

\$3,715,000

Rabbit Lake 1,922 acres Deeded and 160 acres Crown Lease Mixed Farm





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This property is a rare opportunity to own a diverse farm in Saskatchewan. The deeded land consists of 12 parcels with a total of 1,921.7 title acres, as per ISC. The land has a mix of cultivated,hay/grass, native pasture and wetland/bush acres, as per SAMA.

The property also includes one quarter of Crown Lease land (NW 34-47-13 W3), which adds another 160 acres of pastureland to the farm.

The residence is a bungalow built in 1975, with 5 bedrooms and 2 bathrooms. It has a full, partially finished basement and a wood stove for extra warmth. The roof is asphalt shingles, and the exterior finish is siding. The heating system is forced air (energy efficient) with propane fuel. There are two yard

lights for security and convenience.

The farm has two metal bins for grain storage: one 1800 hopper and one 60T fertilizer bin. There is also a shop with a dirt floor, 110 V and 220 V power, metal clad steel posts foundation, wood frame.

insulation, lining, and radiant propane heat. The shop measures 40x60 feet and is ideal for storing and repairing equipment.

The land is fenced with barbed wire, both perimeter fence and cross fencing. The fencing is in good condition and suitable for livestock grazing. The farm currently supports 240 cow calf pairs, which are optional for purchase. Equipment is also optional.

The asking price for this property is \$3,715,000. This is a great chance to acquire a farm with a variety of land types, a residence, and outbuildings. Contact us today to arrange a viewing or for more information.

Farmland & Price Summary

13 Parcels

2,082 Title Acres (ISC)

1,164 Cultivated Acres (Seller, including some recent breaking)



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SAMA Information

2,080 Total Acres

523 Cultivated Acres (SAMA)

326 Hay/Grass Acres (SAMA)

1,118 Native Pasture Acres (SAMA)

112 Wetland/Bush Acres (SAMA)

\$2,282,200 Total Assessed Value (2025)

\$190,021 Average Assessment per 160 Acres

47.8 Soil Final Rating (Weighted Average)

Pricing Breakdown:

\$3,408,850 Farmland Price (Deeded)

\$1,773.87 per Total acre (ISC) (Deeded)

1.49 times the 2025 Assessed Value

\$281,150 Buildings and Improvements

\$25,000 Crown Lease (160 acres)

Owner' Breakdown:

2,080 Total Acres (1922 acres deeded) and (160 acres Crown Lease)

\$25,000 Crown Lease (160 acres)

\$2,760,125 Broke Acres that can be cultivated (\$2,371.24 x 1,164 acres)

\$673,725 Native Pasture or Other Acres (\$975 x 691 acres)

\$250,000 Yard, House, Shop, Well, Utilities

\$21,150 Corrals

\$10,000 Grain Bins

Note:

Assessments will increase on several quarters because of brushing and breaking that has been done recently.

Saskatchewan's Ag Real Estate Professionals

Acres of Expertise.



Detailed Description of Farmland Property - All

	Lega	al Lan	d De	scrip	otion		ISC	Owner						SAMA In	formation			SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Broke 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	
467	NW	2	48	13	3	0	160.6	136	161	136			25	\$317,400	Lorenzo	Loam	62.8	G	22	
467	SW	2	48	13	3	0	160.7	120	161	103		28	30	\$220,300	Meeting lake	Loam	52.8	Н	22	
467	SE	3	48	13	3	0	160.2	140	160		90	68	2	\$172,900	Meeting lake	Loam	38.9	Н	22	
467	SW	3	48	13	3	0	159.8	85	160	35		125		\$160,200	Lorenzo	Loam	70.3	G	22	
467	NW	35	47	13	3	1,2,3	157.4	99	157	99		50	8	\$230,700	Lorenzo	Loam	51.8	G	22	
467	SW	35	47	13	3	0	160.7	135	161	135			26	\$252,400	Lorenzo	Loam	50.3	G	22	
467	NE	34	47	13	3	0	160.7	55	161			161		\$105,300	Lorenzo	Loam		Н	22	
467	SE	34	47	13	3	0	160.4	92	160			160		\$107,800	Lorenzo	Loam		Н	22	
467	SW	34	47	13	3	0	160.4	50	160		50	110		\$171,400	Lorenzo	Loam	53.9	Н	22	
467	SE	33	47	13	3	0	160.8	39	161		97	43	21	\$209,900	Lorenzo	Loam		Н	22	
467	NE	35	47	13	3	1,2	159.6	150	160	16	26	118		\$163,300	Lorenzo	Loam	61.1	G	22	
467	NW	27	47	13	3	0	160.5	63	160		63	97		\$170,600	Lorenzo	Loam	55.1	Н	22	
467	NW	34	47	13	3		160.0		159			159		\$104,200	Lorenzo	Loam		J	22	
	Totals						2,081.7	1,164	2,080	523	326	1,118	112	\$2,386,400		Weighted Average Final Rating	47.8			\$0.00

