

LAND TENDER INFORMATION PACKAGE

The Estate of Hazel Boylan

RM of Clinworth No. 230

Our File No. 23511-0006 JPF/pp



ANDERSON
& COMPANY

Barristers & Solicitors

51 - 1st Avenue NW

Swift Current, SK S9H 0M5

Phone: (306) 773-2891

anderson.company@andlaw.ca

Attn: Joel Friesen or Patricia Petersen

CONTENTS

1. Tender Advertisement
 2. Spreadsheet - List of Lands
 3. Parcel Pictures
 4. SAMA Reports
 5. Satellite Image
 6. Tender for Purchase Form
-

Content 1 – Tender Advertisement

LAND FOR SALE BY TENDER
RM of Clinworth No. 230
(Owned by the Estate of Hazel Boylan)

<u>Land</u>	<u>Assessment Value</u>	<u>Approx. Titled Acres</u>
NW 26-21-24 W3 Ext 0	\$203,400	160.55 acres
SW 35-21-24 W3 Ext 0	\$227,500	160.48 acres

Further details available online: www.andersonandcompany.ca/land-tenders

- 1. Tenders must be submitted to Anderson & Company by 4:00 p.m., Monday, December 17, 2018.**
2. A cheque for 5% of the amount of the tender must accompany the tender. (Cheques will be returned to unsuccessful bidders).
3. Bidders must rely on their own research and inspection of the property and confirm acreage, condition, assessments, or other particulars.
4. No tender shall be accepted which is subject to financing.
5. Highest or any bid not necessarily accepted.
6. Bidders will not be called for an auction to determine the successful bidder.
7. Parcels can be bid sold separately, with preference given to bids on both parcels.

Forward tenders and inquiries to:

**ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1ST Avenue N.W.
Swift Current, SK S9H 0M5
Phone: (306) 773-2891
Attn: Joel Friesen or Patricia Petersen
File #23511-006JF - jfriesen@andlaw.ca**

