

# LAND TENDER INFORMATION PACKAGE

Nelson Ostrander Farms Ltd.

RM of Canaan No. 225

Our File No. 24162-007 JPF/pp



**ANDERSON**  
& COMPANY

*Barristers & Solicitors*

*51 - 1<sup>st</sup> Avenue NW*

*Swift Current, SK S9H 0M5*

*Phone: (306) 773-2891*

[anderson.company@andlaw.ca](mailto:anderson.company@andlaw.ca)

*Attn: Joel Friesen or Patricia Petersen*

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## **Content 1 – Tender Advertisement**

**LAND FOR SALE BY TENDER  
RM of Canaan No. 225  
(Owned by Nelson Ostrander Farms Ltd.)**

<b><u>Land</u></b>	<b><u>Assessment Value</u></b>	<b><u>Approx. Titled Acres</u></b>
NE 24-22-09 W3 Ext 0	\$126,800.00	158.24 acres

Further details available online: [www.andersonandcompany.ca/land-tenders](http://www.andersonandcompany.ca/land-tenders)

- 1. Tenders must be submitted to Anderson & Company by 4:00 p.m., Wednesday, January 23, 2019.**
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.

Forward tenders and inquiries to:

**ANDERSON & COMPANY  
BARRISTERS & SOLICITORS  
51 – 1<sup>ST</sup> Avenue N.W.  
Swift Current, SK S9H 0M5  
Phone: (306) 773-2891  
Attn: Joel Friesen or Patricia Petersen  
File #24162-007JF - [jfriesen@andlaw.ca](mailto:jfriesen@andlaw.ca)**

## Content 2 – List of Lands

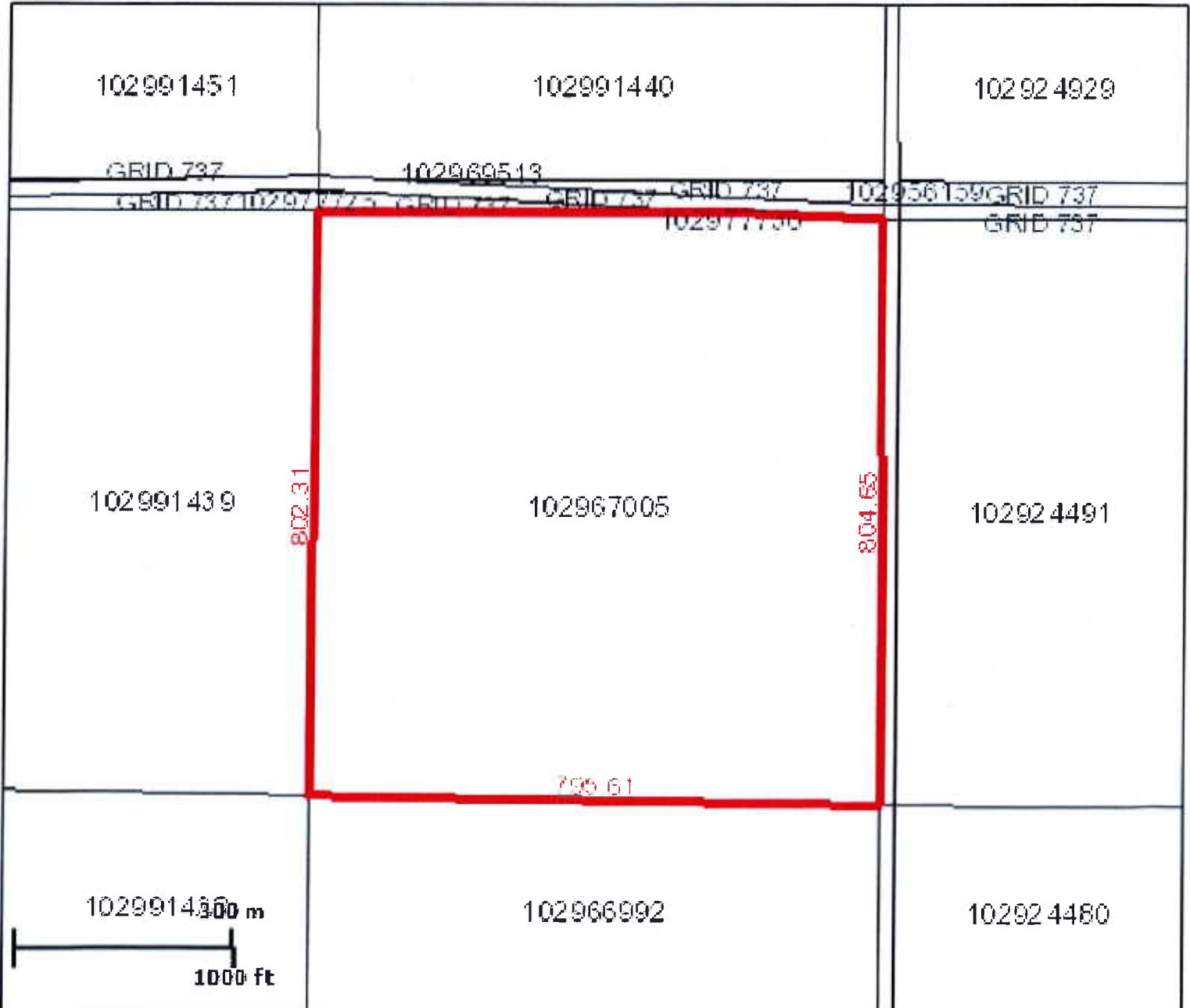
<u>Legal Description</u>	<u>Owner</u>	<u>SAMA 2018 Assessment</u>	<u>Titled Acres</u>	<u>Municipality</u>
NE 24-22-09 W3 Ext 0	Nelson Ostrander Farms Ltd.	\$126,800.00	158.24	RM of Canaan No. 225

