

BRODERICK QUARTERS

Five quarters of farmland · RM of Rudy No. 284, Saskatchewan

MLS® SK051006

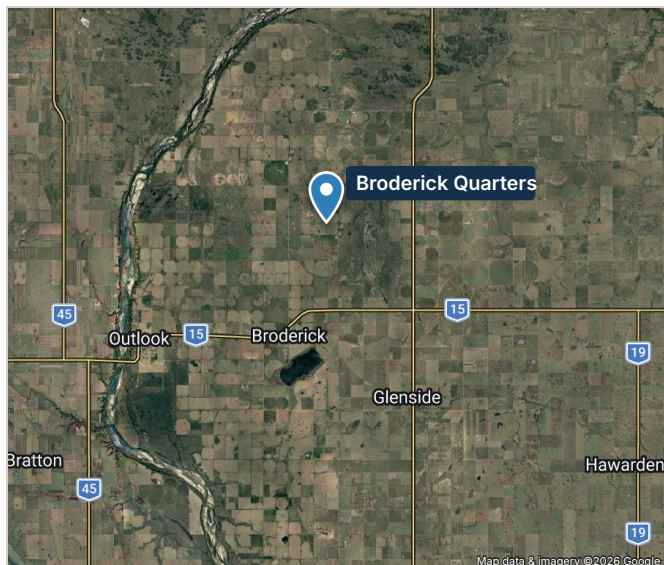
\$4,000,000



Five quarters north of Broderick, with a potential irrigation opportunity

A block of five quarters about 3.5 miles north of Broderick and 3 miles north of Highway 15, in the irrigation area east of Outlook, with good heavy-haul road access. The package combines 445 cultivated acres with 299 acres of native grass. SSRID canals run along the E½ 09 and PT NW 03, and preliminary draft layouts show potential for about 585 irrigable acres under five centre pivots. **The land is not currently certified for irrigation;** page 3 sets out what has and has not been done.

5 QUARTERS Offered together	748.88 TITLED ACRES Per ISC	445 CULTIVATED ACRES Per SAMA	299 NATIVE GRASS Per SAMA	~585 POTENTIAL IRRIGABLE AC. Preliminary draft layouts; not certified
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LOCATION & ACCESS

- About 3.5 miles north of Broderick, SK
- 3 miles north of Highway 15, east of Outlook
- Good heavy-haul road access
- RM of Rudy No. 284 · Twp 30, Rge 7, W3M

Irrigation opportunity. Draft layouts prepared by Saskatchewan Agriculture in February 2026 show five centre pivots supplied from nearby SSRID canal turnouts. Soil testing and irrigation certification have not been completed.

Titled acres per ISC. Cultivated and native grass acres per SAMA. Irrigation figures are from preliminary draft layouts and are not guaranteed.

The land

LEGAL LAND LOCATION	SOIL CLASS	TITLED ACRES (ISC)	CULTIVATED (SAMA)	NATIVE GRASS (SAMA)	OTHER (SAMA)	SAMA ASSESSMENT
NW 11-30-07-W3	L	159.32	160	—	0	\$289,500
SW 11-30-07-W3	J	159.30	158	—	2	\$343,600
NE 09-30-07-W3	M	149.56	—	149	3	\$148,600
SE 09-30-07-W3	M	150.46	—	150	0	\$149,500
PT NW 03-30-07-W3	J	130.24	127	—	3	\$249,000
Total		748.88	445	299	8	\$1,180,200

NE 09 is made up of two titled parcels (52.15 and 97.41 acres). Average assessment per quarter \$236,040.



Outlines approximate. Centre pivots can be seen on nearby land.

THREE BLOCKS

W $\frac{1}{2}$ 11 · NW & SW 11

318 cultivated acres (SAMA) on 318.62 titled acres. Soil classes L and J.

E $\frac{1}{2}$ 09 · NE & SE 09

299 acres of native grass (SAMA) on 300.02 titled acres. Soil class M. SSRID canals run along the south and north sides.

PT NW 03

127 cultivated acres (SAMA) on 130.24 titled acres. Soil class J. SSRID canal along the north side.



