

LAND TENDER INFORMATION PACKAGE

RM of Swift Current No. 137

10 km Northwest of Waldeck, SK

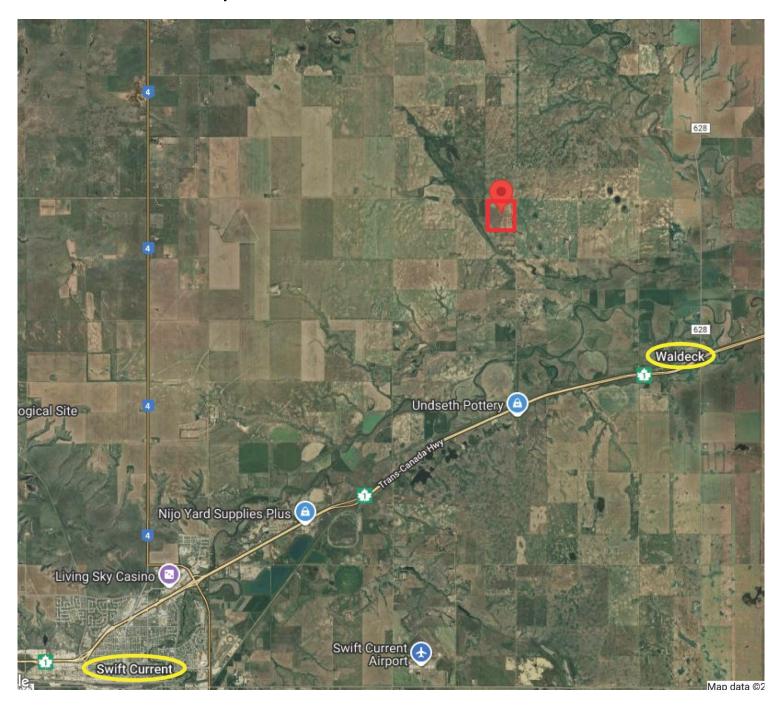
David Allen

Bids Due: October 29th, 2025

Our File No. 36356-002A

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LAND FOR SALE BY TENDER

RM of Swift Current No. 137 – 10 km Northwest of Waldeck, SK Owner: David Allen

Legal Land Description	SAMA Assessment	Total Acres	Cult. Acres	
NE 36-16-13-3 Ext 0	\$200,400	159.37	145	

Conditions:

- Highest or any tender not necessarily accepted. Submit bids to the undersigned law firm on or before 12:00 o'clock noon, the 29th day of October 2025;
- 2. A cheque for 3% of the amount of the bid must accompany the tender;
- 3. Bidders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars. Land sold "as is";
- 4. Bidders will not be called for an auction following submission of the bids;
- 5. No tenders subject to financing will be accepted;
- 6. Possession will not be granted until full payment is made.

JAMES G. ANDERSON, K.C., ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave NW, P.O. BOX 610
SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891

JAnderson@andlaw.ca File No. 36356-002A

<u>Content 2</u> 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 the following land at the Bid Amount:

DAVID ALLEN LAND TENDER							
Legal Description	Bid Amount						
NE 36-16-13-3 Ext 0							
TOTAL BID AMOUNT:	\$						

- 3. 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.
- 4. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the October 29th, 2025, at 12:00 noon regarding the acceptance/decline of our offer.

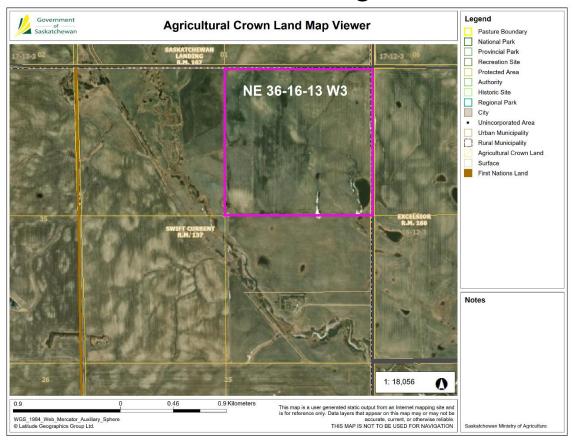
D. I.	
Date	Signature of Tenderer
Name of Corporation:	Print Name of Tenderer:
Address:	 Home #:
	Mobile #:
File No. 36356-0024	Fmail

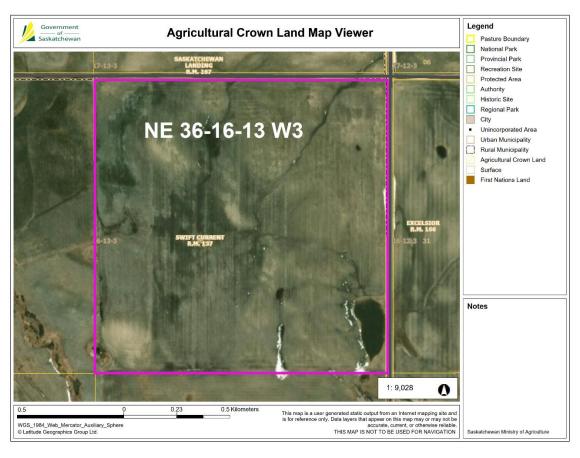
Click Here to Open the Bid Form in a New Tab

