ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Auvergne No. 076

SE of Cadillac & SW of Ponteix, SK

Jeanette Laybourne Estate

Bids Due: December 10th, 2026

Our File No. 37301-002GF

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
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LAND FOR SALE - RM OF AUVERGNE NO. 076

SE of Cadillac & SW of Ponteix, SK Owner: Jeanette Laybourne Estate

Land Description	Assessed Value	Total Acres	Cultivated Acres	Native Grass
NW 05-08-12 W3 Ext 0	$258,900	160.02	113	47
NE 05-08-12 W3 Ext 0	$250,300	159.96	82	78
TOTALS:	$509,200	319.98	195	125

PARTICULARS:

Partial 4 wire fencing on both quarters

CONDITIONS:

1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **10th day of December 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) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
5) No tenders subject to financing or other conditions will be accepted;
6) Bidders will not be called to the office of the undersigned to finalize the sale;
7) The land, buildings and improvement are offered for sale is offered for sale **as is** and **where is**. There are no warranties or representations of the Vendors expressed or implied;
8) The successful Tender shall be required, following the last tender, to enter into a written Offer to Purchase Agreement with the Vendor;
9) In the event the Purchaser fails to pay the balance of the purchase price on or before the **29th day of December 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;
10) No possession shall be granted until the balance of the purchase price has been paid absolutely and unconditionally, or written agreement allowing early possession;
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, 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 #37301-002GF**

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:**

Bid	Legal Description	Bid Amount
☐	**NW 05-08-12 W3 Ext 0**	**$**_____
☐	**NE 05-08-12 W3 Ext 0**	**$**_____
	TOTAL BID AMOUNT	**$**_____

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 **December 10th, 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 #: _____

