



HAMMOND

R E A L T Y

\$2,500,000

RM of Calder – Grain Farm Yard with Full Quarter



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Property Information:

Here is a spectacular opportunity to purchase an intact fully operating farm working/bin yard with heated workshop, large cold storage shed, 748,800 +/- bushels of grain storage, grain dryer, truck scale with vacuum sample system, bunk house, 3 power services, extensive gravel throughout, good year-round grid road access, and a full quarter of land to go with! This is one of the best setup working farm yards in the East Central SK area and is available at a fraction of the cost of building new. There is an intact tenant on the yard and land for those looking solely for an investment property. Options to share the property with the tenant may be available as well. Or perhaps you have a farm in the area, were looking to build your own working yard, and when checking into the cost wish you had an option to purchase an intact ready to go option and presto, here it is! Call to discuss further options for this awesome working farm yard with full quarter of land.

NOTE: There is a DUC Conservation Easement on the land.

\$2,500,000 Asking Price = 0.88 X 2025 Assessment

Yard Site:

- Grain Bins: Total of 748,800+/- Bushels.
 - 6 x 67,000 Bushel Westeel, Flat Concrete, Center Dumps, Aeration, 6 Fans, Vents, Stairs, 2 Hydraulic Unload Motors.
 - 10 x 5400 Bushel Twister, Hoppers/Skids, Aeration, 9 Fans, Vents, Ladders.
 - 5 x 4600 Bushel Twister, Hoppers/Skids, Aeration, 5 Fans, Vents, Ladders.
 - 5 x 4600 Bushel Twister, Hoppers/Skids, Ladders.
 - 14 x 7700 Bushel Twister, Hoppers/Skids, Vents, Ladders.
 - 14 x 8100 Bushel Titan, Hoppers/Skids, Vents, Ladders.
 - 6 x 4200 Bushel Westeel Magnum F Model 1620, Smooth Wall Hoppers/Skids, Ladders.
- Farm Buildings, Equipment, Etc.
 - 60' x 160' x 16' H Straight Wall Shop & Cold Storage Building, 4' center post wall with 2" x 6" strapping, 4' center trusses, metal exterior:
 - 6000+/- sq ft insulated, heated with propane overhead radiant heaters, concrete floor with drains, **mezzanine/office area** with electric heat, 15'8" H x 30'W bifold door with power opener, 14 'H x 16 'W overhead door with power opener, 2 entrance doors, 100 amp main electrical panel.
 - 3600'+/- cold storage, gravel floor, 16'H x 30'W bifold door with power opener, 1 entrance door.
 - Access door from heated shop to cold storage area.
 - 80' x 200' x 18' H Straight Wall Storage Shed, 4' center post wall with 2" x 6" strapping, the interior from the floor up for 4' is solid 2" x 6" board, 4' center trusses, metal exterior, 16' H x 16' W overhead door with manual opener, 16' H x 37' W door opening (no door) on East end, 1 entrance door, paved floor. There is a Sask Power Transformer with Meter on the South side at the West end of this shed.
 - 16' x 24' Bunk House, wood frame, metal exterior, insulated with electric heat, pine interior, linoleum flooring, bedroom, kitchen/living room, 3 piece bathroom. Water supply is a 420 gallon freshwater holding tank located under the bed with pressure system and water heater. Septic service is a 750 gallon holding tank, no pumpout.
 - Grain Handler Model GH1607 Grain Dryer.
 - 8' x 14' Grain Dryer Shed with Grain Dryer Monitor Panel, wood frame, metal exterior, insulated, electric heat, 200 amp main electrical panel.