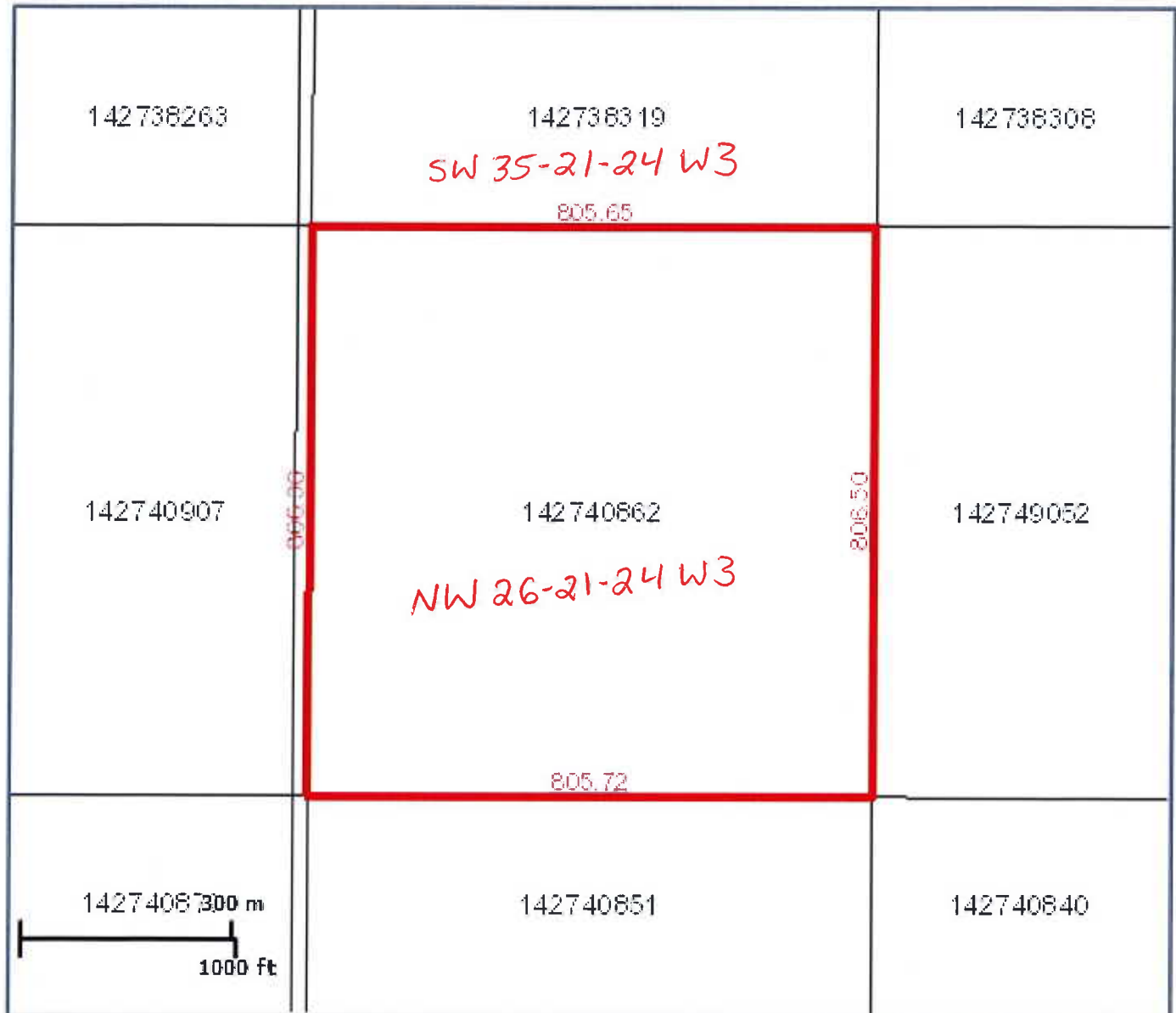
Content 2 – List of Lands

<u>Parcel</u>	<u>Legal Description</u>	<u>Owner</u>	<u>SAMA 2018 Assessment</u>	<u>Titled Acres</u>	<u>Municipality</u>
1.	NW 26-21-24 W3 Ext 0	Estate of Hazel Boylan	\$203,400.00	160.55	RM of Clinworth No. 230
2.	SW 35-21-24 W3 Ext 0	Estate of Hazel Boylan	\$227,500.00	160.48	RM of Clinworth No. 230

Content 3
Parcel Pictures

Surface Parcel Number: 142740862

REQUEST DATE: Fri Nov 23 10:39:22 GMT-0600 2018



Scale: 1:18056

Owner Name(s): Boylan, John Rodger as a personal representative for the estate of Hazel Boylan , Boylan, Marjorie as

Municipality: RM OF CLINWORTH NO. 230

Area: 64.973 hectares (160.55 acres)

Title Number(s): 149817987

Converted Title Number: 63SC06687

Parcel Class: Parcel (Generic)

