



ANDERSON

& COMPANY

LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Morse No. 165

9.5 km Northwest of Morse, SK

**Sandra Heiydt & Glenda Wiebe
(Both nee Weppler)**

Bids Due: November 19, 2025

Our File No. 36988-001GF

Prime Farmland Opportunity – Morse/Herbert Area

Located 9.5 km northwest of Morse and 11 km northeast of Herbert, this offering includes two productive quarters of farmland – **available individually or together.**

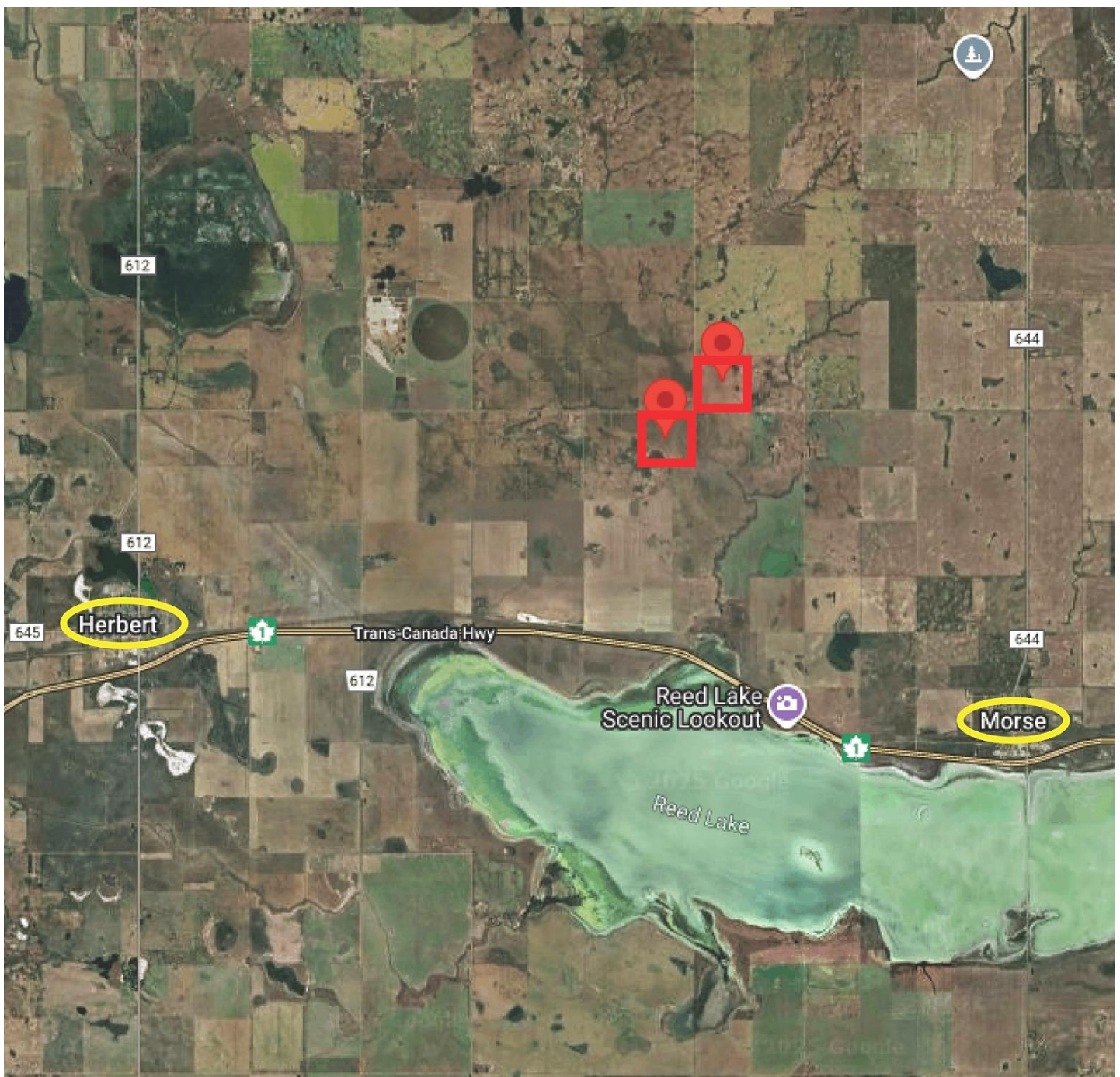
NE 24-17-09 W3 Ext. 0 (Sandra Heiydt) - A high-performing quarter, predominantly cultivated and recognized for its **strong productivity.**

