ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Excelsior No. 166

Northwest of Gouldtown, SK

Paul Dyck Estate

Bids Due: August 5, 2026

Our File No. 12838-006F

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2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
5. SAMA Reports
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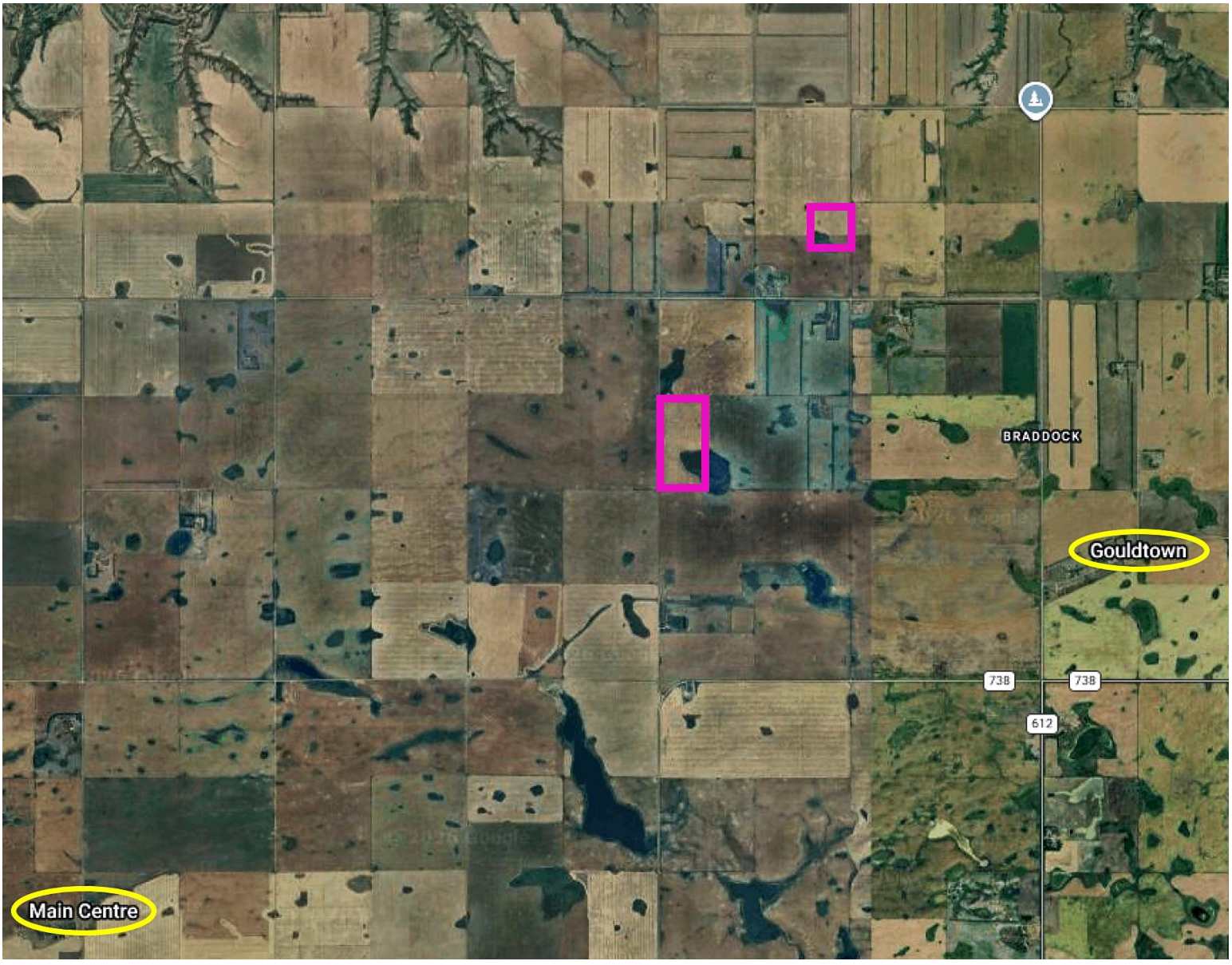


