

For Sale by TENDER Madison 320 acres Grain Farmland





Grant Anderson
Grant.Anderson@HammondRealty.ca
(306) 831-9214
HammondRealty.ca



HammondRealty.ca 113 3rd Ave. West P.O. Box 1054 Biggar, SK S0K 0M0 (306) 948-5052 Office (306) 948-5053 Fax

FOR SALE BY TENDER

This productive half section of farmland is located approximately 7 miles south of Madison, SK.

Both quarters carry a Crop Insurance rating of E, with soils classified in the Sceptre clay association. The land has an average soil productivity rating of 60.6 for the half section and benefits from a frost-free growing season in excess of 110 days, making it well-suited for the production of cereals, oilseeds, and pulse crops.

The property is improved with three steel grain bins, offering a combined storage capacity of approximately 8,750 bushels. Estimated bin sizes include one 3,800-bushel bin, one 3,300-bushel bin, and one 1,650-bushel bin.

Cropping History:

- 2024: Large Green Lentils
- 2025: Durum Wheat
 - Chemical used: Emit herbicide (IPCO Emit)
 - IPCO Emit IPCO Herbicides (website link for Emit)

Buyers are encouraged to review product details and consult their agronomist regarding herbicide residuals and future crop planning.

▲ Important Notice:

This land is being offered for sale subject to a Right of First Refusal (RORF).

Farmland Summary

2 parcels320 title acres (ISC)

SAMA Information

320 total acres

305 cultivated acres

15 wetland/bush acres

\$705,200 total 2025 assessed value (AV)

\$352,600 average assessment per 160 acres

60.6 soil final rating (weighted average)



HammondRealty.ca 113 3rd Ave. West P.O. Box 1054 Biggar, SK S0K 0M0 (306) 948-5052 Office (306) 948-5053 Fax

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. This land is offered subject to Right of First Refusal by the tenant which must be exercised with 7 calendar days of an offer being accepted.
- 6. The highest, or any, offer will not necessarily be accepted.
- 7. Buyer must provide a deposit for 5.0% of the price being offered unless otherwise agreed within seven calendar days of acceptance.
- 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										RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Other Acres		2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes (2024)
1	260	NE	9	25	22	3	0	160.17	160	155	5	263,900	\$376,200	Sceptre	Clay	63.4	Е	16	\$1,004.41
2	260	SE	9	25	22	3	0	160.21	160	150	10	233,000	\$329,000	Sceptre	Clay	57.8	Е	16	\$886.79
	Totals			320.4	320	305	15	\$496,900	\$705,200	Weighted Average Final Rating 60.6					\$1,891.20				

