



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Swift Current No. 137

10 km Northwest of Waldeck, SK

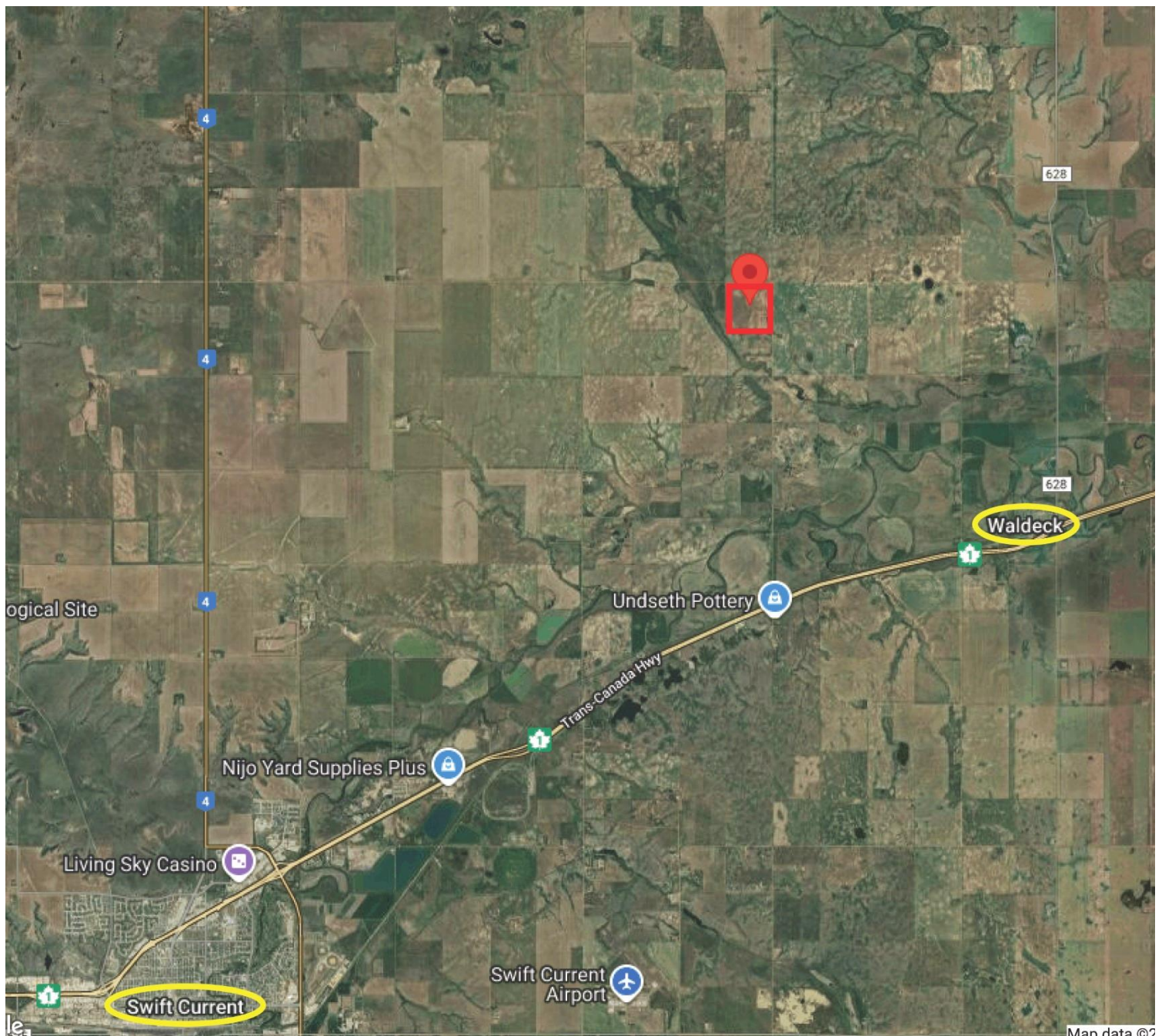
David Allen

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:

1. 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

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 the following land at the Bid Amount:

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

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.

