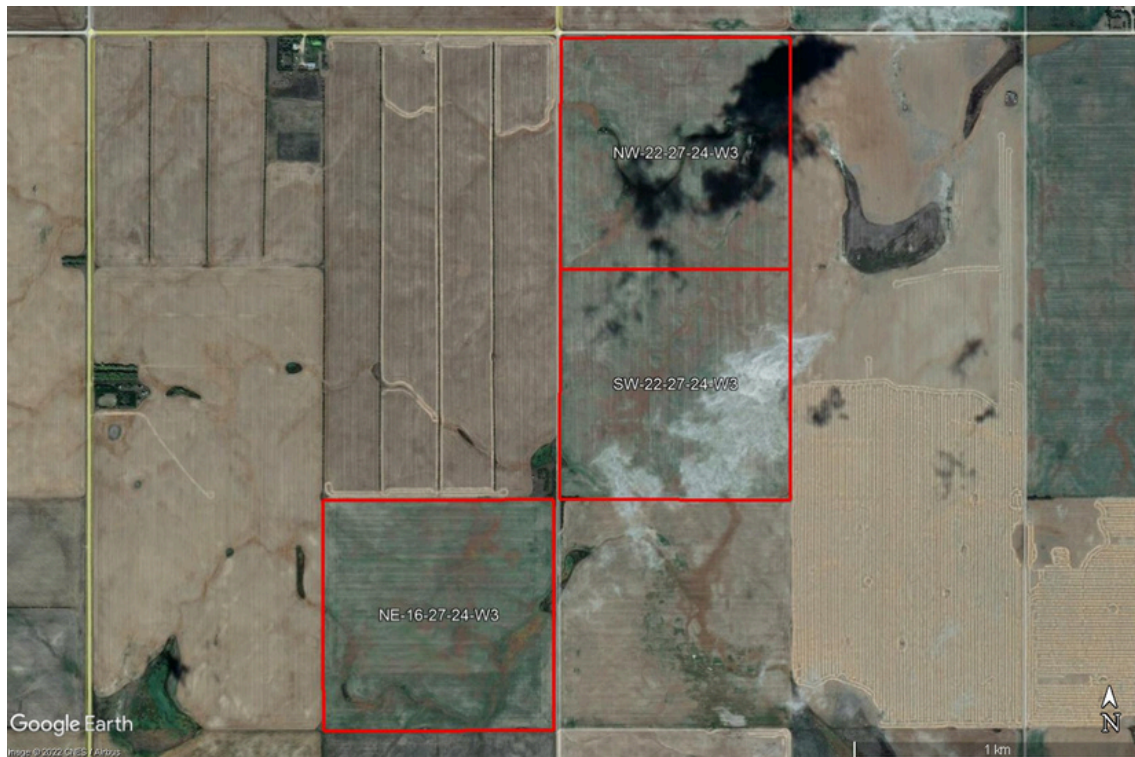




HAMMOND REALTY

For Sale by TENDER

Glidden 480 acres Grain Farmland



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HAMMOND

REALTY

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(306) 948-5052 Office
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FOR SALE BY TENDER

Location:

From Glidden, travel 9.7 km north on Highway #21, then 9 km west to the property.

Land & Soil Information

The Sask. Crop Insurance rating for the land is: one quarter - H and two quarters - G. Soil type is a Kindersley clay.

The property is well-suited for the production of oilseeds, pulses, and cereal crops, with frost-free days in excess of 110 days, supporting reliable growing conditions.

Cropping & Chemical History

Year	Crop	Burn-Off	In-Crop	Fungicide	Desiccation
2024	Red Lentils	Glyphosate with heat	Solo Ultra	Elatus	Reglone
2025	Invigor Canola	Glyphosate, Pardner, Aim	Liberty and Centurion	None	Glyphosate

Buyer Advisory

Potential buyers are encouraged to consult with their local agronomist regarding herbicide residuals and 2026 crop planning to ensure optimal crop selection and rotation.

Farmland Summary

3 parcels
479 title acres (ISC)

SAMA Information

480 total acres
466 cultivated acres
14 wetland/bush acres
\$886,900 total 2025 assessed value (AV)
\$295,633 average assessment per 160 acres
51.6 soil final rating (weighted average)



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Terms and Conditions of the tender are as follows:

1. All offers must be received by Hammond Realty by **12:00 pm Tuesday, January 20th, 2026** (deadline).
2. All offers received are to be left open until **12:00 pm Friday, January 23rd, 2026**. All offers received will be addressed and responded to [i.e. accepted, rejected, or countered].
3. 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.
4. Buyer's offer **must be itemized by legal description**, and any conditions of the offer must be clearly stated.
5. The highest, or any, offer will not necessarily be accepted.
6. In addition to the top offer for any individual parcel, consideration will be given to offers that provide the highest aggregate price for any combination of parcels.
7. **Buyer must provide a deposit for 5.0% within 5 business days of acceptance** of the price being offered unless otherwise agreed.
8. Seller will be responsible for the property taxes on the property until December 31, 2025.
9. Any crop unharvested or stored on the land may be harvested and removed from the land according to **The Agricultural Leaseholds Act**.

Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information								SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Other Acres	2021 Assessed Fair Value (AV)	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes (2024)
1	260	NE	16	27	24	3	0	160.32	161	156	5	219,200	\$301,700	Kindersley	Clay	52.3	G	16	\$834.28
2	260	NW	22	27	24	3	0	158.69	159	150	9	200,200	\$274,600	Kindersley	Clay	49.7	H	16	\$761.96
3	260	SW	22	27	24	3	0	160.27	160	160		226,800	\$310,600	Kindersley	Clay	52.8	G	16	\$863.20
Totals								479.3	480	466	14	\$646,200	\$886,900	Weighted Average Final Rating 51.6					\$2,459.44

Average per 160 acres \$215,400 \$295,633

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.

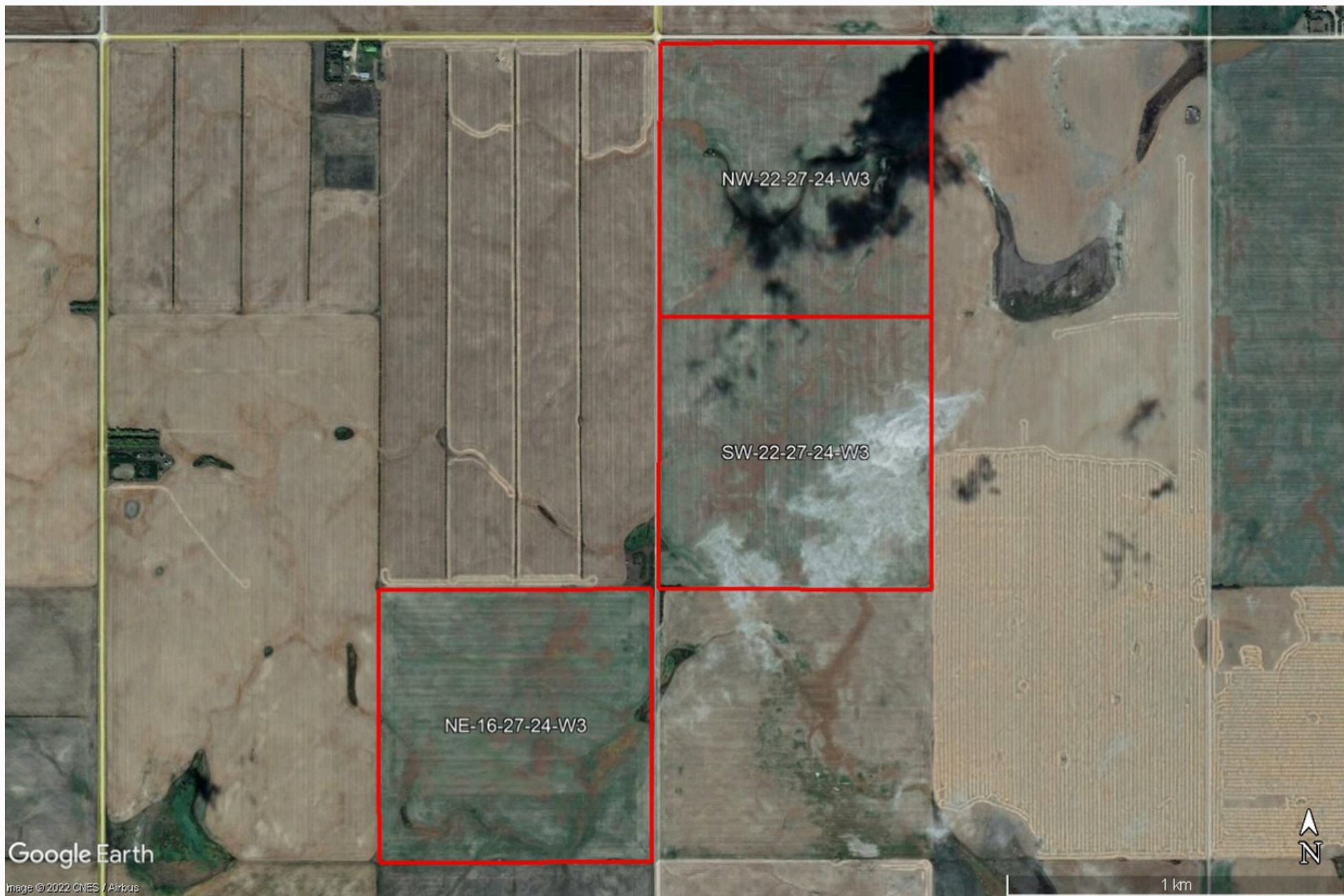
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>



Google Earth

Image © 2022 CNES / Airbus

1 km

