



HAMMOND

R E A L T Y

\$9,000,000

**Saskatoon 361 ac Riverfront Farmland
(Anderson Ventures Inc)**



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HAMMOND

REALTY

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Saskatoon 361 ac Riverfront Farmland (Anderson Ventures Inc)

This amazing property is located within the Partners for Growth (P4G) area on the eastern banks of the South Saskatchewan River. Located only 13.2 km north of Highway 5, it presents a tremendous opportunity for agricultural companies and their research divisions, educational institutions, agricultural producers, and developers.

Location: RM 344 Corman Park

Legal Land Descriptions: SE/SW-04-38-4-W3, NE-04-38-4-W3, and NW-04-38-4-W3

Driving directions from the junction of Highway #5 and #41: travel 2.8 km north on Highway 41, turn left on Llewellyn Road/Range Rd 3043 (gravel road), and travel 10.4 km north. Located on the left-hand side of the road.

NW intersection of Rge. Rd. 3043 and Twp. Rd. 380. (Sign 304303 TWP RD 380)

The property is located directly across the river from Cathedral Bluffs. The elevated bench topography provides incredible scenic views of the acreage development, river, and Saskatoon that are second to none. There are approximately 20 acres of native pasture along the river included in the title.

Current Zoning in P4G: Agricultural District 1 (DAG1)

6.3.1 Purpose: The purpose of the DAG1 District is to accommodate extensive and intensive agricultural activities while providing for complementary, non-agricultural development.

Agricultural Capabilities

This property offers a tremendous opportunity for any company wanting to complete agricultural research close to Saskatoon. Irrigable farmland of this quality can rarely be found so close to Saskatoon.

Irrigation

The cultivated acres are deemed irrigable and approximately 220 acres were irrigated by the owner in the past. Water was pumped directly out of the South Saskatchewan River. Other landowners in the area currently use an electrical service on the property to power their irrigation pumps near the river (see power site pictures).

The property's soil is comprised of a medium quality to productive class 3, dark brown soil. It predominately possesses a Weyburn clay loam to loam soil profile with a secondary profile of Bradwell to Asquith light loam. The topography is rated as level to nearly level every so gently sloping eastward away from the river. The stone rating is mostly slight (S2), however, stoniness does increase as you transition closer to the native pasture acres. The few stones on the property are well-picked and are not an issue from a soil productivity perspective.

There are approximately 30 acres of low-lying native pasture located in the SE corner of the SE-04.

Farmland Summary

3 Titled Parcels

361 Title Acres (ISC)

SAMA Information

364 Total Acres

295 cultivated/cropped acres

220 irrigatable acres (approximately)

48 native pasture acres

21 wetland/bush acres

\$707,200 total 2025 assessed value (AV)

\$312,575 average assessment per 160 acres

57.6 soil final rating (weighted average)



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Infrastructure

A three-phase power line runs north-south along the eastern edge of the property. A single-phase power line runs east-west along the southern edge of the property. An old yard site is located in the very SE corner of the parcel including a 50' x 120' steel Quonset (sliding doors at both ends). It is currently leased to a neighbor and used for agricultural equipment cold storage.

Share Sale

The Seller wants to complete the sale of the property via a share purchase agreement. As such, it is an "all-or-none" situation where all three parcels must be included and sold together. The three farmland parcels will be included as the company's only assets (Anderson Ventures Inc.). Mineral titles are excluded and will be removed from the corporation before a sale is completed.

Possession

The farmland is currently rented to a local agricultural producer. They have farmed it for numerous years and have the soil in stellar condition. It is a year-to-year lease and is automatically renewed for the following year unless it is canceled by either party before July 31st. Call the listing agent for details on the rental rate.

The Quonset is leased to a neighbor for storage in exchange for yard and family grave maintenance. It is also a year-to-year lease and is automatically renewed for the following year unless canceled by either party before July 31st.

Family Cemetery

The Llewellyn - Hunter Family Cemetery is a registered family cemetery. It is located on the NE-04-38-4-W3 overlooking the river. There is no public access to the cemetery.