LAND FOR SALE - RM OF EXCELSIOR NO. 166

Northwest of Gouldtown, SK

Owner: Paul Dyck Estate

Land Description	Assessed Value	Total Acres	Cultivated Acres
SW 24-19-10 W3 Ext. 23	**$128,000**	**80.39**	**69**
LSD 08-25-19-10 W3 Ext. 60 Source Qtr: SE 25-19-10 W3	**$66,500**	**40.13**	**37**
TOTALS:	**$194,500**	**120.52**	**106**

CONDITIONS:

1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **5th day of August 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 **2nd 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 #12838-006F**

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
☐	**SW 24-19-10 W3 Ext. 23**	$_____
☐	**LSD 08-25-19-10 W3 Ext. 60**	$_____
	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 **August 5, 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 #: _____

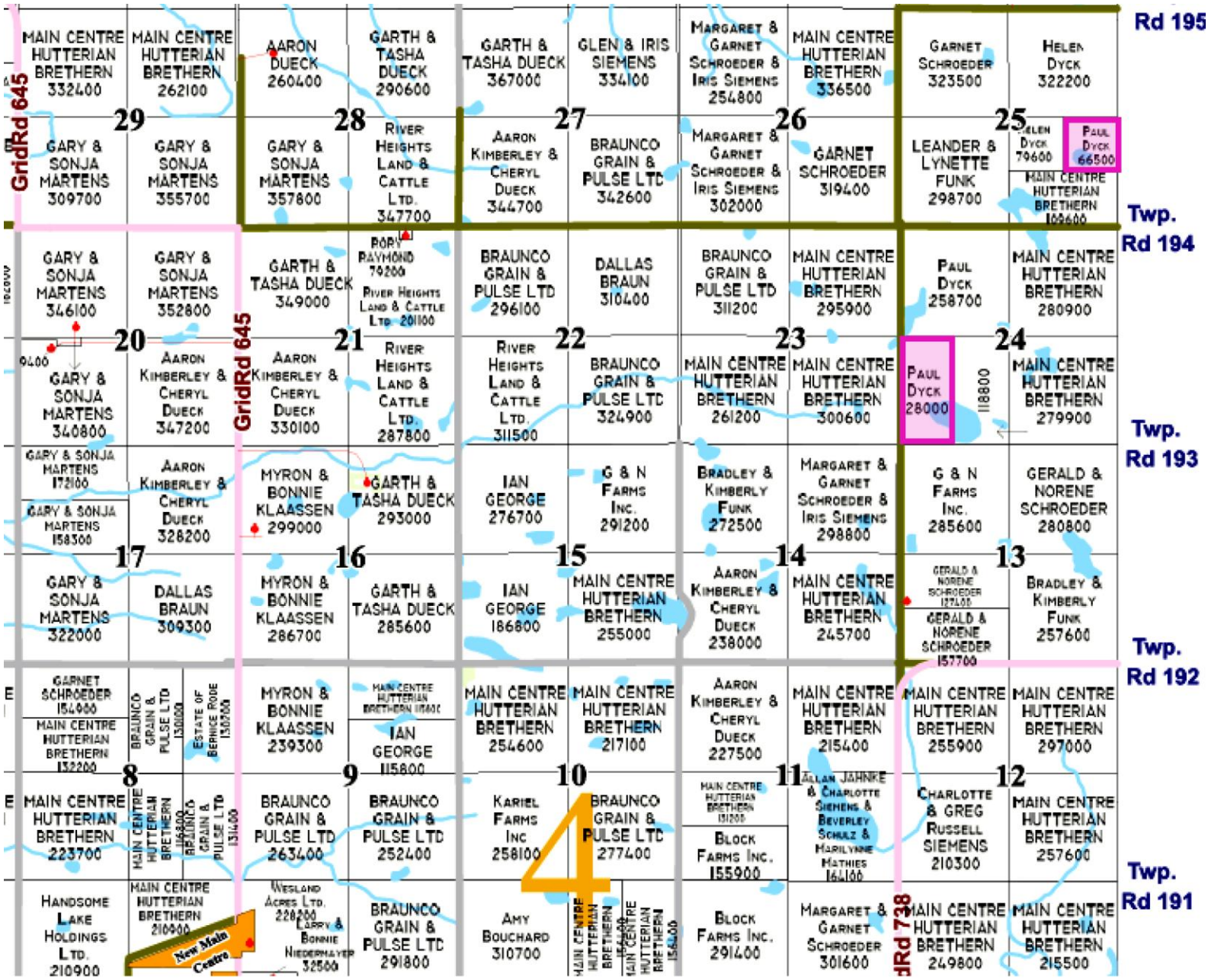
_____ Mobile #: _____

File No. 12838-006F/bw Email: _____

Click Here to Open the Bid Form in a New Tab

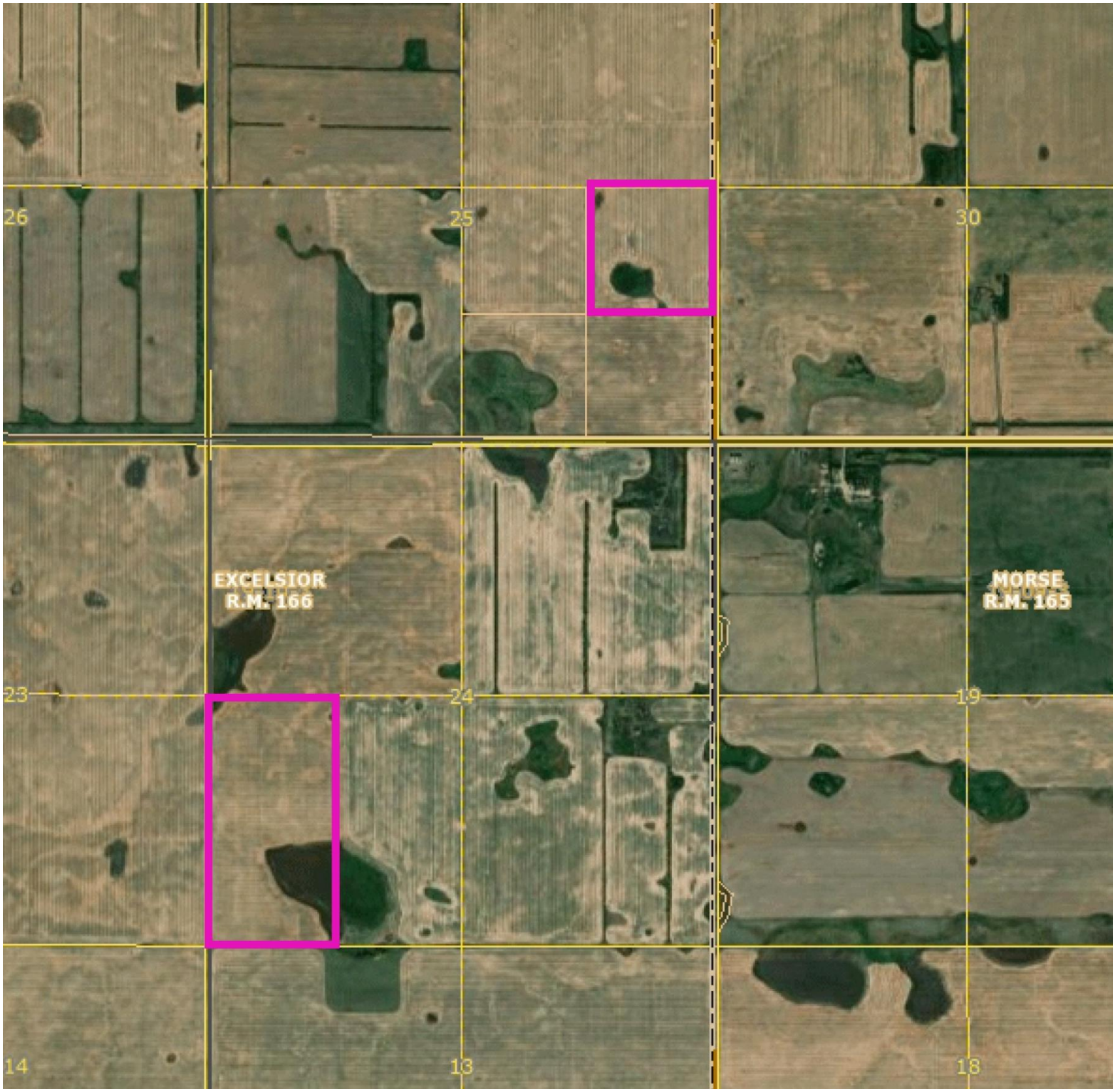
Content 3

RM of Excelsior No. 166 – 2025 Map



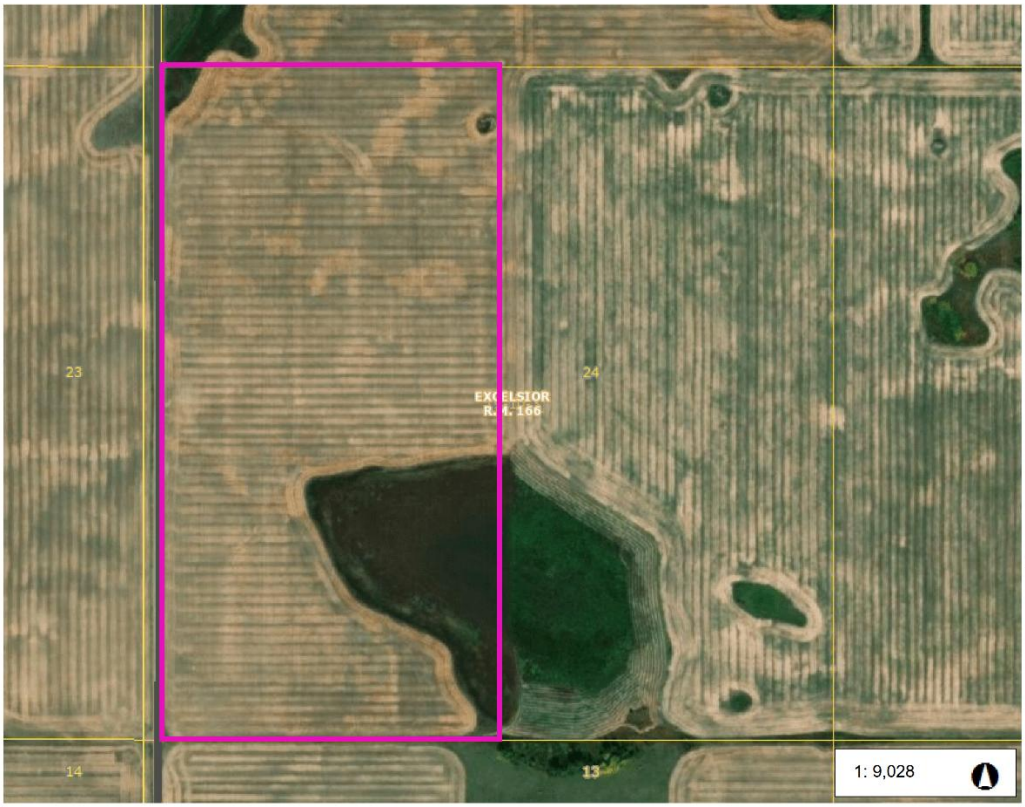
Content 4

Satellite Images



Government of Saskatchewan

