



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Pittville No. 169

Northwest of Hazlet, SK

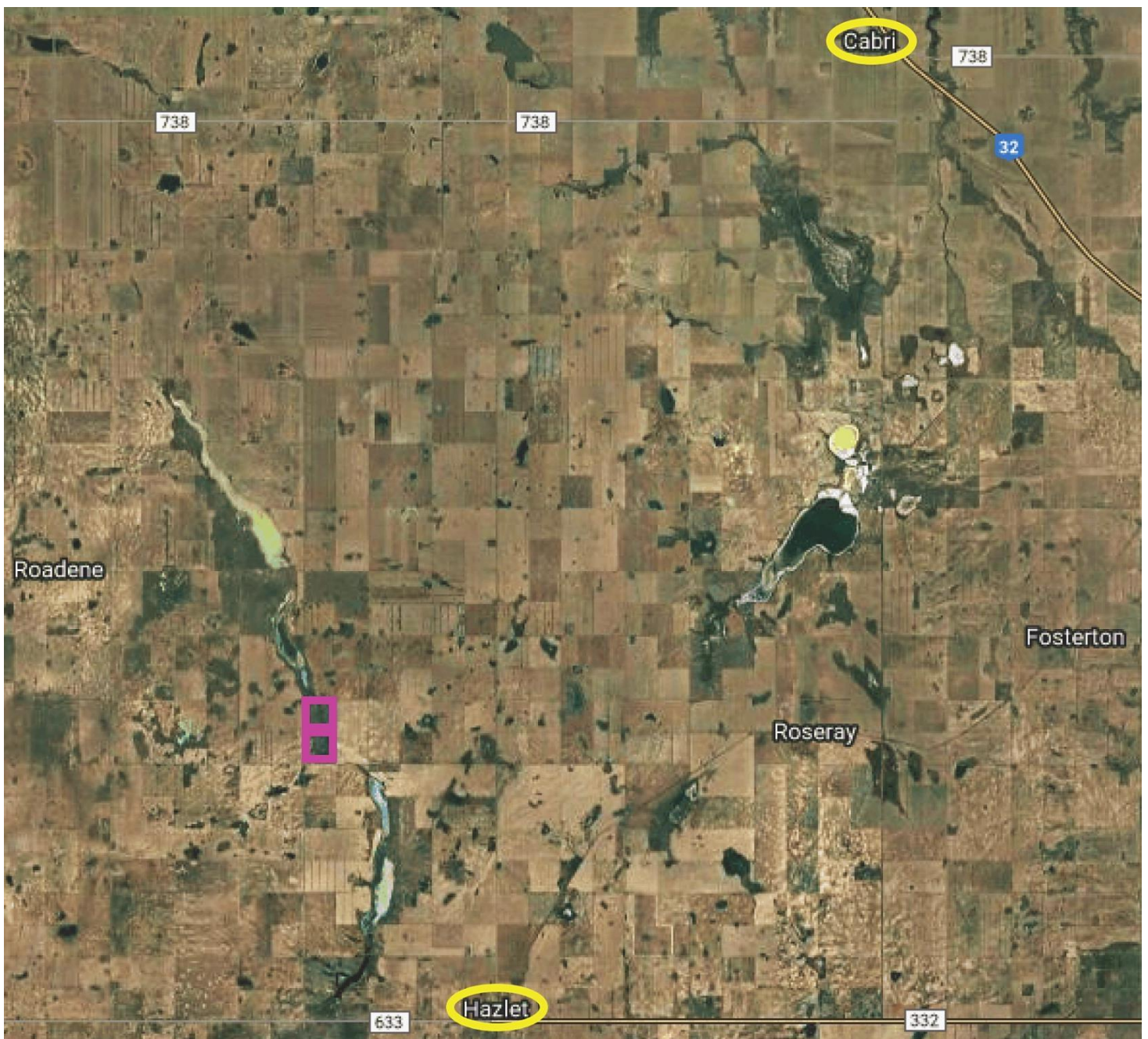
Cameron & Lois Linder

Bids Due: November 18, 2025

Our File No. 20570-006W

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1. Tender Advertisement
2. Tender for Purchase Form
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LAND FOR SALE - RM OF PITTVILLE NO. 169

