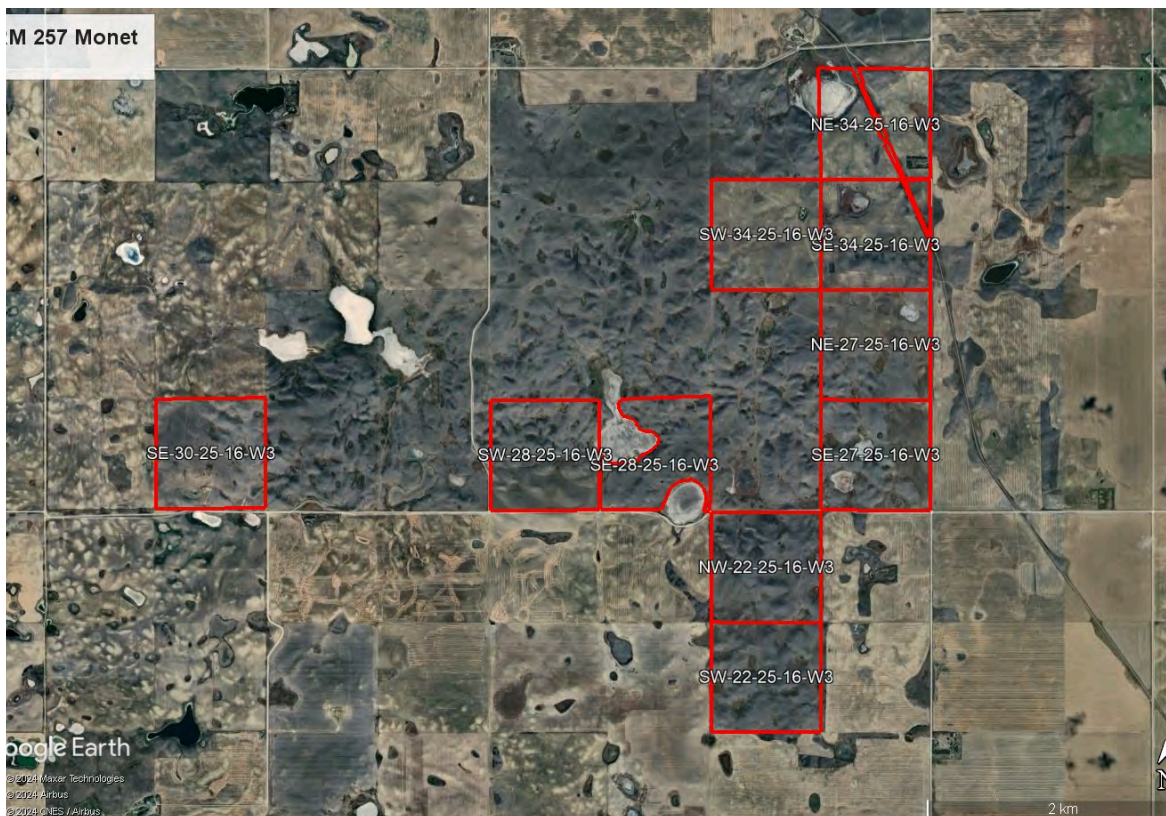




HAMMOND REALTY

\$2,500,000

Elrose 1,544.8 acres Pastureland (Byers)



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Expansive Pastureland for Sale – Ideal for Livestock summer pasture

Discover a rare opportunity to own 1550 acres plus obtain another 150 acres of long-term lease. These 11 quarters of Pastureland are located west of Elrose, then 2 miles south of HWY #44 along McDonald Road.

This pasture produces an excellent level of hard prairie grass combined with seeded grasses. Located on the edge of the Bad Hills, this property offers the natural resources needed for productive and sustainable land use. The different water sources range from dugouts to springs. There are 9 different watering sources in the pasture. Every portion of the grazing unit has access to water.

Whether you're an experienced rancher, a first-time buyer, this land offers incredible value and versatility. The gently rolling terrain is fully fenced and cross-fenced, with established grass cover ready for grazing.

With easy access via a maintained county road and proximity of each parcel to the rest this property makes rotational grazing easy- open the gate and walk them down the road. Don't miss your chance to own this prime piece of pasture. Whether you're expanding an existing operation or starting a new unit, this pasture unit offers everything you need to succeed.