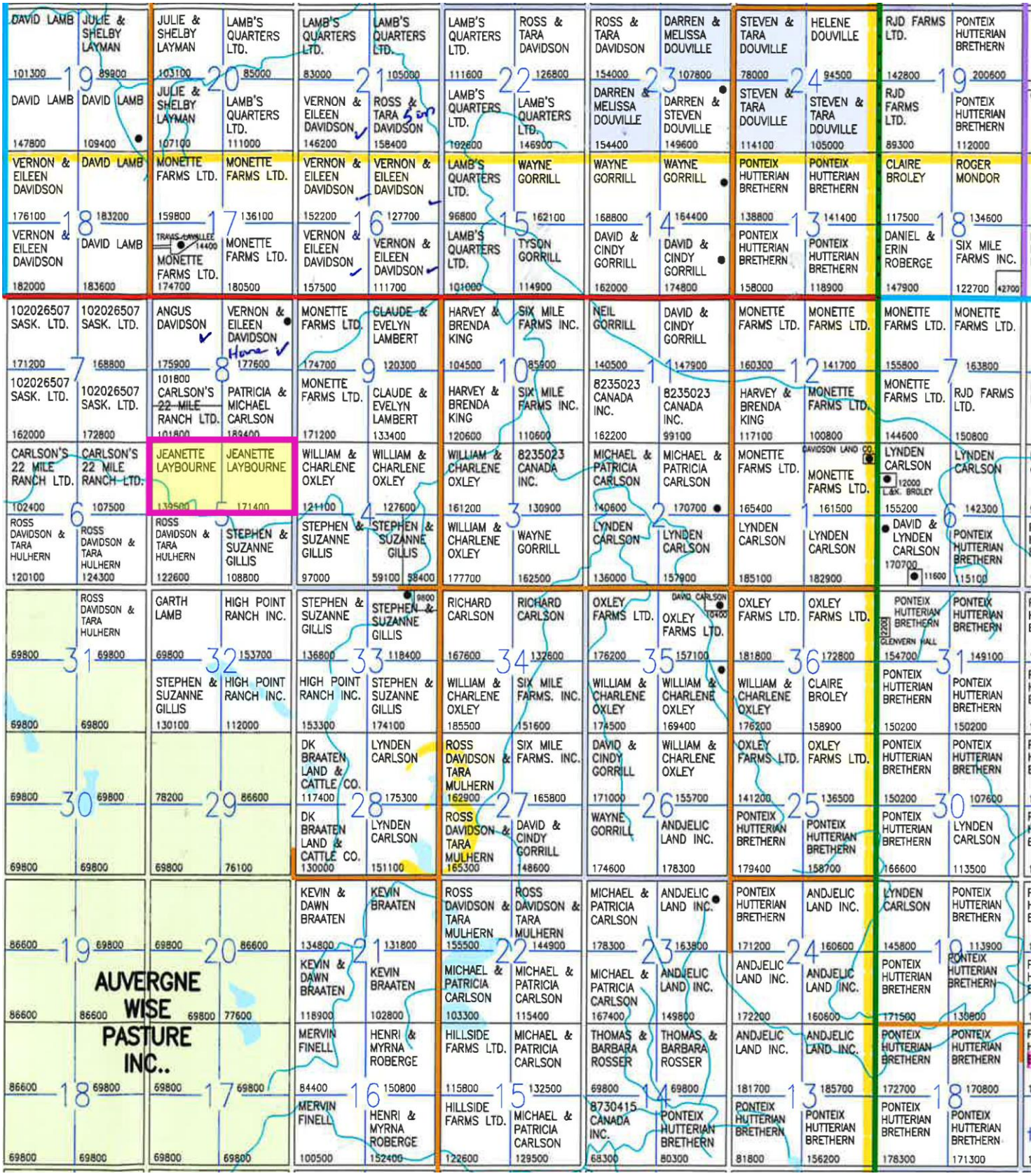
_____ Mobile #: _____

File No. 37301-002GF/bw Email: _____

Click Here to Open the Bid Form in a New Tab

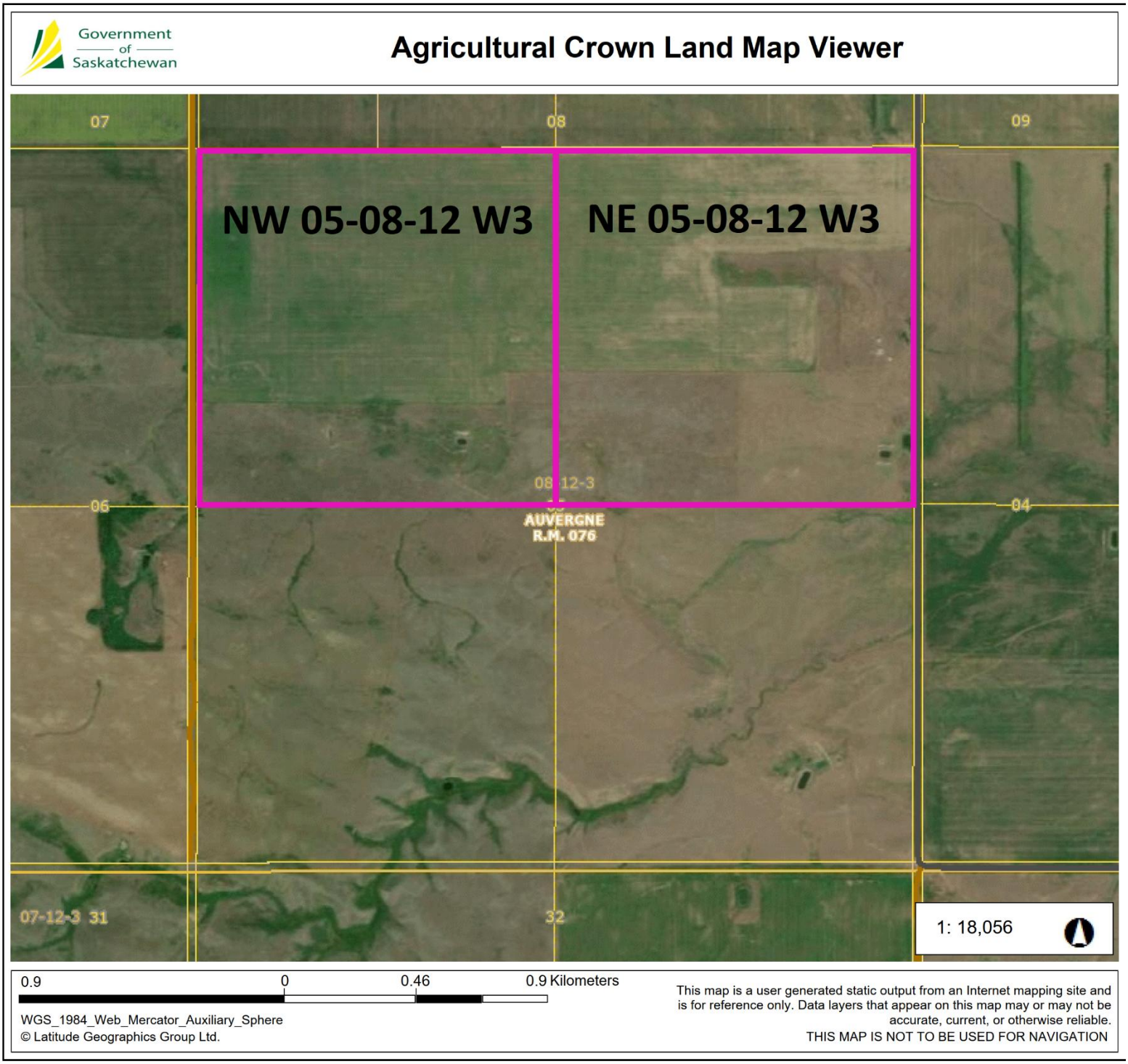
Content 3

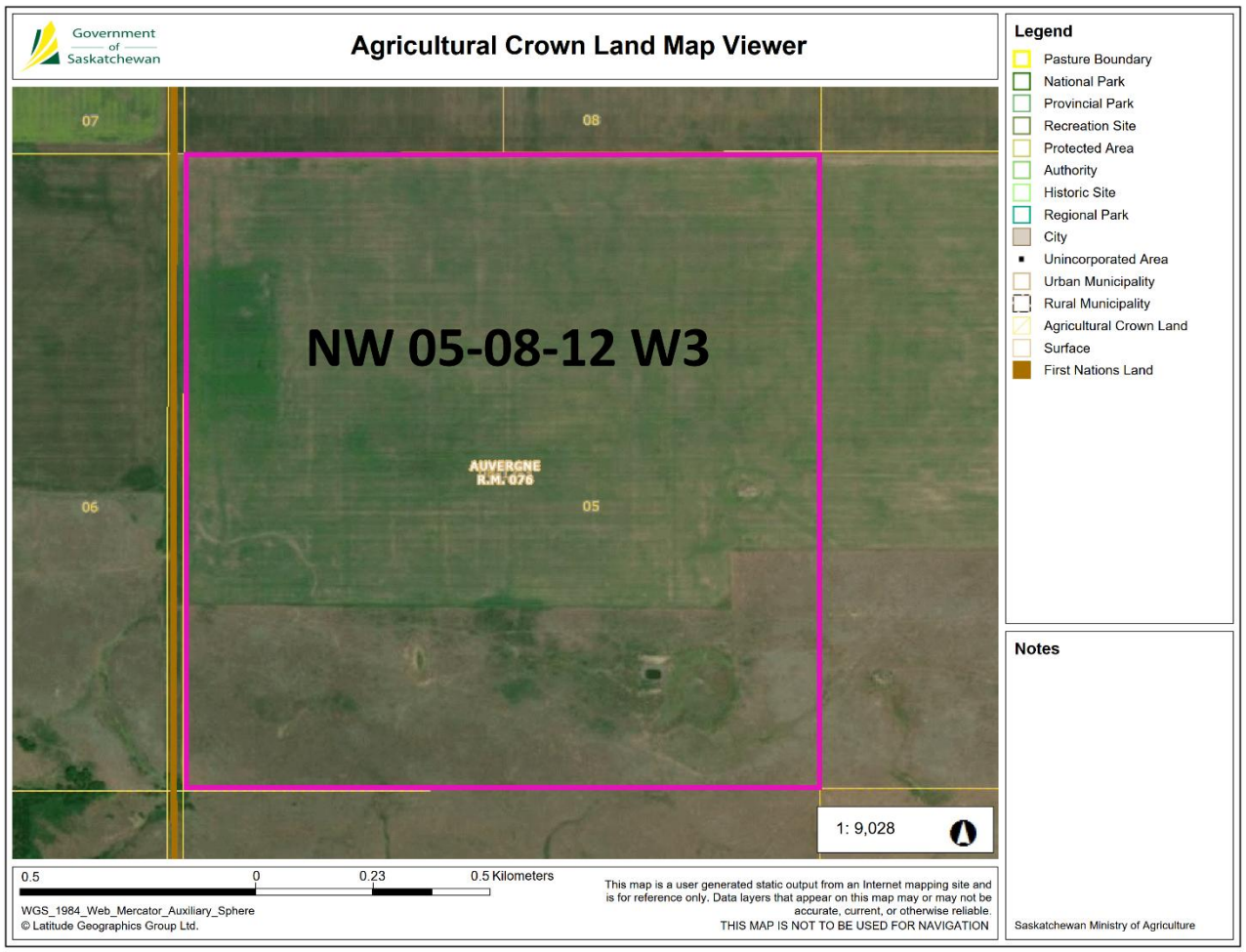
