

# 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.

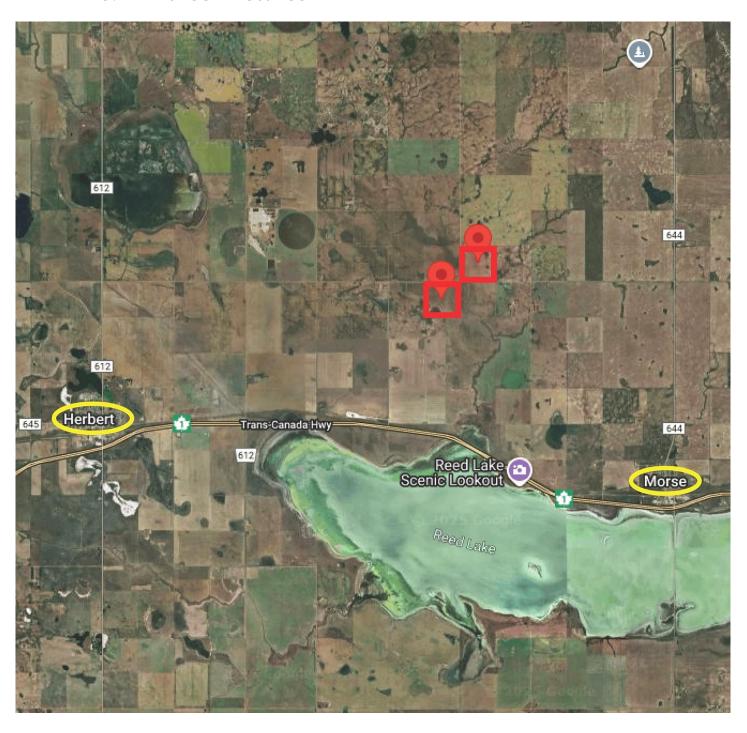
NE 24-17-09 W3 Ext. O (Sandra Heiydt) - A high-performing quarter, predominantly cultivated and recognized for its strong productivity.

SW 30-17-08 W3 Ext. O (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:**

- Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the 19<sup>th</sup> 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 17<sup>th</sup> 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 – 1<sup>st</sup> Ave NW, P.O. BOX 610, SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891 GForrester@andlaw.ca

File No. 36988-001GF

## 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>	Legal Description	Bid Amount
	Heiydt: NE 24-17-09 W3 Ext. 0	\$
	Wiebe: SW 30-17-08 W3 Ext. 0	\$
-	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 <a href="November 19th">November 19th</a>, 2025, at 12:00 noon regarding the acceptance/decline of our offer

Date	Signature of Tenderer
Name of Corporation:	Print Name of Tenderer:
Address:	
	Mobile #:
File No. 36988-001GF/hw	Fmail:

Click Here to Open the Bid Form in a New Tab

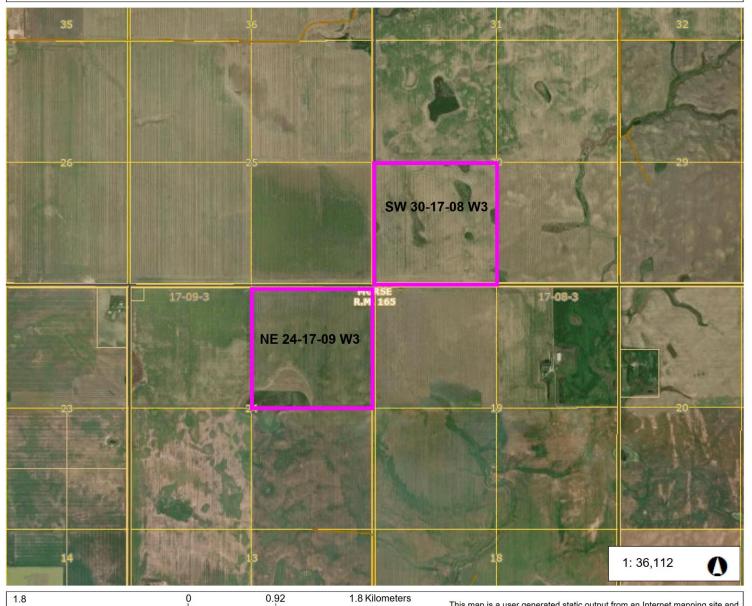
# RM of Morse No. 165 – 2024 Map

ALLAN & BRETHREN VALERIE CHURCH OF BRAUN SOUTHLAND 247500 270200	TIM & TIM BRAUN BRAUN 253500 226600	TIM FRED & CAROL-ANNE WUTZKE 251000 71	BRETHREN LARRY CHURCH OF SOUTHLAND 240400 215800	BRETHREN BRETHREN CHURCH OF CHURCH OF SOUTHLAND SOUTHLAND 256900 261100	BRETHREN CHURCH OF SOUTHLAND 281400
ALLAN & ALLAN & VALERIE BRAUN BRAUN 356400 370200	EARL & HUTTERIAN GLORIA BRETHREN WEPPLER CHURCH OF 416300 290400	HUTTERIAN HUTTERIAN BRETHREN BRETHREN CHURCH OF CHURCH OF SOUTHLAND SOUTHLAND 246700 290100	HUTTERIAN 2  BRETHREN CHURCH OF SOUTHLAND 241000  HUTTERIAN 2  DAN & MARLA WEPPLER 192300	DAN & DAN & MARLA WEPPLER WEPPLER 284200 160600	KELLY MONTGOMERY
HUTTERIAN HUTTERIAN BRETHREN BRETHREN CHURCH OF CHURCH OF SOUTHLAND SOUTHLAND 319300 422600	HUTTERIAN HUTTERIAN BRETHREN BRETHREN CHURCH OF CHURCH OF SOUTHLAND SOUTHLAND 396900 336500	HUTTERIAN HUTTERIAN BRETHREN BRETHREN CHURCH OFCHURCH OF SOUTHLAND SOUTHLAND 220800 247200	DAN & CORNEA MARLA FARMS LTD.  188400 224700	CORNEA CORNEA FARMS LTD. LTD. 302000 270000	DAN & MARLA WEPPLER
26 HUTTERIAN HUTTERIAN BRETHREN BRETHREN CHURCH OFCHURCH OF SOUTHLAND ■ 384500 427500	HUTTERIAN DAVID BRETHREN CORNEA CHURCH OF SOUTHLAND 451600 385400	GLENDA WIEBE FARMS LTD. 250300 239100	29 CORNEA CORNEA FARMS FARMS LTD. LTD. 239400 250500	28 CORNEA FARMS LTD.  272600  28 CORNEA FARMS LTD. LTD.  253500	CORNEA FARMS LTD. 263000 T. & L. GERBRANDT 2800
ARNOLD GIESBRECHT    50600  HUTTERIAN BRETHREN  CHURCH OF SOUTHLAND  362600 253300  23	DWAYNE & SANDRA HEIYDT BLOCK 375400 397100	DAVID CORNEA DAVID ◆ CORNEA 420200 272100	E. & G.32500 WEPPLER TROY WEPPLER 211400 20 275600	HUTTERIAN BRETHREN CHURCH OF FARMS SOUTHLAND 256700 278000	JACKIE & KRISTEN BESTROP 283500
COBBLESTONE S.K.&S. NELSON 162200 FARMS LTD. K. & S. 421100 NELSON 195900	B. & J. B. & J. ACRES ACRES INC. INC. 305800 326700	B & J B & J ACRES INC. INC. 424100 282400	B & J D. & L. ANDRES & D. CHARRON 255400 263600	CORNEA CORNEA FARMS LTD. LTD. 291300 291300	JACKIE & JEFFREY BESTROP 303200
B. & J. SHARON NELSON 131200 INC. ESTHER NELSON 132700 14	B. & J. B. & J. ACRES ACRES INC. INC. 408600 364900	B & J ACRES ACRES INC. INC. 320400 298400	ELIZABETH SELMA WEIN- GERL BENDER 255500 280700	CORNEA CORNEA FARMS LTD. LTD. 293500	BILL BESTROP 289900
HUTTERIAN BRETHREN CHURCH OF, SOUTHLAND 222800 6700 PIONEER GRAIN TERMINAL	B. & J.   B. & J.   ACRES   ACRES   INC.   INC.   367900   328900	18	SELMA ELIZABETH WEIN-BENDER 237100 261200	TIM & 16 TIM & BONNIE BONNIE WEINBENDERWEINBENDER 277900	BILL BESTROP 257100
NATURE CONSERVANCY OF CANADA 193800	154200 NATURE CONSERVANCY OF CANADA 61100	ARNOLD TIM & BONNIE 57000 WEINBENDER 217800	TIM & BONNIE WEINBENDER 212300   209500	TIMOTHY WEIN- WEIN- BENDER BENDER 9 259300 217800	M. CHATLAIN L & L STUMPF  216900
		SASK. WETLAND CONSERVATION CORP.	ROCKY ARNOLD PENNER 165000 198000	SELMA GERL ● 167600	MORSE
2	REED	BEVERLEY BAKUS 1600	AGRICULTURE CANADA 16700 AGRICULTURE ARNOLD PENNER 1300	NATURE CONSERVANCY OF CANADA <sub>4</sub> 3200	1300 SASK. WATERSHED AUTHORITY
SASK AG SASK AG & FOOD & FOOD 30800 4400		LAKE			