OWNERS: CAMERON & LOIS LINDER

Northwest of Hazlet, SK

Land Description		Assessed Value	Total Acres	Cultivated Grass	Native Grass
1	NW 26-17-20 W3 Ext. 0	\$152,600	159.45	35	125
2	SW 26-17-20 W3 Ext. 62	\$194,100	156.19	84.19	72
TOTALS:		\$346,700	315.64	119.19	197

PARTICULARS:

Perimeter 3-strand fenced (mostly new in 2006) and cross-fenced throughout. A spring-fed dugout and marsh are located on the north end, with a solar pump and trough included. The land consists primarily of native pasture, with approximately 120 acres that were reseeded to crested wheatgrass, alfalfa, and slender wheatgrass a few years ago. The property has been well maintained and never overgrazed.

EXCLUSIONS: Portable steel corrals. Vendors may consider selling separately to successful bidder.

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **18th day of November 2025**;
- 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(s), indicating which quarter they apply to;
- 5) All bidders are responsible for their own due diligence, including independent inspection and verification of acres, assessments, and other particulars. The **land including all fixtures and improvements** thereon, is offered strictly "**as is, where is,**" with no warranties or representations of any kind by the Vendors;
- 6) No tenders subject to financing or other conditions will be accepted;
- 7) Bidders will not be called to the office of the undersigned to finalize the sale;
- 8) The successful Tender shall be required, following the last tender, to enter a written Offer to Purchase Agreement with the Vendors;
- 9) In the event the Purchaser fails to pay the balance of the purchase price on or before the **22nd day of December 2025** (the "**Closing Date**"), the deposit equivalent to three (3%) percent of the final tender, shall be forfeited absolutely to the registered owners as liquidated damages or alternatively, with consent of owners pay interest on balance to close at the rate of 6% per annum from Closing Date;
- 10) No possession shall be granted until the balance of the purchase price has been paid absolutely and unconditionally;
- 11) The registered owners shall pay the costs for the preparation of the Transfer Authorization;
- 12) The Purchaser shall pay all Land Titles costs for the registration of the Transfer Authorization at ISC; The Purchaser shall be responsible for his/her own Solicitor costs;
- 13) The Purchaser, in addition to the offer price, shall also pay GST, if applicable. The Purchaser must provide the registered owners with a Certificate as to the GST registration otherwise, the Purchaser shall be required to pay the Vendor, GST equivalent to five (5%) percent of the purchase price;
- 14) The Owners shall pay taxes to **December 31, 2025**. The Purchaser is responsible for 2026 taxes and onward.

Forward bids and inquiries to:

Angelina Wall, Anderson & Company, Barristers & Solicitors
51 – 1st Ave NW, P.O. Box 610 Swift Current SK S9H 3W4
Phone: (306) 773-2891 AWall@andlaw.ca File No. 20570-006W

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Tender for Purchase Form

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to **purchase** in accordance with the terms and conditions in the Tender Advertisement the following land at the Bid Amount:

<u>Cameron & Lois Linder: Land Tender</u>		
<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
☐	NW 26-17-20 W3 Ext. 0	\$ _____
☐	SW 26-17-20 W3 Ext. 62	\$ _____
TOTAL AMOUNT BID		\$ _____

2. I/We, the undersigned, attach a 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 **November 18th, 2025, 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. 20570-006W/bw

Email: _____

[CLICK HERE TO OPEN THE BID FORM IN A NEW TAB](#)