SW 30-17-08 W3 Ext. 0 (Glenda Wiebe) - Situated diagonally across the road from the Heiydt quarter, this parcel offers good-quality farmland with **typical production for the area.**

Combined Offering (optional): Together, the two quarters comprise **317.22 total acres** with a combined assessed value of **\$647,400.**

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
5. SAMA Reports
6. Parcel Pictures



LAND FOR SALE - RM OF MORSE NO. 165

9.5 km Northwest of Morse, SK and 11 km Northeast of Herbert, SK

Owner: Sandra Heiydt (nee Weppler)

Land Description	Assessed Value	Total Acres	Cultivated Acres
NE 24-17-09 W3 Ext. 0	\$397,100	158.58	158.58

Owner: Glenda Wiebe (nee Weppler)

Land Description	Assessed Value	Total Acres	Cultivated Acres
SW 30-17-08 W3 Ext. 0	\$250,300	158.64	130

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **19th 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) 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 **17th 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;
- 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 to commence fall work and applications;
- 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, 2025**. The Purchaser is responsible for 2026 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

PHONE: (306) 773-2891 GForrester@andlaw.ca

File No. 36988-001GF

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 Lands marked with a checkmark below:

<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
☐	<u>Heiydt:</u> NE 24-17-09 W3 Ext. 0	\$ _____
☐	<u>Wiebe:</u> SW 30-17-08 W3 Ext. 0	\$ _____
<u>TOTAL AMOUNT BID</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 **November 19th, 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. 36988-001GF/bw