Average per 160 acres \$248,450 \$352,600

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

BEWS	LTE AGI	JAQUELINE 75600	FARM LTD.	FARM LTD.	JACKSON	& DOUGLAS	TRACY 65600	74100	75300	77800	77600	76800	77300	78300	76700	48900	₩EBEA • 72000	73600	680
FAST SEED FARM LTD		FAST SEED FARM LTD.	6100 NAN & FAY 8 56800	ARTSCH 44300	TERRY & CARLA MOTZ 8600		SLOUGH BOTTOM ACRES LTD.	SLOUGH BOTTOM	KERRY & SHIRLEY JAPP	KERRY & SHIRLEY JAPP	TODD BEECHINOR	CATHERINE PITT	ANDREW,	ANDREW, DOROTHY & ALLAN	BRENDA FISCHER	DOUGLAS HORNER & LINDA MAE	OLGA PEARCE	DOUGLAS HORNER & LINDA MAE	SING
WILLIAM & COLOR	AST SEED FARW	68400	PATRICIA JACKSON PAST SEED	DONALD & PATRICIA JACKSON	RN. of NEWCOMER No. 260 FAST SEED	PATRICIA JACKSON I	4/200 + 2	54100	62300 KERRY &	67600	74000 2 TODD	74800	BEWS 77000	73600	74200 2 FRED	WEBER 63000 DOUGLAS	76500 2 OLGA	WEBER 74600 DOUGLAS	771 SIN
	IOLDINGS .TD. '5600	TRISH HOLDINGS LTD. 76100	70500	FAST SEED FARM LTD. 66800	FARM LTD. 46500	30000	30200	33100	SHIRLEY JAPP 41300	KERRY & SHIRDEY JAPP 64000	BEECHINOR	CATHERINE PITT 69800	PEDERSEN 67900	MARGARET PEDERSEN 77800	PETERSON 75700	HORNER & LINDA MAE WEBER 76100	PEARCE 75300	HORNER & LINDA MAE WEBER 72100	ACR
	OHN	EDITH HEBERT	FAST SEED FARM LTD.	FAST SEED FARM LTD.	FAST SEED FARM LTD.	30000	50200	DOUGLAS & TRACY CLARK	DOUGLAS & TRACY CLARK	WALTER, EDWIN, KARL & GARY	WALTER EDWIN, KARE & GARY	WALTER, EDWIN, KARL & GARY	JAPP 2400 CRAIG BEWS	CRAIG BEWS	LORNE JOHNSTON	LORNE JOHNSTON	DUTHIE FARMS LTD.	DUTHIE	JOH PAY
	75600 56	67 <u>1800</u>	63800 FAST SEED	570800 WALTER &	48000 WALTER &	4 28900	28500	361500	62300	48000 WALTER, EDWIN, KARI	68100 WALTER,	66500 X	71700 CRAIG BEWS	676400 LENORA	77200 LORNE	577200	76000 1 DUTHIE	477200	770 DUT
	ARMS LTD.	FARMS LTD.	FARM LTD.	LINDA FAST 65200	LINDA FAST 55900	31400	28500	28500	DOUGLAS & TRACY CLARK 56200	& GARY TAPPAUF 68000	EDWIN, KARL & GARY TAPPAUF 58200	EDWIN, KARL & GARY TAPPAUF M 74100	DESEX LANE 25500 MAX ROADHOLE	62500	JOHNSTON 73800	JOHNSTON 77600	FARMS LTD.	DUTHIE FARMS LTD. 76300	769
	/ALTER & INDA 'AST	FAST SEED FARM LTD.	WALTER & LINDA FAST	HEBERT FARMS LTD.	HEBERT FARMS LTD.	HEBERT		•	G.H. SCHWEITZER ENTERPRISES	P & V ANDREAS	DONALD & JEANEIL MUTCH	DONALD & JEANEIL MUTCH	DEREK LANE	SYLVIA CAMERON & GLEN	44.	KEDOBREKA FARMS LTD.	DUTHIE	DUTHIE FARMS LTD.	CR4 BEV
	4500 AST SEED	55300	57600 d	60500	57700 HEBERT ₃₀₀₀	4 52500	28500	233100	LTD. 54400 CRAIG &	7 68000	59500 WALTER,	74400 WALTER,	77500 D. LANE	UZELMAN 68900 SYLVIA	FARMS LTD.	7,6800	77100 66000	76300	758 EAR