RM of Pittville No. 169 – 2024 Map

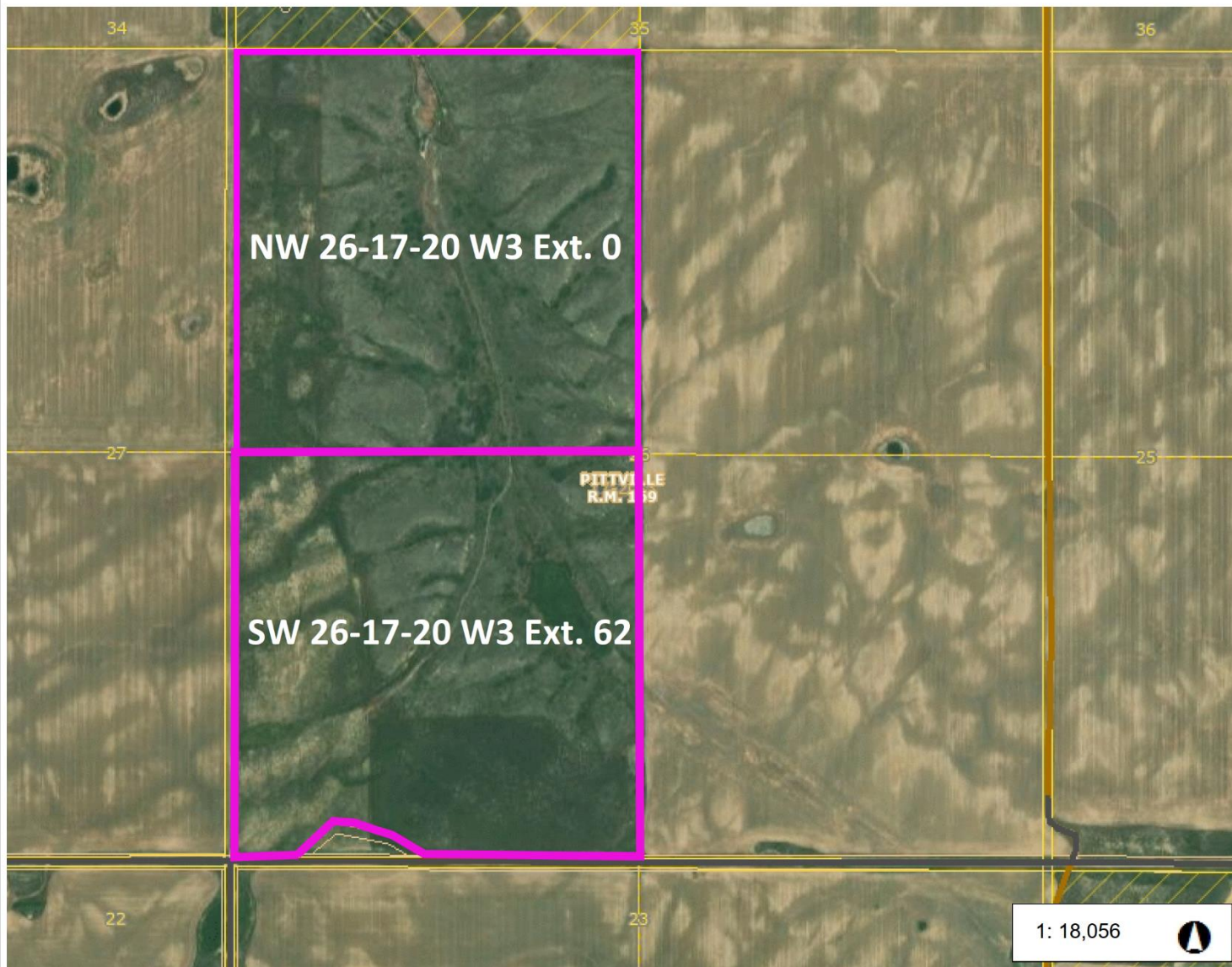
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Satellite Images



Agricultural Crown Land Map Viewer



0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Agricultural Crown Land Map Viewer



