



Tyler Badinski | 306.920.8787

In-House Exclusive
Connaught & Nipawin Farm Land
Listed at \$46,999,600

Premium land package for sale in NE Sask. Consisting of 7,540 ISC titled acres, and 6,888 owner SCIC cultivated acres. From the centre of the land base all 6,888 acres is within 6 miles each direction. Soil class ranges from B-F primarily B-D.

This land is farmed in 26 total fields. Several fields are seeded as one in large parcels. Single fields consisting of up to 840 acres with several 300-500 acres or more. This land has a very low stone rating and is very flat and open to farm. Very efficient farming. It is close to elevators and main highways as well as a Canola crushing plant only miles away. Some of the land is also touching rail lines. The land is in a very strong moisture history area with very high production numbers and consistent yields with high quality grain.

This land can be farmed for the 2027 crop season.

Listed for \$46,999,600.00. Average price per cult acre of \$6823.

Sale is to be a share sale of corp. Call for a viewing.

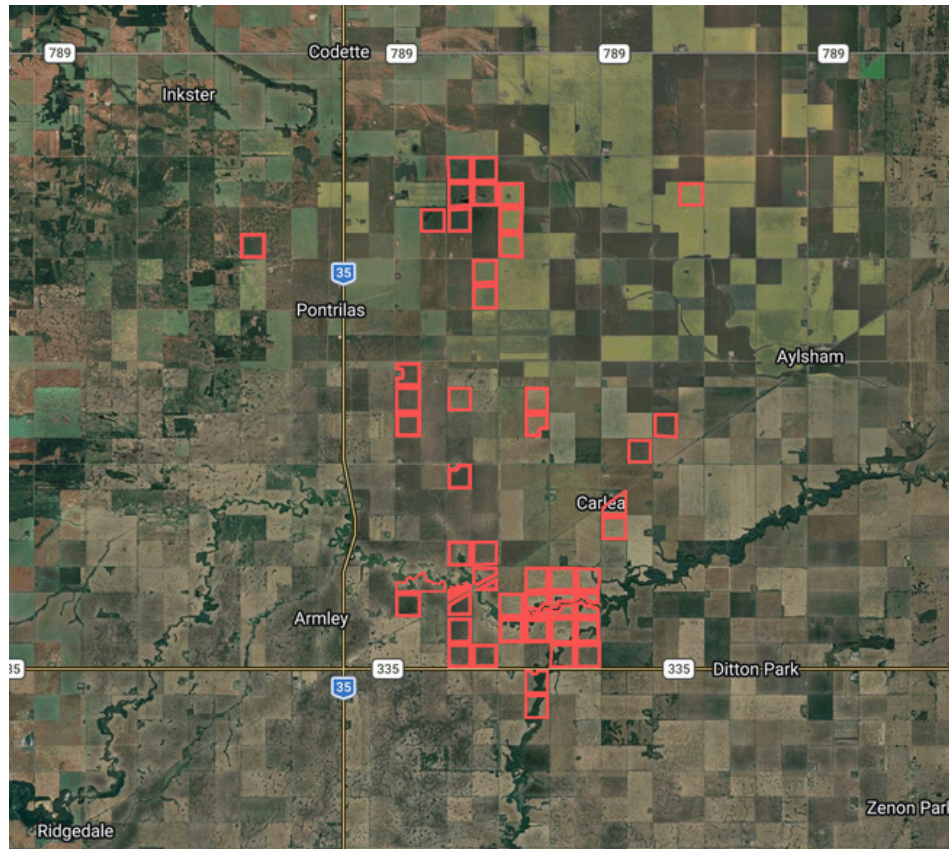


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Click on the link below to view the property

https://www.google.com/maps/d/u/0/edit?mid=1HTOILVH4IRDWdz13_7ttBpwzn1_MA1c&usp=sharing