Average per 160 acres \$183,549

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



Detailed Description of Farmland Property - Deeded

Legal Land Description ISC								Owner		SAMA Information										RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Broke 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
467	NW	2	48	13	3	0	160.6	136	161	136			25	\$317,400	Lorenzo	Loam	62.8	G	22	
467	SW	2	48	13	3	0	160.7	120	161	103		28	30	\$220,300	Meeting lake	Loam	52.8	Н	22	
467	SE	3	48	13	3	0	160.2	140	160		90	68	2	\$172,900	Meeting lake	Loam	38.9	Н	22	
467	SW	3	48	13	3	0	159.8	85	160	35		125		\$160,200	Lorenzo	Loam	70.3	G	22	
467	NW	35	47	13	3	1,2,3	157.4	99	157	99		50	8	\$230,700	Lorenzo	Loam	51.8	G	22	
467	SW	35	47	13	3	0	160.7	135	161	135			26	\$252,400	Lorenzo	Loam	50.3	G	22	
467	NE	34	47	13	3	0	160.7	55	161			161		\$105,300	Lorenzo	Loam		Н	22	
467	SE	34	47	13	3	0	160.4	92	160			160		\$107,800	Lorenzo	Loam		Н	22	
467	SW	34	47	13	3	0	160.4	50	160		50	110		\$171,400	Lorenzo	Loam	53.9	Н	22	
467	SE	33	47	13	3	0	160.8	39	161		97	43	21	\$209,900	Lorenzo	Loam		Н	22	
467	NE	35	47	13	3	1,2	159.6	150	160	16	26	118		\$163,300	Lorenzo	Loam	61.1	G	22	
467	NW	27	47	13	3	0	160.5	63	160		63	97		\$170,600	Lorenzo	Loam	55.1	Н	22	
	Totals 1,92							1,164	1,922	523	326	960	112	\$2,282,200		Weighted Average Final Rating	47.8			\$0.00

Average per 160 acres \$190,021

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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



Detailed Description of Farmland Property - Crown Lease

	Legal Land Description					ISC	Owner		SAMA Information S										RM	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Broke Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association Soil Taytura		Soil Final Rating	Class	Risk Zone	Property Taxes
46	7 NW	34	47	13	3		160.0		159			159		\$104,200	Lorenzo Loam			J	22	
	Totals 16					160.0	0	159	0	0	159	0	\$104,200	Weighted Average Final Rating					\$0.00	

Average per 160 acres \$105,126

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

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

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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-calculators



27-Apr-2025 WSaskWWDR01 (c) Water Security Agency

WWDR #: 44127 Well Name: Fehr

Well Location

Land Location NW-35-47-13-3 Location of Well (in Quarter)

