

LAND TENDER INFORMATION PACKAGE

Nordic Farms Ltd.

R.M. of Miry Creek No. 229

Our File No. 10991-019F



ANDERSON
& COMPANY

Barristers & Solicitors
51 - 1st Avenue NW
Swift Current, SK S9H 0M5
Phone: (306) 773-2891
[*anderson.company@andlaw.ca*](mailto:anderson.company@andlaw.ca)
Attn: Morris Froslie

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

**R.M. OF MIRY CREEK # 229
(OWNER: NORDIC FARMS LTD.)**

<u>Land</u>	<u>Assessed Value</u>	<u>Taxable Assessment</u>	<u>Acres</u>	<u>Cultivated Acres</u>	<u>2018 Seeded</u>
SW 7-21-19 W3	152,600	83,930	160	140 +/-	Canola
SE 7-21-19 W3	218,900	120,395	159	159 +/-	Canola
NW 7-21-19 W3	182,900	100,595	159	156 +/-	Canola

4 Gas Wells with Abbey Resources

Conditions:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **17th** day of **December, 2018**
- 2) Highest or any tender not necessarily accepted
- 3) A cheque for the amount of 3% of the amount of bid must accompany the bid (cheques will be returned to unsuccessful bidders)
- 4) Tenders considered on individual parcel, indicating which quarter they apply to
- 5) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars
- 6) Tenders will not be called to the office of the undersigned to finally dispose of the land
- 7) No tenders subject to financing will be accepted
- 8) For additional details view the full tender package online at www.andersonandcompany.ca/land-tenders

Forward bids and inquiries to:

**MORRIS A. FROSLIE
ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 - 1st Ave NW, P.O. BOX 610
SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891
File No. 10991-019F**

Content 2 – List of Lands

<u>Legal Description</u>	<u>Owner</u>	<u>2017 Assmt</u>	<u>Acre Usage</u>	<u>Titled Acres</u>	<u>Municipality</u>
SW 07-21-19 W3	Nordic Farms	\$152,600	140 cultivated acres 20 acres wetlands	160	RM of Miry Creek No. 229
SE 07-21-19 W3	Nordic Farms	\$218,900	159 cultivated acres	159	
NW 07-21-19 W3	Nordic Farms	\$182,900	156 cultivated acres 3 acres wetlands	159	
TOTAL ASSESSED VALUE		\$554,400	TOTAL ACRES	478.00	

Content 3
Parcel Pictures



Surface Parcel Number: 144820616

REQUEST DATE: Mon Nov 26 10:53:26 GMT-0600 2018



Scale: 1:18056

Owner Name(s): NORDIC FARMS LTD.

Municipality: RM OF MIRY CREEK NO. 229

Title Number(s): 140510809

Parcel Class: Parcel (Generic)

Land Description: SW 07-21-19-3 Ext 0

Source Quarter Section: SW-07-21-19-3

Commodity/Unit: Not Applicable

Area: 64.618 hectares (159.68 acres)