Agricultural Crown Land Map Viewer



0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

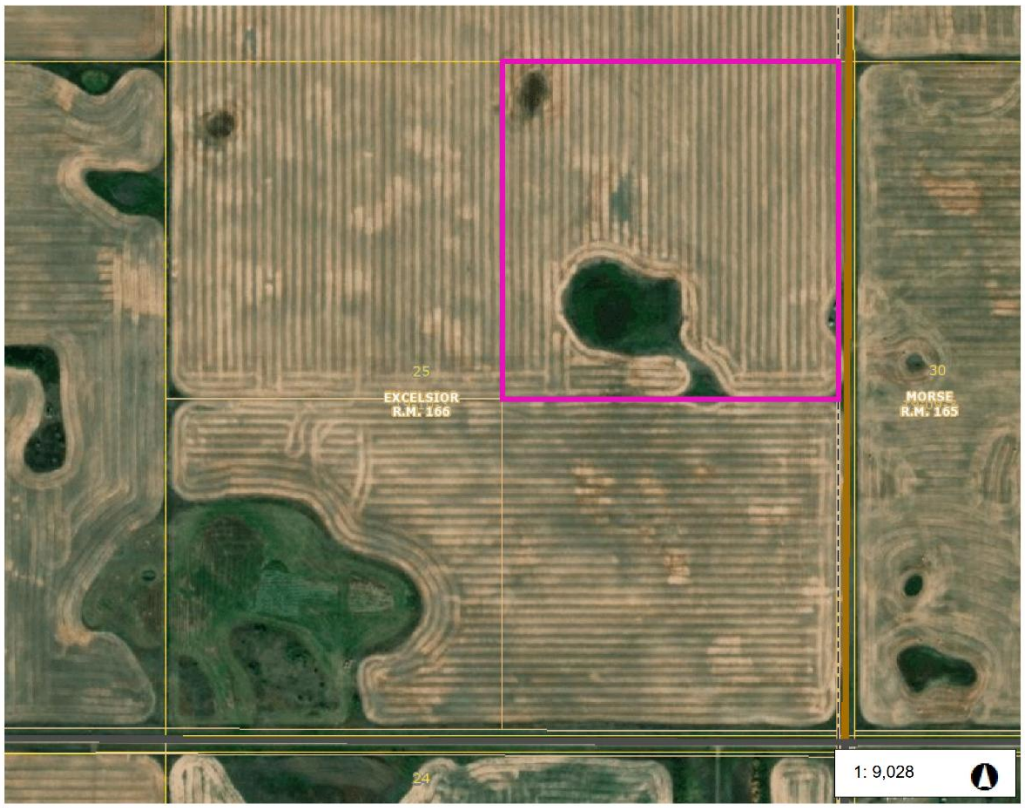
- Pasture Boundary
- National Park
- Provincial Park
- Recreation Site
- Protected Area
- Authority
- Historic Site
- Regional Park
- City
- Unincorporated Area
- Urban Municipality
- Rural Municipality
- Agricultural Crown Land
- Surface
- First Nations Land

Notes

Saskatchewan Ministry of Agriculture

Government of Saskatchewan

Agricultural Crown Land Map Viewer



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- First Nations Land

Notes

Saskatchewan Ministry of Agriculture

Content 5

SAMA Reports

Property Report Print Date: 11-Jun-2026 Page 1 of 1

Municipality Name: RM OF EXCELSIOR (RM) **Assessment ID Number : 166-001124401** **PID: 300027190**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:

Legal Location: Qtr W 1/2 SW Sec 24 Tp 19 Rg 10 W 3 Sup

Supplementary:

Title Acres:	80.00	**Reviewed:**	10-Jan-2025
School Division:	211	**Change Reason:**	Reinspection
Neighbourhood:	166-110	**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
69.00	K - [CULTIVATED]