HAMMOND

REALTY

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- 10'6" x 96' Truck Scale with 6' x 8' Shed for electronics for scale and vacuum probe system for sampling from trucks, 100 amp main electrical panel, electric heat.
- 8' x 14' Electrical Shed (on North end of grain dryer bins), wood frame, metal exterior, Sask Power Meter on exterior wall with Power Transformer next to the shed.
- 12' x 16' Electrical Shed (on West side of 67,000 bushel flat Westeel Bins), wood frame, metal exterior, Sask Power Meter on exterior wall with Power Transformer next to the shed.
- 9' x 17' Shed on the North side of the 80' x 200' Storage Shed, metal exterior.
- Yard Site approximately 12+/- acres:
 - 3 Sask Power Service/Transformers.
 - 2 x 600 Amp.
 - 1 x 200 Amp.
 - 8 Metal Post Yard Lights, concrete base.
 - Dugout.
 - 9+/- Acres of extensive landscaping with gravel base throughout the driveways and working areas.
 - 3 entrances, 2 from North side, 1 from East side.
 - Planted Shelterbelt.

NOTE: The following items are NOT included, are owned by the Tenant, and if a Buyer wants them, would have to be negotiated for purchase from the Tenant.

- The AGI WRX 8-51 Dry Grain Auger and the AGI WRX 8-46 Wet Grain Auger located at the Grain Dryer.
- The 4 x 1000 Gallon Propane tanks located on the West side of the Bunk House.
- The 1 x 1000 Gallon Propane tank located on the North side of the heated shop.

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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
241	NE	29	26	31	1	0	161.0	161	111	0	0	50	\$2,838,200	Yorkton	Clay Loam	61.1	F	14	\$11,104.00
Totals							161.0	161	111	0	0	50	\$2,838,200	Weighted Average Final Rating 61.1					\$11,104.00

Average per 160 acres \$2,820,571

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.

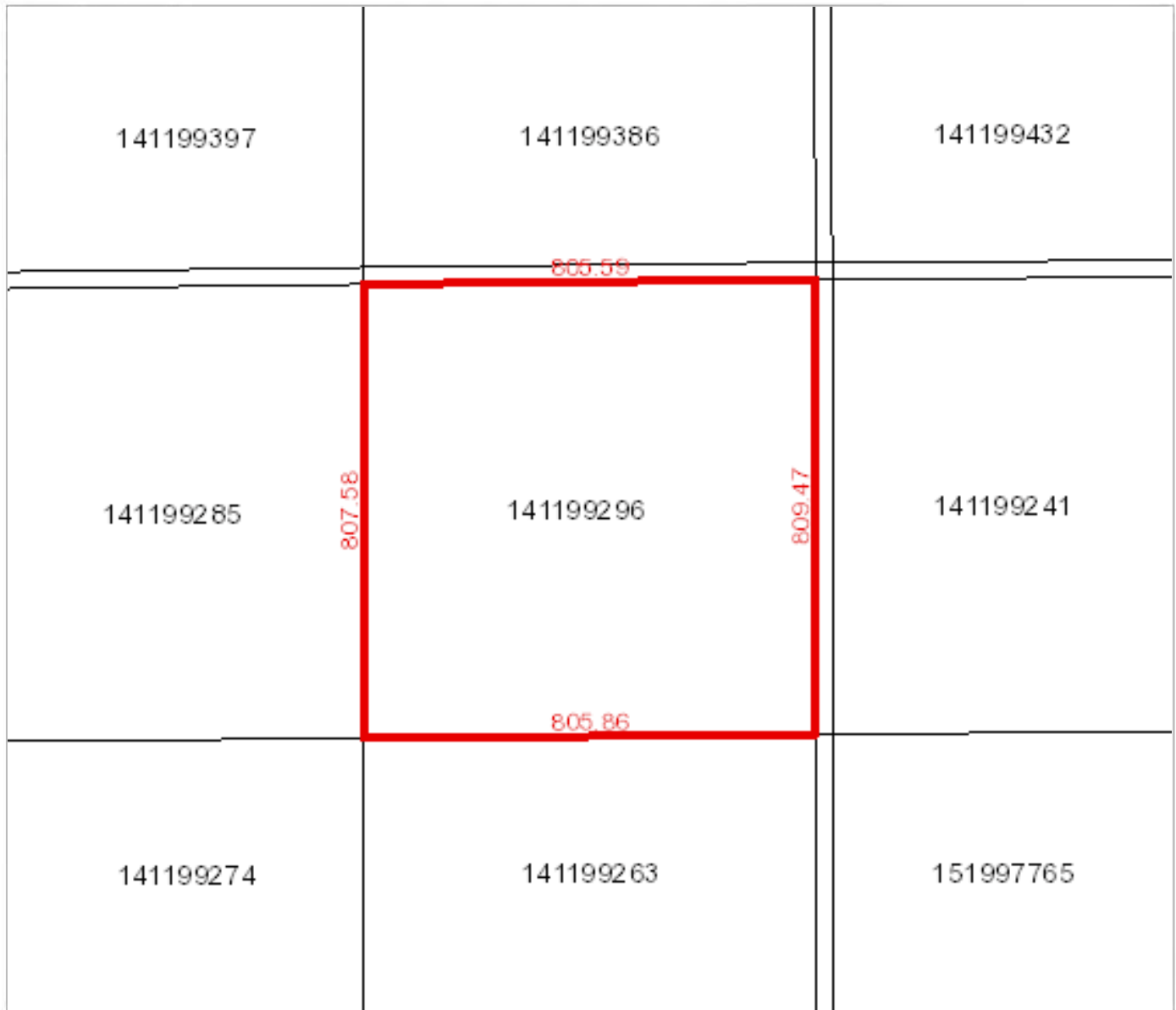
Sask Grains Risk Zones <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