Content 3  
Parcel Pictures



## Surface Parcel Number: 102967005

REQUEST DATE:28-Nov-2018 11:05:01 AM



**Owner Name(s):** NELSON OSTRANDER FARMS LTD.

**Municipality:** RM OF CANAAN NO. 225

**Title Number(s):** 143451895

**Parcel Class:** Parcel (Generic)

**Land Description:** NE 24-22-09-3 Ext 0

**Source Quarter Section:** NE-24-22-09-3

**Commodity/Unit:** Not Applicable

**Area:** 64.039 hectares (158.24 acres)

**Converted Title Number:** 97MJ14303

**Ownership Share:** 1:1

**DISCLAIMER: THIS IS NOT A PLAN OF SURVEY** It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Content 4  
SAMA Reports



**Property Report**

Print Date: 04-Dec-2018

Municipality Name: **CANAAN (RM)**

Assessment ID Number: **225-000524100**

PID: **200040996**

Civic Address: Sec 24 Tp 22 Rg 09 W 3 Sup  
 Legal Location: Qtr NE  
 Supplementary:

Title Acres: 160.00  
 School Division: 207  
 Neighbourhood: 225-200  
 Overall PUSE: 2100  
 Inspected: 09-Sep-2004  
 Change Reason: Reinspection  
 Year / Frozen ID: 2018/-2  
 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
75.00	K - [CULTIVATED] FIELD CROP PRODUCTN	Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight	\$/ACRE 1,196.04 Final 55.66

**AGRICULTURAL PASTURE LAND**

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
85.00	NG - [NATIVE GRASS] NATIVE RANGELAND	Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil texture 2	Range site L/TH: LOAMY/THIN Pasture Type N - [Native] Pasture Topography T5: Very Strong 16-20% SI Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.28 Aum/Quarter 44.00	\$/ACRE 436.25