	ARM LTD.	FAST SEED FARM LTD. 56300	HUTTERIAN BRETHREN 58600	GLIDDEN HUTTERIAN BRETHREN 59400	FARMS LTD.	HEBERT FARMS LTD. 54200	29800	28500	LENORA BEWS 49000	CRAIG & LENORA BEWS 61800	EDWIN, KARL & GARY TAPPAUF 67700	EDWIN, KARL & GARY TAPPAUF 77600	FARMING LTD. 78200	& GLEN UZELMAN 78800	KEDOBREKA FARMS LTD 77900		BOUGLAS PORTERFIELD	DOUGLAS PORTERFIELD 74300	CHA
	LIDDEN IUTTERIAN RETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	HEBERT FARMS LTD.	HEBERT FARMS LTD.				DONALD & JEANEIL MUTCH	ROBERT CHAPLIN	ROBERT CHAPLIN	JACK T. BOYD FARMING	JACK T. BOYD FARMING	BEVERLY CHAMBERS	DOROTHY LARSON	JOHN PAYNE	65300 RICHARD &	RIC POI
	J200 LIDDEN UTTERIAN	48800 GLIDDEN	54900 GLIDDEN HUTTERIAN	SEIDDEN	GLIDDEN HUTTERIAN	60300 GLIDDEN	30400	28500	33100	63800 P & V	72400 ROBERT CHAPLIN	78200 ROBERT	P & V ANDREAS	Co. LTD. 72300	77400 GORD GRIMES	77400 OLGA	73200 JOHN PAYNE	JOAN ZIFFLE RICHARD &	6B
	RETHREN 6200	HUTTERIAN BRETHREN 55700	BRETHREN 55800	HUTTERIAN BRETHREN 56700	BRETHREN 61100	HUTTERIAN BRETHREN 61100	30000	28500	33100	ANDREAS FARMS INC. 54200	69200	CHAPLIN 71700	FARMS INC. 76300	FARMS LTD. 77100	77900	75900	78000	JOAN ZIFFLE 78000	RIC
	AVID EIB	WALTER & LINDA FAST	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	••••				P & V ANDREAS FARMS INC.	P & V ANDREAS FARMS INC.	P & V ANDREAS FARMS INC.	BRENT ILOTT FARMS LTD.	BRENT ILOTT FARMS LTD.	GAIL PEARCE	SYLVIA CAMERON & GLEN	GORDON GRIMES	GORDON GRIMES	G.H SCH ENT
	AVID EIB	353000 WALTER &	GLIDDEN HUTTERIAN	47400 GLIDDEN	S8600 3 GLIDDEN HUTTERIAN	533100	33100 3	633100	28500	58500	P & V ANDREAS	2 53800 WALTER, EDWIN, KARL	BRENT ILOTT	373100 BRENT	75200 7 BRENT ILOTT	VZELMAN 77900 SYLVIA CAMERON	76200 7 G.H. SCHWEITZER	577100 CRAIG	LTD 788 HAF JAN
	4600	LINDA FAST 51300	BRETHREN 51300	HUTTERIAN BRETHREN 49800	BRETHREN 54500	28500	33100	33100	28500	33100	FARMS INC. 71500	& GARY TAPPAUF 71200	FARMS LTD. 76700	ILOTT FARMS LTD. 78800	FARMS LTD. 77100	& GLEN UZELMAN 78800	ENTERPRISES LTD. 74500	76000	771
	LDA ACHMIER	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN					P & V ANDREAS FARMS INC.	WALTER, EDWIN, KARL & GARY TAPPAUF	ILOTT BROS. FARMING Co. LTD.	ILOTT BROS. FARMING Co. LTD.	DAWN JACOBSEN	JOAN KRAUSS	DEREK LANE	D. LANE FARMING LTD.	GOF
	LIDDEN 2 UTTERIAN	GLIDDEN HUTTERIAN	GLIDDEN 2 HUTTERIAN	50100 GLIDDEN HUTTERIAN	GLIDDEN 2 HUTTERIAN	63800 GLIDDEN HUTTERIAN	28500 2	528500	33100 3	33100	61800 2	067500 WALTER, EDWIN, KARL	74900 ILOTT BROS. FARMING	71400 ILOTT BROS.	78200 GORDON 2 GRIMES	78800 DARLENE	77300 DEREK LANE	72100 DEREK	777 LINI SIM
	RETHREN 4500	BRETHREN 53500	BRETHREN 50500	BRETHREN 55600	BRETHREN 66600	BRETHREN 677300	28500	28500	33100	30800	28500	& GARY TAPPAUF 73000	Co. LTD. 68900	FARMING Co. LTD. 75300	77600	75500	74900	73100	69