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



Surface Parcel Number: 141199296

REQUEST DATE: Mon Feb 3 11:10:39 GMT-06:00 2025



Owner Name(s) : TA FOODS LTD.

Municipality : RM OF CALDER NO. 241

Title Number(s) : 152757300

Parcel Class : Parcel (Generic)

Land Description : NE 29-26-31-1 Ext 0

Source Quarter Section : NE-29-26-31-1

Commodity/Unit : Not Applicable

Area : 65.142 hectares (160.97 acres)

Converted Title Number : 85Y03106

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Property Report

Print Date: 02-Oct-2025

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Municipality Name: RM OF CALDER (RM)

Assessment ID Number : 241-000629100

PID: 2808970



Civic Address:

Legal Location: Qtr NE Sec 29 Tp 26 Rg 31 W 1 Sup

Supplementary:

Title Acres: 160.66

School Division: 204

Neighbourhood: 241-200

Overall PUSE: 2011

Call Back Year:

Reviewed: 22-Jan-2021

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code: MS841 Comm Hopper Bin

Method in Use: C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
108.00	K - [CULTIVATED]	Soil association 1	YK - [YORKTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,295.84
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	61.06
		Soil texture 2	L - [LOAM]	Phy. Factor 1	10% reduction due to PSA2 - [90 : Poor Drain/Sal. - Mod.]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Phy. Factor 2	5% reduction due to LG1 - [95 : Luvic Gleysol - Slight]		
				Natural hazard	NH: Natural Hazard Rate: 0.90		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	CAL12 - [CHERN-CAL (CA 12+)]				
		Top soil depth	4-6				
3.00	K - [CULTIVATED]	Soil association 1	YK - [YORKTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,295.84
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	61.06
		Soil texture 2	L - [LOAM]	Phy. Factor 1	10% reduction due to PSA2 - [90 : Poor Drain/Sal. - Mod.]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Phy. Factor 2	5% reduction due to LG1 - [95 : Luvic Gleysol - Slight]		
				Natural hazard	NH: Natural Hazard Rate: 0.90		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	CAL12 - [CHERN-CAL (CA 12+)]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
50	WASTE SLOUGH