# Satellite Images



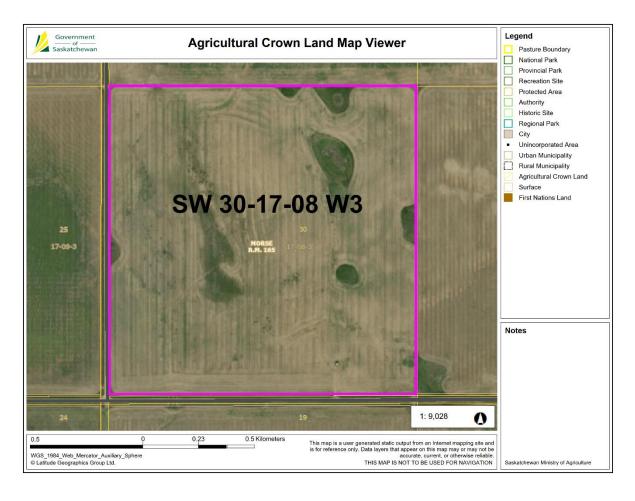
## **Agricultural Crown Land Map Viewer**

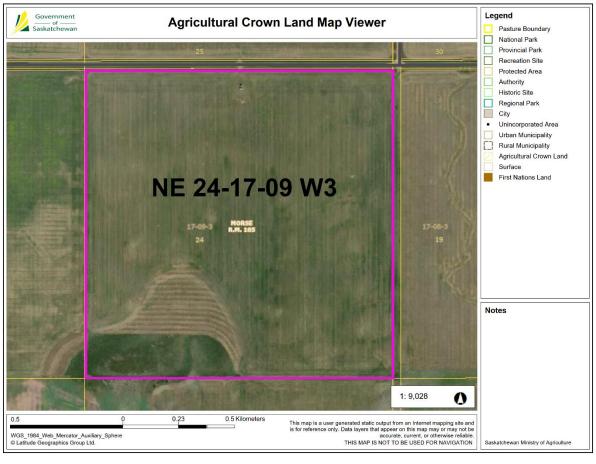


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere © Latitude Geographics Group Ltd.

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





# 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:
 Title Acres:
 160.00
 Reviewed:
 15-Jun-1988

 Legal Location:
 Qtr NE
 Sec 24 Tp 17 Rg 09 W3
 Sup
 School Division:
 211
 Change Reason:

Supplementary:

Overall

 Title Acres:
 160.00
 Reviewed:
 15-Jun-1988

 School Division:
 211
 Change Reason:
 Vear / Frozen ID:
 2025/-32560

 Overall PUSE:
 2000
 Predom Code:
 Method in Use:
 C.A.M.A. - Cost

Data Source: SAMAVIEW

Call Back Year:

#### AGRICULTURAL ARABLE LAND

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Acres	Land Use	Productivity Deterr	nining Factors	Economic and Physical	Factors	Rating	
120.00	K - [CULTIVATED]	Soil assocation 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 assocation 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 assocation 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 Value	es: \$397,100			Total of Ta	xable/Exempt Values:	\$218,405				

© 2025 Saskatchewan Assessment Management Agency, All Rights Reserved.