Date

Signature of Tenderer

Name of Corporation:

Print Name of Tenderer:

Address:_____

Home #:_____

Mobile #:_____

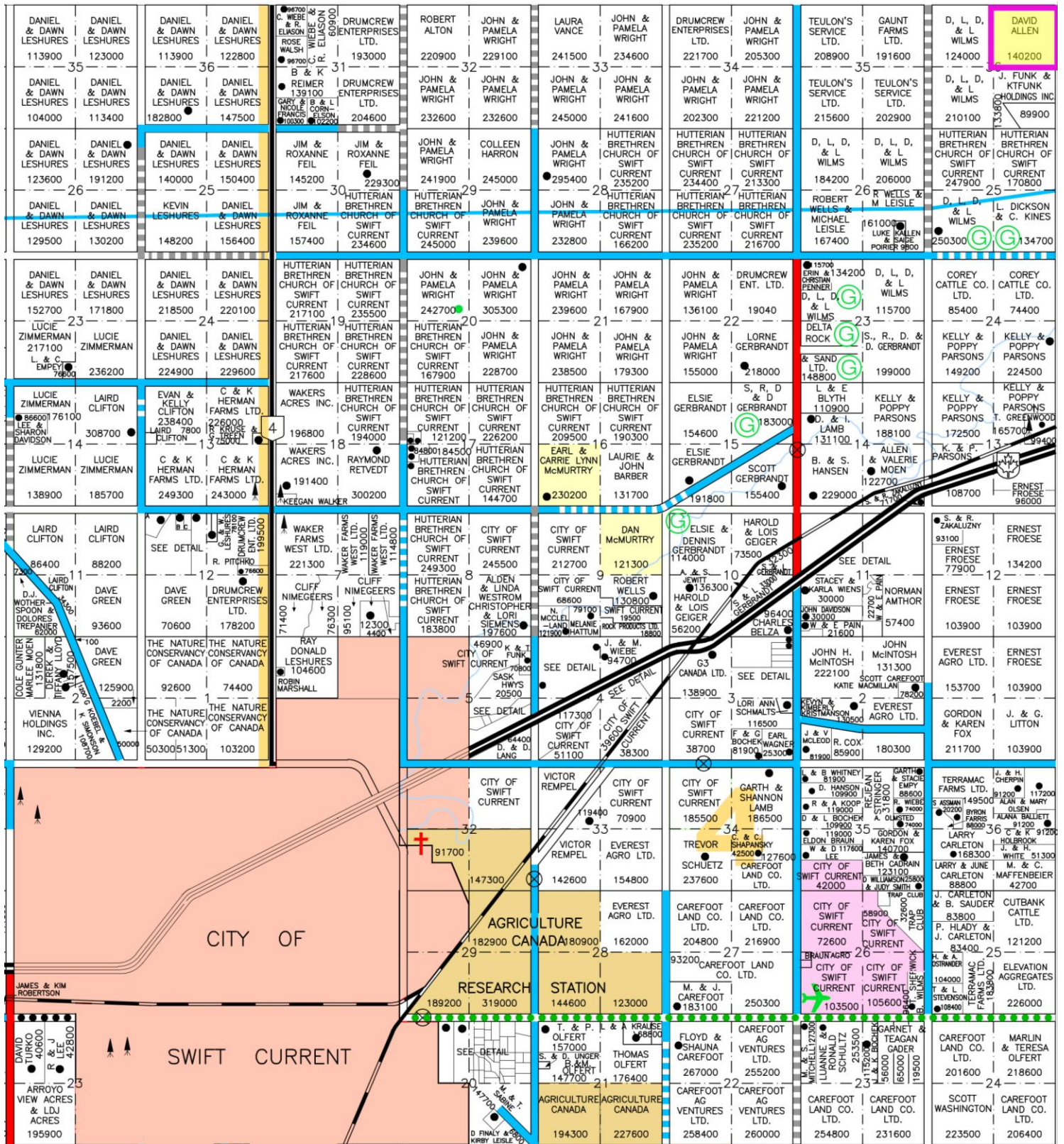
File No. 36356-002A

Email:_____

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