Key Features:

- Approximately 1,700 acres of productive pastureland, most of which is touching
- Perimeter and cross-fencing in place
- Reliable water sources
- Road frontage and easy access making rotating pasture blocks easy as opening the gate
- Excellent grass coverage of native and over 600 acres of seeded grasses
- This is a managed pasture carrying a good grass cover; It has not been over grazed.
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Contact us today to schedule a showing and explore the potential this exceptional property has to offer.

Farmland & Price Summary

13 Parcels
1,545 Title Acres (ISC)

SAMA Information

1,530 Total Acres
612 Cultivated Acres
800 Native Pasture Acres
118 Wetland/Bush Acres
\$1,740,400 Total Assessed Value
\$182,003 Average Assessment per 160 Acres
44.1 Soil Final Rating (Weighted Average)

\$2,500,000 Farmland Price
\$1,618 per Total acre (ISC)
\$4,085 per cultivated acre (SAMA)
1.44 times the 2025 Assessed Value

Legal Land Description							ISC	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twsp.	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
257	NW	22	25	16	3	0	159.3	160			160		\$145,400	Haverhill	Clay Loam				\$241.72
257	SW	22	25	16	3	0	159.6	160			160		\$145,400	Haverhill	Clay Loam				\$241.72
257	SE	28	25	16	3	2	119.8	124			124		\$112,700	Haverhill	Clay Loam				\$187.28
257	SE	28	25	16	3	3	4.5	0											
257	SW	28	25	16	3	0	159.9	160	63		97		\$200,100	Ardill	Clay Loam	48.7	K	16	\$338.01
257	NE	34	25	16	3	1	79.1	149	114			35	\$174,000	Ardill	Clay Loam	41.8	H	16	\$364.82
257	NE	34	25	16	3	2	69.3	0											
257	SE	34	25	16	3	1	145.6	137	104			33	\$185,300	Ardill	Clay Loam	40.9	J	16	\$386.15
257	SE	34	25	16	3	2	8.2	0											
257	SW	34	25	16	3	0	159.3	160	136			24	\$217,700	Ardill	Clay Loam	43.8	K	16	\$455.53
257	SE	30	25	16	3	0	160.6	160	80		80		\$184,600	Haverhill	Clay Loam	38.7	L	16	\$383.88
257	NE	27	25	16	3	0	159.9	160	70		83	7	\$194,900	Ardill	Clay Loam	46.7	K	16	\$329.90
257	SE	27	25	16	3	0	159.9	160	45		96	19	\$180,300	Haverhill	Clay Loam	57.1	G	16	\$306.17
Totals							1,544.7	1,530	612	0	800	118	\$1,740,400	Weighted Average Final Rating		44.1			\$3,235.18

Average per 160 acres \$182,003

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.