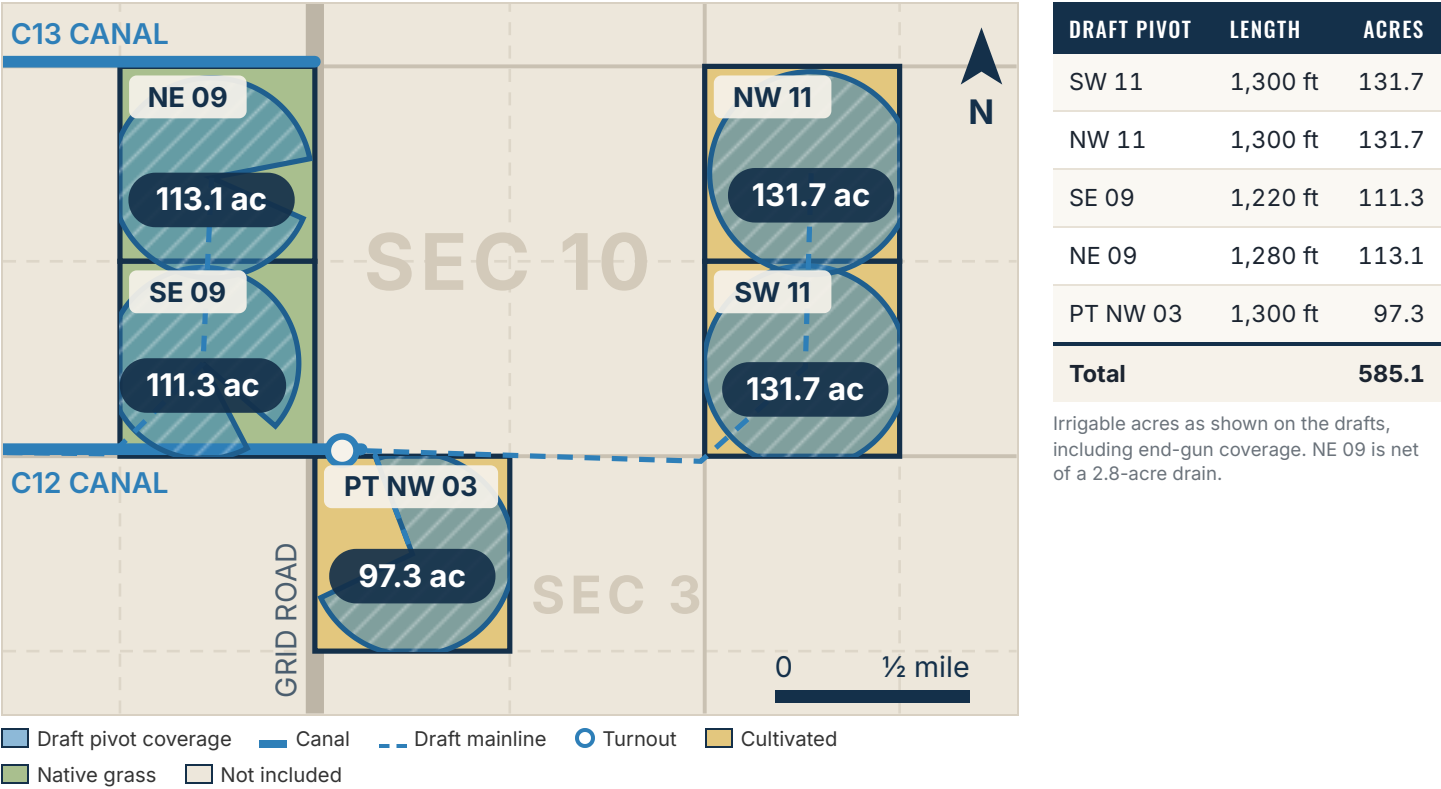
Irrigation opportunity

Preliminary only. The land is not currently certified for irrigation.

~585 ac

potential irrigable acres in the draft layouts

In February 2026, Saskatchewan Agriculture prepared preliminary **draft** layouts for an SSRID (South Saskatchewan River Irrigation District) irrigation proposal covering all three blocks. They show five centre pivots supplied from district canal turnouts on the C12 canal. The sketch below is a simplified redrawing of those drafts, to give an idea of what irrigation could look like.



