Well Screen And Gravel								
E-Log	Pack Recd								

Lithology List

Depth (ft):	Material	Colour	Description
30	Till	Brown	Unknown
110	Till	Grey	Unknown
200	Sand	Black	Unknown



Well Name: Loeffler

WWDR #: 20794

Well Location

Land Location	SW-20-32-19-2	Location of Well (in Quarter)
LSD		ft from N/S Boundary
Reserve	NOTES: - Flowing well, spills into a surface hole for watering - not used, casing in poor condition.	ft from E/W Boundary
RM:	309	
NTS Map:	72P15	Major Basin:
Elevation (ft)	1710	SubBasin: 27
Aquifer		

Well Information

Driller	B. Benker	Length (ft)	0	Btm (ft)	114	Dia (in)	4.5	Material	Steel
Completion Date	1962.11.02								
Hole #									
Install Method	Other								
Borehole Depth (ft)	147								
Bit Dia (in)	4								
Water Level	0								
Flowing Head	6								
Water Use	Domestic								
Well Use	Withdrawal								
Completion Method	Open Hole								
E-Log	None								

Lithology List

Depth (ft):	Material	Colour	Description
2	Topsoil	Unknown	Unknown
18	Clay	Yellow	Unknown
92	Clay	Blue	Unknown
93	Sand	Unknown	Coarse
117	Clay	Blue	Unknown
147	Sand	Unknown	Fine

