



HAMMOND REALTY

For Sale by TENDER
Bengough 317 acres Grain Farmland



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For Sale by Tender – 2 Quarter Sections of Grain Farmland

An excellent opportunity to purchase two productive quarter sections of grain farmland located southwest of Bengough. These parcels will be available for the new owner to farm in the 2026 growing season.

According to SAMA, the property consists of approximately 295 cultivated acres and 21 additional acres, featuring Ardill Clay Loam soils with an average Soil Final Rating of 46.32 and an SCIC soil class of H. The combined 2025 SAMA assessment is \$514,000.

Included with the property are three grain bins: a 3,300-bushel hopper bottom, a 4,000-bushel flat bottom on cement, and a 2,000-bushel flat bottom on cement. (Bushel capacities are approximate.)

For more information or to discuss this opportunity, please call today.

Terms and Conditions of the TENDER are as follows:

1. All offers must be received by Hammond Realty by **12:00 pm Thursday, December 4, 2025 (deadline)**.
2. All offers received are to be left open until **5:00 pm Monday, December 8, 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.

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 Assessed Fair Value
40	NW	5	5	24	W2	0	158.33	158	141	0	0	17	246,000	Ardill	Clay Loam	46.4	H	3	\$1,044.51	175,700
40	SW	8	5	24	W2	0	158.38	158	154	0	0	4	268,000	Ardill	Clay Loam	46.3	H	3	\$1,137.93	191,400
Totals							316.71	316	295	0	0	21	514,000	Weighted Average Final Rating		46.3			\$2,182.44	367,100

Average per 160 acres 260,253

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>







SW-8-5-24-W2

NW-5-5-24-W2

2000 ft

