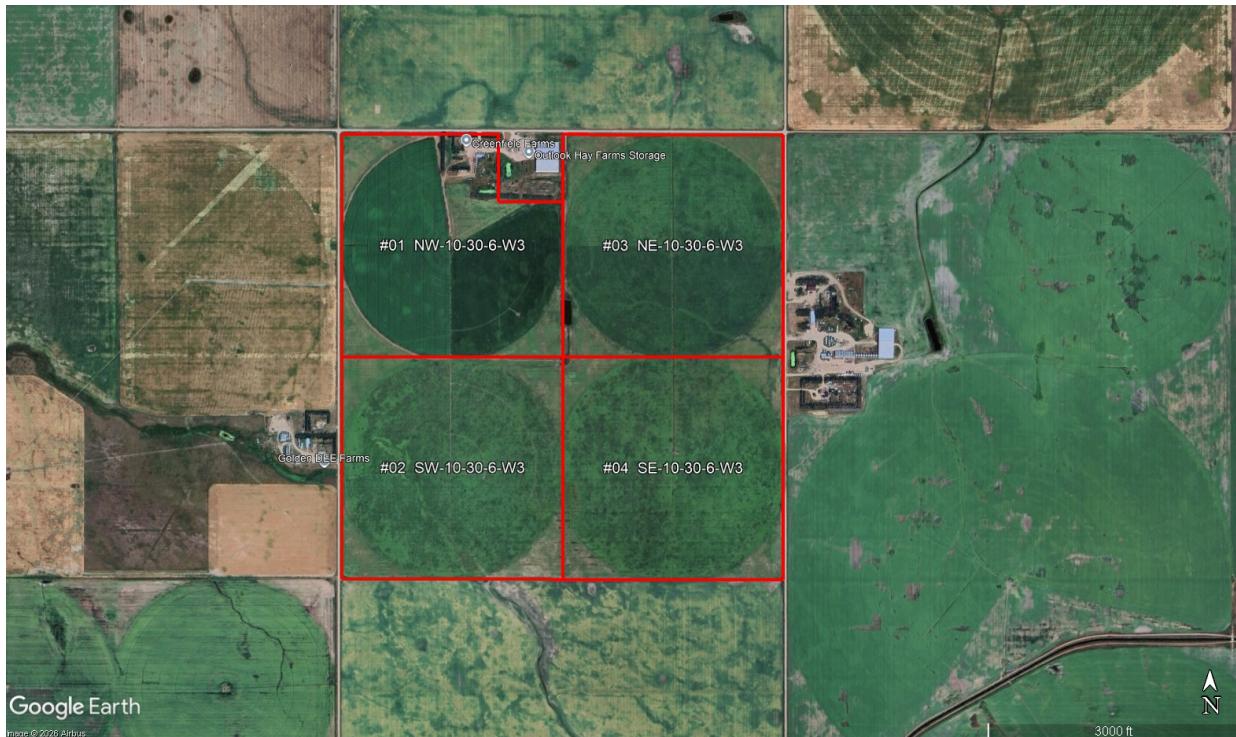




HAMMOND
REALTY

\$7,100,000

Broderick 622 acres Irrigated Grain Farmland & Yardsite



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Broderick 622 acres Irrigated Grain Farmland & Yardsite

This outstanding farm package offers a full section of **IRRIGATED certified organic** farmland together with a well-serviced yard site and residence near Broderick, SK.

Irrigation is fed from the SSEWS canal, providing reliable water security and long-term production potential.

With a high cultivation percentage and strong assessment values, the land is well suited to a wide range of irrigated organic crops and has a history of potato production. The clay loam soils, classified within the Hanley Association, provide good moisture retention and consistent growing conditions.

The yard is fully serviced with natural gas and a rural water pipeline. Improvements include an approximately 1,800 sq. ft. beautiful bungalow (1984, seller's estimate) set within a well-developed residential area, ±48,800 bushels of hopper and flat-bottom grain storage, and a 50' x 100' heated quonset-style workshop. Note: The large hay shed and scale located east of the yardsite are on a separate titled parcel with independent access and are not included in this offering. Water and power services will require separation between the yardsite and the hay shed parcel.

A rare opportunity to acquire a turnkey irrigated organic farming operation with infrastructure in a proven production area.

Farmland Summary

4 parcels

621.7 title acres (ISC)

SAMA Information

622 total acres

617 cultivated acres

5 wetland/bush acres

\$1,295,900 total 2025 assessed value (AV)

\$333,500 average assessment per 160 acres

55.9 soil final rating (weighted average)



Detailed Description of Farmland Property

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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
1	284	NW	10	30	6	3	1	145.0	145	142	0	0	3	\$301,300	Hanley	Clay Loam	56.4	H	12
2	284	SW	10	30	6	3	0	158.9	159	157	0	0	2	\$321,800	Hanley	Clay Loam	54.5	H	12
3	284	NE	10	30	6	3	0	158.9	159	159	0	0	0	\$333,000	Hanley	Clay Loam	55.7	H	12
4	284	SE	10	30	6	3	0	158.9	159	159	0	0	0	\$339,800	Hanley	Clay Loam	56.8	H	12
	Totals							621.7	622	617	0	0	5	\$1,295,900	Weighted Average Final Rating				55.9

Average per 160 acres \$333,350

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.