	LIDDEN UTTERIAN RETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	B & J FARMS LTD.	ARABIAN INVESTMENTS						G.H. SCHWEITZER ENTERPRISES LTD.	DENNIS SCHNEIDER	DENNIS SCHNEIDER	SINCLAIR ACRES INC.	SINCLAIR ACRES INC.	W.E. ROOKE HOLDINGS LTD.	KNIGHT FARMS LTD.	G.H SCH ENT LTD
	LIDDEN UTTERIAN	GLIDDEN HUTTERIAN	GLIDDEN HUTTERIAN	256300 GLIDDEN HUTTERIAN	B & J FARMS LTD.	ARABIAN INVESTMENTS	GLIDDEN HUTTERIAN	GLIDDEN HUTTERIAN	28500	28500		60200 G.H. SCHWEITZER ENTERPRISES	71700 DOUGLAS SCHNEIDER	77800 DOUGLAS	75500 2 BRENT ILOTT	2 68200 CYRIL	W.E. ROOKE HOLDINGS	371400 KNIGHT FARMS LTD.	691 CYF
	i0100 LIDDEN	BRETHREN 60900 GLIDDEN	52500 GLIDDEN	BRETHREN 62500 GLIDDEN	67300 GLIDDEN	56800	51400	BRETHREN 51500	28500	28500	LTD. 43700	LTD. 26300	73500 G.H.	74400 DONALD &	FARMS LTD. 78800 BRENT	75500 VAUDIS &	73400	76900	698 REI
	UTTERIAN RETHREN	HUTTERIAN BRETHREN	HUTTERIAN BRETHREN	HUTTERIAN BRETHREN	HUTTERIAN BRETHREN	70000	20520	00500			22500		SCHWEITZER ENTERPRISES LTD.	JEANEIL MUTCH	FARMS LTD.	BRENT	VAUDIS ILOTT & VALERIE HAMILTON 76200	GORDON	HAF
	LIDDEN UTTERIAN RETHREN	GLIDDEN HUTTERIAN	GLIDDEN HUTTERIAN BRETHREN	57100 GLIDDEN HUTTERIAN	GLIDDEN HUTTERIAN BRETHREN	432000	28500	328500	P F	8 ³³¹⁰⁰ R.A.	28500	728500	J.J. IRWIN FARMING COMPANY LTD.	DONALD & JEANEIL	71800 WAYNE EICHEL	571600 CYRIL CODE	JOAN SNYDER	GORDON GRIMES	GRI FAR COM
	6800 LIDDEN	BRETHREN 62600 GLIDDEN	59400 GLIDDEN	BRETHREN 58000 GLIDDEN	58000 GLIDDEN	32300	28500	28500	30400	33100	28500	28500	50600	MUTCH 59100	52600	72900 LLOYD &	71300	77600 •	733 ELIZ
	UTTERIAN RETHREN	HUTTERIAN BRETHREN	HUTTERIAN BRETHREN	HUTTERIAN BRETHREN	HUTTERIAN BRETHREN	20500			OMM					LYNNE GILLIES	LLOYD & LYNNE GILLIES	CILLIES	JOAN SNYDER	ROBERT	WILI
	9500 LIDDEN UTTERIAN RETHREN	GLIDDEN HUTTERIAN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN	GLIDDEN HUTTERIAN BRETHREN	28500	28500	28500	PAST	TURE	28500	28500	28500	LLOYD & LYNNE	LLOYD & LYNNE	74700 LLOYD & LYNNE	JOAN SNYDER	76600 GORDON & EDNA	GOF EDN
	6000 LIDDEN	57600 GLIDDEN	56100 GLIDDEN	BRETHREN 48700 GLIDDEN	48800 GLIDDEN	28500 GLIDDEN	28500	28500	28500	28500	28500	28500	28500	GILLIES 58500	67600 BRENT	GILLIES 51100 BRENT	55200 G.E. MORRICE	WILLIAMS 61700	741 GOF
	UTTERIAN RETHREN 6000	HUTTERIAN BRETHREN 61800	HUTTERIAN BRETHREN 57500	HUTTERIAN BRETHREN 7 53200	HUTTERIAN BRETHREN 47800	HUTTERIAN BRETHREN 49400	28500	28500	28500	28500	28500	28500	28500	28500	ILOTT	ILOTT FARMS LTD. 7 59500	INVESTMENTS INC.	EDNA WILLIAMS 71900	EDN WILI
	EITH & IARLENE	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN	GLIDDEN HUTTERIAN BRETHREN		2000) =====)		20000	3200	HEWLITT FAMILY FARM	DC ACRES 4	VERNE HEWLITT	HEV FAN FAR