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Eff. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub	ST
S843 - Utility Hopper Bin			2887879	0	2008	Not Applicable	8100	8100			40	0	54	A	1	Taxable
	Dimensions: MS-S843															
S843 - Utility Hopper Bin			2887880	0	2005	Not Applicable	5400	5400			40	0	54	A	1	Taxable
	Dimensions: MS-S843															
S840 - Commercial Cylindrical Bin			2887881	0	2010	Not Applicable	67810	67810			40	0	54	A	1	Taxable
	Dimensions: MS-S840															
S841 - Comm. Hopper Bin			2887883	0	2010	Not Applicable	7500	7500			40	0	54	A	1	Taxable
	Dimensions: MS-S841															
S841 - Comm. Hopper Bin			2887885	0	2009	Not Applicable	4200	4200			40	0	54	A	1	Taxable
	Dimensions: MS-S841															
S841 - Comm. Hopper Bin			4014013	0	2008	Not Applicable	7700	7700	00 %	00 %	40		54	A	1	Taxable
	Dimensions: MS-S841															
471 - Light Commercial Utility Building Occupancy - Base Rate	D (Wood Frame)	C	4014014	0	2013	1.0	16000	16000			15		54	A	1	Taxable
	Dimensions: 80 X 200															
406 - Storage Warehouse Occupancy - Base Rate	DP (Pole Frame)	C	5056676	0	2009	1.0	9600	9600			24		54	A	1	Taxable
	Dimensions: 160 x 60															
471 - Light Commercial Utility Building Occupancy - Base Rate	D (Wood Frame)	B	5081320	0	2008	1.0	336	336			20		54	A	1	Taxable
	Dimensions: 14 x 24															
S936 - Equipment /Mechanical Building Occupancy - Base Rate	D (Wood Frame)	B	5082140	0	2009	1.0	112	224			13		54	A	1	Taxable
	Dimensions: 8 x 14															
S936 - Equipment /Mechanical Building Occupancy - Base Rate	D (Wood Frame)	B	5082140	1	2009	1.0	112	224			13		54	A	1	Taxable
	Dimensions: 8 x 14															
554 - Shed Office Structure Occupancy - Base Rate	D (Wood Frame)	B	5082141	0	2009	1.0	384	384			18		54	A	1	Taxable
	Dimensions: 16 x 24															
S808 - Welded Pressure Tank (USG) Occupancy - Base Rate			5082143	0	2009	Not Applicable	792	792			40		54	A	1	Taxable
	Dimensions: 792USG															

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: S843 - Utility Hopper Bin	Type:	Building ID & Seq: 2887879/0	Section Area/Vol: 8100	Perimeter:
Act. Year Built: 2008				
Description:	Structure Rate: Structure Rate	Foundation Area (Cubic Ft.) :		
No. of Identical Units: 14	Physical Depreciation: Lifetime Depreciation	CAF Adjustment : 100		
Sub Model: S843 - Utility Hopper Bin	Type:	Building ID & Seq: 2887880/0	Section Area/Vol: 5400	Perimeter:
Act. Year Built: 2005				
Description:	Structure Rate: Structure Rate	Foundation Area (Cubic Ft.) :		