Email: _____

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

RM of Morse No. 165 – 2024 Map

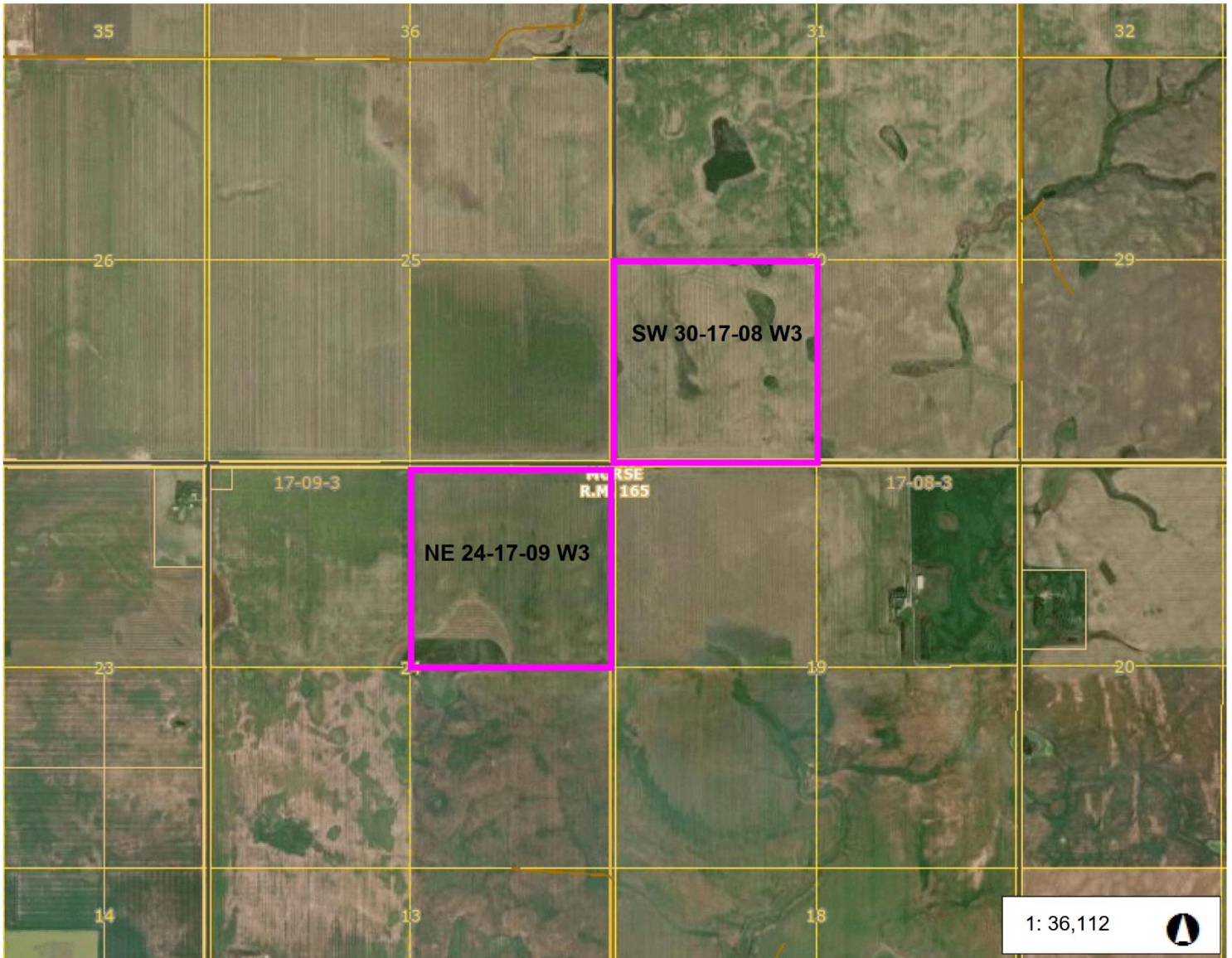
MORSE

Content 4

Satellite Images



Agricultural Crown Land Map Viewer

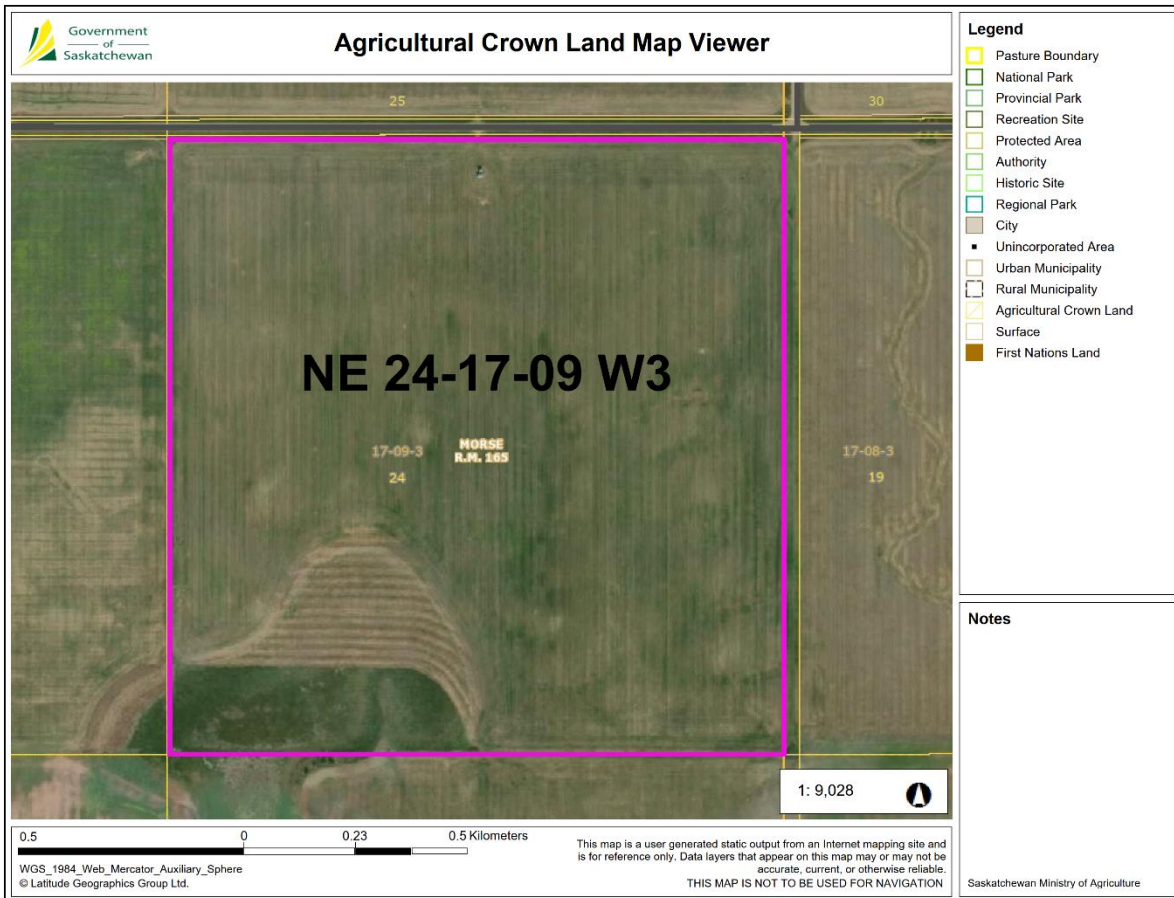