0.5 0 0.23 0.5 Kilometers

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Legend

- Pasture Boundary
- National Park
- Provincial Park
- Recreation Site
- Protected Area
- Authority
- Historic Site
- Regional Park
- City
- Unincorporated Area
- Urban Municipality
- Rural Municipality
- Agricultural Crown Land
- Surface
- First Nations Land

Notes

Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



0.5 0 0.23 0.5 Kilometers

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Notes

Saskatchewan Ministry of Agriculture

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SAMA Reports

Property Report

Print Date: 06-Oct-2025

Municipality Name: RM OF PITTVILLE (RM)

Assessment ID Number : 169-000726200

PID: 201565769



Civic Address:

Legal Location: Qtr NW Sec 26 Tp 17 Rq 20 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 169-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 05-Jul-2013

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	
35.00	K - [CULTIVATED]	Soil association 1	FX - [FOX VALLEY]	Topography	T2 - Gentle Slopes	\$/ACRE	1,742.45
		Soil texture 1	L - [LOAM]	Stones (qualities)	S1 - None to Few	Final	46.34
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 2	HR - [HAVERHILL]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
125.00	NG - [NATIVE GRASS]	Soil association 1	FX - [FOX VALLEY]	Range site	L/TH: LOAMY/THIN	\$/ACRE	733.00
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		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		
		Soil association 2	HR - [HAVERHILL]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					

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	Non-Arable (Range)	45%	\$68,670				Taxable
Total of Assessed Values:	\$152,600				Total of Taxable/Exempt Values:	\$68,670				

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Data Source: SAMAVIEW

Property Report

Print Date: 06-Oct-2025

Municipality Name: RM OF PITTVILLE (RM)

Assessment ID Number : 169-000726400

PID: 201565801



Civic Address:

Legal Location: Qtr PT SW Sec 26 Tp 17 Rg 20 W 3 Sup

Supplementary: Except PCL A in LSD 4

Title Acres: 156.19

School Division: 211

Neighbourhood: 169-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 05-Jul-2013

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	
84.19	K - [CULTIVATED]	Soil association 1	FX - [FOX VALLEY]	Topography	T3 - Moderate Slopes	\$/ACRE	1,678.17
		Soil texture 1	SIL - [SILT LOAM]	Stones (qualities)	S1 - None to Few	Final	44.63
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
		Soil association 2	FX - [FOX VALLEY]				
		Soil texture 3	SIL - [SILT LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
72.00	NG - [NATIVE GRASS]	Soil association 1	FX - [FOX VALLEY]	Range site	L/TH: LOAMY/THIN	\$/ACRE	733.00
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		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		
		Soil association 2	HR - [HAVERHILL]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					

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	\$194,100		1	Other Agricultural	55%	\$106,755				Taxable
Total of Assessed Values:	\$194,100				Total of Taxable/Exempt Values:	\$106,755				