Ownership Share: 1:1

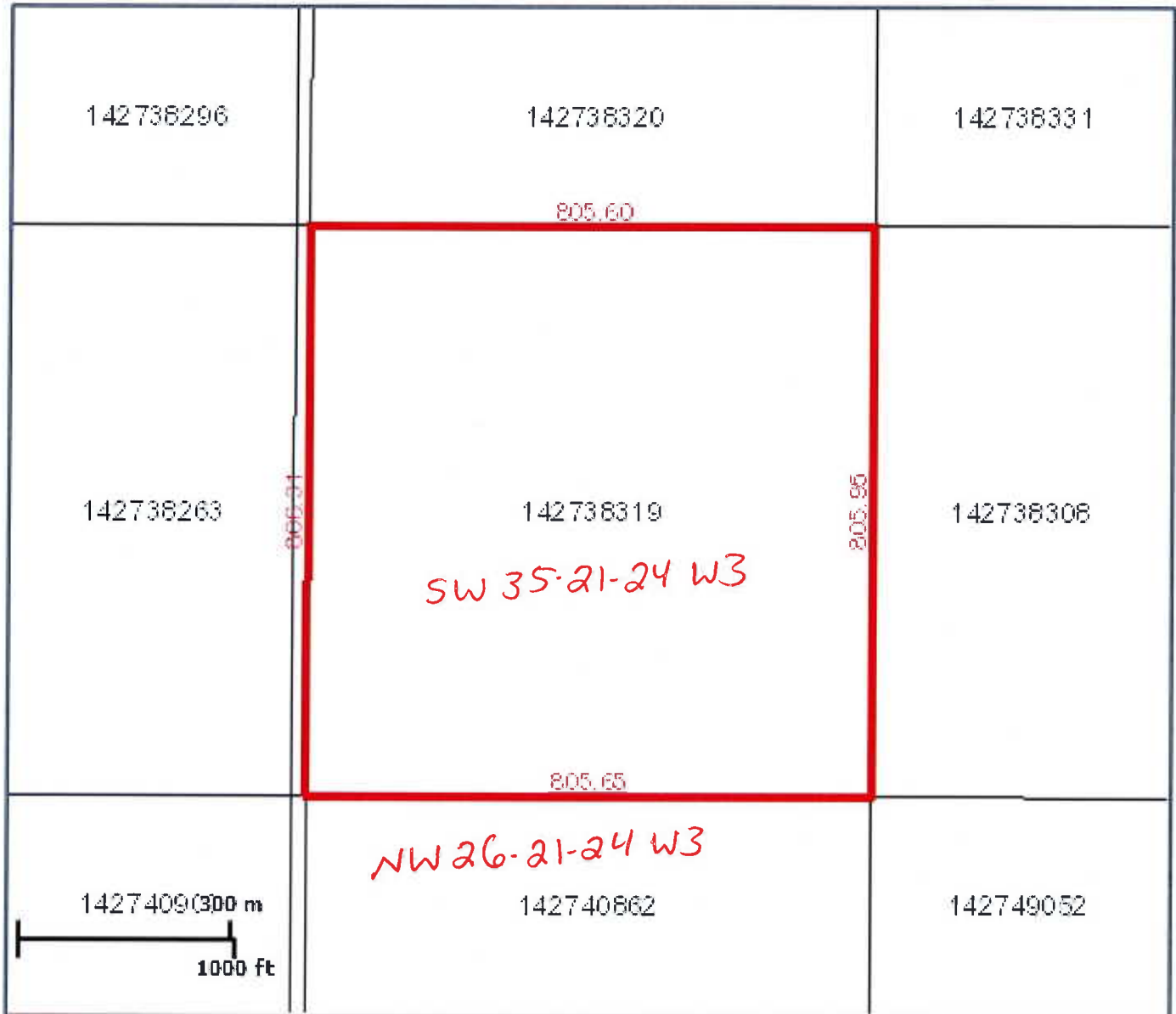
Land Description: NW 26-21-24-3 Ext 0

Source Quarter Section: NW-26-21-24-3

Commodity/Unit: Not Applicable

Surface Parcel Number: 142738319

REQUEST DATE: Fri Nov 23 10:42:58 GMT-0800 2018



Scale: 1:18056

Owner Name(s): Boylan, John Rodger as a personal representative for the estate of Hazel Boylan , Boylan, Marjorie as

Municipality: RM OF CLINWORTH NO. 230

Area: 64.943 hectares (160.48 acres)

Title Number(s): 149818113

Converted Title Number: 63SC06688

Parcel Class: Parcel (Generic)

Ownership Share: 1:1

Land Description: SW 35-21-24-3 Ext 0

Source Quarter Section: SW-35-21-24-3

Commodity/Unit: Not Applicable

Content 4
SAMA Reports



Property Report

Print Date: 27-Nov-2018

Page 1 of 1

Municipality Name: **CLINWORTH (RM)**

Assessment ID Number: **230-000935400**

PID: **3189933**

Civic Address: Qtr SW Sec 35 Tp 21 Rg 24 W 3 Sup
 Legal Location: Qtr SW Sec 35 Tp 21 Rg 24 W 3 Sup
 Supplementary:

Title Acres: 160.48
 School Division: 211
 Neighbourhood: 230-100
 Overall PUSE: 2000
 Inspected: 06-May-2015
 Change Reason: Reinspection
 Year / Frozen ID: 2018/-4
 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
4.00	K - [CULTIVATED] FIELD CROP PRODUCTN	Soil association 1 SC - [SCEPTRE] Soil texture 1 HC - [HEAVY CLAY] Soil texture 2 Soil profile 1 VERT - [CHERN-VERT] Top soil depth VERT	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 25% reduction due to F3 - [75 : Flooding - Strong]	\$/ACRE 1,139,28 Final 53.01
93.48	K - [CULTIVATED] FIELD CROP PRODUCTN	Soil association 1 WW - [WILLOWS] Soil texture 1 C - [CLAY] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Soil association 2 WW - [WILLOWS] Soil texture 3 Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few	\$/ACRE 1,361.61 Final 63.36
63.00	K - [CULTIVATED] FIELD CROP PRODUCTN	Soil association 1 SC - [SCEPTRE] Soil texture 1 HC - [HEAVY CLAY] Soil profile 1 VERT - [CHERN-VERT] Top soil depth VERT	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few	\$/ACRE 1,519.04 Final 70.69

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Tax Status
Agricultural	\$227,500		1	Other Agricultural	55%	\$125,125			Taxable
Total of Assessed Values:	\$227,500					\$125,125			
						Total of Taxable/Exempt Values:			
						\$125,125			



Property Report

Municipality Name: **CLINWORTH (RM)**

Assessment ID Number: **230-000926200** PID: **3189149**

Civic Address: Qtr NW Sec 26 Tp 21 Rg 24 W 3 Sup
 Legal Location: Qtr NW Sec 26 Tp 21 Rg 24 W 3 Sup
 Supplementary:

Title Acres: 160.55 Inspected: 06-May-2015
 School Division: 211 Change Reason: Reinspection
 Neighbourhood: 230-100 Year / Frozen ID: 2018/-4
 Overall PUSE: 2000 Predom Code:
 Method in Use: C.A.M.A. - Cost
 Call Back Year:

AGRICULTURAL ARABLE LAND

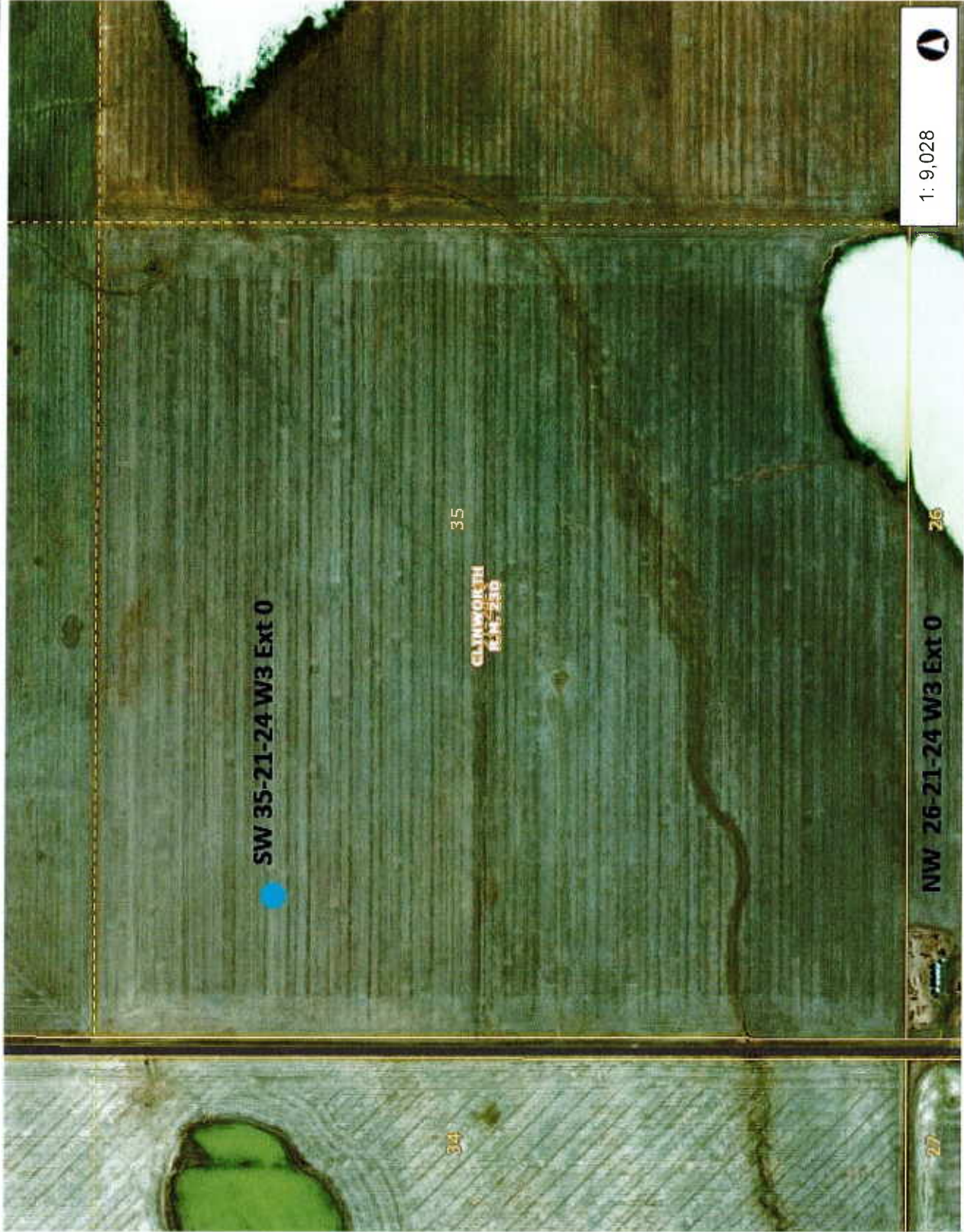
Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
152.55	K - [CULTIVATED] FIELD CROP PRODUCTN	Soil association 1 WW - [WILLOWS] Soil texture 1 C - [CLAY] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard WS: Waste Slough Rate: 0.98	\$/ACRE 1,281.00 Final 59.61
8.00	K - [CULTIVATED] FIELD CROP PRODUCTN	Soil association 1 WW - [WILLOWS] Soil texture 1 C - [CLAY] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Soil association 2 WW - [WILLOWS] Soil texture 3 Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5 Soil association 1 WW - [WILLOWS] Soil texture 1 C - [CLAY] Soil texture 2 Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Soil association 2 WW - [WILLOWS] Soil texture 3 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 25% reduction due to F3 - [75 : Flooding - Strong] Natural hazard WS: Waste Slough Rate: 0.98	\$/ACRE 1,000.78 Final 46.57

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Tax Status
Agricultural	\$203,400		1	Other Agricultural	55%	\$111,870			Taxable
Total of Assessed Values:	\$203,400					\$111,870			
					Total of Taxable/Exempt Values:	\$111,870			