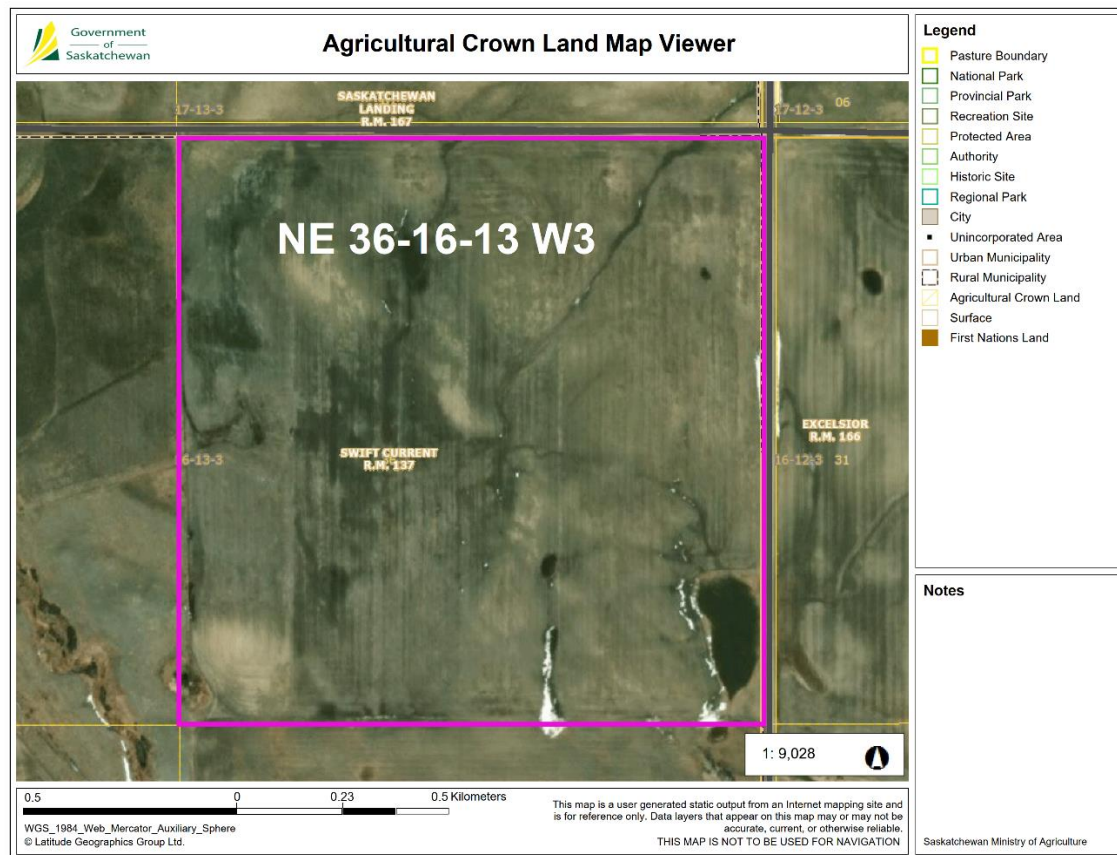
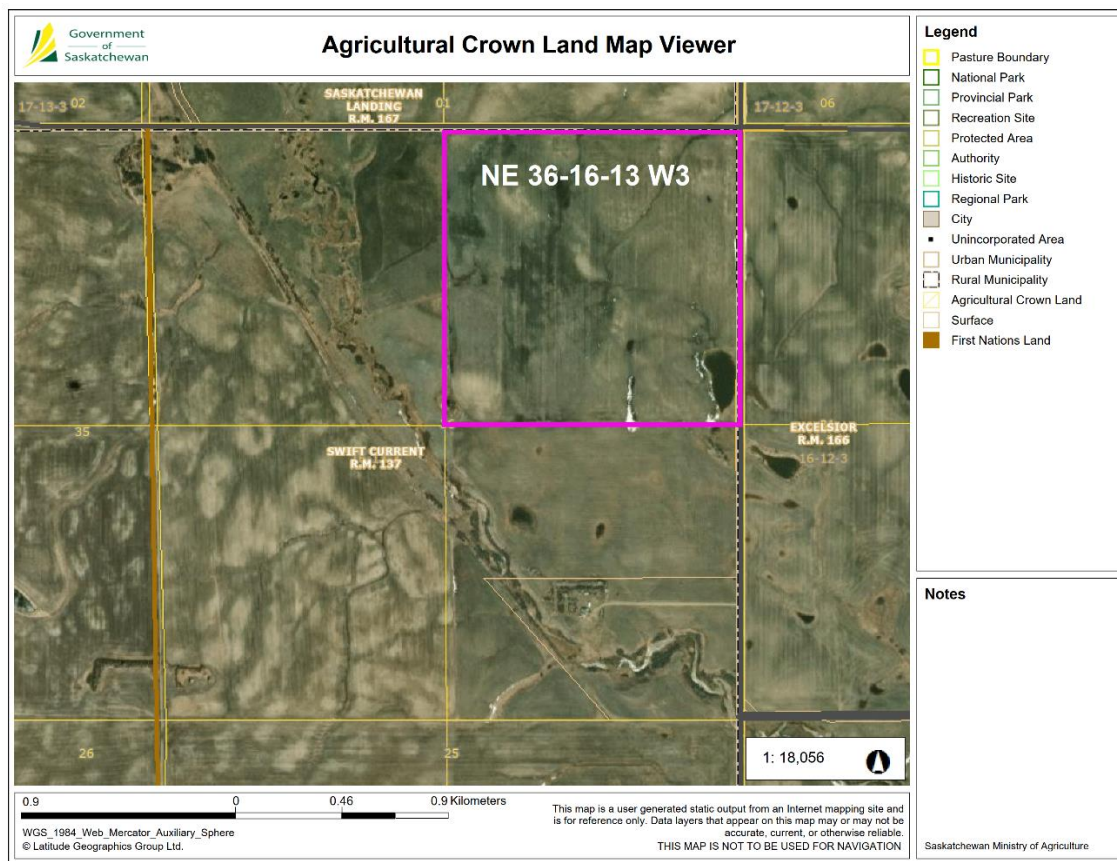
Content 3