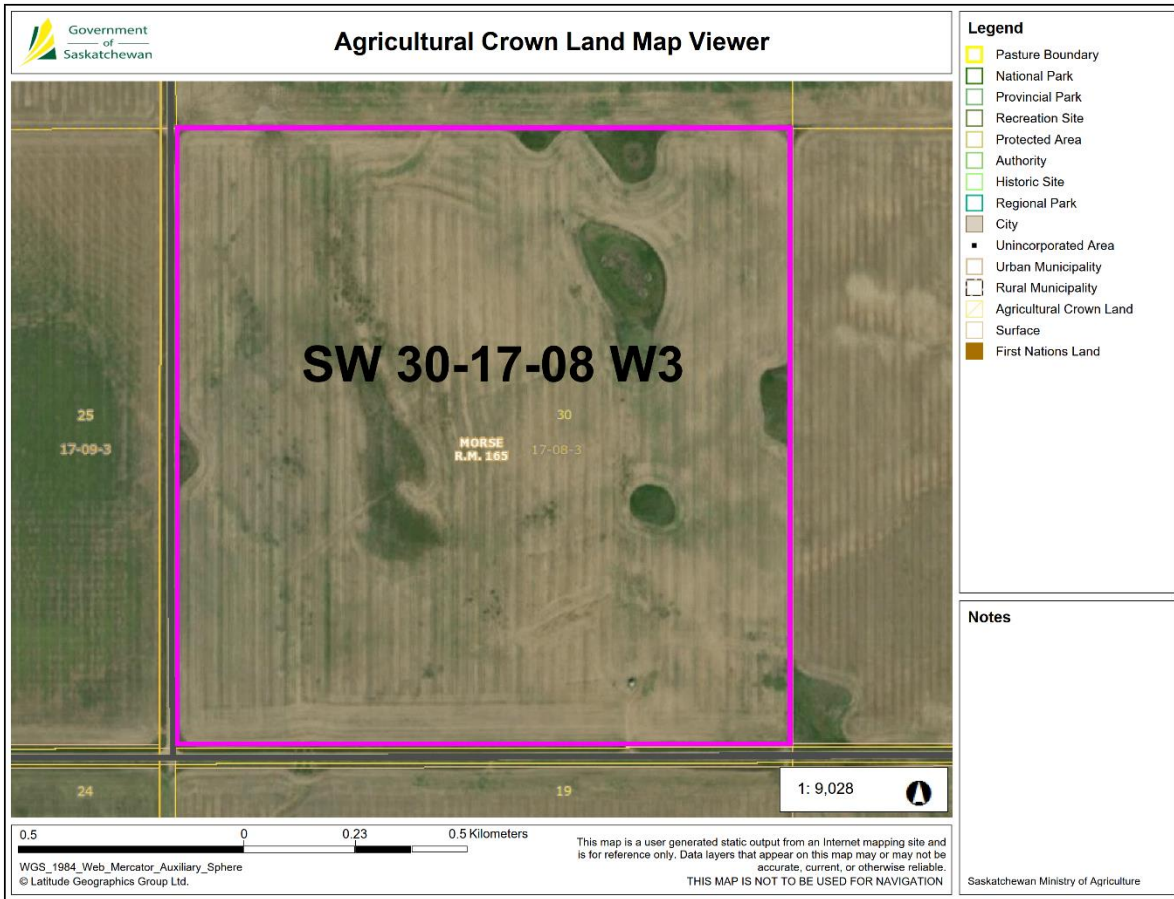


1.8 0 0.92 1.8 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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 5

SAMA Reports

Property Report

Print Date: 03-Sep-2025

Page 1 of 1

Municipality Name: RM OF MORSE (RM)