RM of Swift Current No. 137 – 2025 Map

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ZIMMERMAN CLIFTON B 85600 76100 SHARON 308700 DAVIDSON 1.4	KELLY HERMAN CLIFTON FARMS LTD. 238400 226000 LAIRD 7800 R KRUSE CLIFTON 378000	ACRES INC. BRETHREN CHURCH OF SWIFT CURRENT 194000	BRETHREN BRETH CHURCH OF CHURCH SWIFT SWIF CURRENT CURR 121200 7 2262	H OF CHURCH OF SWIFT CURRENT	BRETHREN CHURCH OF SWIFT CURRENT 190300	GERBRANDT GERBRAND 154600 G1830	110900 POPPY DD. & I. PARSONS LAMB 131100 188100	KELLY & POPPY POPPY PARSONS T. GREENWOOD 172500 165700
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WOTHER GREEN SPOON & DOLORES TREPANIER 93600	GREEN ENTERPRISES LTD. 178200	NIMEGEERS NIMEGEERS 12300 12400 14400	CHURCH OF WESTE SWIFT CHRISTO CURRENT SIEME 183800 1976	ROM 68600 PHER N. 79100 RI MCCLEL — LAND MELANIE 121900 HATTUN	SWIFT CURRENT 19500 ROCK PRODUCTS LTD. 18800	HAROLD & LOIS GEIGER GERARI BELZA	30000 SM AMTHOR	FROESE FROESE 103900 103900
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			91700	VICTOR REMPEL 142600	EVEREST AGRO LTD.	TREVOR SHAPANSKY 42500 1 27 SCHUETZ CAREFOOT LAND CO	SWIFT CURRENT D WILLIAMSON 25800	CARLETON J. & H. ●168300 WHITE 51300 LARRY & JUNE M. & C.
		0.5	AG	RICULTURE	EVEREST AGRO LTD.	CAREFOOT CAREFOO LAND CO. LAND CO. LTD. LTD.	42000 TRAP CLUB CITY OF SWIFT SWIFT CURRENT SWIFT SWIFT SWIFT SWIFT SWIFT	J. CARLETON & B. SAUDER CUTBANK 83800 CATTLE P. HLADY & LTD.
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JANES & KIM ROBERTSON			189200 3190	00 144600	123000	M. & J. CAREFOOT ● 183100 250300	SWIFT	●108400 - 220000
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ARROYO 23 VIEW ACRES & LDJ ACRES				AGRICULTURI CANADA	AGRICULTURE CANADA	CAREFOOT 22 CAREFOO AG AG VENTURES VENTURES LTD. LTD.	CAREFOOT CAREFOOT LAND CO. LTD. LTD.	SCOTT CAREFOOT WASHINGTON LAND CO. LTD.
195900		_//	D FINALY (KIRBY LEIS	194300	227600	258400 260000	254800 231600	223500 206400

Satellite Images





Parcel Picture



Surface Parcel Number: 143283720

REQUEST DATE: Thu Jul 31 16:52:36 GMT-06:00 2025



Owner Name(s): Allen, David Emmanuel

Municipality: RM OF SWIFT CURRENT NO. 137

Title Number(s): 157530450 **Parcel Class**: Parcel (Generic)

Land Description: NE 36-16-13-3 Ext 0 **Source Quarter Section**: NE-36-16-13-3

Commodity/Unit: Not Applicable

Area: 64.494 hectares (159.37 acres)

Converted Title Number: 96SC14421A

Ownership Share: 1:1

SAMA Report

Print Date: 27-Aug-2025 **Property Report** Page 1 of 2

Sec 36 Tp 16 Rg 13 W 3 Sup

Municipality Name: RM OF SWIFT CURRENT (RM)

Assessment ID Number :

137-001036100

PID: 200906675 01-Oct-1998

Civic Address: Legal Location: Qtr NE Supplementary:

Title Acres: School Division: 211 Neighbourhood: 137-230 Reviewed: Change Reason:

Overall PUSE: 2000

Year / Frozen ID:

2025/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL ARABLE LAND

SASKATCHEWAN ASSESSMENT NAGEMENT AGENCY

Acres	Land Use	Productivity Deterr	mining Factors	Economic and Physical	Factors	Rating	
45.00	K - [CULTIVATED]	Soil assocation 1	AD - [ARDILL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,880.30
		Soil texture 1 Soil profile 1	CL - [CLAY LOAM] OR8 - [CHERN-ORTH (CA 7-9)]	Stones (qualities)	S1 - None to Few	Final	50.01
		Soil assocation 2	VA - [VALOR]				
		Soil texture 3	SIL - [SILT LOAM]				
		Soil texture 4	SIL - [SILT LOAW]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
37.00	K - [CULTIVATED]	Soil assocation 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,033.81
	[Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	27.50
		Soil texture 2		Phy. Factor 1	10% reduction due to F2 - [90 : Flooding	- Moderate]	
		Soil profile 1	Z - [SOL;SOLONETZ STRONG]	Phy. Factor 2	35% reduction due to SA4 - [65 : Salinity	- Very Strong]	
		Top soil depth	3-5				
63.00	K - [CULTIVATED]	Soil assocation 1	BY - [BIRSAY]	Topography	T3 - Moderate Slopes	\$/ACRE	1,229.25
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	32.69
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
		Soil assocation 2	HT - [HATTON]				
		Soil texture 3	SL - [SANDY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
ACDICIII T	LIDAL WASTE LAND						

AGRICULTURAL WASTE LAND

Acres Waste Type
10 SALINE WASTE

5 WASTE SLOUGH

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Data Source: SAMAVIEW

Print Date: 27-Aug-2025 **Property Report** Page 2 of 2

Municipality Name: RM OF SWIFT CURRENT (RM) Assessment ID Number : 137-001036100 PID: 200906675

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	\$200,400		1	Other Agricultural	55%	\$110,220				Taxable
Total of Assessed Value	es: \$200,400	•		Total of Ta	axable/Exempt Values:	\$110.220				

\$110,220