Print Date: 06-Oct-2025 Page 1 of 2 **Property Report** 

Municipality Name: RM OF MORSE (RM) Civic Address:

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

Supplementary:

Title Acres: 160.00 School Division: 211

Neighbourhood: 165-100 Overall PUSE: 2000

Assessment ID Number: 165-000530400

Change Reason:

Year / Frozen ID: 2025/-32560

Predom Code: Method in Use:

Reviewed:

C.A.M.A. - Cost

PID: 379289

24-Jul-1997

Call Back Year:

#### AGRICULTURAL ARABLE LAND

MANAGEMENT AGENCY

Acres	Land Use	Productivity Determ	mining Factors	Economic and Physical	l Factors	Rating	
5.00	K - [CULTIVATED]	Soil assocation 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 assocation 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 assocation 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 assocation 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 assocation 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 - N	loderate]	
		Soil profile 1	VERT- [CHERN-VERT]				
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Top soil depth	3-5				
5.00	K - [CULTIVATED]	Soil assocation 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,407.57
		Soil texture 1	HC - [HEAVY CLAY]		) S1 - None to Few	Final	37.44
		Soil texture 2		Phy. Factor 1	25% reduction due to F3 - [75 : Flooding - S	0.	
		Soil profile 1	MC-M - [CHERN-MASS CLAY MOD]	Phy. Factor 2	10% reduction due to SA2 - [ 90 : Salinity - N	ioderatej	
			MODJ	Natural hazard			

© 2025 Saskatchewan Assessment Management Agency, All Rights Reserved.

Data Source: SAMAVIEW

. roport	y Report						
Munici	pality Name: RM OF MC	DRSE (RM)		Assessment ID Numb	per: 165-000530400	PID: 379289	
					NH: Natural Hazard Rate: 0.94		
		Top soil depth	3-5				
15.00	K - [CULTIVATED]	Soil assocation 1	SC - [SCEPTRE]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,263.55
	,	Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	33.61
		Soil texture 2	C - [CLAY]	Phy. Factor 1	50% reduction due to SA5 - [ 50 : Sa	alinity - Severe]	
		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 Value	es: \$250,300	•		Total of Ta	xable/Exempt Values:	\$137 665	_			

## **Parcel Pictures**



#### Surface Parcel Number: 144702817

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

144702839	144702828	144678842
147446084 <sup>1474460</sup>	73-147446095 <del>802.59<sub>147446107</sub></del>	147553937
151634392 6 <u>6</u>	144702817 66 2	144681251
	802.62	
144702794	144702783	144681240

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)

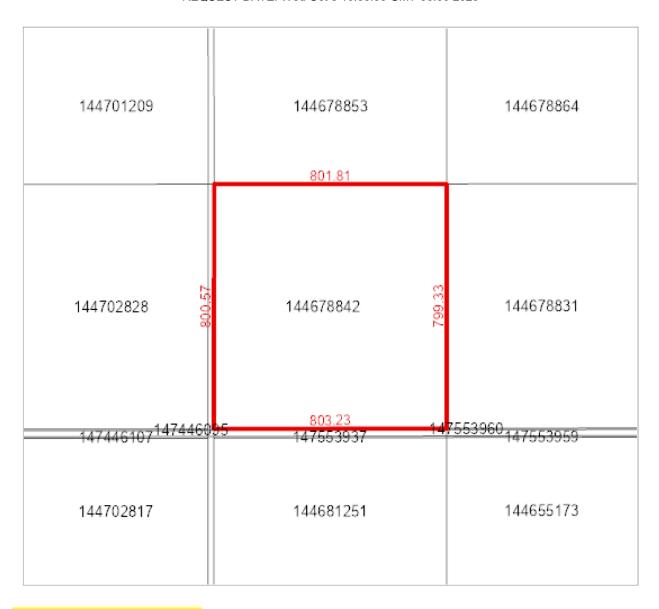
Converted Title Number: 82SC14747

Ownership Share: 1:1



### 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