Assessment ID Number : 165-000624100

PID: 381681



Civic Address:

Legal Location: Qtr NE Sec 24 Tp 17 Rq 09 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 165-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 15-Jun-1988

Change Reason:

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	
120.00	K - [CULTIVATED]	Soil association 1	SC - [SCEPTRE]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,822.82
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	75.08
		Soil texture 2	C - [CLAY]				
		Soil profile 1	VERT - [CHERN-VERT]				
		Top soil depth	5+				
20.00	K - [CULTIVATED]	Soil association 1	KH - [KETTLEHUT]	Topography	T2 - Gentle Slopes	\$/ACRE	1,860.07
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	49.47
		Soil profile 1	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	3-5				
20.00	K - [CULTIVATED]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,057.50
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	28.13
		Soil texture 2		Phy. Factor 1	25% reduction due to SA3 - [75 : Salinity - Strong]		
		Soil profile 1	MC-M - [CHERN-MASS CLAY MOD]	Phy. Factor 2	25% reduction due to F3 - [75 : Flooding - Strong]		
		Top soil depth	3-5				

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	\$397,100		1	Other Agricultural	55%	\$218,405				Taxable
Total of Assessed Values:	\$397,100				Total of Taxable/Exempt Values:	\$218,405				

Property Report

Print Date: 06-Oct-2025

Page 1 of 2

Municipality Name: RM OF MORSE (RM)

Assessment ID Number : 165-000530400

PID: 379289



Civic Address:

Legal Location: Qtr SW Sec 30 Tp 17 Rn 08 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 165-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 24-Jul-1997

Change Reason:

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	
5.00	K - [CULTIVATED]	Soil association 1	HR - [HAVERHILL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,590.73
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	42.31
		Soil texture 2	L - [LOAM]				
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil association 2	HR - [HAVERHILL]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
75.00	K - [CULTIVATED]	Soil association 1	HR - [HAVERHILL]	Topography	T2 - Gentle Slopes	\$/ACRE	1,971.31
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	52.43
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil association 2	WW - [WILLOWS]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
30.00	K - [CULTIVATED]	Soil association 1	SC - [SCEPTRE]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,274.39
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	60.49
		Soil texture 2	C - [CLAY]	Phy. Factor 1	10% reduction due to SA2 - [90 : Salinity - Moderate]		
		Soil profile 1	VERT- [CHERN-VERT]				
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Top soil depth	3-5				
5.00	K - [CULTIVATED]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,407.57
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	37.44
		Soil texture 2		Phy. Factor 1	25% reduction due to F3 - [75 : Flooding - Strong]		
		Soil profile 1	MC-M - [CHERN-MASS CLAY MOD]	Phy. Factor 2	10% reduction due to SA2 - [90 : Salinity - Moderate]		
				Natural hazard			

© 2025 Saskatchewan Assessment Management Agency, All Rights Reserved.

Data Source: SAMAVIEW

Property Report

Print Date: 06-Oct-2025

Page 2 of 2

Municipality Name: RM OF MORSE (RM)

Assessment ID Number : 165-000530400

PID: 379289

				NH: Natural Hazard Rate: 0.94			
15.00	K - [CULTIVATED]	Top soil depth	3-5	Topography	T1 - Level / Nearly Level	\$/ACRE	1,263.55
		Soil association 1	SC - [SCEPTRE]	Stones (qualities)	S1 - None to Few	Final	33.61
		Soil texture 1	HC - [HEAVY CLAY]	Phy. Factor 1	50% reduction due to SA5 - [50 : Salinity - Severe]		
		Soil texture 2	C - [CLAY]				
		Soil profile 1	VERT- [CHERN-VERT]				
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

Acres	Waste Type
30	WS & SALINE-WASTE

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	\$250,300		1	Other Agricultural	55%	\$137,665				Taxable
Total of Assessed Values:	\$250,300			Total of Taxable/Exempt Values:		\$137,665				