Easements Registered on Title(s)

1971 SaskPower

Underground irrigation pipe crossing subject property to other property

1999 Plant Genetic Systems Inc (Agrevo Canada)

2001 Saskatchewan Water Corporation Approval to Operate Water Works (build pipeline)

Underground irrigation pipe crossing the subject property to other property

2013 Pioneer Hi-Bred Production Ltd.

2013 Water Security Agency Approval of Works (build pipeline)

Both landowners have access easements to the property for irrigation pipeline maintenance and for access to the electric power source for their pumps (located at the upper edge of the riverbank – see map).

Legal Land Description							ISC	SAMA Information									SCIC		RM
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	Property Taxes
344	NE	4	38	4	3	0	158.9	159	155			4	\$336,900	Weyburn	Clay Loam	57.8	G	18	\$1,500.00
344	SE/SW	4	38	4	3	0	180.7	181	156		25		\$352,400	Weyburn	Clay Loam	57.4	G	18	\$1,500.00
344	NW	4	38	4	3	5	21.7	22	6		13	3	\$17,900	Weyburn	Fine Sandy Loam	60.5	M	18	\$1,500.00
Totals							361.2	362	317	0	38	7	\$707,200	Weighted Average Final Rating 57.6					\$4,500.00

Average per 160 acres \$312,575

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.

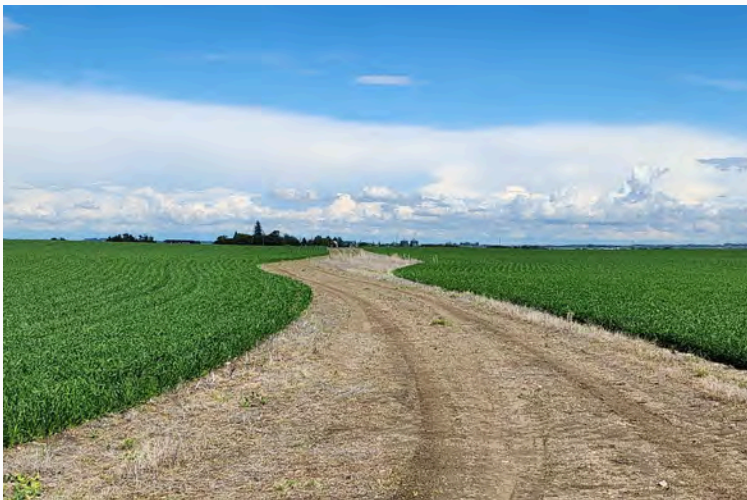
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>