RM of Auvergne No. 076 – 2021 Map

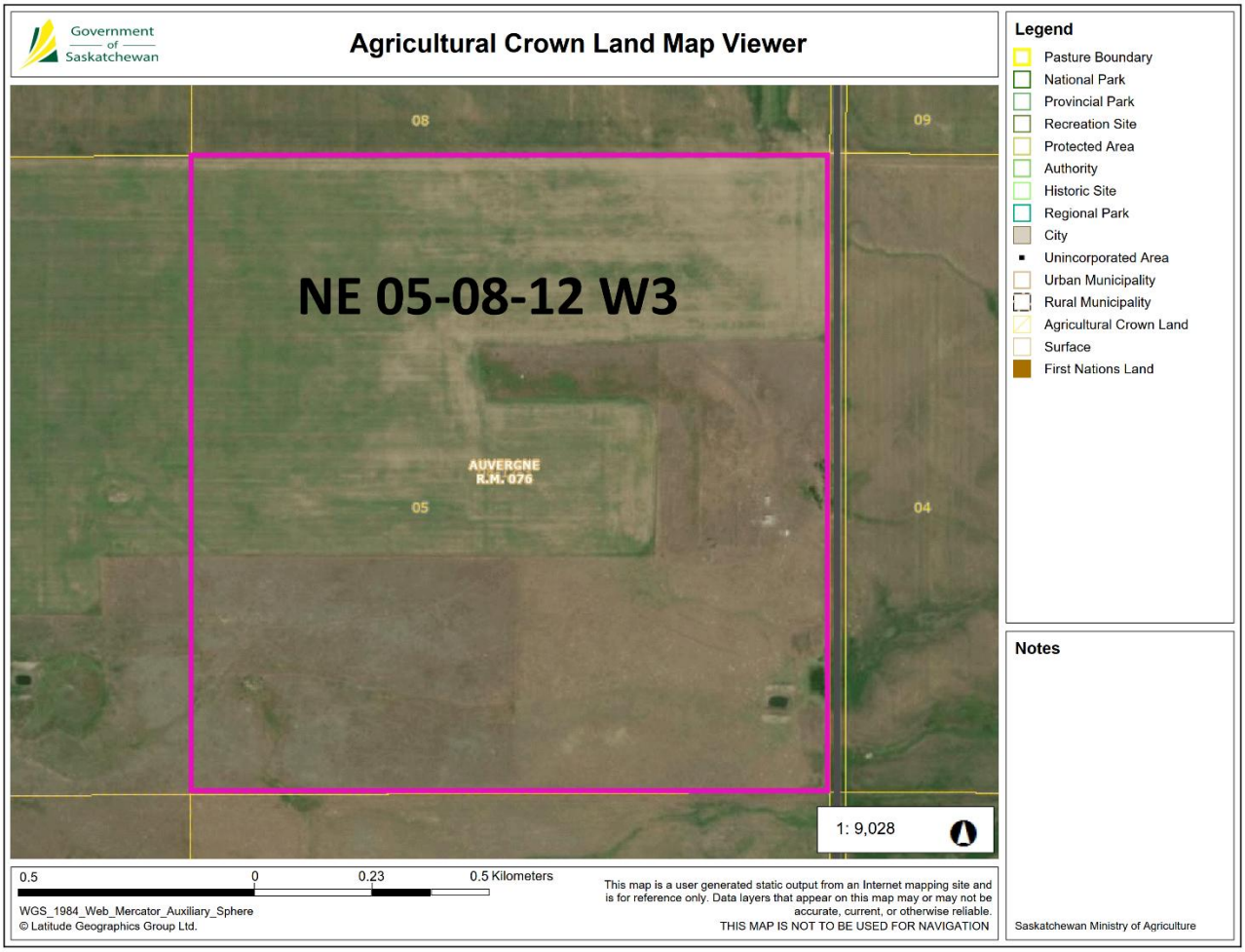


Content 4

Satellite Images




Government of Saskatchewan
Agricultural Crown Land Map Viewer
07
08
NW 05-08-12 W3
AUVERGNE R.M. 076
06
05
1: 9,028
0.5
0
0.23
0.5 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
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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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