Property Report

Print Date: 02-Oct-2025

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Municipality Name: RM OF CALDER (RM)		Assessment ID Number :	241-000629100	PID: 2808970
No. of Identical Units: 10		Physical Depreciation: Lifetime Depreciation		CAF Adjustment : 100
Sub Model: S840 - Commercial Cylindrical Bin Act. Year Built: 2010		Type:	Building ID & Seq: 2887881/0	Section Area/Vol: 67810 Perimeter:
Description:		Structure Rate: Low Density Materials		Foundation Area (Cubic Ft.) : 4250
No. of Identical Units: 5		Physical Depreciation: Lifetime Depreciation		CAF Adjustment : 100
Sub Model: S841 - Comm. Hopper Bin Act. Year Built: 2010		Type:	Building ID & Seq: 2887883/0	Section Area/Vol: 7500 Perimeter:
Description:		Structure Rate: Avg Density Materials		Foundation Area (Cubic Ft.) :
No. of Identical Units: 10		Physical Depreciation: Lifetime Depreciation		CAF Adjustment : 100
Sub Model: S841 - Comm. Hopper Bin Act. Year Built: 2009		Type:	Building ID & Seq: 2887885/0	Section Area/Vol: 4200 Perimeter:
Description:		Structure Rate: Avg Density Materials		Foundation Area (Cubic Ft.) :
No. of Identical Units: 6		Physical Depreciation: Lifetime Depreciation		CAF Adjustment : 100
Sub Model: S841 - Comm. Hopper Bin Act. Year Built: 2008		Type:	Building ID & Seq: 4014013/0	Section Area/Vol: 7700 Perimeter:
Description:		Structure Rate: Avg Density Materials		Foundation Area (Cubic Ft.) :
No. of Identical Units: 14		Physical Depreciation: Lifetime Depreciation		CAF Adjustment : 100
Sub Model: 471 - Light Commercial Utility Building Act. Year Built: 2013		Type: Occupancy - Base Rate	Building ID & Seq: 4014014/0	Section Area/Vol: 16000 Perimeter: 560
Description:		Occupancy Type: Occupancy - Base Rate		Construction Class : D (Wood Frame)
Construction Quality: C - Low Cost		Missing Floor Area:		Heating Type 1 : 100% - No Heating
Heating Type 2:		Ventilation 1: 100% - No Ventilation		Ventilation 2 :
Air Conditioning Type 1: 100% - No Air Conditioning		Air Conditioning Type 2:		Sprinklers 1 : 100% - No Sprinklers
Sprinklers 2:		Dock Height Area:		Storey Height : 18
Total # of Storeys: Section: 01 Storey		Total # of Storeys: Building: 01 Storey		Physical Condition : 1.0
CAF Adjustment: 100				
Sub Model: 406 - Storage Warehouse Act. Year Built: 2009		Type: Occupancy - Base Rate	Building ID & Seq: 5056676/0	Section Area/Vol: 9600 Perimeter: 440
Description:		Occupancy Type: Occupancy - Base Rate		Construction Class : DP (Pole Frame)
Construction Quality: C - Low Cost		Heating Type 1: 100% - Forced Hot Air		Heating Type 2 :
Ventilation 1: 100% - No Ventilation		Ventilation 2:		Air Conditioning Type 1 : 100% - No Air Conditioning
Air Conditioning Type 2:		Sprinklers 1: 100% - No Sprinklers		Sprinklers 2 :
Elevators: No Elevators		Dock Height Area:		Storey Height : 16
Total # of Storeys: Section: 01 Storey		Total # of Storeys: Building: 01 Storey		Dock Leveler Type :