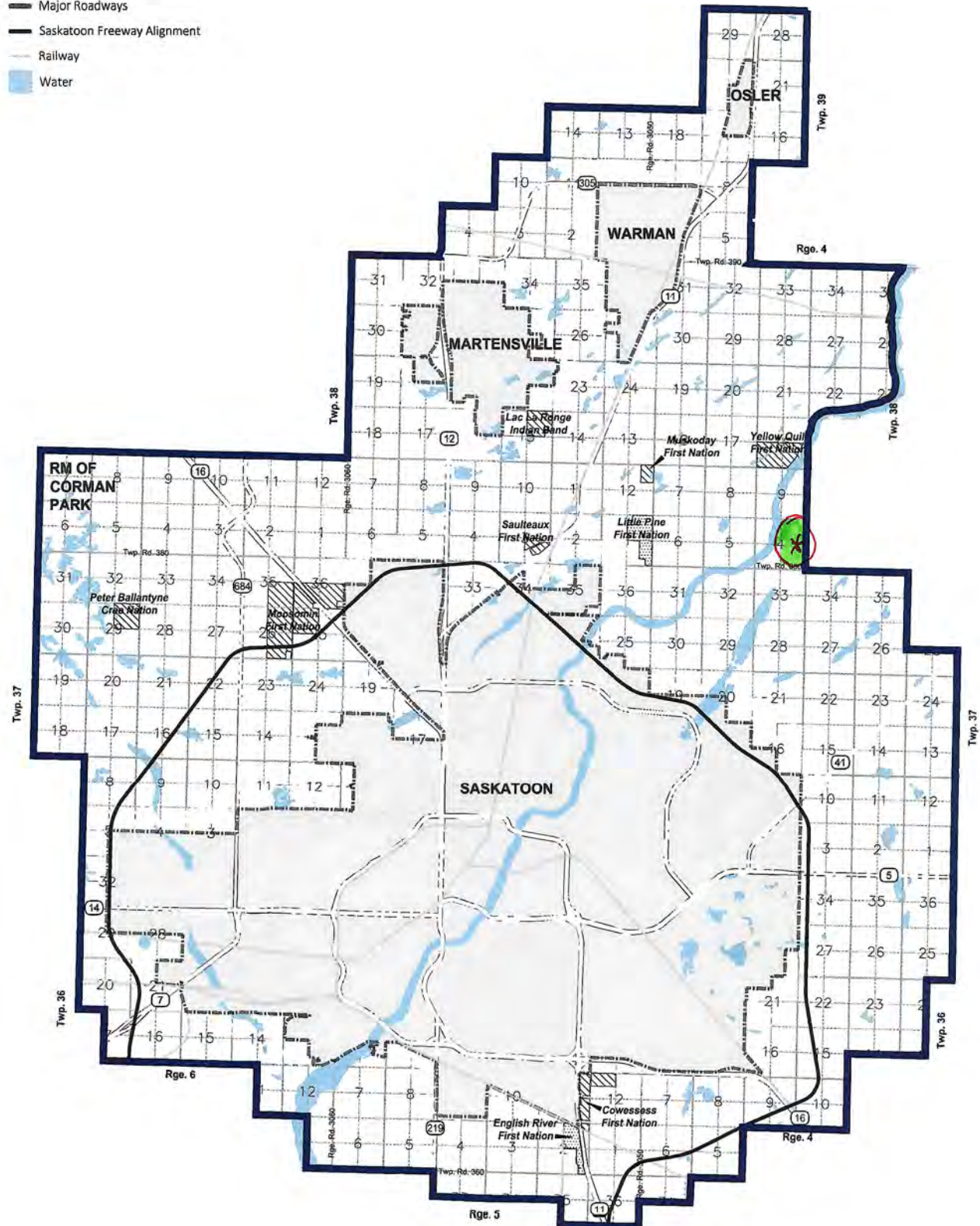




SASKATOON NORTH PARTNERSHIP FOR GROWTH

SCHEDULE A: DISTRICT PLAN AREA

- P4G District Boundary
- Existing Urban Municipality
- First Nations Land Holdings
- First Nations Reserves
- Major Roadways
- Saskatoon Freeway Alignment
- Railway
- Water

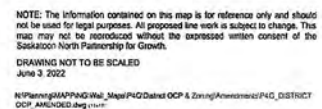


NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reprinted without the expressed written consent of the Saskatoon North Partnership for Growth.