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Data Source: SAMAVIEW

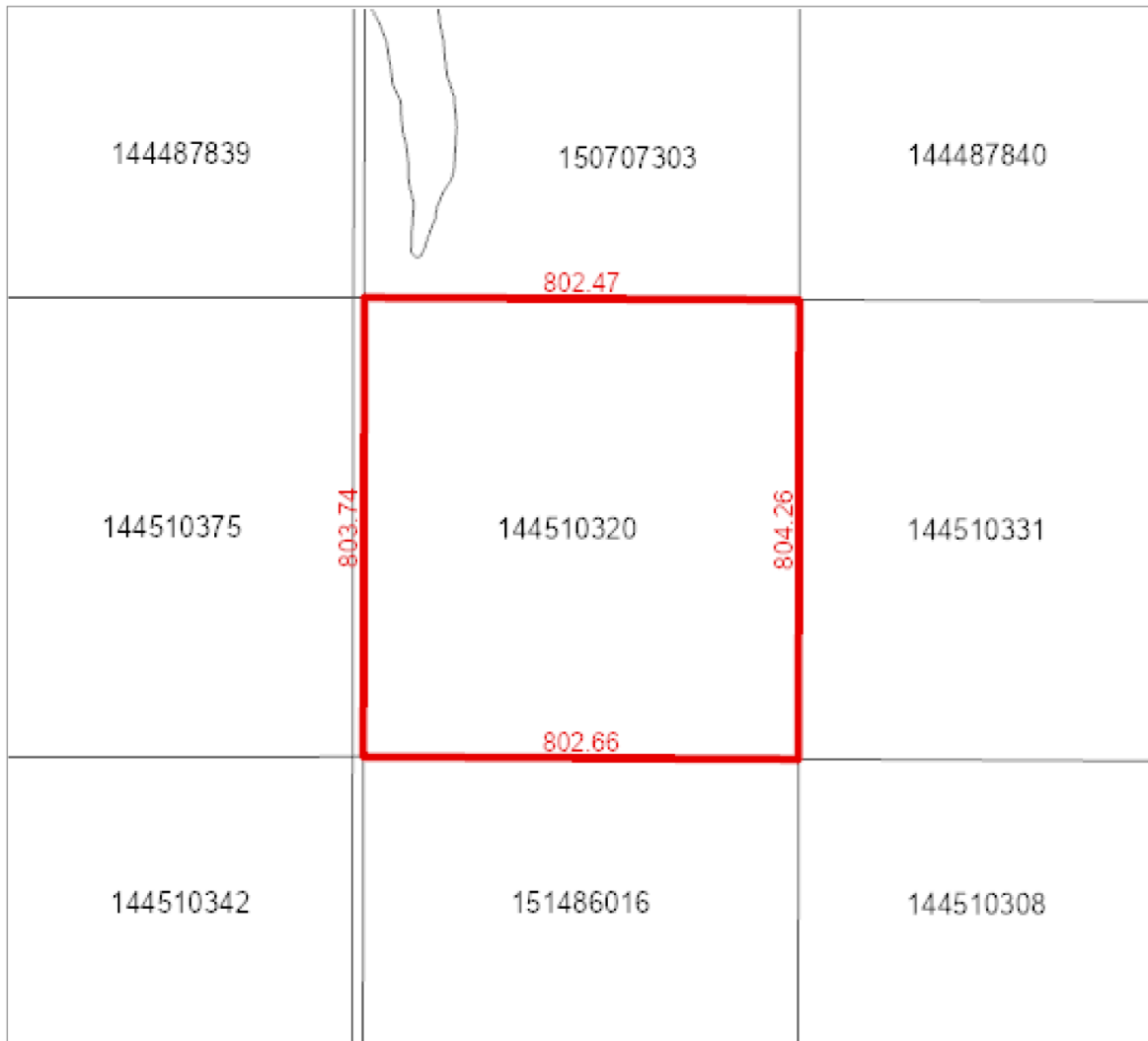
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Parcel Pictures



Surface Parcel Number: 144510320

REQUEST DATE: Fri Oct 3 11:04:31 GMT-06:00 2025



Owner Name(s) : Linder, Cameron Douglas, Linder, Lois Eileen

Municipality : RM OF PITTVILLE NO. 169

Title Number(s) : 135727522

Parcel Class : Parcel (Generic)

Land Description : NW 26-17-20-3 Ext 0

Source Quarter Section : NW-26-17-20-3

Commodity/Unit : Not Applicable

Area : 64.526 hectares (159.45 acres)

