



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Morse No. 165

5 km North of Gouldtown, SK

Child Evangelism Fellowship of Saskatchewan, Inc.

Bids Due: July 9, 2026

Our File No. 37835-001GF

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LAND FOR SALE - RM OF MORSE NO. 165

5 km North of Gouldtown, SK

Owner: Child Evangelism Fellowship of Saskatchewan, Inc.

Land Description	Assessed Value	Total Acres	Cultivated Acres	Native Grass
SW 32-19-09 W3 Ext. 45	\$249,800	152.46	125	18

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **9th day of July 2026**;
- 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) The current tenant has the Right of First Refusal;
- 5) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
- 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) Land offered for sale is offered for sale **as is** and **where is**. There are no warranties or representations of the Vendors expressed or implied;
- 9) The successful Tender shall be required, following the last tender, to enter into a written Offer to Purchase Agreement with the Vendor;
- 10) In the event the Purchaser fails to pay the balance of the purchase price on or before the **1st day of November 2026** (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;
- 11) No possession shall be granted until the balance of the purchase price has been paid absolutely and unconditionally, or written agreement allowing early possession;
- 12) The registered Owners shall pay the costs for the preparation of the Transfer Authorization;
- 13) 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;
- 14) 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;
- 15) The Owners shall pay taxes to **December 31, 2026**. The Purchaser is responsible for **2027 taxes** and onward.

**Forward bids and inquiries to: GLENN E. FORRESTER, ANDERSON & COMPANY
BARRISTERS & SOLICITORS**

**51 – 1st Ave NW, P.O. BOX 610, SWIFT CURRENT SK S9H 3W4
306- 773-2891 GForrester@andlaw.ca File #37835-001GF**

Content 2

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:

A. The Land marked with a checkmark below:

<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	SW 32-19-09 W3 Ext. 45	
<u>BID AMOUNT</u>		\$ _____

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 **July 9, 2026, 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 #: _____