Productivity Determining Factors	
Soil assocation 1	KH - [KETTLEHUT]
Soil texture 1	CL - [CLAY LOAM]
Soil profile 1	Z-M - [CHERN SOLONETZ MOD]
Soil assocation 2	AD - [ARDILL]
Soil texture 3	CL - [CLAY LOAM]
Soil texture 4	
Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]
Top soil depth	3-5

Economic and Physical Factors	
Topography	T2 - Gentle Slopes
Stones (qualities)	S2 - Slight
Natural hazard	NH: Natural Hazard Rate: 0.98

Rating	
$/ACRE	1,852.89
Final	49.28

AGRICULTURAL WASTE LAND

Acres	Waste Type
11	WASTE SLOUGH

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	$128,000		1	Other Agricultural	55%	$70,400				Taxable
Total of Assessed Values:	$128,000				Total of Taxable/Exempt Values:	$70,400				

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Data Source: SAMAVIEW

Municipality Name: RM OF EXCELSIOR (RM) **Assessment ID Number : 166-001125302** **PID: 530019947**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:

Legal Location: Qtr LSD 8 Sec 25 Tp 19 Rg 10 W 3 Sup

Supplementary: 40.13AC IN LSD 8 ON SE-25-19-10-W3 ISC# 150444705

Title Acres:	40.13	**Reviewed:**	10-Jan-2025
School Division:	211	**Change Reason:**	Reinspection
Neighbourhood:	166-110	**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	
17.00	K - [CULTIVATED]	Soil assocation 1	KD - [KINDERSLEY]	Topography	T1 - Level / Nearly Level	$/ACRE	1,998.64
		Soil texture 1	C - [CLAY]	Stones (qualities)	S2 - Slight	Final	53.16
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil assocation 2	KH - [KETTLEHUT]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	3-5				
8.00	K - [CULTIVATED]	Soil assocation 1	KD - [KINDERSLEY]	Topography	T1 - Level / Nearly Level	$/ACRE	1,498.98
		Soil texture 1	C - [CLAY]	Stones (qualities)	S2 - Slight	Final	39.87
		Soil texture 2		Phy. Factor 1	25% reduction due to F3 - [75 : Flooding - Strong]		
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil assocation 2	KH - [KETTLEHUT]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	3-5				
12.00	K - [CULTIVATED]	Soil assocation 1	KH - [KETTLEHUT]	Topography	T3 - Moderate Slopes	$/ACRE	1,711.07
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	45.51
		Soil profile 1	Z-M - [CHERN SOLONETZ MOD]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil assocation 2	AD - [ARDILL]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

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Data Source: SAMAVIEW

Municipality Name: RM OF EXCELSIOR (RM) **Assessment ID Number : 166-001125302** **PID: 530019947**

