



Vince Badinski | 639.384.0308

In-House Exclusive
RM of Flett's Spring's Land
Listed for \$11,321,875

Premium Farmland Offering with Yard, Residence

Excellent opportunity to acquire premium farmland west of Melfort, SK. 1,564.55 titled acres with approximately 1,532 owner cultivated across multiple contiguous and nearby parcels, complemented by an established yard site, residence, and grain handling infrastructure. Primarily B class soil, level topography and low stone ratings.

Yard Site & Improvements

- 44' x 50' heated Quonset shop
- 70' x 50' cold storage Quonset
- 32' x 160' combination cold/heated building
- Hip roof barn (2,084 sq. ft.)
- 2018 GSI 1220 grain dryer
- Walinga 5" blower system set up for 30,000 bushels
- Multiple on-site water storage tanks
- Approx. 112,450 bu of dry storage See Schedule "B" for details
- Fuel storage including a 12,000-gallon fuel tank and additional diesel/gas tanks

The total estimated value of yard improvements and storage is \$873,875.



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Residence

The property includes a well-maintained 4-bedroom, 2-bathroom farmhouse, originally built in 1917 with additions in 1923 and significant renovations completed in 2006. Updates include new siding, metal roof, windows, and kitchen. The home features natural gas heating, central air conditioning, and modern utilities, making it suitable for full-time family living.

Total land offered: ~1,564.55 acres

Land list price: \$10,488,000

Yard improvements value: \$873,875

Total Package Price: \$11,321,875

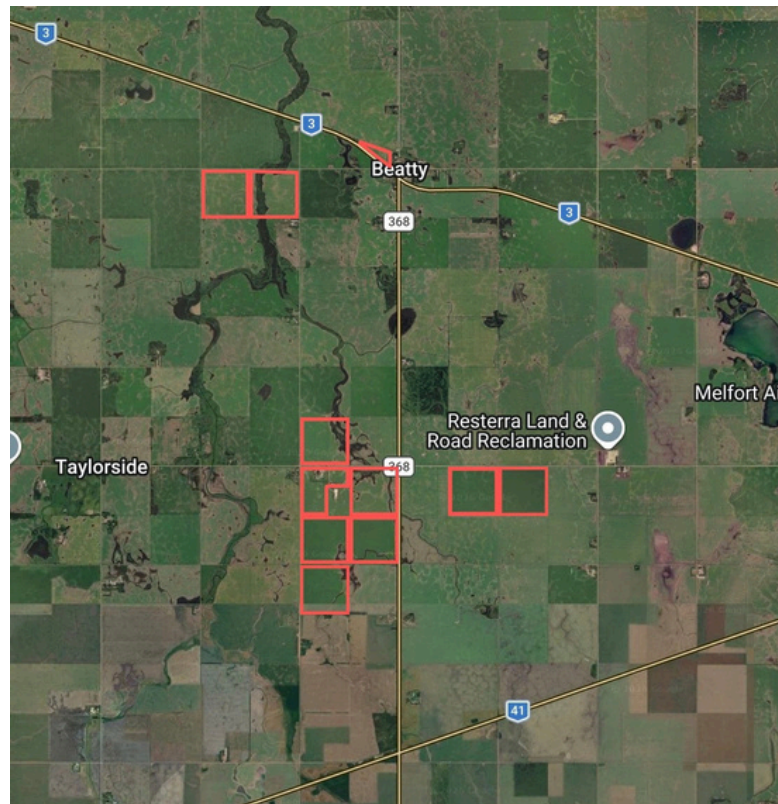


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Click on the link below to view land:

https://www.google.com/maps/d/u/0/edit?mid=1IJHUUe8tAhQHwTSk9TFPkGYXL7_lfgM&usp=sharing





Description of Farmland Property

Size	Building Type	Description	Value
44' x 50'	Quonset shop	Heated - Plywood/Insulation, Radiant NG, Over head 13ft door	\$50,000
70' x 50'	Quonset	Cold Storage - Water house with several systems for water	\$25,000
32' x 160'	Building	partial cold and partial heated	\$25,000
	Hip Roof Barn		-
2084 sq ft	House w/ additions in 1917 & 1923	4 bed, 2 bath, NG, A/C, Reno in 06 (new siding, tin, windows and kitchen)	\$275,000
2018 GSI 1220	Grain Dryer	230 Volt Single Phase Natural Gas	\$200,000
Walinga 5"	Blower System	Setup for 30,000 Bushels	



Description of Farmland Property

Storage List			
# of Bins	Model	Type	Value
2 x 6,000 G	Freeform	Water Tank	\$10,000
1 x 1,750 G	Freeform	Water Tank	\$1,000
1 x 1,250 G	Freeform	Water Tank	\$500
3 x 1,300 G	Freeform	Water Tanks inside water house	-
1 x 12,000 G		Fuel Tank	\$10,000
2 x 1,000 G		1 - Gas Tank 1- Diesel Tank	\$2,000
Total:			\$598,500