Converted Title Number: 94SC14607E

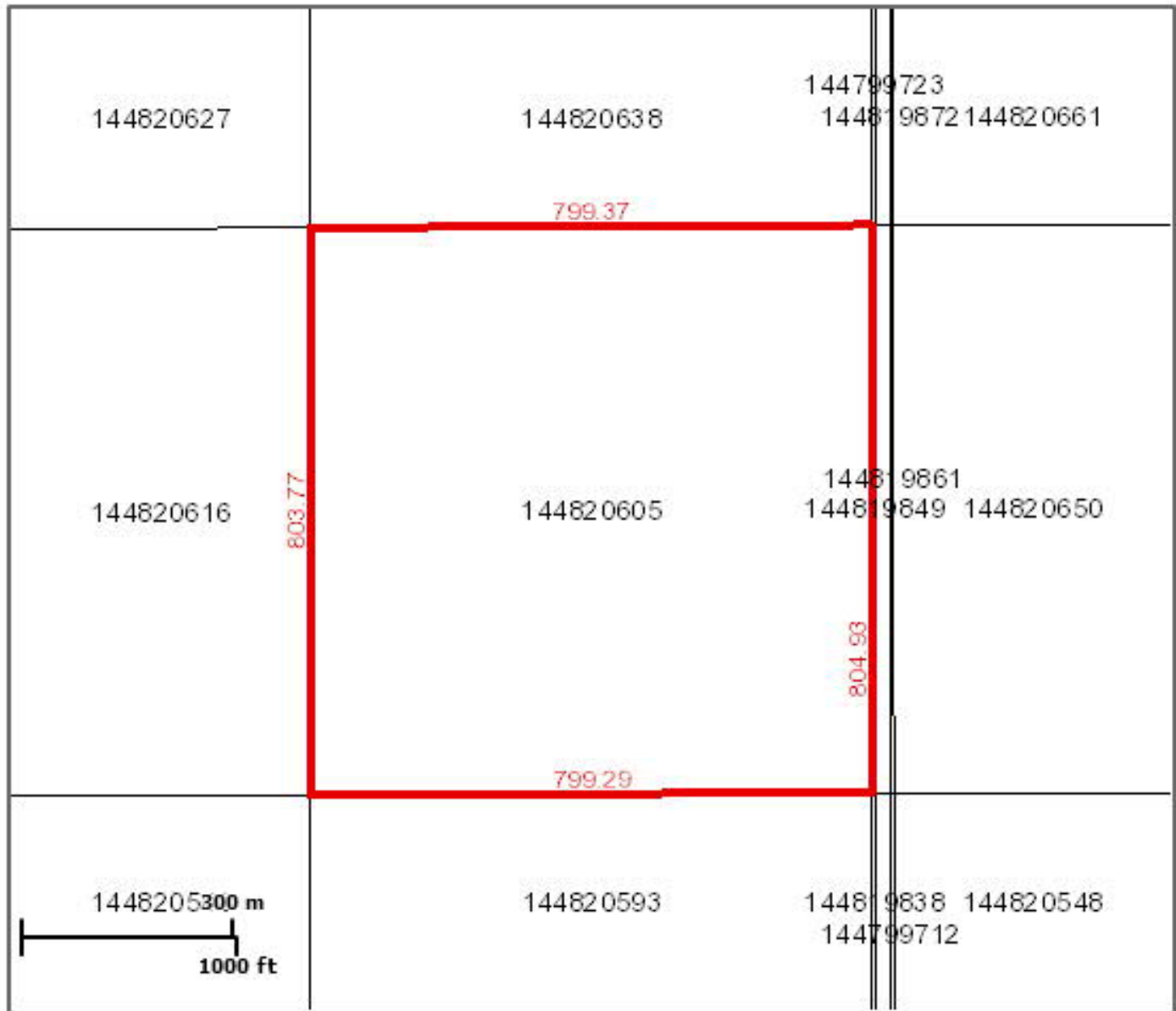
Ownership Share: 1:1

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.



Surface Parcel Number: 144820605

REQUEST DATE: Mon Nov 26 10:43:22 GMT-0600 2018



Scale: 1:18056

Owner Name(s): NORDIC FARMS LTD.

Municipality: RM OF MIRY CREEK NO. 229

Title Number(s): 140510797

Parcel Class: Parcel (Generic)

Land Description: SE 07-21-19-3 Ext 0

Source Quarter Section: SE-07-21-19-3

Commodity/Unit: Not Applicable

Area: 64.294 hectares (158.87 acres)