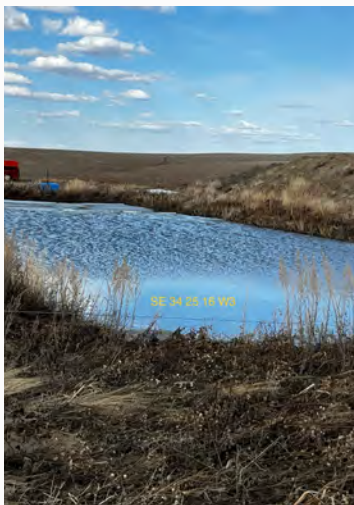
Sask Grains Risk Zones

<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>





RM 257 Monet

SE-30-25-16-W3

SW-28-25-16-W3

SE-28-25-16-W3

NE-34-25-16-W3

SW-34-25-16-W3

SE-34-25-16-W3

NE-27-25-16-W3

SE-27-25-16-W3

NW-22-25-16-W3

SW-22-25-16-W3

Google Earth

Image © 2024 Maxar Technologies

Image © 2024 Airbus

Image © 2024 CNES / Airbus

2 km

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2130090210	193300	172200	SASK. LANDING WATER PIPELINE	254300	244600	228400	317800	274500	338700	336500	335600	335700	335100	5400	333300	319400							
NEIL & ERRI LYNN WALKER 72400	STEWART & WILLIAM MCKNIGHT 218400	LINALTA OILS LTD. 254200	STEWART & WILLIAM MCKNIGHT 273000	RYAN A. CAMPBELL 278500	RYAN A. CAMPBELL 283500	LINALTA OILS LTD. 311500	LINALTA OILS LTD. 306300	GILES FARMS LTD. 303700	GILES FARMS LTD. 287400	GILES FARMS LTD. 251700	MERV SLATER HOLDINGS LTD. 292200	M & R GRAVEL & GRAIN LTD. 306000	M & R GRAVEL & GRAIN LTD. 265000	KUTZ MALLEY FARMS LTD. 332200	STANLEY RUTHVEN 333100	LARRY FRANK GERSTMAR 334400	ALAN & JEAN HAMMOND 331100	ALAN & JEAN HAMMOND 336500	ALAN & JEAN HAMMOND 229500	DOUGLAS H. & SHEILA HAMMOND 130800			
NEIL & ERRI LYNN WALKER 72400	JACO HOLDINGS INC. 171100	LINALTA OILS LTD. 192400	LINALTA OILS LTD. 242700	RYAN A. CAMPBELL 313700	AVENUE LIVING AG. LAND GP LTD. 327000	LINALTA OILS LTD. 333900	LINALTA OILS LTD. 329800	KENNETH WIGGINS & MARGO L. DAY 330800	KENNETH WIGGINS & MARGO L. DAY 333900	GILES FARMS LTD. 331800	GILES FARMS LTD. 294300	LINALTA OILS LTD. 281800	LINALTA OILS LTD. 302800	JORDAN L. KUTZ 310100	ROBERT RUTHVEN & CATHERINE LICHTER 315600	LARRY FRANK GERSTMAR 314400	ALAN & JEAN HAMMOND 338000	LONE TREE FARM LTD. 401500	R. G. & MARY HAMMOND 96200	ELROSE			
VICTOR TRAYHORNE 165000	JACO HOLDINGS INC. 121900	JACO HOLDINGS INC. 172000	JOHN & MAXINE FERSCH 210500	AVENUE LIVING AG. LAND GP LTD. 192100	H. & R. QUICK & SASK. LTD. 225600	H. & R. QUICK & SASK. LTD. 333900	AVENUE LIVING AG. LAND GP LTD. 309700	KENNETH WIGGINS & MARGO L. DAY 312200	RICHARD GILES 265400	RICHARD GILES 333100	GILES FARMS LTD. 297900	RYAN & BECKY GILES 245800	RYAN G. & TRAVIS GILES 219100	GILES FARMS LTD. 288300	GILES FARMS LTD. 283000	MACKENZIE MACKENZIE PRPICH & BROOKLYN HAMMOND 185700	SHARYN TORRANCE 328500	BRIAN & VANESSA LEWIS 343000	MARGARET MACKENZIE 304000	SHEILA & DOUGLAS HAMMOND 277300	ROY & ELAINE PIPER 342900	ROY & ELAINE PIPER 259400	
