

HIGHLIGHTS: Auction – RM of Montrose Gravel Pit

Legal Description: NE 21-32-6 W3 Ext 9

Total Acreage: 58.79± Title Acres

An exceptional opportunity to acquire a dual-income parcel featuring 58.79± acres on title located just 58 km from Saskatoon. The property includes a functional, revenue-generating aggregate pit spread across an estimated footprint of 26.91± acres, with the remaining acreage currently utilized as rented farmland on a crop-sharing agreement. Sold via absolute unreserved auction pursuant to a Court of King's Bench Consent Order.

IMMEDIATE REVENUE VALUE: Certified September 2026 Aerial Drone Survey confirms a total of 4,799 m³ (approx. 8,100 tonnes) of already-extracted, processed surface stockpiles ready for immediate transport or sale:

Pile #1: 1,157 m³

Pile #2: 342 m³

Pile #3: 3,300 m³

SUBSTANTIAL RESOURCE LIFESPAN: Prior engineering metrics estimate a total reserve capacity across the site of up to 690,000± cubic yards of aggregate material.

READY-TO-OPERATE INFRASTRUCTURE: Property features an established, heavy-haul ready pit floor and ramp system, allowing seamless, day-one deployment of crushing and processing spreads.

LOCAL MARKET ADAPTABILITY: High-sand content (75%–80%) and rock mix makes this site optimized for local RM road subbase, screen gravel, residential acreages, and high-demand local farm infrastructure.