Description of Farmland Property

# of Bins	Model	Air	Fan Size	Fan value	Flat/Hopper	Type	BU Storage	\$/Bu	Value
2 x 7,700	DE	yes	10HP	\$4,000.00	Hopper	Grain	15,400	\$2.75	\$42,350.00
3 x 7,500	Caradon	yes	10 HP	\$6,000.00	Hopper	Grain	22,500	\$2.75	\$61,875.00
1 x 6000		yes	5 HP	\$1,500.00	Hopper	Grain	6000	\$2.50	\$15,000.00
1 x 6000		yes	No fan	-	Hopper	Grain	6000	\$2.50	\$15,000.00
1 x 4,700	DE	yes	3 HP	\$1,000.00	Hopper	Grain	4,700	\$2.50	\$11,750.00
5 x 4,000	Behlen	yes	3 HP	\$5,000.00	Hopper	Grain	20,000	\$2.50	\$50,000.00
2 x 3,700	Sakundiak	yes	3 HP	\$2,000.00	Hopper	Grain	7,400	\$2.00	\$14,800.00
1 x 2,800	Behlen	yes	No fan	-	Hopper	Grain	2,800	\$2.00	\$5,600.00
1 x 2,000	Twister	yes	3 HP	\$1,000.00	Low Profile Hopper	Grain	2,000	\$2.00	\$4,000.00



Description of Farmland Property

# of Bins	Model	Air	Fan Size	Fan value	Flat/Hopper	Type	BU Storage	\$/Bu	Value
1 x 2,000	Westeel	yes	3 HP	\$1,000.00	Hopper	Grain	2,000	\$2.00	\$4,000.00
1 x 1,200	Westeel	No	No fan	-	Hopper	Grain	1,200	\$2.00	\$2,400.00
1 x 2,800	Behlen	No	No fan	-	Hopper	Grain	2,800	\$2.00	\$5,600.00
1 x 2,000	Westeel	no	No fan	-	Hopper	Grain	2,000	\$2.00	\$4,000.00
1 x 2,000	Westeel	no	No fan	-	Inside Hopper	Grain	2,000	\$2.00	\$4,000.00
3 x 1,950	Westeel	no	No fan	-	Hopper	Grain	5,850	\$2.00	\$11,700.00
1 x 1,800		no	No fan	-	Hopper	Grain	1,800	\$1.00	\$1,800.00
4 x 2000		no	No fan	-	on cement		8000	-	-
Totals:				\$21,500.00			112,450		\$253,875.00
TOTAL PRICE:									\$275,375.00



Description of Farmland Property

		Legal Land Description							ISC		Sama Information		SCIC			
Owner (s) on Title	Surface Parcel No.	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Owner Cult	Cult. Acres	2025 Assessed Value	Soil Class	Property Taxes	Value	
LT3 Farms Ltd	133310775	429	NW	34	44	20	2	0	159.63	160	148	499,900	C	\$1,693.22	\$1,112,000	
LT3 Farms Ltd	133552841	429	NW	1	45	20	2	0	157	160	157	577,600	B	\$2,143.13	\$1,120,000	
LT3 Farms Ltd	133552896	429	NE	2	45	20	2	0	157.14	160	157	534,200	B	\$2,020.44	\$1,120,000	
LT3 Farms Ltd	133552919	429	SW	3	45	20	2	0	159.86	160	155	513,100	B	\$1,730.53	\$1,120,000	
LT3 Farms Ltd	149877545	429	SE	3	45	20	2	67	100	95	95	391,100	B	\$993.10	\$665,000	
LT3 Farms Ltd	149877567	429	BLK/PAR A-PLAN 101614340					2	31	57.15	65	52	168,400	B	\$567.06	\$455,000
LT3 Farms Ltd	133552245	429	SW	10	45	20	2	0	156.82	150	149	467,200	B	\$1,595.53	\$1,042,500	
LT3 Farms Ltd	133574430	429	NE	21	45	20	2	0	159.06	141	131	443,300	B	\$1,531.46	\$951,750	
LT3 Farms Ltd	133552593	429	NW	21	45	20	2	0	160.16	156	154	501,700	B	\$1,698.31	\$1,053,000	



Description of Farmland Property

		Legal Land Description							ISC		Sama Information		SCIC		
Owner (s) on Title	Surface Parcel No.	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Owner Cult	Cult. Acres	2025 Assessed Value	Soil Class	Property Taxes	Value
LT3 Farms Ltd	133552931	429	NE	3	45	20	2	0	154.09	150	122	374,200	B	\$1,327.37	\$854,000
LT3 Farms Ltd	Hay Land	429	NE	3	45	20	2	0							\$50,000
LT3 Farms Ltd	145763590	429	NW	3	45	20	2	13	116.95	109	109	400,700	A	\$1,484.12	\$735,750
LT3 Farms Ltd	145763602	429	NW	3	45	20	2	78							
Serca Holdings Inc. Scott Badinski	154368760	429	SE	27	45	20	2	48	26.69	160	26	97,500	B	\$265.00	\$169,000
Totals:									1,564.55	1,532	1,455	4,968,900		\$17,049.27	\$10,448,000