WHAT THE DRAFTS SHOW

- Five centre pivots, about 585 irrigable acres in total
- Supply from SSRID turnouts on the C12 canal, with draft mainline routes to each block
- Suggested pivot, mainline and pump unit sizing for each block

NOT YET IN PLACE

- Soil testing and irrigation certification
- Water and district approvals, final design, any easements, and installation
- The E½ 09 is native grass today and would need to be broken

Please note: irrigation potential is preliminary and not guaranteed. The layouts are draft concepts only. Irrigable acres, equipment, routes and costs depend on soil testing, certification, water availability, approvals, any required easements, detailed design and installation. Buyers should complete their own due diligence.

SAMA property reports

NW 11-30-07-W3 Soil class L · 160 cultivated acres · \$289,500

Property Report

Print Date: 10-Jun-2025

Page 1 of 2

Municipality Name: RM OF RUDY (RM)

Assessment ID Number : 284-000811200

PID: 201188190



Civic Address:

Legal Location: Qtr NW Sec 11 Tp 30 Rg 07 W 3 Sup

Supplementary:

Title Acres: 160.00

Reviewed: 11-Aug-2010

School Division: 207

Change Reason: Reinspection

Neighbourhood: 284-200

Year / Frozen ID: 2025/-32560

Overall PUSE: 2000

Predom Code:

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

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
36.00	K - [CULTIVATED]	Soil association 1 BR - [BRADWELL] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Soil association 2 BR - [BRADWELL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to SA1 - [95 : Salinity - Slight]	\$/ACRE Final	2,092.63 55.66
54.00	K - [CULTIVATED]	Soil association 1 AQ - [ASQUITH] Soil texture 1 SL - [SANDY LOAM] Soil texture 2 LS - [LOAMY SAND] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to SA1 - [95 : Salinity - Slight]	\$/ACRE Final	1,243.54 33.07
61.00	K - [CULTIVATED]	Soil association 1 TU - [TUXFORD] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 Soil profile 1 Z-SL - [CHERN SOLONETZ SL] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to SA1 - [95 : Salinity - Slight]	\$/ACRE Final	2,161.25 57.48
8.00	K - [CULTIVATED]	Soil association 1 TU - [TUXFORD] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 Soil profile 1 Z-SL - [CHERN SOLONETZ SL] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 25% reduction due to F3 - [75 : Flooding - Strong]	\$/ACRE Final	1,706.25 45.38
1.00	K - [CULTIVATED]	Soil association 1 AQ - [ASQUITH] Soil texture 1 FL - [FINE SANDY LOAM] Soil texture 2 SL - [SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to SA1 - [95 : Salinity - Slight]	\$/ACRE Final	1,488.52 39.59

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	\$289,500		1	Other Agricultural	55%	\$159,225				Taxable
Total of Assessed Values:	\$289,500				Total of Taxable/Exempt Values:	\$159,225				

SAMA property reports (continued)

SW 11-30-07-W3 Soil class J · 158 cultivated acres · \$343,600

Municipality Name: RM OF RUDY (RM)

Assessment ID Number : 284-000811400

PID: 201188216



Civic Address:

Legal Location: Qtr SW Sec 11 Tp 30 Rg 07 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 207

Neighbourhood: 284-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 11-Aug-2010

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
2.00	K - [CULTIVATED]	Soil association 1	AQ - [ASQUITH]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,578.34
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	41.98
		Soil texture 2	SL - [SANDY LOAM]	Phy. Factor 1	2% reduction due to SA0 - [98 : Salinity - Very Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				
51.00	K - [CULTIVATED]	Soil association 1	TU - [TUXFORD]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,229.50
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	59.30
		Soil texture 2		Phy. Factor 1	2% reduction due to SA0 - [98 : Salinity - Very Slight]		
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	3-5				
105.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,158.72
		Soil texture 1	L - [LOAM]	Stones (qualities)	S1 - None to Few	Final	57.41
		Soil texture 2		Phy. Factor 1	2% reduction due to SA0 - [98 : Salinity - Very Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
		Soil association 2	BR - [BRADWELL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