Acres	Waste Type
3	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

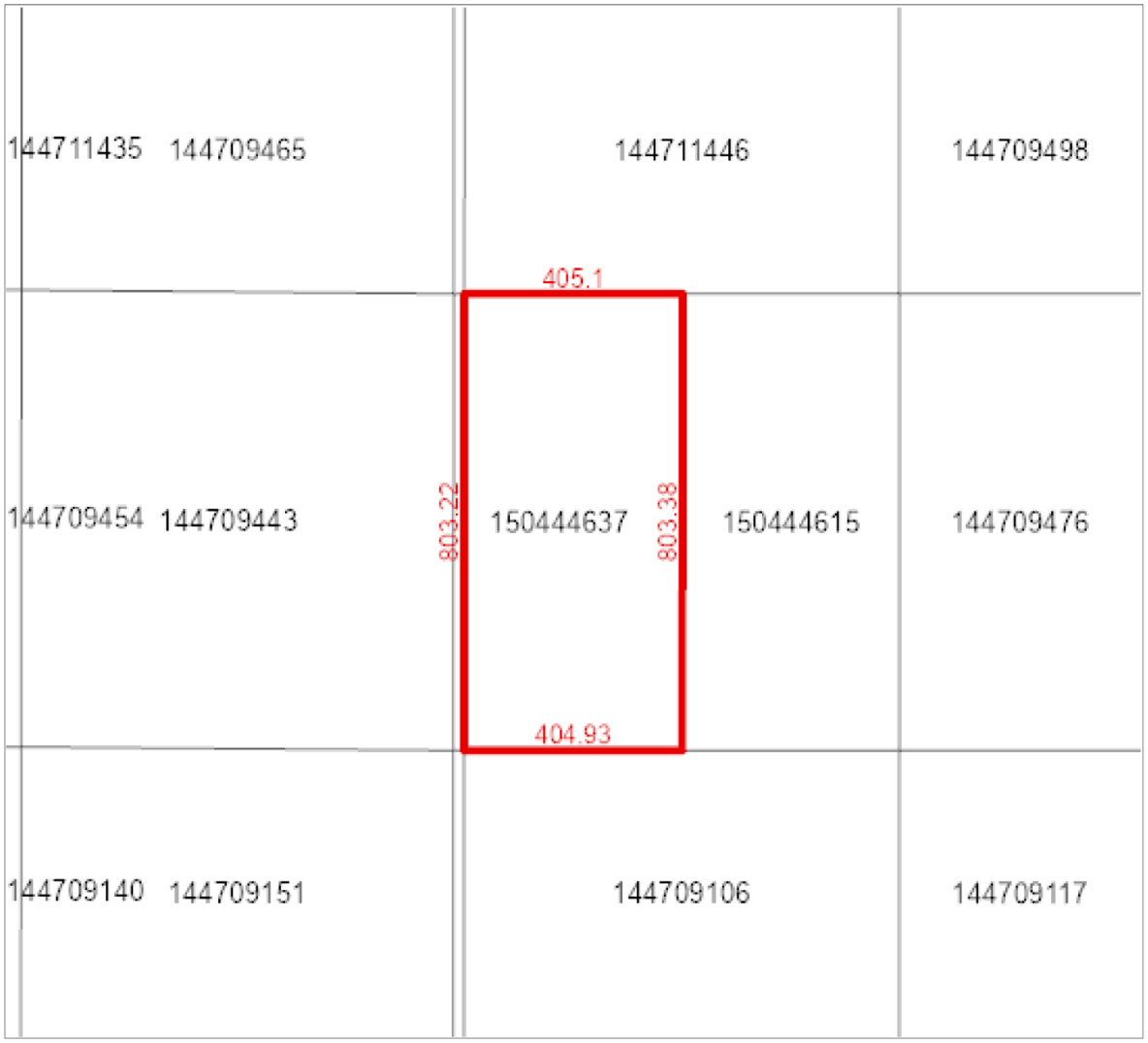
Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$66,500		1	Other Agricultural	55%	$36,575				Taxable
Total of Assessed Values:	$66,500			Total of Taxable/Exempt Values:		$36,575				

Content 6

Parcel Pictures

Surface Parcel Number: 150444637

REQUEST DATE: Thu Jun 11 09:37:32 GMT-06:00 2026



Owner Name(s) : Dyck, Bob as a personal representative for the estate of Paul Dyck

Municipality : RM OF EXCELSIOR NO. 166

Area : 32.534 hectares (80.39 acres)