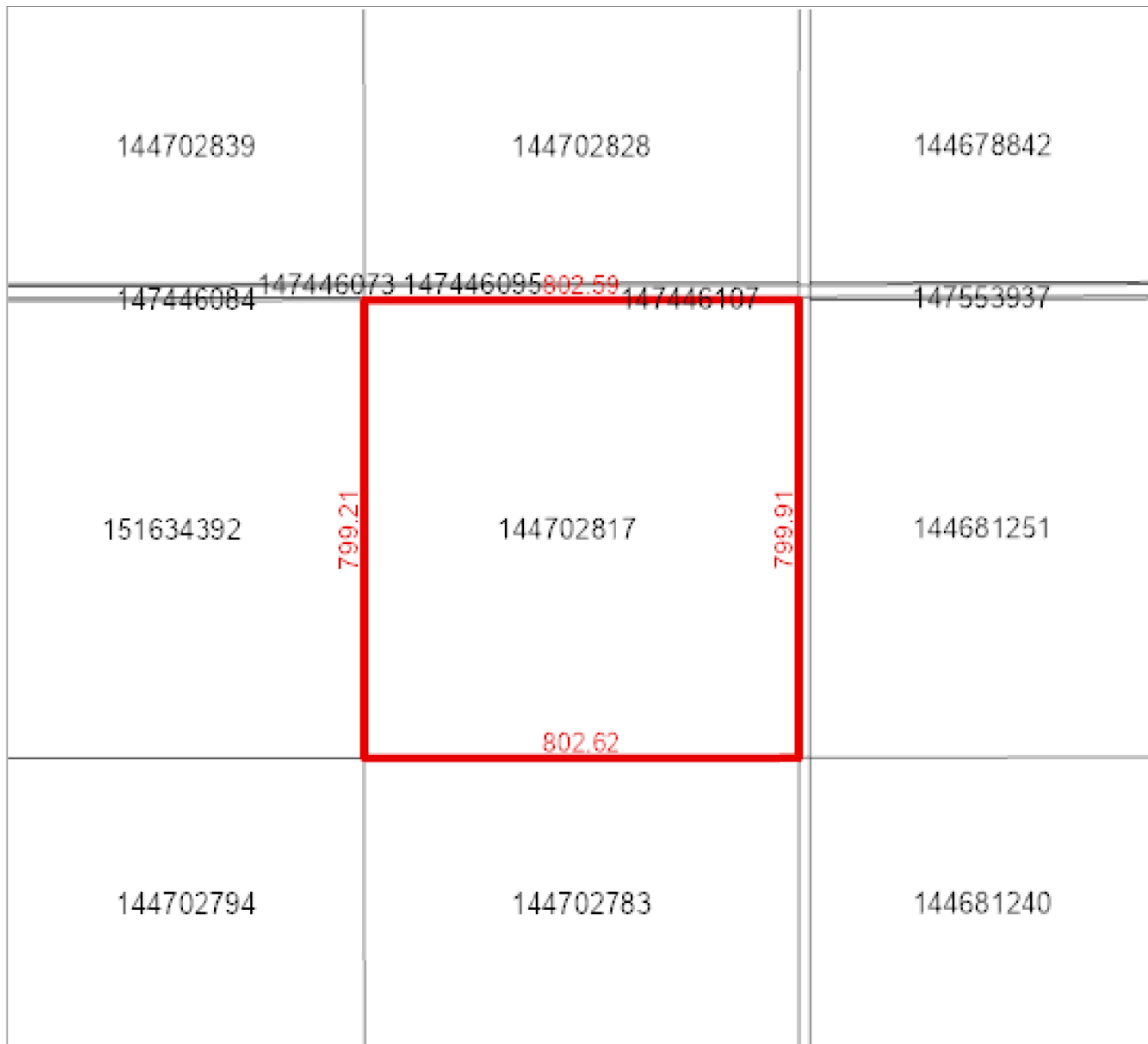
Content 6

Parcel Pictures



Surface Parcel Number: 144702817

REQUEST DATE: Wed Sep 3 11:12:52 GMT-06:00 2025



Owner Name(s) : HEIYDT, SANDRA LYNN

Municipality : RM OF MORSE NO. 165

Title Number(s) : 137386132

Parcel Class : Parcel (Generic)

Land Description : NE 24-17-09-3 Ext 0

Source Quarter Section : NE-24-17-09-3

Commodity/Unit : Not Applicable

Area : 64.173 hectares (158.58 acres)