Acres	Waste Type
2	WASTE SLOUGH

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	\$343,600		1	Other Agricultural	55%	\$188,980				Taxable
Total of Assessed Values:	\$343,600				Total of Taxable/Exempt Values:	\$188,980				

SAMA property reports (continued)

NE 09-30-07-W3 Soil class M · 149 native grass acres · \$148,600

Municipality Name: RM OF RUDY (RM)

Assessment ID Number : 284-000809100

PID: 201188091



Civic Address:

Legal Location: Qtr NE Sec 09 Tp 30 Rg 07 W 3 Sup 00

Supplementary: EXCEPT: CANALS

Title Acres: 148.61

School Division: 207

Neighbourhood: 284-200

Overall PUSE: 2100

Call Back Year:

Reviewed: 04-Aug-2010

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code:

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

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin
149.00	NG - [NATIVE GRASS]	Soil association 1	AQ - [ASQUITH]	Range site	SY/SD: SANDY/SANDS	\$/ACRE 996.88
		Soil texture 1	SL - [SANDY LOAM]	Pasture Type	N - [Native]	
		Soil texture 2	LS - [LOAMY SAND]	Pasture Topography	T1: Level 0-2.5% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.40	
				Aum/Quarter	64.00	

AGRICULTURAL WASTE LAND

Acres	Waste Type
3	WASTE SLOUGH

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	\$148,600		1	Non-Arable (Range)	45%	\$66,870				Taxable
Total of Assessed Values:	\$148,600				Total of Taxable/Exempt Values:	\$66,870				

SE 09-30-07-W3 Soil class M · 150 native grass acres · \$149,500

Municipality Name: RM OF RUDY (RM)

Assessment ID Number : 284-000809300

PID: 201188117



Civic Address:

Legal Location: Qtr SE Sec 09 Tp 30 Rg 07 W 3 Sup 00

Supplementary: EXCEPT: CANALS

Title Acres: 149.61

School Division: 207

Neighbourhood: 284-200

Overall PUSE: 2100

Call Back Year:

Reviewed: 04-Aug-2010

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code:

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

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin
150.00	NG - [NATIVE GRASS]	Soil association 1	AQ - [ASQUITH]	Range site	SY/SD: SANDY/SANDS	\$/ACRE 996.88
		Soil texture 1	SL - [SANDY LOAM]	Pasture Type	N - [Native]	
		Soil texture 2	LS - [LOAMY SAND]	Pasture Topography	T1: Level 0-2.5% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.40	
				Aum/Quarter	64.00	

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	\$149,500		1	Non-Arable (Range)	45%	\$67,275				Taxable
Total of Assessed Values:	\$149,500				Total of Taxable/Exempt Values:	\$67,275				

SAMA property reports (continued)

PT NW 03-30-07-W3 Soil class J · 127 cultivated acres · \$249,000

Municipality Name: RM OF RUDY (RM)

Assessment ID Number : 284-000803200

PID: 201187853



Civic Address:

Legal Location: Qtr PT NW Sec 03 Tp 30 Rg 07 W 3 Sup 00

Supplementary: EXCEPT: CANAL AND PARCEL A
ISC #119719086

Title Acres: 130.24

School Division: 207

Neighbourhood: 284-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 05-Aug-2010

Change Reason: Maintenance

Year / Frozen ID: 2025/-32560

Predom Code:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
12.00	KG - [CULTIVATED GRASS]	Soil association 1 AQ - [ASQUITH] Soil texture 1 FL - [FINE SANDY LOAM] Soil texture 2 Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to SA1 - [95 : Salinity - Slight]	\$/ACRE Final	1,499.12 39.87
		Top soil depth 3-5	Man made hazard I: Irrigation Rate: 0.96		
115.00	KG - [CULTIVATED GRASS]	Soil association 1 BR - [BRADWELL] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to SA1 - [95 : Salinity - Slight]	\$/ACRE Final	2,008.93 53.43
		Soil association 2 BR - [BRADWELL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Man made hazard I: Irrigation Rate: 0.96		

AGRICULTURAL WASTE LAND

Acres	Waste Type
3	WASTE SLOUGH

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	\$249,000		1	Other Agricultural	55%	\$136,950				Taxable
Total of Assessed Values:	\$249,000				Total of Taxable/Exempt Values:	\$136,950				