JACO HOLDINGS INC. 179300	VICTOR TRAYHORNE 101100	JOHN & MAXINE FERSCH 102600	PAMELA JENNETT 193600	LINALTA OILS LTD. 200900	H. & R. QUICK & SASK. LTD. 241300	H. & R. QUICK & SASK. LTD. 241300	ARCHIE & SHIRLEY BONE 207100	KENNETH WIGGINS & MARGO L. DAY 263700	RICHARD GILES 247800	KENNETH WIGGINS & MARGO L. DAY 281600	KENNETH WIGGINS & MARGO L. DAY 299400	RYAN G. & TRAVIS GILES 184500	RYAN G. & TRAVIS GILES 184500	M & R GRAVEL & GRAIN LTD. 238600	M & R GRAVEL & GRAIN LTD. 203400	JAMES HAMMOND 204400	JAMES HAMMOND 336600	JOHN & SHIRLEY JAGOW 338500	NEAL TORRANCE 292000	BEVERLY & CLIFFORD ORRIS 343000	DOUGLAS HAMMOND 343000	ROY & ELAINE PIPER 343000	ROY & ELAINE PIPER 336500
J.E. TURNER FARMS LTD. 98300	MICHAEL & HEATHER SHERWIN 127500	MICHAEL & HEATHER SHERWIN 170100	MICHAEL & HEATHER SHERWIN 176200	PAMELA JENNETT 175700	SAMUEL JANS EST. 149400	KENNETH BONE 189000	PAMELA JENNETT 150700	TIMOTHY & BETTY SHERWIN 171600	RICHARD GEORGE GILES 180000	KENNETH WIGGINS & MARGO L. DAY 136800	KENNETH WIGGINS & MARGO L. DAY 140600	ROBERT BYERS 89800	ROBERT BYERS 128300	ROY ANDREAS 132900	DOUGLAS HAMMOND 137700	GUARDIAN LANDS LTD. 268700	JOHN & CAREY JAGOW 335700	ROY & ELAINE PIPER 316300	S. HAMMOND & T. HAMMOND 343000	ROY & ELAINE PIPER 342900	DUNCAN A. CAMPBELL 340800	DUNCAN A. CAMPBELL 334400	
J.E. TURNER FARMS LTD. 143800	J.E. TURNER FARMS LTD. 160900	TIMOTHY & BETTY SHERWIN 166100	TIMOTHY & BETTY SHERWIN 166000	SAMUEL JANS EST. 163000	HELEN MARIE JANS 160000	EL DOR RANCH LTD. 147700	EL DOR RANCH LTD. 147700	EL DOR RANCH LTD. 168300	TRYNTEN & JESSICA BONE 168000	GILES FARMS LTD. 103900	GILES FARMS LTD. 103900	ROBERT BYERS 160200	ROBERT BYERS 135800	ROY ANDREAS 117700	ROY ANDREAS 135100	CAREY & JISA JAGOW 322400	JOHN & SHIRLEY JAGOW 285900	STAR QUINNEY 288600	ROY & ELAINE PIPER 343000	ROY & ELAINE PIPER 343000	DUNCAN A. CAMPBELL 341900	DUNCAN A. CAMPBELL 332400	
T.E. TURNER RANCH LTD. 100500	T.E. TURNER RANCH LTD. 136800	T.E. TURNER RANCH LTD. 97500	T.E. TURNER RANCH LTD. 98200	PAMELA JENNETT 98200	SAMUEL JANS EST. 131800	EL DOR RANCH LTD. 145600	EL DOR RANCH LTD. 152800	LEON & SHARON WHITE 78900	DANIEL J. BROWN 89800	GILES FARMS LTD. 103900	GILES FARMS LTD. 98100	GILES FARMS LTD. 103900	ROBERT BYERS 141800	M & R GRAVEL & GRAIN LTD. 12000	KORDELL JOSDAL & BRENDA FREDERICKSON 234100	HARTMAN FARMS LTD. 333100	LINDEN HARTMAN 296800	DOUGLAS HAMMOND 237200	DOUGLAS HAMMOND 343000	ALAN & JEAN HAMMOND 343000	ALAN & JEAN HAMMOND 343000	DUNCAN A. CAMPBELL 341000	JOHN & SHIRLEY JAGOW 332000
RYAN GARRETT GILES 127700	J.E. TURNER FARMS LTD. 155800	T.E. TURNER RANCH LTD. 96900	T.E. TURNER RANCH LTD. 97600	PAMELA JENNETT 103900	SAMUEL JANS EST. 143500	EL DOR RANCH LTD. 102600	EL DOR RANCH LTD. 91100	LEON & SHARON WHITE 102600	DANIEL J. BROWN 91100	ROBERT BYERS 145300	ROBERT BYERS 80900	GILES FARMS LTD. 94900	ROBERT BYERS 131600	M & R GRAVEL & GRAIN LTD. 167000	KORDELL JOSDAL & BRENDA FREDERICKSON 216500	HARTMAN FARMS LTD. 315100	LINDEN HARTMAN 327800	DOUGLAS J. QUINNEY 266500	DOUGLAS J. QUINNEY 286800	DONALD & DOUGLAS QUINNEY 243600	DONALD & DOUGLAS QUINNEY 211000	LORNE & KEN CAMPBELL 340400	KENNETH J. CAMPBELL 336500