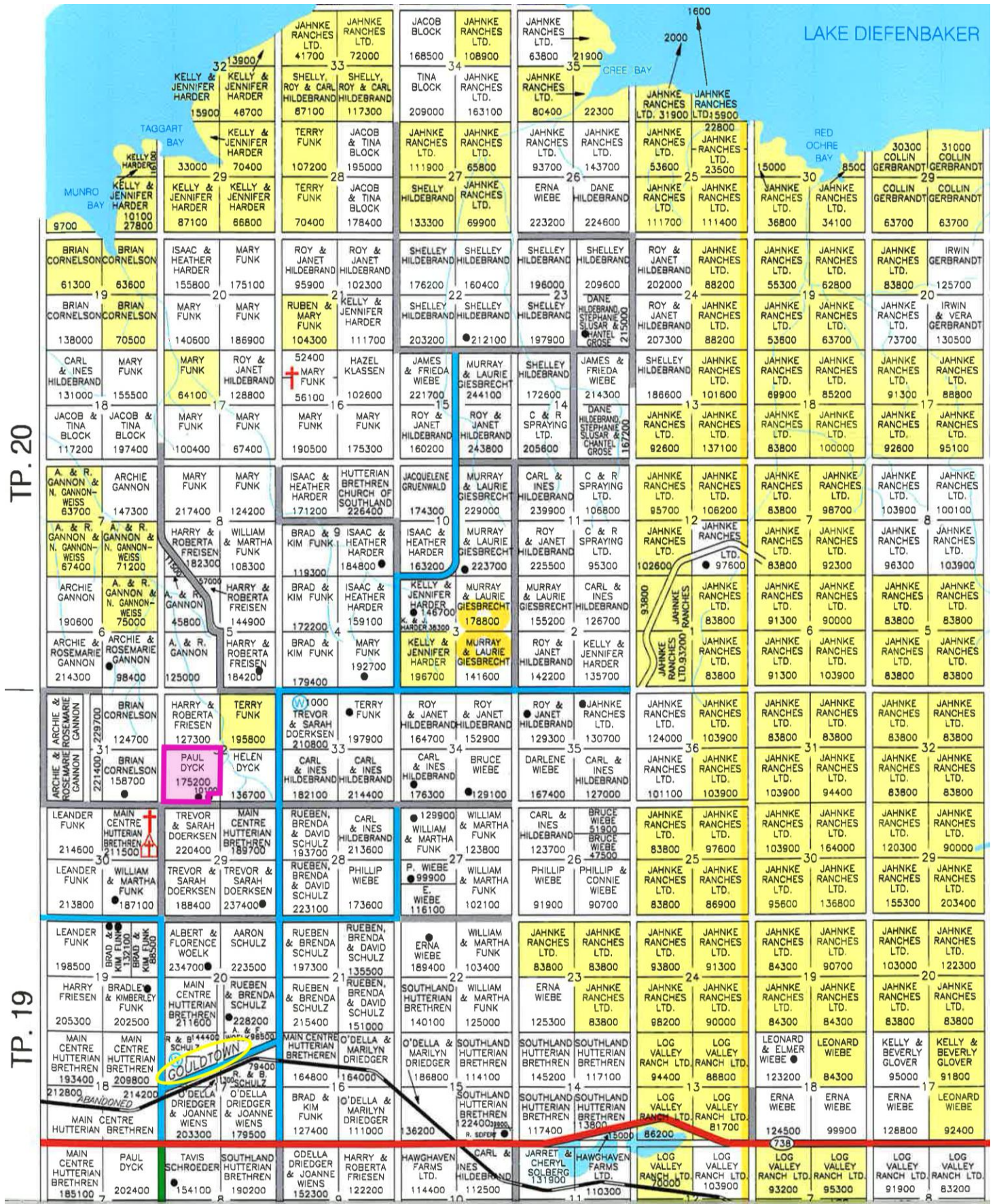
File No. 37835-001GF/bw

Email: _____

[**Click Here to Open the Bid Form in a New Tab**](#)