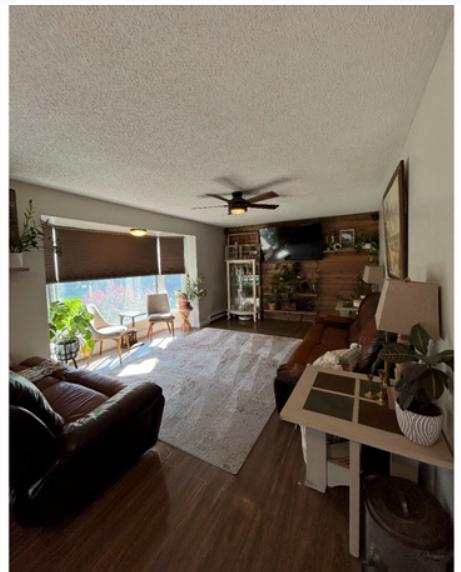
Sask Grains Risk Zones

<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

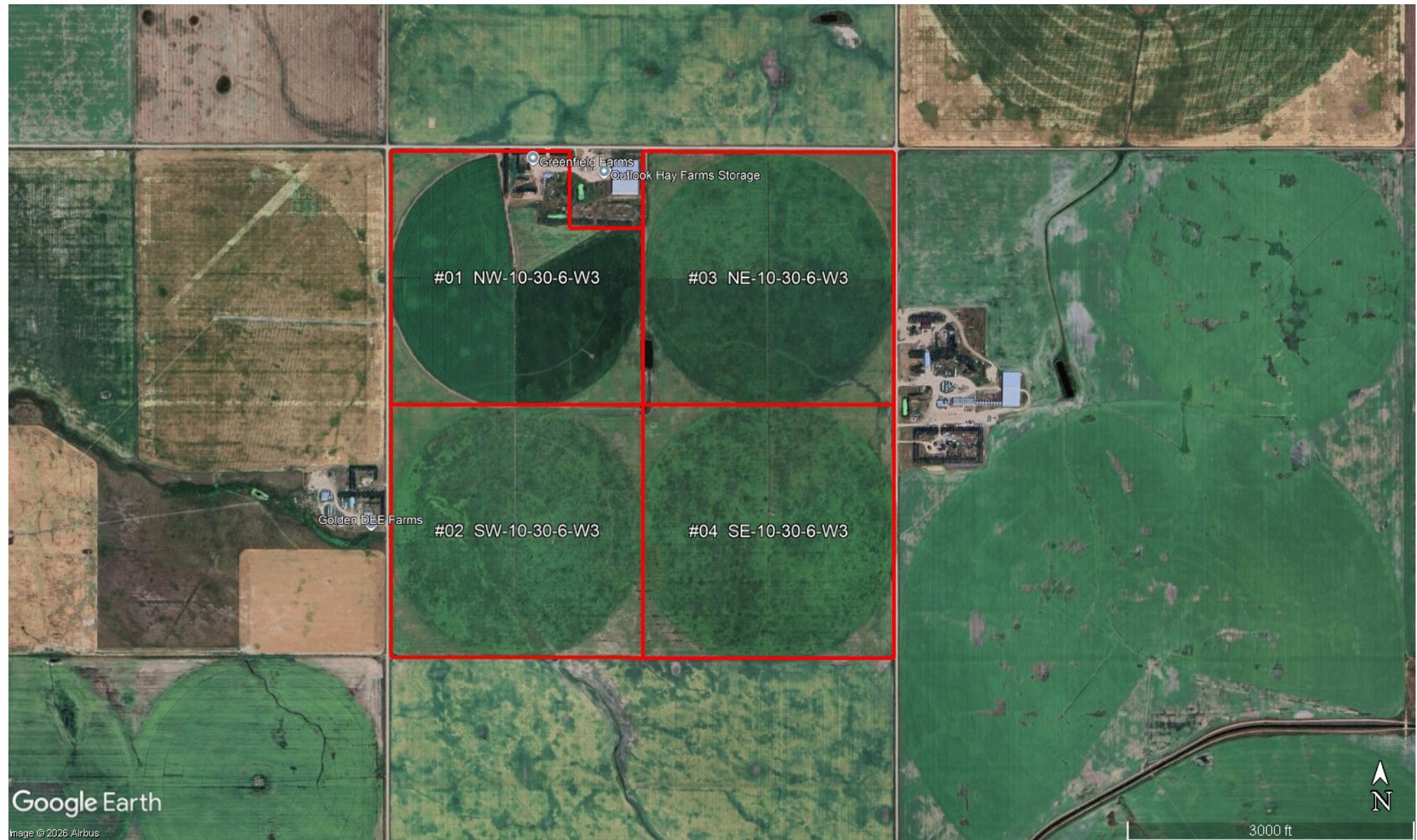
Parcel Crop Insurance Rating

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









Google Earth

Image © 2026 Airbus

N

3000 ft