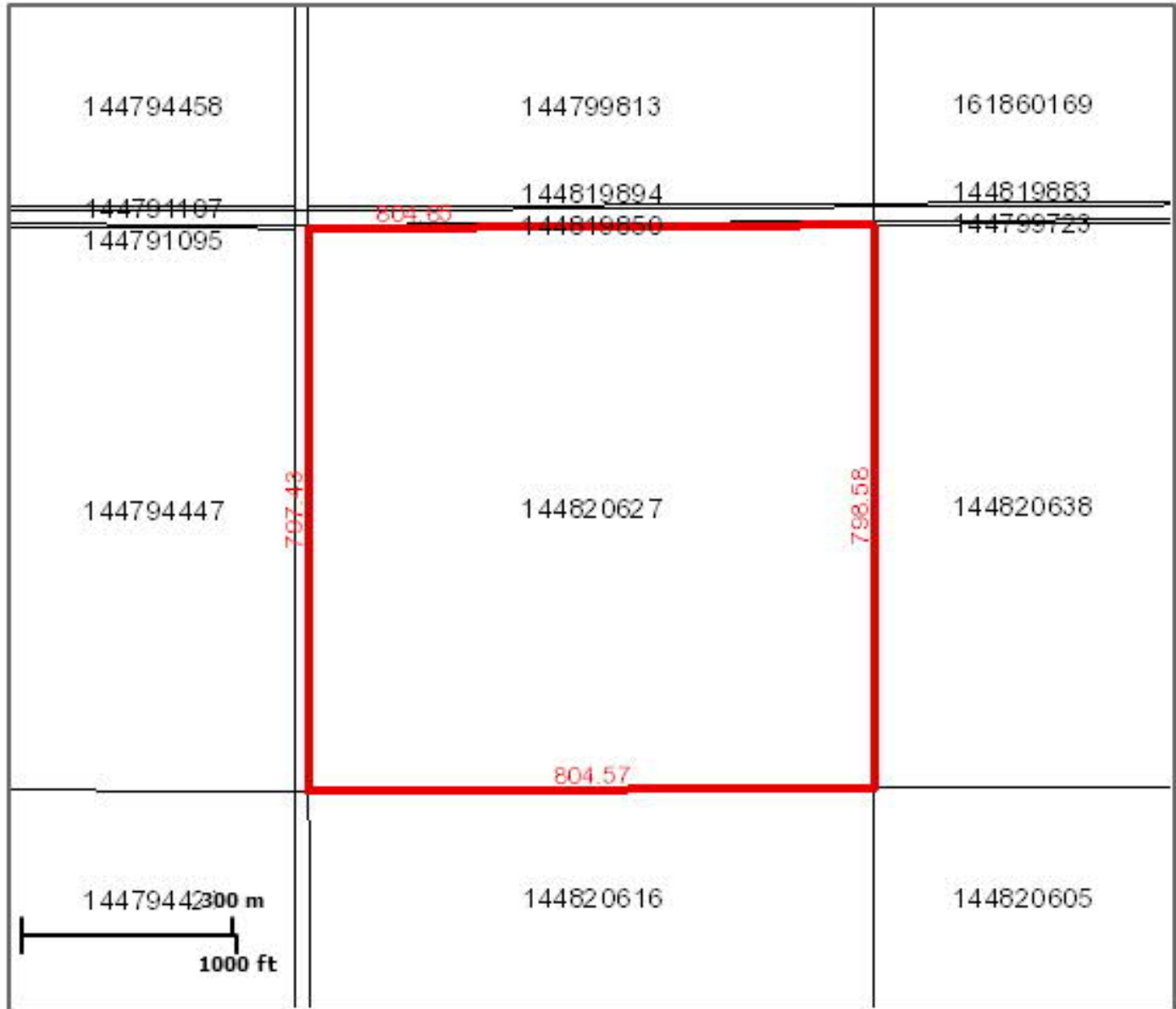
Converted Title Number: 00SC14378C

Ownership Share: 1:1



Surface Parcel Number: 144820627

REQUEST DATE: Mon Nov 26 10:41:04 GMT-0800 2018



Scale: 1:18056

Owner Name(s): NORDIC FARMS LTD.

Municipality: RM OF MIRY CREEK NO. 229

Title Number(s): 140510810

Parcel Class: Parcel (Generic)

Land Description: NW 07-21-19-3 Ext 0

Source Quarter Section: NW-07-21-19-3

Commodity/Unit: Not Applicable

Area: 64.207 hectares (158.66 acres)

Converted Title Number: 00SC14378C

Ownership Share: 1:1

Content 4
SAMA Reports

Municipality Name:	MIRY CREEK (RM)	Assessment ID Number:	229-000707400	PID:	3296001
Civic Address:		Title Acres:	160.00	Inspected:	26-Aug-2016
Legal Location:	Qtr SW Sec 07 Tp 21 Rg 19 W 3 Sup	School Division:	211	Change Reason:	Reinspection
Supplementary:		Neighbourhood:	229-100	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	
85.00	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]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 10% reduction due to SA2 - [90 : Salinity - Moderate]	Natural hazard DW: Shallow Draw Rate: 0.98	\$/ACRE 1,298.28 Final 60.41
41.00	K - [CULTIVATED] FIELD CROP PRODUCTN	Soil association 1 EA - [EASTEND] Soil texture 1 SICL - [SILTY CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 EA - [EASTEND] 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 10% reduction due to SA2 - [90 : Salinity - Moderate]	Natural hazard DW: Shallow Draw Rate: 0.98	\$/ACRE 1,022.67 Final 47.59