Converted Title Number : 90SC05658B

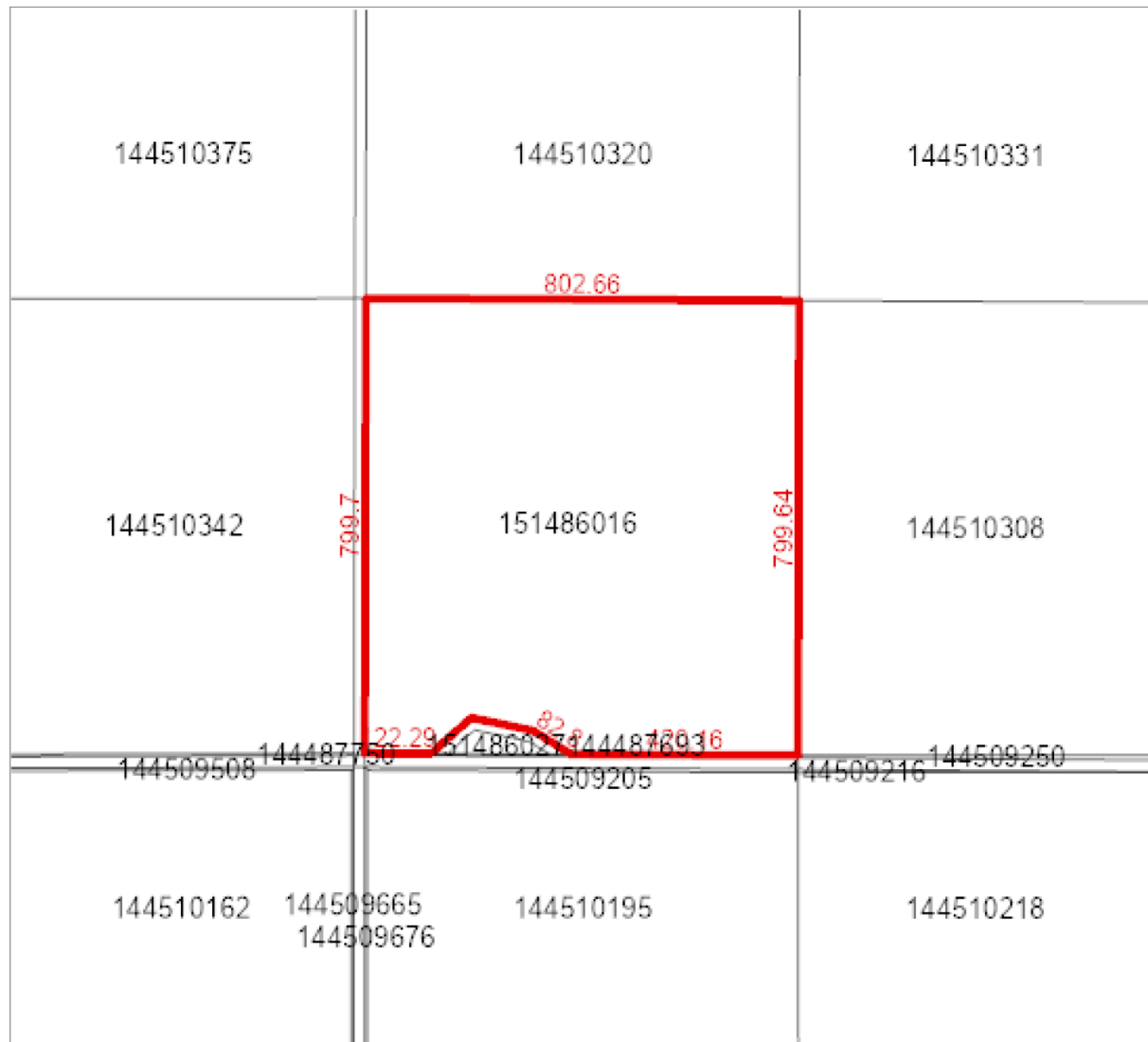
Ownership Share : 1:1

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: 151486016

REQUEST DATE: Fri Oct 3 11:09:13 GMT-06:00 2025



Owner Name(s) : Linder, Cameron Douglas, Linder, Lois Eileen

Municipality : RM OF PITTVILLE NO. 169

Area : 63.209 hectares (156.19 acres)

Title Number(s) : 135727511

Converted Title Number : 90SC05658B

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 26-17-20-3 Ext 62

Source Quarter Section : SW-26-17-20-3

Commodity/Unit : Not Applicable

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.