Description of Farmland Property

ISC Information		Legal Land Description							ISC		SAMA Information							
Owner (s) on Title	Surface Parcel No.	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Owner Cult	Total Acres	Pasture	Waste	Cult. Acres	2025 Assessed Value	Soil. Class	Property Taxes	Value
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133408975	487	SE	20	49	13	2	0	159.52	160	159.53			160	554500	E	\$3,384.09	\$1,104,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133421262	487	NW	14	49	14	2	0	159.55	160	159.56			160	576100	B	\$3,499.04	\$1,104,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133421251	487	SW	14	49	14	2	0	160	160	160			160	576100	B	\$3,499.96	\$1,104,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133421521	487	SW	23	49	14	2	0	159.84	160	159.84		4	156	561700	B	\$3,423.06	\$1,104,000.00
PC Land	133405376	487	NE	10	49	14	2	0	158.22	160	158.23			158	557100	C	\$3,395.19	\$1,104,000.00
PC Land	133421149	487	SE	10	49	14	2	0	158.41	160	158.42			158	568900	B	\$3,458.36	\$1,104,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133389737	487	SW	13	49	15	2	0	160.39	158	160.39		4	156	286800	K	\$1,962.16	\$1,027,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133421509	487	NE	22	49	14	2	1	159.43	157	159.44			159	559700	B	\$3,411.58	\$1,083,300.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133441769	487	NE	22	49	14	2	2	0.01									



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Cas-Per Ventures Ltd King's Lake Ventures Ltd	133405477	487	NW	22	49	14	2	0	159.83	160	159.84			160	571600	B	\$3,475.70	\$1,104,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133421486	487	SE	22	49	14	2	0	159.75	130	159.76		10	150	515100	B	\$3,175.04	\$897,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133421497	487	SW	22	49	14	2	0	159.88	120	159.89		23	137	432300	B	\$2,734.94	\$828,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133421295	487	NW	15	49	14	2	0	159.07	160	159.06			159	572500	B	\$3,478.89	\$1,104,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133405422	487	NE	16	49	14	2	0	159.63	135	159.64		25	135	444400	C	\$2,798.76	\$931,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149357920	457	NW	33	48	14	2	68	151.86	150	151.86		6	146	462000	B	\$3,036.52	\$1,035,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133415546	457	SW	33	48	14	2	0	160.85	160	160.85		4	157	488700	C	\$3,203.36	\$1,104,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133415355	457	NW	28	48	14	2	0	159.64	160	159.64		2	158	492100	C	\$3,224.36	\$1,104,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133415580	457	SW	34	48	14	2	0	160.96	160	160.96		2	159	509500	C	\$3,654.56	\$1,104,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	147711078	457	NE	26	48	14	2	78	142.02	141	142.02		3	139	437400	C	\$3,166.68	\$1,048,800.00



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Cas-Per Ventures Ltd King's Lake Ventures Ltd	133415614	457	SE	35	48	14	2	0	160.52	158	160.52			161	518300	B	\$3,708.32	\$1,090,200.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133400685	457	SE	30	48	13	2	0	157.31	155	157.31		4	153	503600	C	\$4,192.46	\$1,069,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133406029	457	NW	29	48	13	2	0	159.8	160	159.8		1	159	519100	C	\$3,711.79	\$1,104,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149358000	457	NW	22	48	14	2	67	152.64	153	152.64		4	149	465800	C	\$3,060.20	\$1,055,700.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	146923094	457	SW	19	48	13	2	66	108.13	104	108.13		3	105	327000	C	\$2,409.38	\$828,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133402171	457	NW	18	48	13	2	0	158.45	158	158.45		7	151	458900	C	\$3,334.81	\$1,090,200.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133418819	457	SW	15	48	14	2	0	159.42	133	159.42		25	134	372700	C	\$2,482.27	\$929,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133405174	457	SE	15	48	14	2	1	127.95	155	150.38		4	146	449800	C	\$2,960.55	\$1,069,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133441882	457	SE	15	48	14	2	2	22.38		22.38							



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Cas-Per Ventures Ltd King's Lake Ventures Ltd	133418649	457	SW	9	48	14	2	0	156.04	159	156.04		6	150	387600	C	\$2,558.93	\$1,059,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	164843129	457	NW	9	48	14	2	1	167.42	112	168.95		48	121	284600	D	\$1,925.69	\$793,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	164843130	457	NE	9	48	14	2	2	1.53									
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149358729	457	NE	10	48	14	2	107	48.43	108	144.48		32	112	281100	C	\$1,912.15	\$806,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149358741	457	NE	10	48	14	2	25	96.06									
Cas-Per Ventures Ltd King's Lake Ventures Ltd	147711652	457	SE	11	48	14	2	29	124.83	111	124.83		31	94	243800	D	\$1,677.70	\$851,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	147711674	457	SE	11	48	14	2	28	28.13		28.13		8	20	57000	D	\$504.25	
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133439205	457	SW	11	48	14	2	2	157.36	158	158.85		8	151	394600	D	\$2,618.33	\$1,090,200.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133418707	457	SW	11	48	14	2	1	1.49									
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133418718	457	NE	11	48	14	2	0	160.15	160	160.15		5	155	425200	D	\$2,808.64	\$1,104,000.00