LSD ft from N/S Boundary

Reserve ft from E/W Boundary

RM: 467

Major Basin: NTS Map: 73G04

SubBasin: 29 Elevation (ft) 2425

Aquifer

Well Information

Well Casings

Length (ft) Btm (ft) Dia (in) Material Driller Nicholson Waterwell Drilling

0 10 36 Steel Curbing Completion Date 1974.07.04 0 87 36 Wood

Hole # 001 Install Method Bored

Well Screens

Borehole Depth (ft) 87 Length (ft) Bottom (ft) Dia (in) Slot (in) Material

Bit Dia (in) 36 Water Level 46 Flowing Head 0

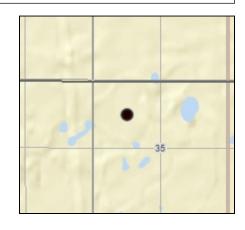
Water Use Domestic Pump Test

Well Use Withdrawal Draw Down 7 ft Duration 4 hrs Completion Method Curbed **Pumping Rate** 55 igpm E-Log None Temperature deg. F

Rec. Pumping Rate 500 igpm

Lithology List

Colour Depth (ft): Material Description 10 Clay Yellow Stoney 38 Clay Grey Hard 85 Clay Grey Stoney Sand 87 Grey Water





27-Apr-2025 WSaskWWDR01 (c) Water Security Agency

Well Name: Plumber WWDR #: 109718

Well Location

Land Location NW-35-47-13-3 Location of Well (in Quarter)

LSD 400 ft from N/S Boundary Ν

Reserve 900 ft from E/W Boundary W

RM: 467

Major Basin: NTS Map: 73G04

SubBasin: 29 Elevation (ft) 2425

Aquifer

Well Information

Well Casings

Length (ft) Btm (ft) Dia (in) Material Driller E Z Enterprises Ltd. 80 80 24 **Fiberglass**

Completion Date 1998.09.03

Hole # 001

Install Method **Bored**

Well Screens Borehole Depth (ft) 80

Length (ft) Bottom (ft) Dia (in) Slot (in) Material 40 80 Bit Dia (in) 36 24 30 **Fiberglass**

Water Level 0 Flowing Head 0

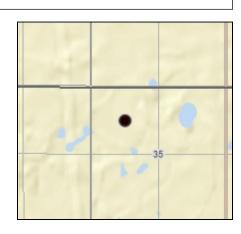
Water Use **Domestic** Pump Test

Well Use Withdrawal Draw Down **53** ft Duration **36** hrs **Completion Method Perforated Casing Pumping Rate 19** igpm None E-Log Temperature deg. F

Rec. Pumping Rate 10 igpm

Lithology List

Depth (ft):	Material	Colour	Description
1	Topsoil	Unknown	Unknown
24	Clay	Unknown	Oxidized
45	Clay	Grey	Fractured
48	Sand	Unknown	Water
58	Shale	Unknown	Fractured
65	Gravel	Unknown	Water
68	Shale	Unknown	Unknown
80	Shale	Unknown	Fractured









































