Title Number(s) : 159686566

Converted Title Number : 96SC02408

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 24-19-10-3 Ext 23

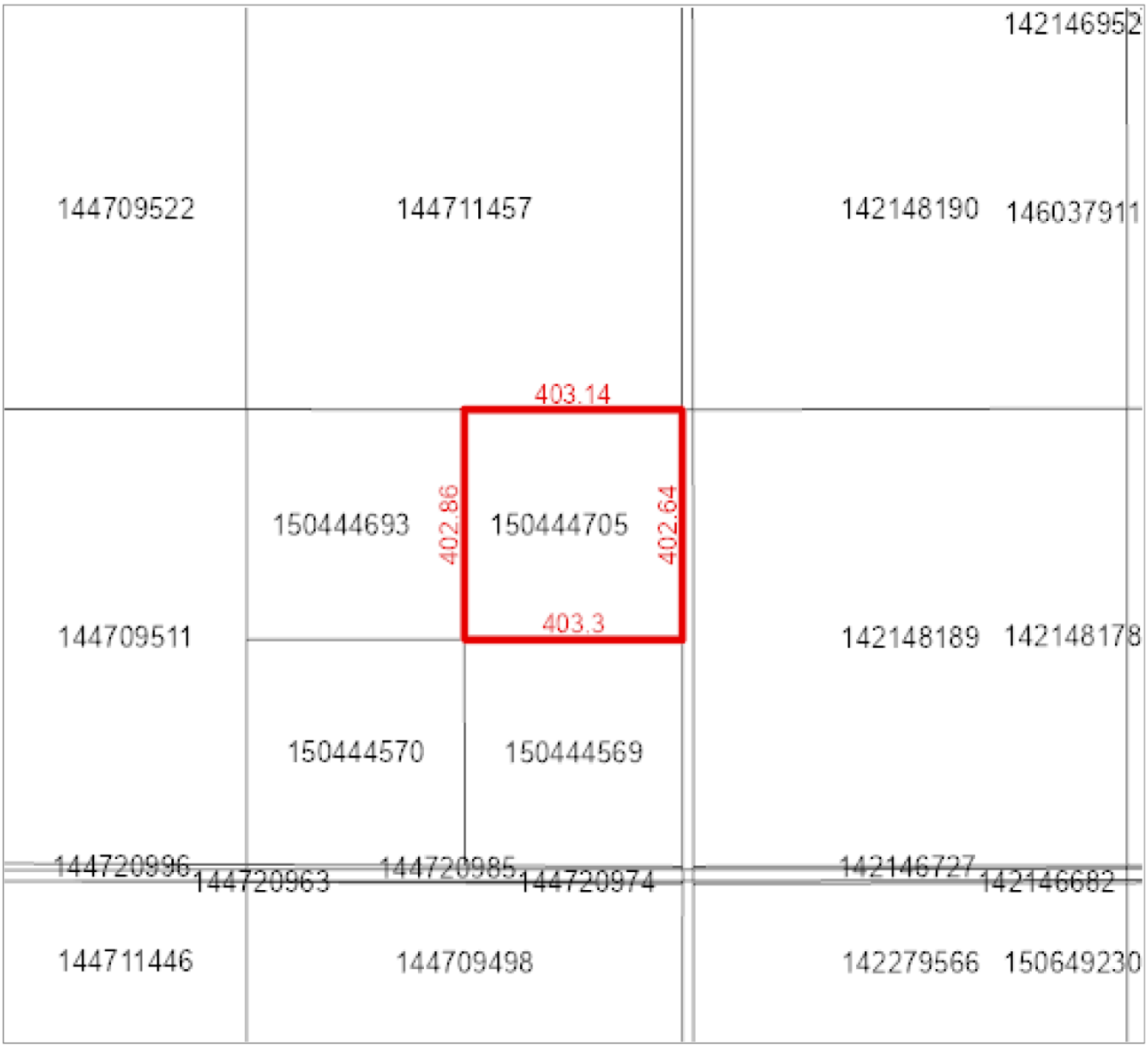
Source Quarter Section : SW-24-19-10-3

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: 150444705

REQUEST DATE: Thu Jun 11 09:47:08 GMT-06:00 2026



Owner Name(s) : Dyck, Bob as a personal representative for the estate of PAUL DYCK

Municipality : RM OF EXCELSIOR NO. 166

Area : 16.24 hectares (40.13 acres)

Title Number(s) : 159686623

Converted Title Number : 68SC00232

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : LSD 8- 25-19-10-3 Ext 60

Source Quarter Section : SE-25-19-10-3

Commodity/Unit : Not Applicable

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