AGRICULTURAL WASTE LAND

Acres	Land Use	Waste Type
34	WETLANDS	SALINE WASTE1

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	\$152,600		1	Other Agricultural	55%	\$83,930				Taxable
Total of Assessed Values:	\$152,600				Total of Taxable/Exempt Values:	\$83,930				



Property Report

Print Date: 26-Nov-2018

Page 1 of 1

Municipality Name: MIRY CREEK (RM)

Assessment ID Number: 229-000707300

PID: 3295987

Civic Address:

Title Acres: 159.00

Inspected: 26-Aug-2016

Legal Location: Qtr SE Sec 07 Tp 21 Rg 19 W 3 Sup

School Division: 211

Change Reason: Reinspection

Supplementary:

Neighbourhood: 229-100

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			
134.00	K - [CULTIVATED] FIELD CROP PRODUCTN	Soil association 1	SC - [SCEPTRE]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,442.53
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	67.13
		Soil profile 1	VERT- [CHERN-VERT]				
		Soil association 2	WW - [WILLOWS]	Natural hazard	DW: Shallow Draw Rate: 0.98		
		Soil texture 3					
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
25.00	K - [CULTIVATED] FIELD CROP PRODUCTN	Top soil depth	VERT				
		Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,024.24
		Soil texture 1	C - [CLAY]	Stones (qualities)	S1 - None to Few	Final	47.66
		Soil texture 2	HC - [HEAVY CLAY]	Phy. Factor 1	25% reduction due to SA3 - [75 : Salinity - Strong]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5	Natural hazard	DW: Shallow Draw Rate: 0.98		

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	\$218,900		1	Other Agricultural	55%	\$120,395				Taxable
Total of Assessed Values:	\$218,900					\$120,395				
					Total of Taxable/Exempt Values:	\$120,395				



Property Report

Print Date: 26-Nov-2018

Municipality Name: MIRY CREEK (RM) **Assessment ID Number:** 229-000707200 **PID:** 3295920

Civic Address: **Title Acres:** 159.00 **Inspected:** 25-Apr-2016

Legal Location: Qtr NW Sec 07 Tp 21 Rg 19 W 3 Sup **School Division:** 211 **Change Reason:** Reinspection

Supplementary: **Neighbourhood:** 229-100 **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	
20.00	K - [CULTIVATED] FIELD CROP PRODUCTN	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 HC - [HEAVY CLAY] Soil texture 2 C - [CLAY] Soil profile 1 SOL-Z+ - [SOL;SOL SOLONETZ STR] Soil association 2 BW - [BROWN (ALLUVIUM)] Soil texture 3 Soil texture 4 Soil profile 2 SOL-Z+ - [SOL;SOL SOLONETZ STR] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 50% reduction due to SA5 - [50 : Salinity - Severe]	\$/ACRE	537.20
124.00	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] Soil association 2 SC - [SCEPTRE] Soil texture 3 Soil texture 4 Soil profile 2 VERT- [CHERN-VERT] Top soil depth VERT	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 10% reduction due to SA2 - [90 : Salinity - Moderate]	\$/ACRE	1,387.24 64.55

AGRICULTURAL WASTE LAND

Acres	Land Use	Waste Type
15	WETLANDS	SALINE WASTE1

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	\$182,900		1	Other Agricultural	55%	\$100,595				Taxable
Total of Assessed Values:	\$182,900				Total of Taxable/Exempt Values:	\$100,595				

Content 5
Satellite Image

NW & S 1/2 07-21-19 W3



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

NW 07
156 cultivated acres
3 acres wetlands

SW 07
140 cultivated acres
20 acres wetlands

SE 07
159 cultivated acres

1: 18,056



0.9 0 0.46 0.9 Kilometers

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"/>	SW 07-21-19 W3	\$ _____
<input type="checkbox"/>	SE 07-21-19 W3	\$ _____
<input type="checkbox"/>	NW 07-21-19 W3	\$ _____
	TOTAL AMOUNT BID	\$ _____

2. I/We, the undersigned, attach a certified cheque in the amount of \$ _____ as a 3% 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 12:00 noon** regarding the acceptance/decline of our offer.

Date

Signature of Tenderer

Name of Corporation:

Print Name of Tenderer:

Address: _____

Home #: _____

Mobile #: _____

File No. 10991-019F

Email : _____