Converted Title Number : 82SC14747

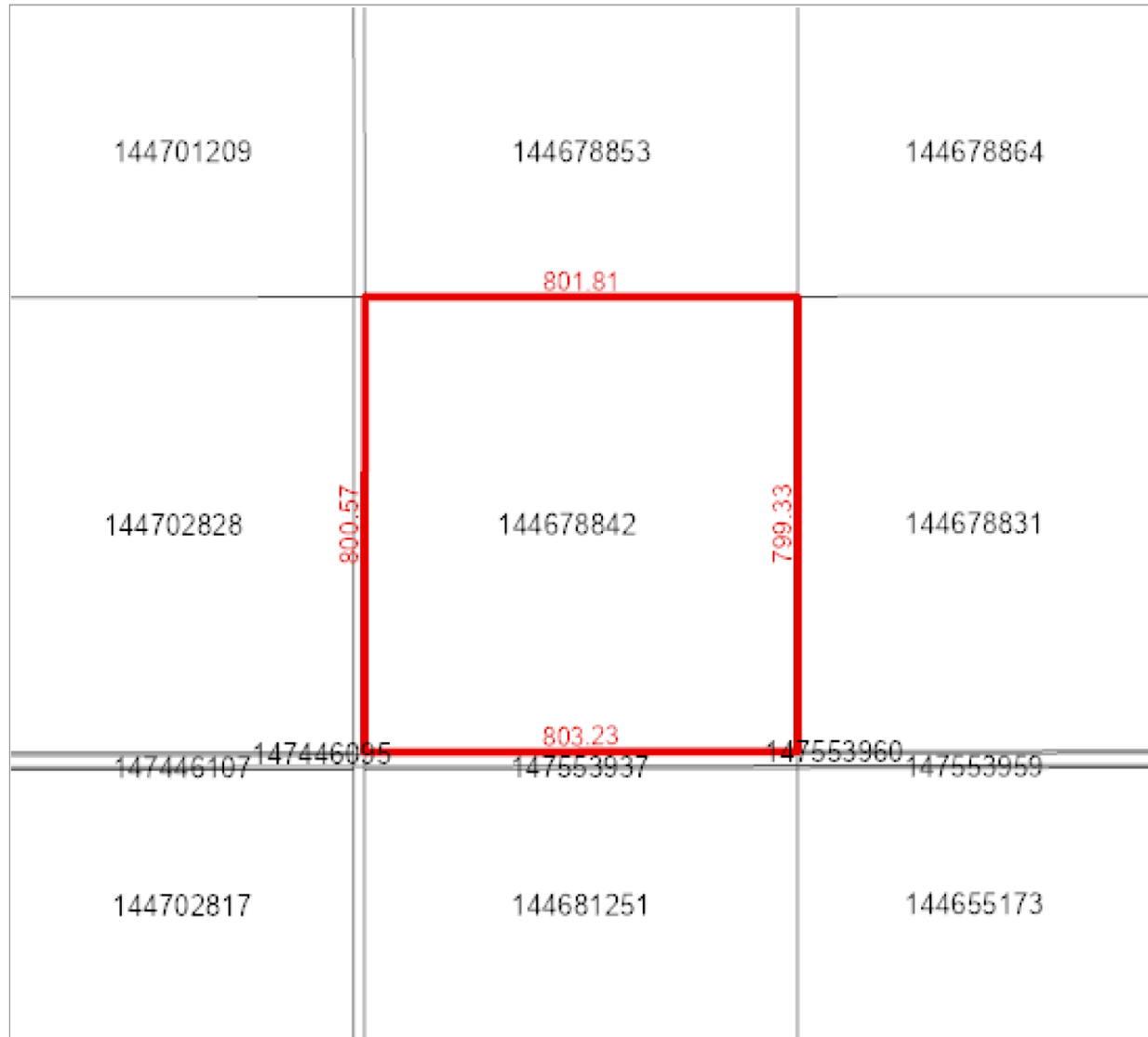
Ownership Share : 1:1

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: 144678842

REQUEST DATE: Wed Oct 8 10:30:56 GMT-06:00 2025



Owner Name(s) : Multiple

Municipality : RM OF MORSE NO. 165

Title Number(s) : Multiple

Parcel Class : Parcel (Generic)

Land Description : SW 30-17-08-3 Ext 0

Source Quarter Section : SW-30-17-08-3

Commodity/Unit : Multiple

Area : 64.197 hectares (158.64 acres)

Converted Title Number : N/A

Ownership Share : N/A

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.