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Cas-Per Ventures Ltd King's Lake Ventures Ltd	133418730	457	NW	12	48	14	2	0	159.94	158	159.94		5	155	455300	C	\$2,995.68	\$1,090,200.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133405152	457	NE	12	48	14	2	1	157.53	145	157.6		21	137	370000	C	\$2,465.30	\$942,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133441781	457	NE	12	48	14	2	2	0.07									
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149358606	457	N 1/2 SW	12	48	14	2	38	78.35	59	78.35		25	53	149800	D	\$1,088.85	\$383,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149358561	457	N1/2 SE	12	48	14	2	37	51.53	55	52.72		10	43	128100	D	\$951.41	\$383,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149358583	457	N 1/2 SE	12	48	14	2	91	1.19									
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133439676	457	SW	10	48	14	2	2	125.83	146	154.2		11	143	322600	F	\$2,154.96	\$949,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133418673	457	SW	10	48	14	2	1	28.36									
Cas-Per Ventures Ltd King's Lake Ventures Ltd	153417078	457	NW	10	48	14	2	27	45.62	27	46.94		34	13	28100	F	\$292.89	\$97,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	153417067	457	NW	10	48	14	2	28	0.74									
Cas-Per Ventures Ltd King's Lake Ventures Ltd	153417089	457	NW	10	48	14	2	90	0.58									



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Cas-Per Ventures Ltd King's Lake Ventures Ltd	149358987	457	SW	3	48	14	2	8	153.75	155	157.26		15	142	385400	E	\$2,545.26	\$1,040,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149358965	457	SW	3	48	14	2	9	3.51									
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133405062	457	SE	3	48	14	2	2	157.47	159	157.47		12	145	417800	E	\$2,746.63	\$1,033,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133418460	457	NW	3	48	14	2	0	159.97	160	159.97		10	150	387100	F	\$2,555.83	\$1,040,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	153420229	457	NE	2	48	14	2	5	141.88	135	156.15		35	121	334400	E	\$228.29	\$877,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	153420230	457	NE	2	48	14	2	5	14.27									
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149359102	457	NW	2	48	14	2	6	127.56	110	150.67		50	101	261600	D	\$1,775.84	\$715,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149359089	457	NW	2	48	14	2	85	23.12									



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Cas-Per Ventures Ltd King's Lake Ventures Ltd	149358639	457	S 1/2 SW	12	48	14	2	70	75.5	59	75.5		16	60	170800	D	\$1,211.53	\$383,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	149358639	457	S 1/2 SE	12	48	14	2	69	94.13	55	37		37	57	145800	D	\$1,056.14	\$383,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	153420049	457	S 1/2 SE	12	48	14	2	70	0.02									
Cas-Per Ventures Ltd King's Lake Ventures Ltd	153420050	457	S 1/2 SE	12	48	14	2	0.02										
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133405051	457	NW	1	48	14	2	0	159.6	146	159.6		23	137	333300	E	\$2,221.46	\$949,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133425637	457	NE	1	48	14	2	0	158.4	128	158.4		35	123	318900	E	\$2,131.96	\$832,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133418392	457	SE	1	48	14	2	0	155.95	160	155.95		5	151	405000	E	\$2,669.56	\$1,040,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	166142943	457	SW	1	48	14	2	1	156.18	104	156.18		62	94	245200	E	\$1,673.92	\$676,000.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	166142976	457	NE	35	47	14	2	11	152.95	89	152.95	69	2	82	262600	E	\$1,782.06	\$435,500.00
Cas-Per Ventures Ltd King's Lake Ventures Ltd	133410787	457	SE	35	47	14	2	0	159.36	103	159.36	47	7	105	290600	E	\$1,956.08	\$812,500.00
Totals									7540.26	6888	7505.6	116	684	6740	20268000	0	\$132,351.37	\$46,999,600.00