SCOTT ALEXANDER 153200	J. & W. PERRY, D. SMITH & S. LOGAN 221300	RICHARD GILES 160000	RICHARD GILES 107200	RICHARD GILES 147000	RICHARD GILES 158700	SAMUEL JANS EST. 154800	SAMUEL JANS EST. 167100	IRENE KELSEY & SHERRI WARDELL 192200	IRENE KELSEY & SHERRI WARDELL 227600	JACO HOLDINGS INC. 199700	E. W. LAMARCHE EST. 170900	ROBERT BYERS 103900	E. W. LAMARCHE EST. 166300	ROBERT RUTHVEN & CATHERINE LICHTER 241300	ROBERT RUTHVEN & CATHERINE LICHTER 233900	DOUGLAS QUINNEY 319500	DARREN & KRISTA COCKX 259300	NEAL & LORRAINE TORRANCE 302400	NEAL & LORRAINE TORRANCE 198500	LORRAINE & ELIZABETH LEIS 282700	SHARYN TORRANCE 228400	KENNETH J. CAMPBELL 345100	KENNETH J. CAMPBELL 310600
DAVID & JUNE ALEXANDER 230300	FAIRVIEW RIDGE FARMING CORP. 265500	FAIRVIEW RIDGE FARMING CORP. 282700	FAIRVIEW RIDGE FARMING CORP. 193600	TRYNTEN & JESSICA BONE 183600	TRYNTEN & JESSICA BONE 133800	SAMUEL JANS EST. 160300	SAMUEL JANS EST. 167900	GUARDIAN LANDS LTD. 213600	JOHN S. & WANDA FERSCH 257800	RUSSELL WAYNE FERSCH 206600	FRANK & LORRAINE FERSCH 201400	ROBERT BYERS 103900	M & R GRAVEL & GRAIN LTD. 165200	GUARDIAN LANDS LTD. 304800	GUARDIAN LANDS LTD. 274800	HARTMAN FARMS LTD. 284600	DONALD QUINNEY 279700	SHARYN TORRANCE 325000	MARK & ANGELA TORRANCE 290500	SHARYN TORRANCE 243400	NEAL & LORRAINE TORRANCE 260600	KENNETH J. CAMPBELL 320100	KENNETH J. CAMPBELL 259800
DAVID & JUNE ALEXANDER 186900	J. & W. PERRY, D. SMITH & S. LOGAN 166000	ETHEL BROWN & JOHN K. BROWN 216700	ETHEL BROWN & JOHN K. BROWN 179800	JAMES A. CASEY 190700	GILES FARMS LTD. 182300	LORNE KELSEY EXECUTOR 156000	LORNE KELSEY EXECUTOR 230900	GUARDIAN LANDS LTD. 197000	RUSSELL WAYNE FERSCH 189000	JOHN S. & WANDA FERSCH 151300	RUSSELL FERSCH 150000	M & R GRAVEL & GRAIN LTD. 172700	JUDITH C. PFLUG 204600	GUARDIAN LANDS LTD. 305800	GUARDIAN LANDS LTD. 323800	HARTMAN FARMS LTD. 278500	GUARDIAN LANDS LTD. 297200	DONALD QUINNEY 322400	NEAL & LORRAINE TORRANCE 328500	SHARYN TORRANCE 232200	KENNETH & ELAINE CAMPBELL 183700	DUNCAN CAMPBELL 185900	DUNCAN CAMPBELL 157300
DAVID & JUNE ALEXANDER 111100	DAVID & JUNE ALEXANDER 128700	DAVID & JUNE ALEXANDER 110400	DAVID & JUNE ALEXANDER 103900	ETHEL DANIEL & JOHN BROWN 103900	GILES FARMS LTD. 204800	LORNE KELSEY EXECUTOR 212900	LORNE KELSEY EXECUTOR 273300	LORNE R. KELSEY 199900	RUSSELL WAYNE FERSCH 176500	JOHN S. & WANDA FERSCH 51900	JOHN S. & WANDA FERSCH 51900	M & R GRAVEL & GRAIN LTD. 180300	M & R GRAVEL & GRAIN LTD. 173800	GUARDIAN LANDS LTD. 320200	GUARDIAN LANDS LTD. 332000	HARTMAN FARMS LTD. 319700	HARTMAN FARMS LTD. 227500	ROY & CAROLYN ANDREAS 320300	ROY & CAROLYN ANDREAS 273400	SHARYN TORRANCE 245000	SHARYN TORRANCE 79100	DUNCAN CAMPBELL 138700	DUNCAN CAMPBELL 82600