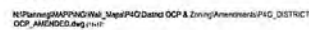
DRAWING NOT TO BE SCALED
June 10, 2020

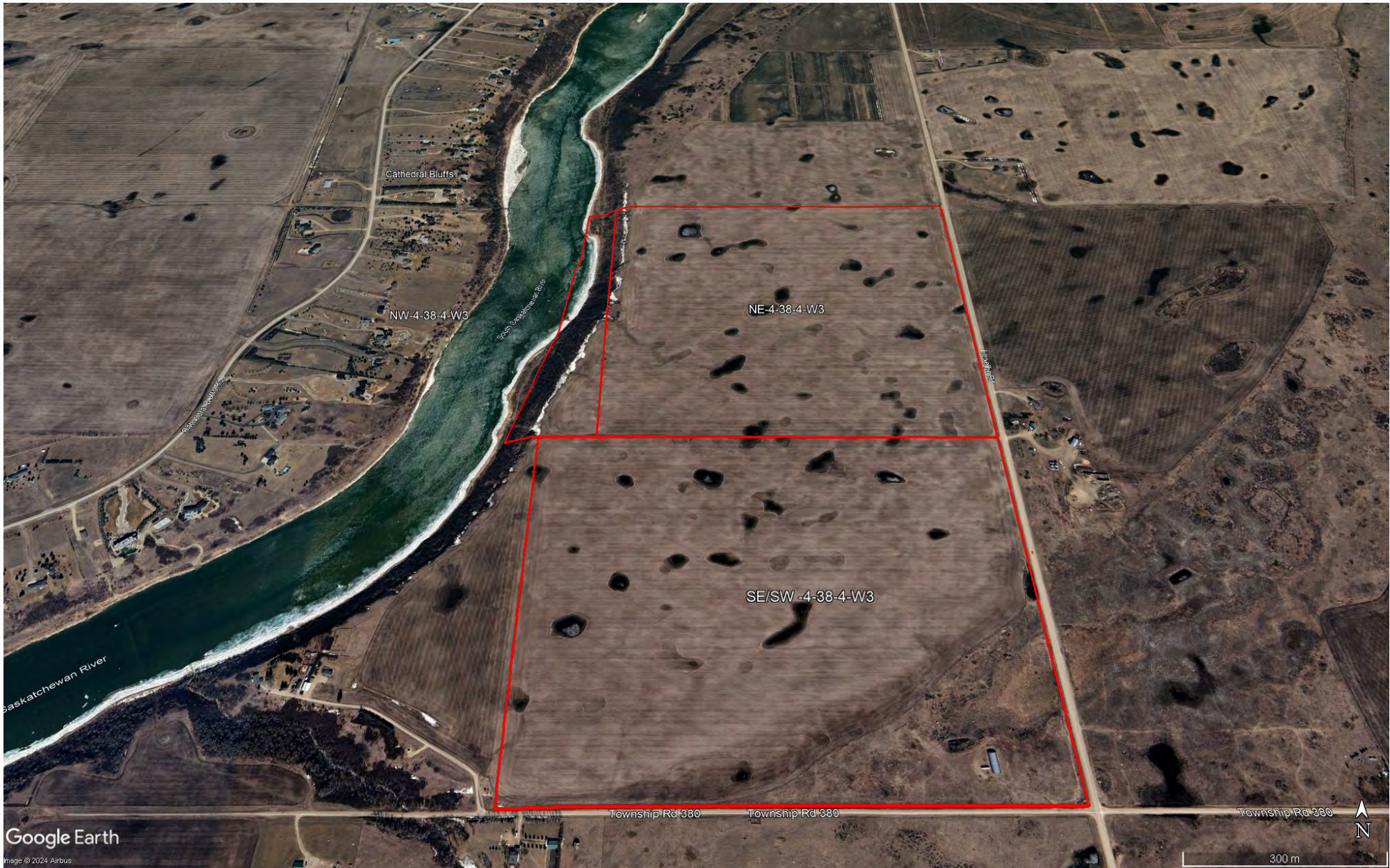
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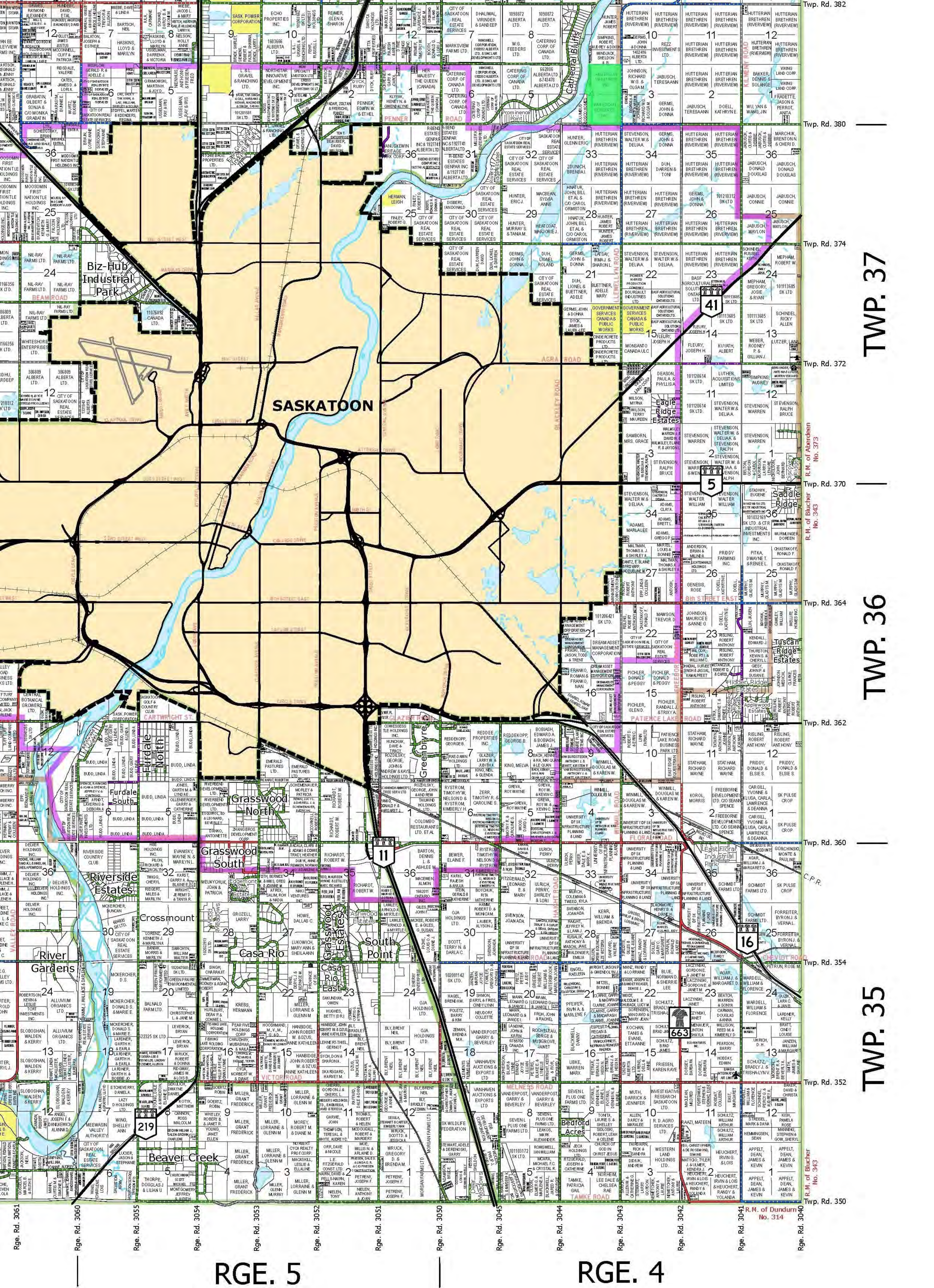
SCHEDULE B: DISTRICT LAND USE



**SCHEDULE C:
FUTURE URBAN GROWTH AREAS**







TWP. 37

TWP. 36

TWP. 35

RGE. 5

RGE. 4

Twp. Rd. 380
Twp. Rd. 374
Twp. Rd. 372
Twp. Rd. 370
Twp. Rd. 364
Twp. Rd. 362
Twp. Rd. 360
Twp. Rd. 354
Twp. Rd. 352
Twp. Rd. 350

Rge. Rd. 3061
Rge. Rd. 3060
Rge. Rd. 3055
Rge. Rd. 3054
Rge. Rd. 3053
Rge. Rd. 3052
Rge. Rd. 3051
Rge. Rd. 3050
Rge. Rd. 3045
Rge. Rd. 3044
Rge. Rd. 3043
Rge. Rd. 3042
Rge. Rd. 3041
Rge. Rd. 3040

R.M. of Aberdeen No. 373
R.M. of Blucher No. 343
R.M. of Blucher No. 343
R.M. of Dundurn No. 314