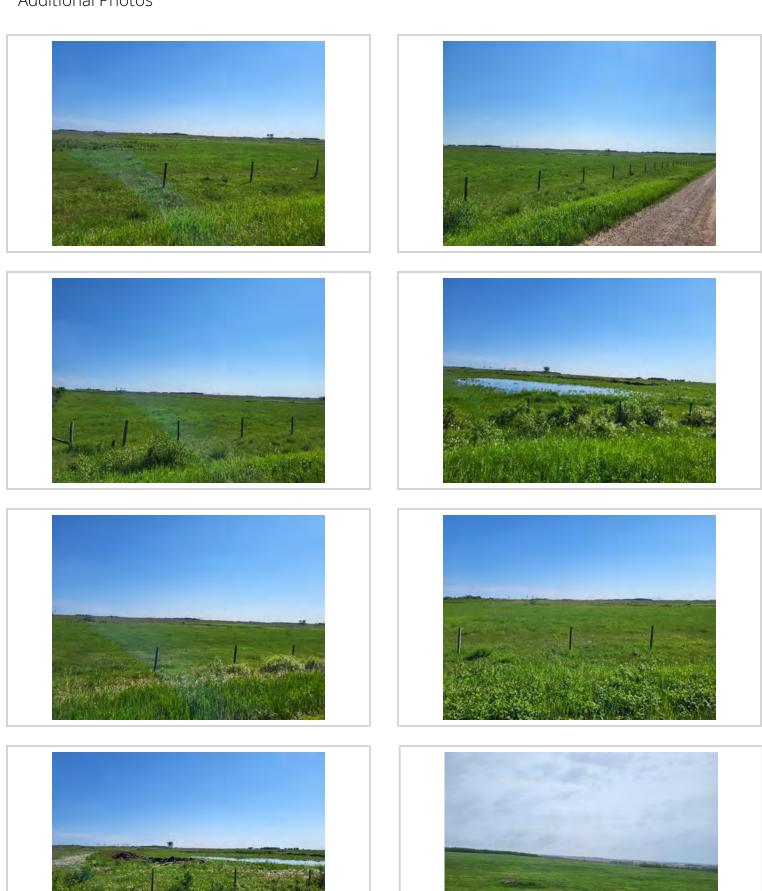












Information is deemed to be correct but not guaranteed.



