Content 5

SAMA Reports

Property Report Print Date: 09-Nov-2026 Page 1 of 2

Municipality Name: RM OF AUVERGNE (RM) **Assessment ID Number : 076-000605200** **PID: 739425**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:

Legal Location: Qtr NW Sec 05 Tp 08 Rg 12 W 3 Sup

Supplementary:

Title Acres:	160.00	**Reviewed:**	09-Jul-2024
School Division:	211	**Change Reason:**	Reinspection
Neighbourhood:	076-100	**Year / Frozen ID:**	2026/-32560
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	
28.00	K - [CULTIVATED]	Soil assocation 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	$/ACRE	1,299.26
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	34.55
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
85.00	K - [CULTIVATED]	Soil assocation 1	AD - [ARDILL]	Topography	T2 - Gentle Slopes	$/ACRE	2,180.30
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	57.99
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 2	FX - [FOX VALLEY]				
		Soil texture 3	SICL - [SILTY CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
47.00	NG - [NATIVE GRASS]	Soil assocation 1	HT - [HATTON]	Range site	SY: SANDY	$/ACRE	791.64
		Soil texture 1	SL - [SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.30		
				Aum/Quarter	48.00		

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	$258,900	1		Other Agricultural	55%	$142,395				Taxable
Total of Assessed Values:	$258,900			Total of Taxable/Exempt Values:		$142,395				

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Data Source: SAMAVIEW

Property Report Print Date: 09-Nov-2026 Page 2 of 2

Municipality Name: RM OF AUVERGNE (RM) **Assessment ID Number : 076-000605200** **PID: 739425**

Municipality Name: RM OF AUVERGNE (RM) **Assessment ID Number : 076-000605100** **PID: 739391**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:

Legal Location: Qtr NE Sec 05 Tp 08 Rg 12 W 3 Sup

Supplementary:

Title Acres:	160.00	**Reviewed:**	09-Jul-2024
School Division:	211	**Change Reason:**	Reinspection
Neighbourhood:	076-100	**Year / Frozen ID:**	2026/-32560
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	
82.00	K - [CULTIVATED]	Soil assocation 1	AD - [ARDILL]	Topography	T1 - Level / Nearly Level	$/ACRE	2,247.73
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	59.78
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 2	FX - [FOX VALLEY]				
		Soil texture 3	SICL - [SILTY CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
42.00	NG - [NATIVE GRASS]	Soil assocation 1	HT - [HATTON]	Range site	SY: SANDY	$/ACRE	791.64
		Soil texture 1	SL - [SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.30		
				Aum/Quarter	48.00		
36.00	NG - [NATIVE GRASS]	Soil assocation 1	AD - [ARDILL]	Range site	C/L: CLAYEY/LOAMY	$/ACRE	908.92
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.35		
				Aum/Quarter	56.00		
		Soil assocation 2	FX - [FOX VALLEY]				
		Soil texture 3	SICL - [SILTY CLAY LOAM]				
		Soil texture 4					

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Data Source: SAMAVIEW

Municipality Name: RM OF AUVERGNE (RM) **Assessment ID Number : 076-000605100** **PID: 739391**

Assessed & Taxable/Exempt Values (Summary)

