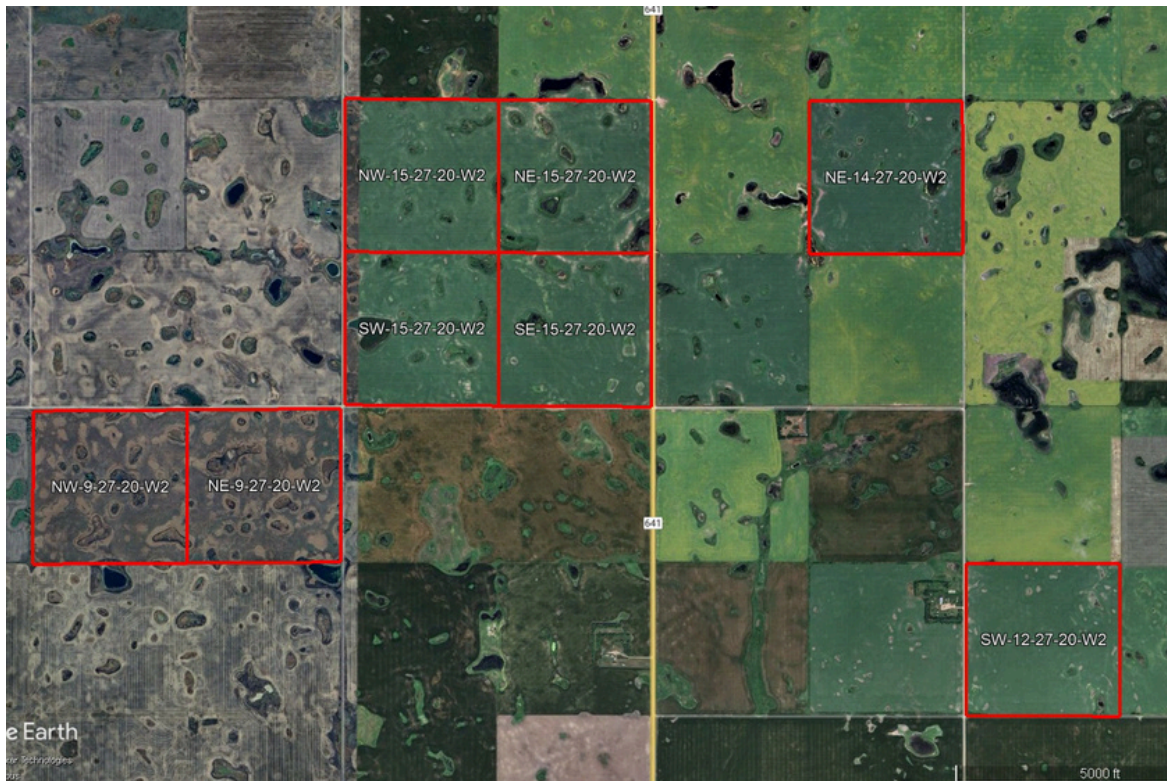




HAMMOND REALTY

For Sale by TENDER

Semans 1,277 acres Grain Farmland



Dallas Pike

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HAMMOND REALTY

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For Sale by Tender – 8 Quarter Sections of Grain Farmland

Offered for sale by tender is 8 quarter sections of grain farmland located south of Semans, Saskatchewan in RM of Mount Hope NO. 279. Information Services Corporation (ISC) records indicate a total of 1,277.48 title acres. Saskatchewan Assessment Management Agency (SAMA) data identifies approximately 1,125 cultivated acres, with an additional 152 acres classified as other land.

The land is predominantly Weyburn Loam soil and carries an impressive average Soil Final Rating of 53.14. Saskatchewan Crop Insurance Corporation (SCIC) ratings include one Class H quarter and seven Class J quarters. The land will be available to be farmed by the new owner for the 2026 crop year.

This property represents an excellent opportunity for local producers to expand their operation in a desirable and well-established agricultural area.

Please don't hesitate to call or email with any questions - Dallas Pike: office (306) 500-1407, email dallas.pike@hammondrealty.ca.

Farmland & Price Summary

8 Parcels
1,277 Title Acres (ISC)

SAMA Information

1,277 Total Acres
1,125 Cultivated Acres
152 Wetland/Bush Acres
\$2,249,100 Total 2025 Assessed Value
\$281,798 Average Assessment per 160 Acres
53.1 Soil Final Rating (Weighted Average)

Terms and Conditions of the TENDER are as follows:

1. All offers must be received by Hammond Realty by **12:00 pm Wednesday, January 21, 2026 (deadline)**.
2. All offers received are to be left open until **5:00 pm Friday, January 23, 2026**. 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 with a completion date of February 6, 2026.
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 to be adjusted as of **January 1, 2026**.

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	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
279	NE	9	27	20	W2	1,2	160.45	160	138	22	277,000	Weyburn	Loam	53.34	J	15	\$1,077.11
279	NW	9	27	20	W2	1,2	160.21	160	140	20	277,900	Weyburn	Loam	52.76	J	15	\$1,080.61
279	SW	12	27	20	W2	0	158.02	158	145	13	299,100	Oxbow	Loam	54.84	H	15	\$1,163.05
279	NE	14	27	20	W2	0	160.07	160	146	14	288,500	Weyburn	Loam	52.53	J	15	\$1,121.83
279	NE	15	27	20	W2	0	158.70	159	126	33	255,800	Weyburn	Loam	53.93	J	15	\$994.68
279	NW	15	27	20	W2	0	160.12	160	145	15	303,700	Weyburn	Loam	55.68	J	15	\$1,180.94
279	SE	15	27	20	W2	0	159.52	160	144	16	269,900	Weyburn	Loam	49.82	J	15	\$1,049.51
279	SW	15	27	20	W2	0	160.39	160	141	19	277,200	Weyburn	Loam	52.25	J	15	\$1,077.89
Totals							1,277.48	1,277	1,125	152	2,249,100	Weighted Average Final Rating		53.14			\$8,745.62

Average per 160 acres 281,798

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>