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500 OB, ILIA & N	BRENT & BRADLEY KLASSEN	52600 BRENT & BRADLEY KLASSEN	CURTIS & DEREK MOORE	CAROL WIEBE	55200 SHIRLEY PETERS 6800 BRAD & STANLEY MOORE	BRENT	ALAN & DEBORAH MARTENS	42800 COREY & CHRISTINE PENNER	COREY & CHRISTINE PENNER	ALAN & DEBORAH MARTENS	ERIC & LINDA ROHDIN 60300	WILLIAM & DAVID ERNST	HER MAJESTY THE QUEEN	ABE & MARGARET MARTENS JOYCE MARTENS	
OB, CIUIA & IN	LEONARD LOEWEN	BRUCE MCNABB	53800 HER MAJESTY THE QUEEN	68000 ON HER MAJESTY THE QUEEN	SHIRKEY & KEVIN PETERS	9 42100 SHIRLEY & KEVIN PETERS	ALAN & DEBORAH MARTENS	COREY & CHRISTINE PENNER	69300 COREY & CHRISTINE PENNER	7 ETER PETERS	ALAN & DEBORAH MARTENS	ALAN & DEBORAH MARTENS	ABE & 2 MARGARET MARTENS JOYCE MARTENS	MARGARET MARTENS	
900 BERT JESSIE NABB	72200 LEONARD LOEWEN	WAYNE G. & LINDA PAULS	ALVIN V. STOBBE	JACOB, CECILIA & KAREN	HOLDINGS	JONES WESTAR HOLDINGS LTD.	BRANDON MOORE	ALAN MARTENS	59500 ALAN MARTENS	62900 ALAN MARTENS	COLOR	ELDON & LAURIE	DAVID &/ MARLEEN	MARTENS 35600 HERBERT RICHTER	To S
200 E	58000 2 BRUCE	HER MAJESTY	68600 LEONARD LOEWEN	9 ALVIN V. STOBBE	68100 2 JUNE PAULS	0 69600 PETER PAULS	SHIRLEY & KEVIN PETERS	1 S6800 ALIDA & BERNARD JANZEN	62000 2 ALAN MARTENS	2 61100 ALAN MARTENS	ELDON & LAURIE MARTENS	69000 EEK 69000 EEK ELDON MARTENS	WARTENS 39300 CORNELIUS & MARLENE MARTENS	4 HERBERT	
RINE ERSON	MCNABB 42400 GEORGE & MELITA	GEORGE & MELITA	63200 ALVIN V. STOBBE	66400 ALVIN V. STOBBE	74600 JUNE	64900 JACOB, CECILIA & KAREN	68800 ROBERT PFEIFFER	42100 ROBERT PFEIFFER	58400 PETER PENNER	60800 ALAN & DEBORAH MARTENS	60300 CORNELIUS & MARLENE MARTENS	71600 WILLIAM H. KUFFERT 1700	40600	RABBIT LAKE	TP 48
200 TER TERSON	5	3 31400 GEORGE &	64600 1 DAVID & MARLENE	8 63300 DAVID & MARLENE	66300 1 QUINTON MAJZNER &	JACOB, CECILIA &	48800 1 GEORGE & MELITA	6 ⁵²⁷⁰⁰ MARLENE	51000 1 PETER PENNER	5 57300 ROBERT PFEIFFER	54600 1	. 47800	MARTENS	3 8500 DAVID &	
24700		HILDEBRAND	MARTENS 57100 ADRIAN &	MARTENS 47400	ANNETTE BENSON 30900 ROBERT	KAREN KRAHN 60000 ROBERT	HILDEBRAND 62000 GEORGE &	33400 MARLENE	69500	800 64600 GEORGE &	HILDEBRAND 72200 THOMAS &	MARTENS 52900	72200	MARLENE MARTENS 53400 JOHN E.	
5800	24000	221300	MAUREEN BRUNET 31700 DENNIS	ROBERT PFEIFFER 53000 ROBERT	65800 MORRIS	ODNOKON 52600 ROBERT	MELITA HILDEBRAND 67300	HILDEBRAND 52100	19800 1	MELITA HILDEBRAND 0 71700 GEORGE &	MARTIN MENNEAR 21700 1 THOMAS &	PENNER 3	MARLENE MARTENS 68400 ROBERT C.	BALAZSI 61900 JOHN E.	
600	36200	28400	DEMYON 48800	PFEIFFER 63600	TOKARYK 57900		MARLENE HILDEBRAND 59600	52100	MARLENE HILDEBRAND 52000	MELITA HILDEBRAND 68600	MARTIN MENNEAR 20500	59700 THOMAS &	LAMB 65600 THOMAS &	BALAZSI 69300	
300	36200	38400	RICHARD DEMYON 40900	CHARLES SMITH	FISH & WILDLIFE FUND 21100	FISH & WILDLIFE FUND	MARLENE HILDEBRAND 65800	MARLENE HILDEBRAND	MELITA	SPARROWHILL FARMS 58000	& BONNIE WILLIAMS 56100	MARTIN MENNEAR	MARTIN MENNEAR 66500	ROBERT C. LAMB	