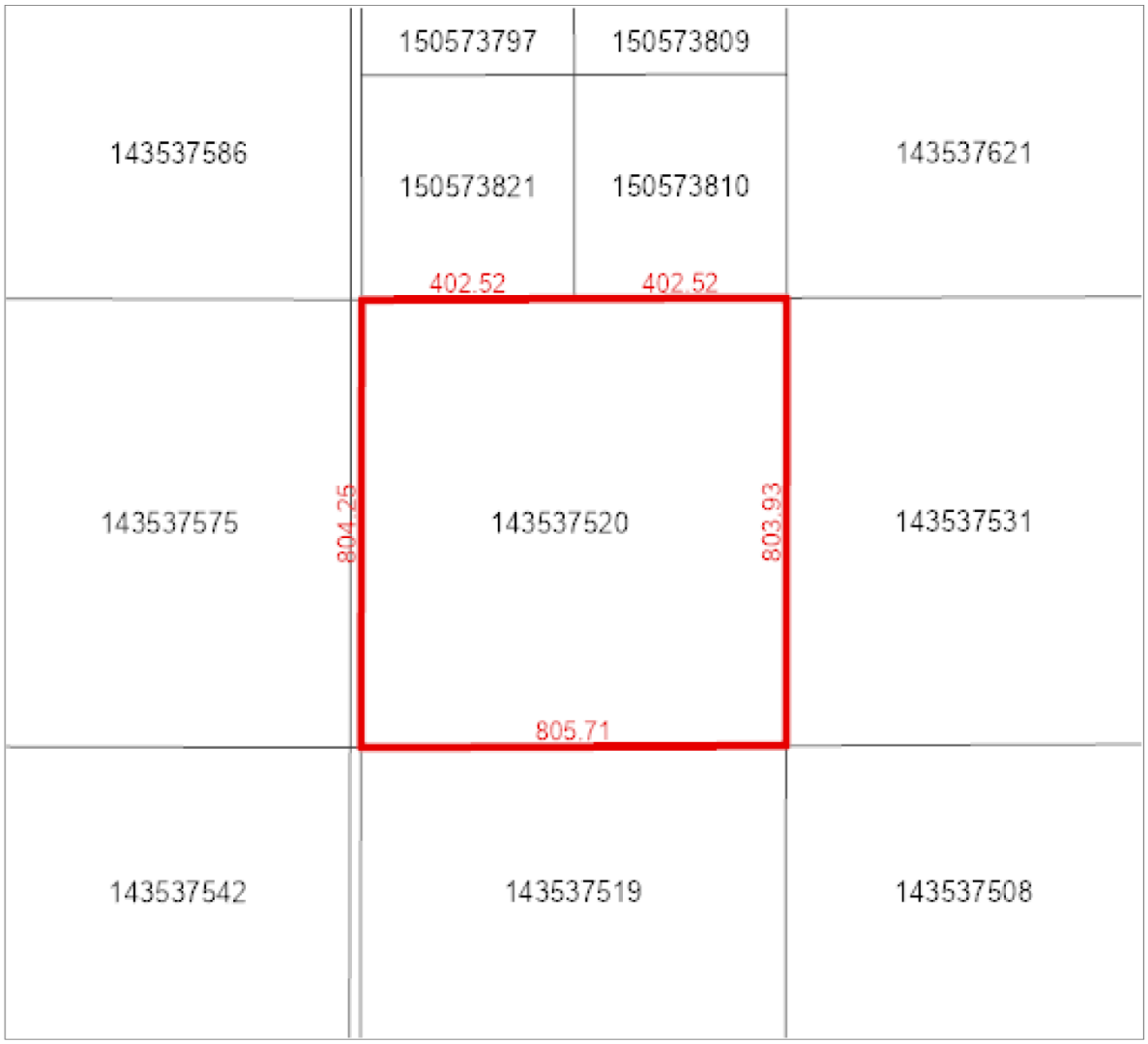
Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$250,300		1	Other Agricultural	55%	$137,665				Taxable
Total of Assessed Values:	$250,300				Total of Taxable/Exempt Values:	$137,665				

Content 6

Parcel Pictures

Surface Parcel Number: 143537520

REQUEST DATE: Mon Nov 9 10:40:54 GMT-06:00 2026



Owner Name(s) : Laybourne, Lee Harold as a personal representative for the estate of Jeanette Lillian Laybourne

Municipality : RM OF AUVERGNE NO. 076

Area : 64.758 hectares (160.02 acres)