Content 5
Satellite Image

SW 35-21-24 W3 Ext 0



1: 9,028



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

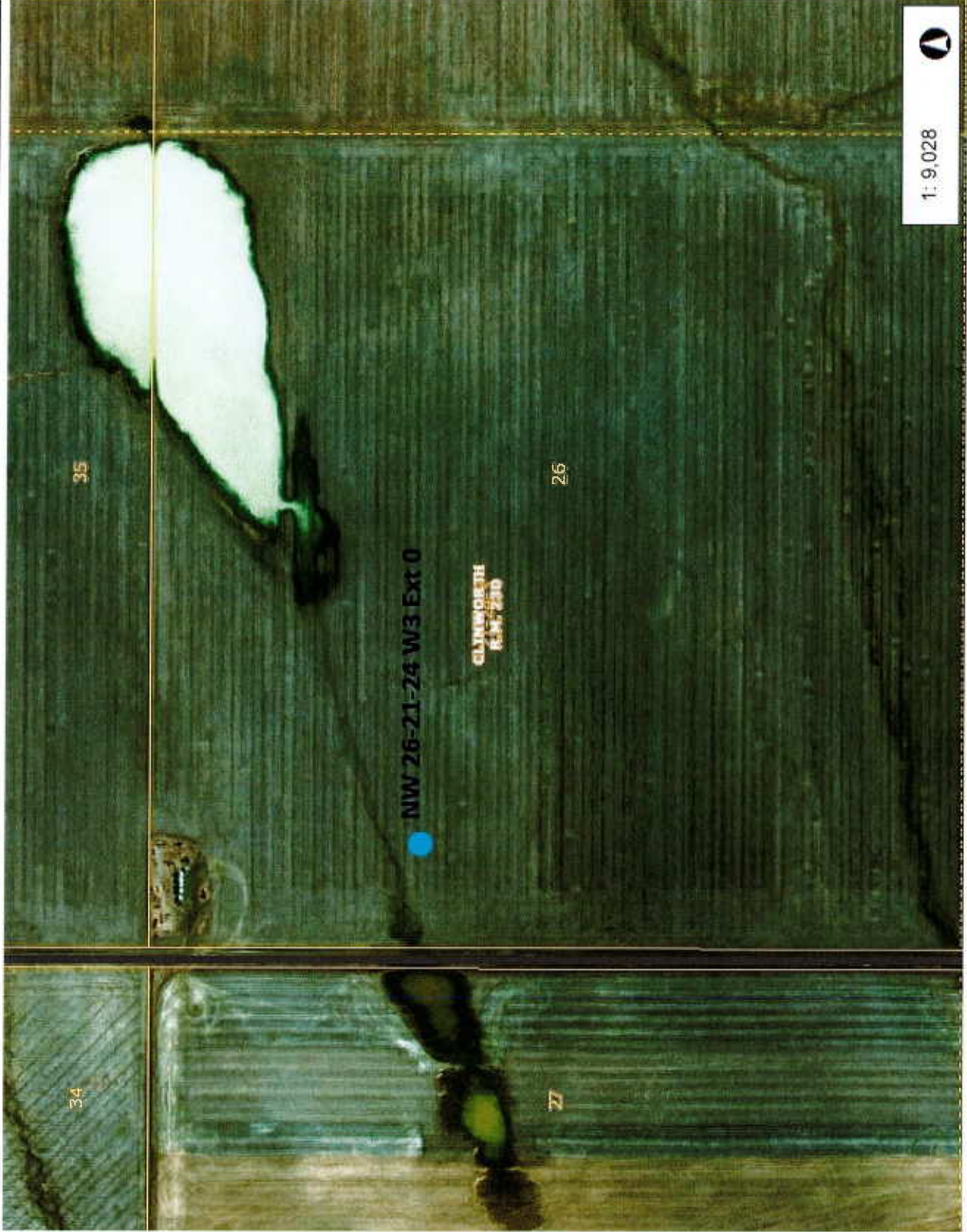
Legend

- SPP Pasture
- National Park
- Provincial Park
- Recreation Site
- Protected Area
- Authority
- Historic Site
- Regional Park
- City
- Unincorporated Area
- Urban Municipality
- Rural Municipality
- Agricultural Crown Land
- Township
- Section
- Quarter Section

Notes

Acres Approx. 160.48

NW 26-21-24 W3 Ext 0



1: 9,028



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- SPP Pasture
- National Park
- Provincial Park
- Recreation Site
- Protected Area
- Authority
- Historic Site
- Regional Park
- City
- Unincorporated Area
- Urban Municipality
- Rural Municipality
- Township
- Section
- Quarter Section

Notes

Acres Approx. 160.55

Content 6 - TENDER FOR PURCHASE FORM

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to **purchase** the lands marked with a checkmark below, on the terms and conditions in the advertisement:

<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	NW 26-21-24 W3 Ext 0	\$ _____
<input type="checkbox"/>	SW 35-21-24 W3 Ext 0	\$ _____
Total Bid:		\$ _____

2. I/We, the undersigned, attach a certified cheque in the amount of \$ _____ as a 5% deposit for the above purchase price, and understand that the said cheque will be returned if the tender contained herein is not accepted by the Seller.
3. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the Seller's solicitors, Anderson & Company, to use the same to contact us after the tender deadline of **December 17, 2018, at 5:00 pm** regarding the acceptance/decline of our offer.

Date

Signature of Tenderer

Name of Corporation:

Print Name of Tenderer:

Address: _____

Home # _____

Mobile # _____

File No. 23511-006 JPF/pp

Email: _____