Tyler Badinski | 306.920.8787

In-House Exclusive
Keller Armley Land
Listed at $8,999,999

1,385 titled acres for sale in the RM's of Connaught and Nipawin. Premium soil with 1,370 owner cult and 1,308 Sama cult acres. Soil class is C-E with high assessments. Total assessment of 3,945,800. Price includes approx 32,000 bushels of storage with 20,000 being on hoppers and approx 9,000 w/air, the balance on flat bottoms. A 30x30 red tin barn and small storage sheds. Yard is close to highway with power.

Note: NE & SE 13-48-14-W2 are rented for the 2027 crop season.

Breakdown:
Yard w/power- $75,000.00
Barn-$15,000.00
Bins: $45,000.00 - 20,000 Bushel Hoppers @$2.25/bushel
Total Yard value: $135,000.00
Land: $8,864,999.00 $6,470/owner cult

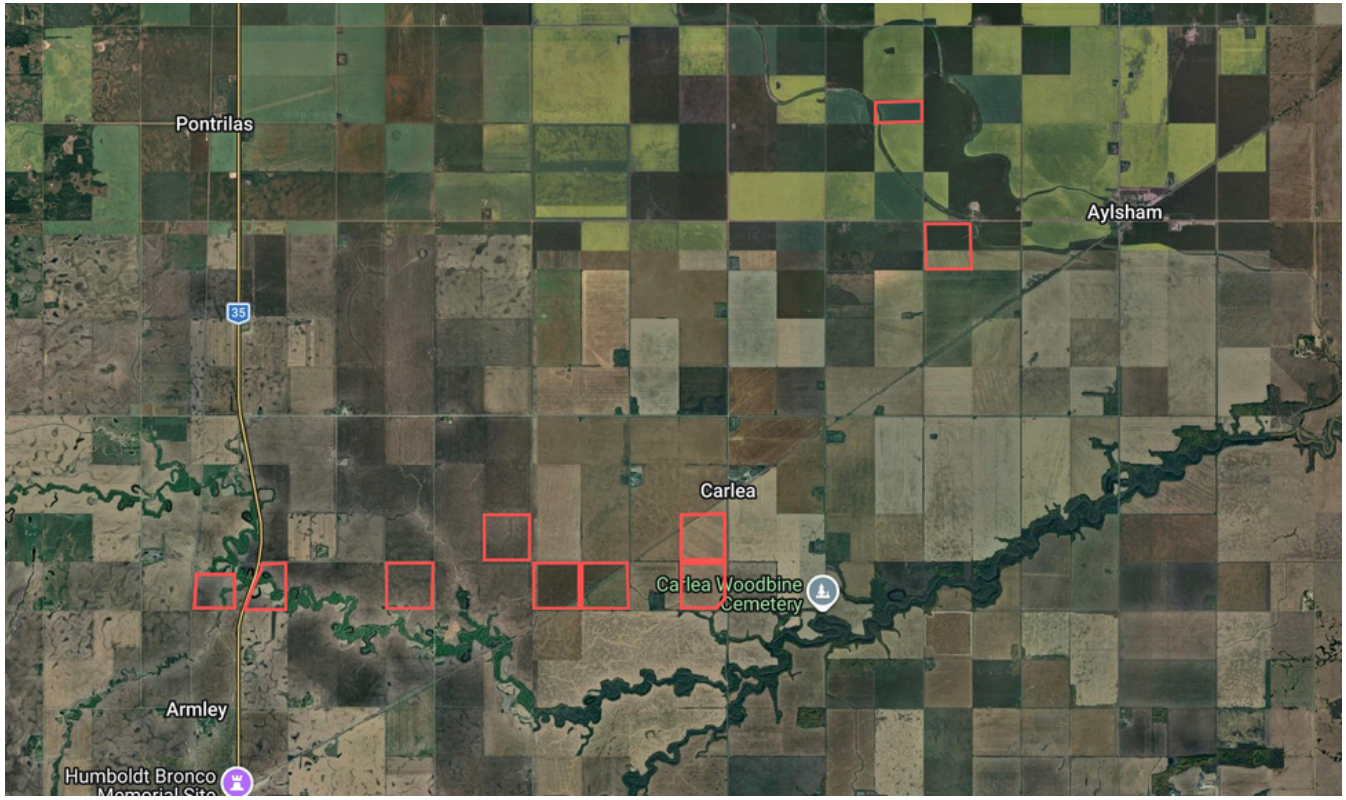
Total: $8,999,999.00

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Click on the link below to view the property

https://www.google.com/maps/d/edit?mid=1hFDL28MN2VbP70WX9D8RnU0M5vUdnMY&usp=sharing



REALTY

Description of Farmland Property

ISC Information		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 Assesseded Value	Soil. Class	Property Taxes	Value
Red Army Farms Inc.	146307753	487	SE	8	49	13	2	21	79.78	78	80	271,200	C		$518,376.93
Red Army Farms Inc.	133399637	457	NW	33	48	13	2	0	158.63	158	156	519,500	C		$1,030,711.12
Red Army Farms Inc.	133441837	457	NE	13	48	14	2	2	145.05		151	482,300	C		$942,473.98
Red Army Farms Inc.	133418774	457	NE	13	48	14	2	1	11.07	314					$71,928.21
Red Army Farms Inc.	133418741	457	SE	13	48	14	2	1	155.48		150	465,900	C		$1,010,243.74
R & D Keller Farms Ltd	149358527	457	SW	14	48	14	2	39	29.32		74	222,100	C		$190,509.05
R & D Keller Farms Ltd	149358505	457	SW	14	48	14	2	93	0.19						$1,234.54
R & D Keller Farms Ltd	149358482	457	SW	14	48	14	2	92	6.96						$45,223.16

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REALTY

Description of Farmland Property

ISC Information		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 Assesseded Value	Soil. Class	Property Taxes	Value
R & D Keller Farms Ltd	149358549	457	SW	14	48	14	2	40	39.83	310					$258,798.61
R & D Keller Farms Ltd	147711461	457	SW	14	48	14	2	42	39.73		73	214,500	C		$258,148.85
R & D Keller Farms Ltd	147711449	457	SW	14	48	14	2	41	39.76						$258,343.78
R & D Keller Farms Ltd	133441859	457	SE	14	48	14	2	3	95.21		143	408,700	C		$618,634.59
R & D Keller Farms Ltd	133405163	457	SE	14	48	14	2	2	0.11						$714.73
R & D Keller Farms Ltd	133441848	457	SE	14	48	14	2	2	56.96						$370,102.16
Red Army Farms Inc.	133417605	457	NE	15	48	14	2	0	159.19	160	162	521,600	C		$1,034,349.76
Red Army Farms Inc.	133417616	457	SE	16	48	14	2	0	157.6	155	148	435,700	D		$1,024,018.61

REALTY

Description of Farmland Property

ISC Information		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 Assesseded Value**	**Soil. Class**	**Property Taxes**	**Value**
Red Army Farms Inc.	164549177	457	SW	17	48	14	2	109	49.74	195	72	164,000	E		$323,189.63
Red Army Farms Inc.	164549166	457	SW	17	48	14	2	108	48.89						$317,666.69
Red Army Farms Inc.	164549188	457	SW	17	48	14	2	108	2.89						$18,778.01
Red Army Farms Inc.	149954901	457	SE	18	48	14	2	111	108.74		99	240,300	E		$706,552.86
								TOTALS:	**1,385.13**	**1,370.00**	**1,308.00**	**3,945,800.00**			**$8,999,999.00**

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