**Assessed & Taxable/Exempt Values (Summary)**

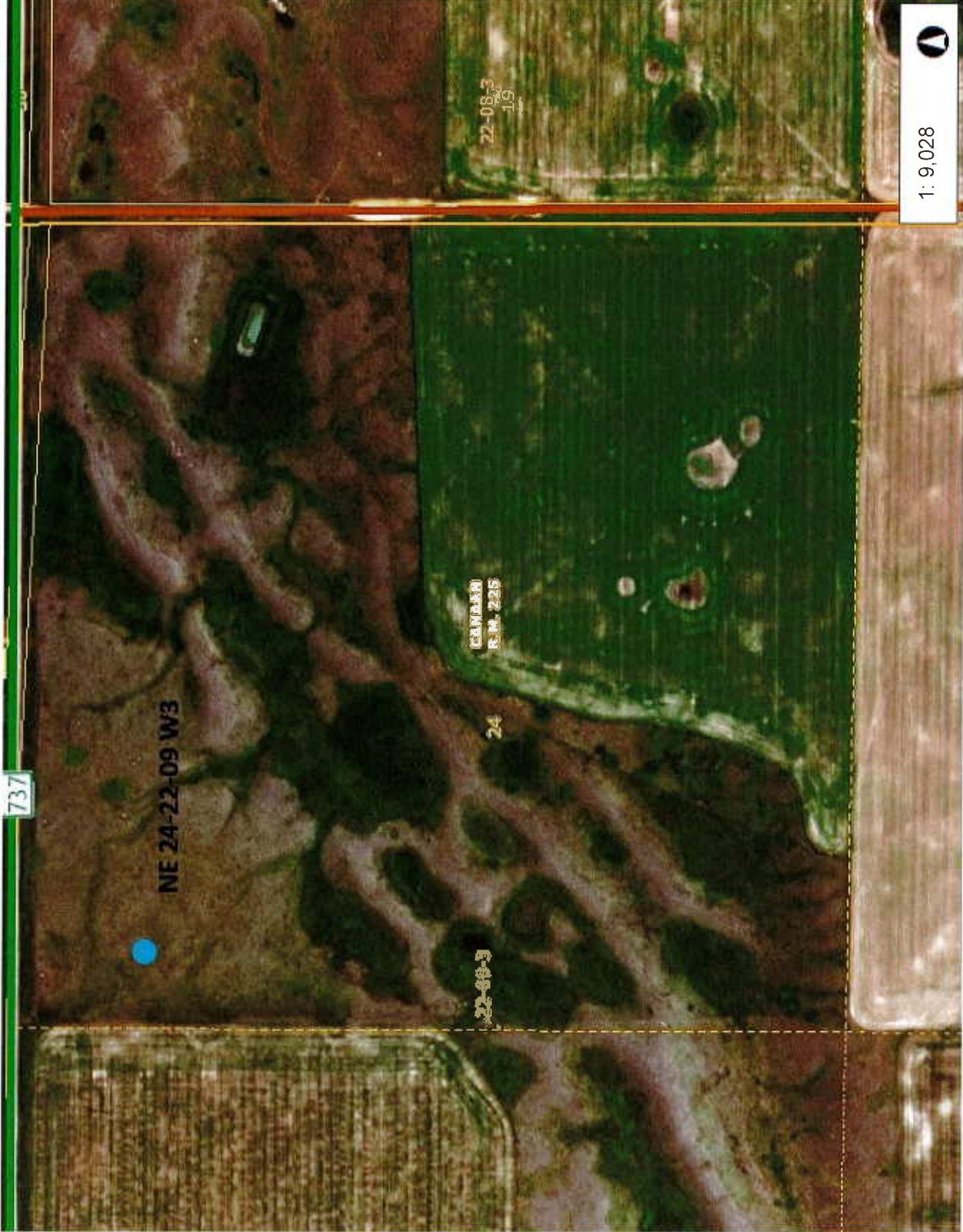
Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Adjust Reason	Exempt	Tax Status
Agricultural	\$126,800		1	Non-Arable (Range)	45%			Taxable
Total of Assessed Values	\$126,800						\$57,060	
							\$57,060	



# Content 5

## Satellite Image

# NE 24-22-09 W3 - RM of Canaan No. 225



1: 9,028



0.5 Kilometers



0.5  
0 0.23 0.5  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd

## 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
- First Nations Land

## Notes

Titled Acres: 158.24  
Cultivated Acres: 75  
Pasture Land, Acres: 85

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

**Content 6 - TENDER FOR PURCHASE FORM**

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender, to **purchase** the land set out below, on the terms and conditions in the advertisement:

NE 24-22-09 W3 Ext 0                      \$ \_\_\_\_\_

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 **January 23, at 4:00 pm** regarding the acceptance/decline of our offer.

\_\_\_\_\_  
Date

\_\_\_\_\_  
*Signature of Tenderer*

\_\_\_\_\_  
Name of Corporation:

\_\_\_\_\_  
Print Name of Tenderer:

\_\_\_\_\_  
Address: \_\_\_\_\_

\_\_\_\_\_  
Home #: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Mobile #: \_\_\_\_\_

**File No. 24162-007 JPF/pp**

\_\_\_\_\_  
Email : \_\_\_\_\_