



HAMMOND

REALTY

\$2,850,000

Lemberg 470 acres Grain Farmland
with Seed Cleaning Facility (Leniczek)



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Property Information:

Want to get into farming, here is your opportunity that includes year-round income!

Located just south of Lemberg, you will find this 470 acres of prime grain farmland in one of the most productive and reliable areas in Saskatchewan. This farm includes a well developed large yard site with two storey 3 bedroom house, barn and dedicated bee honey house with all the equipment needed to make your own honey!

Across the road from the main yard, you will find a fully functioning and operating seed cleaning and processing facility housed in a 5,184 sq ft steel building. This business is setup with a heated area that includes offices, 3-piece bathroom, seed sample room, workshop and a mechanical room. Processing equipment included: indent cleaner, air screen, gravity table with conveyors and grain dust system. Seeds can be cleaned and packaged in totes/bags or be stored in the one of the multiple hopper bottom bins located along the south side of the building. Keeping track of inventory is easy with a certified 45' outdoor scale.

Farmland & Price Summary

3 Parcels
470 Title Acres (ISC)

SAMA Information

471 Total Acres
374 Cultivated Acres
67 Native Pasture Acres
30 Wetland/Bush Acres
\$859,400 Total Assessed Value (2025)
\$291,941 Average Assessment per 160 Acres
61.7 Soil Final Rating (Weighted Average)

Included Cleaning & Grain Handling Equipment:

- Garrett Model 512 Gravity Table & Extra Deck.
- Forever Model 54DD-72-96 Air Screen including 90 Screens & Extra Racks.
- Uniflow Model 33 x 9 Drum Indent Cleaner.
- 2nd Uniflow Model 33 x 9 Drum Indent Cleaner for backup/spare.
- 3 x 20' Custom Built Elevator Legs with 400 Bushel/Hour Capacity.
- 4 Batco Under Bin Conveyors.
- 1 x 10" x 72' Swing Away Grain Auger.
- Westfield Screenings Auger 7" x 35' with electric motor.
- Pneumatic Grain Handling Blowers & System.
- Dust Collection System with Fans & Cyclones.
- Bagging Equipment including Hopper, Bagger, 2 Stitchers & 4' x 4' Scale.
- 18 Electric Motors ranging from 1Hp to 60Hp attached to and used for operating all equipment.
- Desert Air Heat Exchanger for Grain Drying.



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- Grain Testing Equipment.
- 45' Outdoor Weigh Scale with 4 x 75,000lb Load Cells, Digital Indicator, Certified
- Clark C500 8,000lb Forklift, double mast, 10' height lift, Propane fueled.

Included Grain Bins with approximate Bushel Capacity:

- 4 x 2000 Grain Max Steel Hopper Bottom Bins on Flat Cement Pad.
- 7 x 1800 Westeel Rosco Hopper Bottom Bins with Skids.
- 4 x 550 Hopper Bottom Bins on Cement Pads.
- 5 x 1,500 Hopper Bottom Bins.

Main Building: 54' x 96' x 18' High Straight Wall New in 2000 - Metal Exterior – Partly Insulated – Full Cement Floor with 175,000 BTU In Floor Heat – 3 Phase Power – Nat Gas – Telephone
– Water & Sewer.

2 Level Office & Staff areas includes all Office furniture and supplies – Cleaner area – Bagging & Storage area approximately 2500 sq ft – Numerous Small Tools including Drills, Welders, Air, Compressors, Etc.

Note:

Total acres will be reduced by approximately 7 acres as part of the acreage on the SE 16 that is not included in the package.



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
185	SE	16	20	9	2	11	154.44		154	129			25	\$259,800	Oxbow	Loam	58.86	G	11	4,654.84
185	NW	10	20	9	2	0	159.67		160	155			5	\$355,500	Oxbow	Loam	63.25	G	11	1,292.24
185	SW	15	20	9	2	8	155.92		157	90		67		\$244,100	Oxbow	Loam	63.25	G	11	909.07
Totals							470.03	0	471	374	0	67	30	\$859,400	Weighted Average Final Rating 61.74					\$6,856.15

Average per 160 acres \$291,941

SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specifics such as: assessed value, number of cultivated acres, arable acres, pasture acres, wetland/bush acres, soil association & texture, and soil final rating. Field sheets are available upon request.

Soil Final Rating

The final rating (FR) is the productivity rating 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).

<http://www.sama.sk.ca/2015Manual/pdfs/10C2AgriculturalLand.pdf>

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.

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