000	37600	26200	RICHARD DEMYON 44800	CHARLES OF	FISH & WILDLIFE FUND 17500	FISH & WILDLIFE FUND 23300	GEORGE & MELITA HILDEBRAND 60100	ROBERT PFEIFFER 43600	WILLIAM BAGSAR 29700	RICHARD & BONNIE WILLIAMS - 29800	RICHARD & BONNIE WILLIAMS 40600	ROBERT C. LAMB 67300	JONES WESTAR HOLDINGS LTD. 59400	JONES WESTAR HOLDINGS LTD. 60200	
	1,700	631900	HER MAJESTY THE QUEEN	SHIRLEY PRICE & DAVID RODH OS	ROBERT PFEIFFER 63200	ROBERT PFEIFFER 55000	SHIRLEY PRICE & DAVID ROHD 33300	DAVID KRELOW	CL	RICHARD & BONNIE WILLIAMS	RICHARD & BONNIE WILLIAMS	New	JOHN E. BALAZSI 56100	THOMAS & MARTIN MENNEAR	
700	34700 3 34700	25100	HER MAJESTY THE QUEEN	HER MAJESTY THE QUEEN	SHIRLEY SHIRLEY PRICE & DAVID RODH	SHIRLEY PRICE & DAVID RODH	DAVID KRELOW 34300	38100 RICHARD & BONNIE WILLIAMS	RICHARD & BONNIE WILLIAMS	RICHARD & BONNIE WILLAMS	RICHARD & BONNIE WILLIAMS	JOHN E. BALAZSI 52500	WILLIAM BRISKAR 54900	THOMAS MENNEAR	
	30800	23200	HER MAJESTY THE QUEEN	HER MAJESTY THE QUEEN	SHIRLEY PRICE & DAVID RODH 43400	SHIRLBY PRICE & DAVID RODH	ELAINE WOLOSHYN	DAVID KRELOW	30105	THOMAS & MARTIN MENNEAR	5	DAVID KOWERCHUK	DAVID KOWERCHUK	THOMAS & MARTIN MENNEAR 33400	
3300	(5	SHIRLEY PRICE & DAVID RODH 46400	CHARLES SMITH	GRAHAM SMITH	9 34600 SHIRLEY PRICE	DAVID M. WOLOSHYN	DAVID	THOMAS & MARTIN MENNEAR 48400		THOMAS MENNEAR 57300	6 58300 DAVID KOWERCHUK 51300	EWALD & MARIAN MILLER 55800	JOHN E. BALAZSI 38100	
1300	22600	23600	JAMES & SELINA ROGERS	SR100 GRAHAM SMITH	WILFRED KRELOW	DAVID KRELOW	DAVID & WILFRED	THOMAS & MARTIN MENNEAR	S & M TRUCK LID:	S& M TRUCK LTD.	ERIC & KAREN KUFFERT	ERIG & KAREN KUFFERT 37500	SERIC & KAREN KUFFERT	ERIC & KAREN KUFFERT 28400	
3300	29100 2	4 20800	56800 1 LYNN & ALBERT COMBRES	9 49600 IAIN COMBRES	WILFRED KRELOW	0 59900 WILFRED KRELOW	WILFRED KRELOW	1 42600 THOMAS & MARTIN MENNEAR	/	2 ⁴⁴²⁰⁰ PETER PAULS	ERIC & KAREN KUPFERT	ERIC & KAREN KUFFERT	58700 ERIC & KAREN KUFFERT	ERIC & KAREN KUFFERT	J.
300	AGRIC. CREDIT CORP.	28400 CLIFFORD & ADELE BENNETT	PAGE CREEK WHITETAIL FARMS LTD.	28900 IAIN COMBRES	DAVID KRELOW	52600 ROBERT ALLAN CONLEY	23800 PAGE CREEK WHITETAIL FARMS LTD.	MURPHY	29600 KEVIN PARANICA	MORRIS PARANICA	KUFFERI	51500 ERIC & KAREN KUFFERT	35700 TERRANCE FROESE	36200 TERRANCE PROESE	TP 47
IFFORD ADELE	62700	3 CORY & MICHELLE McKEE	41300	8 PAGE CREEK WHITETAL FARMS LTD.	42400 1 ROBERT ALLAN CONLEY	7 39500 ROBERT ALLAN CONLEY	29000 1 PAGE CREEK WHITETAIL FARMS LTD.	6 MORRIS & MABEL SIEMBAB	PAGE CREEK WHITETAIL FARMS LPD	38800 SMORRIS & MABEL SIEMBAB	MORRIS & MABEL SIEMBAB	14 36000 TERRANCE FROESE	41100 TERRANCE FROESE	36000 TERRANCE FROESE 41900	Е #466
S100 ARK ARD	54600 CLARK & MADELEINE HUARD	62300 RICHARD & LARRY SWERID	62100 DAVID M. & ELAINE WOLOSHYN	DENNIS H. WOLOSHYN	33700 ROBERT ALLAN		38700 PAGE CREEK WHITETAL FARMS LTD:	30200 MORRIS & MABEL SIEMBAB	MØRRIS & MABEL SIEMBAB	MORRIS & MABEL SIEMBAB	JOHN E. BALAZSI	MORRIS SIEMBAB	39600 HENRY KONOPELSKI	DANIEL KONOPELSKI	LAKE
27100 RK ARD		2 61000 DAVID M. & ELAINE WOLOSHYN	62600 DENNIS H. WOLOSHYN	7 52800 DAVID M. & ELAINE WOLOSHYN	DALLAS & JESSICA CAMPBELL	32600	DALLAS CAMPBELL	9 44300 DALLAS CAMPBELL	38200 MORRIS PARANICA	30100 10 KEVIN PARANICA	13500 MORRIS SIEMBAB	27600 1 HENRY KONOPELSKI	HENRY	HENRY KONOPELSKI	ETING