Content 3

RM of Morse No. 165 - 2024 Map

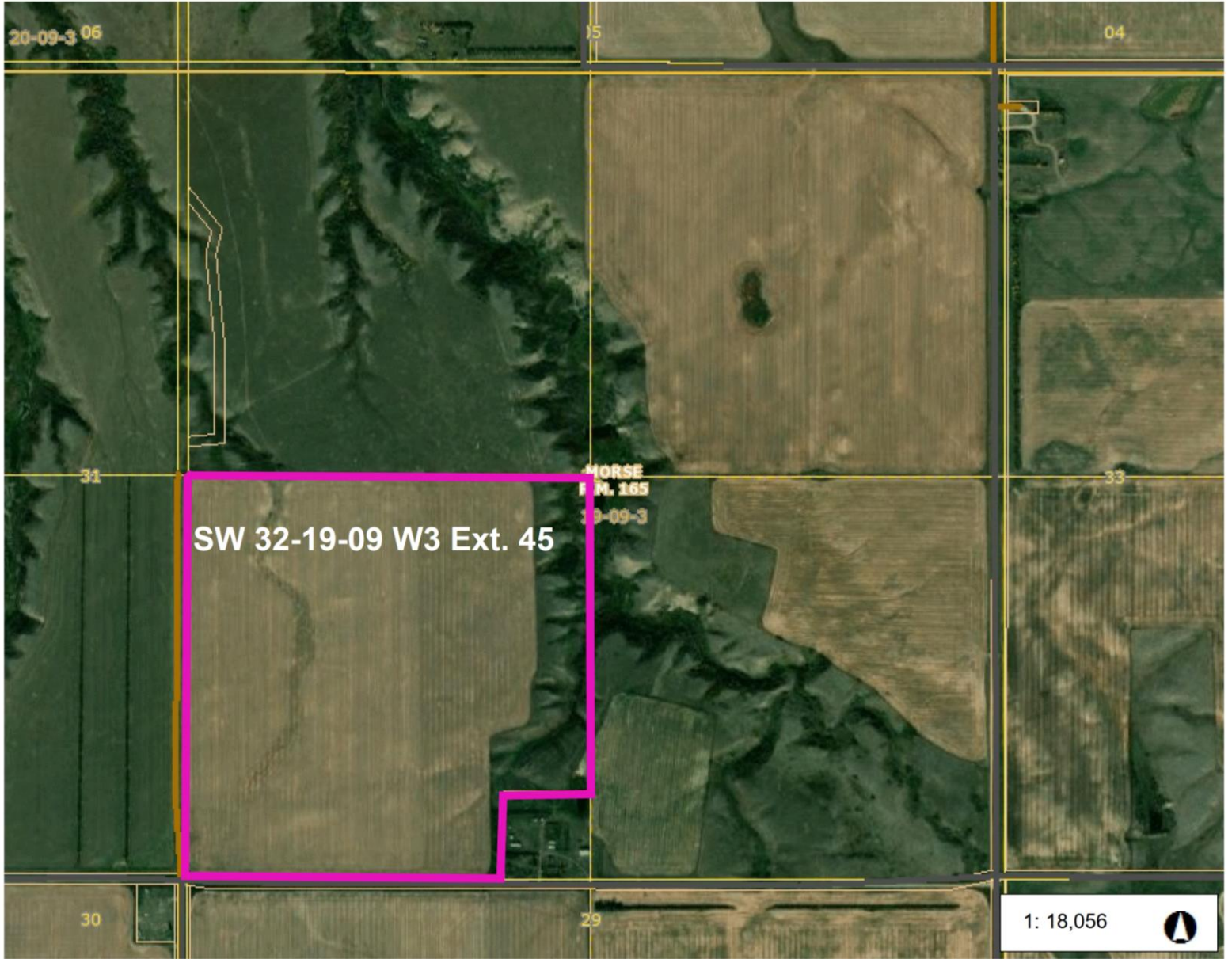


Content 4

Satellite Images



Agricultural Crown Land Map Viewer



1: 18,056



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

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

0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Saskatchewan Ministry of Agriculture

Content 5

SAMA Report

Property Report

Print Date: 03-Jun-2026

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Municipality Name: **RM OF MORSE (RM)**

Assessment ID Number : **165-001232400**

PID: **355636**



Civic Address:

Legal Location: Qtr PT SW Sec 32 Tp 19 Rg 09 W 3 Sup 00

Supplementary: EXCEPT: 7.4 AC PCL IN LSD 3

Title Acres: 152.00

School Division: 211

Neighbourhood: 165-100

Overall PUSE: 0360

Call Back Year:

Reviewed: 25-Aug-1988

Change Reason:

Year / Frozen ID: 2026/-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
3.00	A - [OCCUPIED YARD SITE]	Soil association 1 FX - [FOX VALLEY] Soil texture 1 SIL - [SILT LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to SD1 - [95 : Sand Pockets - Slight]	\$/ACRE 1,872.80 Final 49.81
		Soil association 2 FX - [FOX VALLEY] Soil texture 3 SIL - [SILT LOAM] Soil texture 4 L - [LOAM] Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Natural hazard NH: Natural Hazard Rate: 0.98	
125.00	K - [CULTIVATED]	Soil association 1 FX - [FOX VALLEY] Soil texture 1 SIL - [SILT LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to SD1 - [95 : Sand Pockets - Slight]	\$/ACRE 1,872.80 Final 49.81
		Soil association 2 FX - [FOX VALLEY] Soil texture 3 SIL - [SILT LOAM] Soil texture 4 L - [LOAM] Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Natural hazard NH: Natural Hazard Rate: 0.98	

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
18.00	NG - [NATIVE GRASS]	Soil association 1 HW6 - [HILLWASH(BROWN)] Soil texture 1 CL - [CLAY LOAM] Soil texture 2	Range site TH: 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 0.20	\$/ACRE 557.08

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Data Source: SAMAVIEW

Property Report

Print Date: 03-Jun-2026

Page 2 of 2

Municipality Name: **RM OF MORSE (RM)**

Assessment ID Number : **165-001232400**

PID: **355636**

Aum/Quarter 32.00

AGRICULTURAL WASTE LAND

Acres	Waste Type
6	DRAW

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	\$5,600		1	Residential	80%	\$4,480				Taxable
Agricultural	\$244,200		1	Other Agricultural	55%	\$134,310				Taxable
Total of Assessed Values:	\$249,800							Total of Taxable/Exempt Values:		\$138,790