Title Number(s) : 159651265

Converted Title Number : 01SC03778A

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 05-08-12-3 Ext 0

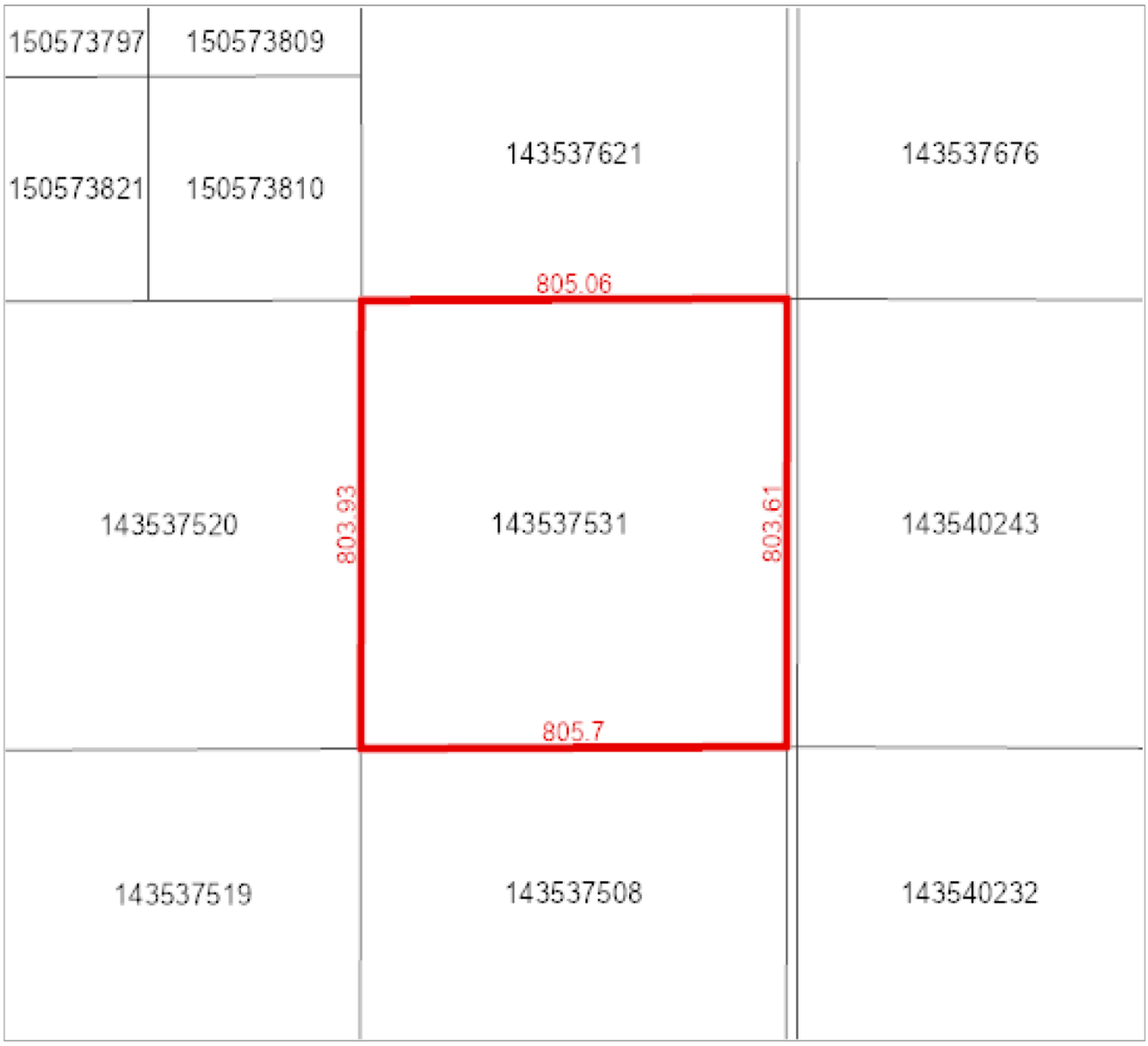
Source Quarter Section : NW-05-08-12-3

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.

Surface Parcel Number: 143537531

REQUEST DATE: Mon Nov 9 10:41:51 GMT-06:00 2026



Owner Name(s) : Laybourne, Lee Harold as a personal representative for the estate of Jeanette Lillian Laybourne

Municipality : RM OF AUVERGNE NO. 076

Area : 64.733 hectares (159.96 acres)

Title Number(s) : 159651276

Converted Title Number : 01SC03778A

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 05-08-12-3 Ext 0

Source Quarter Section : NE-05-08-12-3

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.