Property Report

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Municipality Name: RM OF CALDER (RM)		Assessment ID Number : 241-000629100		PID: 2808970	
Dock Leveler Size:		Dock Leveler Number:		Physical Condition : 1.0	
CAF Adjustment: 100					
Sub Model: 471 - Light Commercial Utility Building		Type: Occupancy - Base Rate		Building ID & Seq: 5081320/0	
Act. Year Built: 2008				Section Area/Vol: 336	
				Perimeter: 72	
Description:		Occupancy Type: Occupancy - Base Rate		Construction Class : D (Wood Frame)	
Construction Quality: B - Average		Missing Floor Area:		Heating Type 1 : 100% - Electric Heat	
Heating Type 2:		Ventilation 1: 100% - No Ventilation		Ventilation 2 :	
Air Conditioning Type 1: 100% - No Air Conditioning		Air Conditioning Type 2:		Sprinklers 1 : 100% - No Sprinklers	
Sprinklers 2:		Dock Height Area:		Storey Height : 8	
Total # of Storeys: Section: 01 Storey		Total # of Storeys: Building: 01 Storey		Physical Condition : 1.0	
CAF Adjustment: 100					
Sub Model: S936 - Equipment /Mechanical Building		Type: Occupancy - Base Rate		Building ID & Seq: 5082140/0	
Act. Year Built: 2009				Section Area/Vol: 112	
				Perimeter: 44	
Description:		Occupancy Type: Occupancy - Base Rate		Construction Class : D (Wood Frame)	
Construction Quality: B - Average		Heating Type 1: 100% - Electric Heat		Heating Type 2 :	
Ventilation 1: 100% - No Ventilation		Ventilation 2:		Air Conditioning Type 1 : 100% - No Air Conditioning	
Air Conditioning Type 2:		Sprinklers 1: 100% - No Sprinklers		Sprinklers 2 :	
Dock Height Area:		Storey Height: 8		Total # of Storeys: Section : 01 Storey	
Total # of Storeys: Building: 01 Storey		Dock Leveler Type:		Dock Leveler Size :	
Dock Leveler Number:		Physical Condition: 1.0		CAF Adjustment : 100	
Sub Model: S936 - Equipment /Mechanical Building		Type: Occupancy - Base Rate		Building ID & Seq: 5082140/1	
Act. Year Built: 2009				Section Area/Vol: 112	
				Perimeter: 44	
Description:		Occupancy Type: Occupancy - Base Rate		Construction Class : D (Wood Frame)	
Construction Quality: B - Average		Heating Type 1: 100% - Electric Heat		Heating Type 2 :	
Ventilation 1: 100% - No Ventilation		Ventilation 2:		Air Conditioning Type 1 : 100% - No Air Conditioning	
Air Conditioning Type 2:		Sprinklers 1: 100% - No Sprinklers		Sprinklers 2 :	
Dock Height Area:		Storey Height: 8		Total # of Storeys: Section : 01 Storey	
Total # of Storeys: Building: 01 Storey		Dock Leveler Type:		Dock Leveler Size :	
Dock Leveler Number:		Physical Condition: 1.0		CAF Adjustment : 100	
Sub Model: 554 - Shed Office Structure		Type: Occupancy - Base Rate		Building ID & Seq: 5082141/0	
Act. Year Built: 2009				Section Area/Vol: 384	
				Perimeter: 80	
Description:		Occupancy Type: Occupancy - Base Rate		Construction Class : D (Wood Frame)	
Construction Quality: B - Average		Missing Floor Area:		Heating Type 1 : 100% - Electric Heat	
Heating Type 2:		Ventilation 1: 100% - No Ventilation		Ventilation 2 :	
Air Conditioning Type 1: 100% - No Air Conditioning		Air Conditioning Type 2:		Sprinklers 1 : 100% - No Sprinklers	

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Data Source: SAMAVIEW

Municipality Name: RM OF CALDER (RM)

Assessment ID Number : 241-000629100

PID: 2808970

Sprinklers 2:

Dock Height Area:

Storey Height : 8

Total # of Storeys: Section: 01 Storey

Total # of Storeys: Building: 01 Storey

Physical Condition : 1.0

CAF Adjustment: 100

Sub Model: S808 - Welded Pressure Tank (USG)

Type: Occupancy - Base Rate

Building ID & Seq: 5082143/0

Section Area/Vol: 792

Perimeter:

Act. Year Built: 2009

Description:

Height:

Diameter :

Occupancy Type: Occupancy Base Rate

Tank Rate: Welded Pressure Tank

Cathodic Protection :

No. of Identical Units: 5

No. of Stairways (0-15):

No. of Walkways (0-15) :

No. of Stiles (0-15):

Tank Cover 810/820:

Foundation Area :

Tank Foundation:

Tank Ladders 820:

CAF Adjustment : 100

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$255,300		1	Other Agricultural	55%	\$140,415				Taxable
Improvement	\$2,582,900		1	Other Agricultural	55%	\$1,420,595				Taxable
Total of Assessed Values:	\$2,838,200				Total of Taxable/Exempt Values:	\$1,561,010				















Google Earth

Image © 2025 Airbus



500m