RM of Swift Current No. 137 - 2025 Map



Content 5

Satellite Images



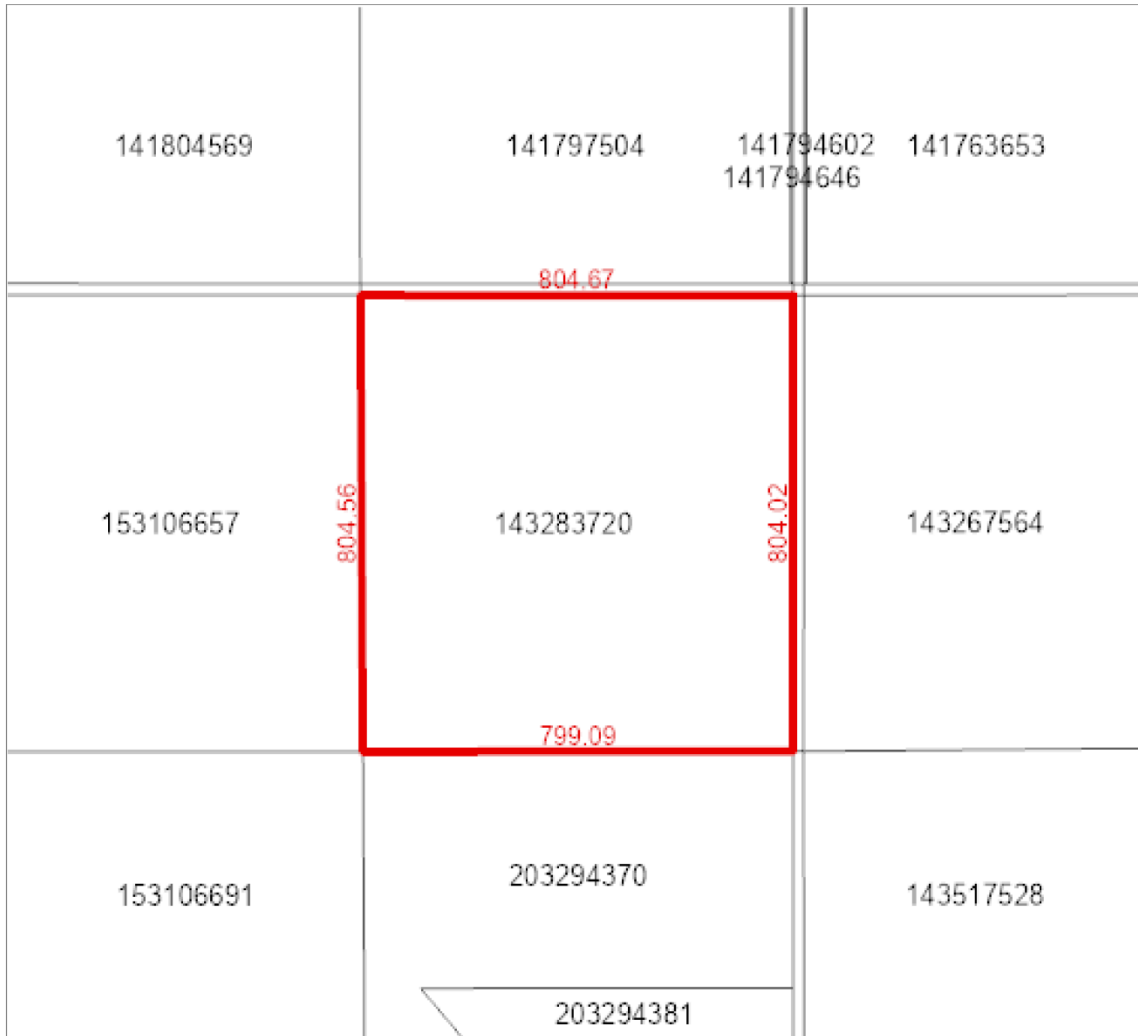
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Parcel Picture



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

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.

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SAMA Report

Property Report

Print Date: 27-Aug-2025

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Municipality Name: RM OF SWIFT CURRENT (RM)

Assessment ID Number : 137-001036100

PID: 200906675



Civic Address:

Legal Location: Qtr NE Sec 36 Tp 16 Rg 13 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 137-230

Overall PUSE: 2000

Call Back Year:

Reviewed: 01-Oct-1998

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	
45.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,880.30
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	50.01
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
		Soil association 2	VA - [VALOR]				
		Soil texture 3	SIL - [SILT LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
37.00	K - [CULTIVATED]	Soil association 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 association 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 association 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				

AGRICULTURAL WASTE LAND

Acres	Waste Type
10	SALINE WASTE
5	WASTE SLOUGH

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Data Source: SAMAVIEW

Property Report

Print Date: 27-Aug-2025

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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 Values:	\$200,400					Total of Taxable/Exempt Values:	\$110,220			