



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND FOR SALE BY TENDER
INFORMATION PACKAGE**

RM of Saskatchewan Landing No. 167

14 km South of Stewart Valley, SK on Leinan Rd

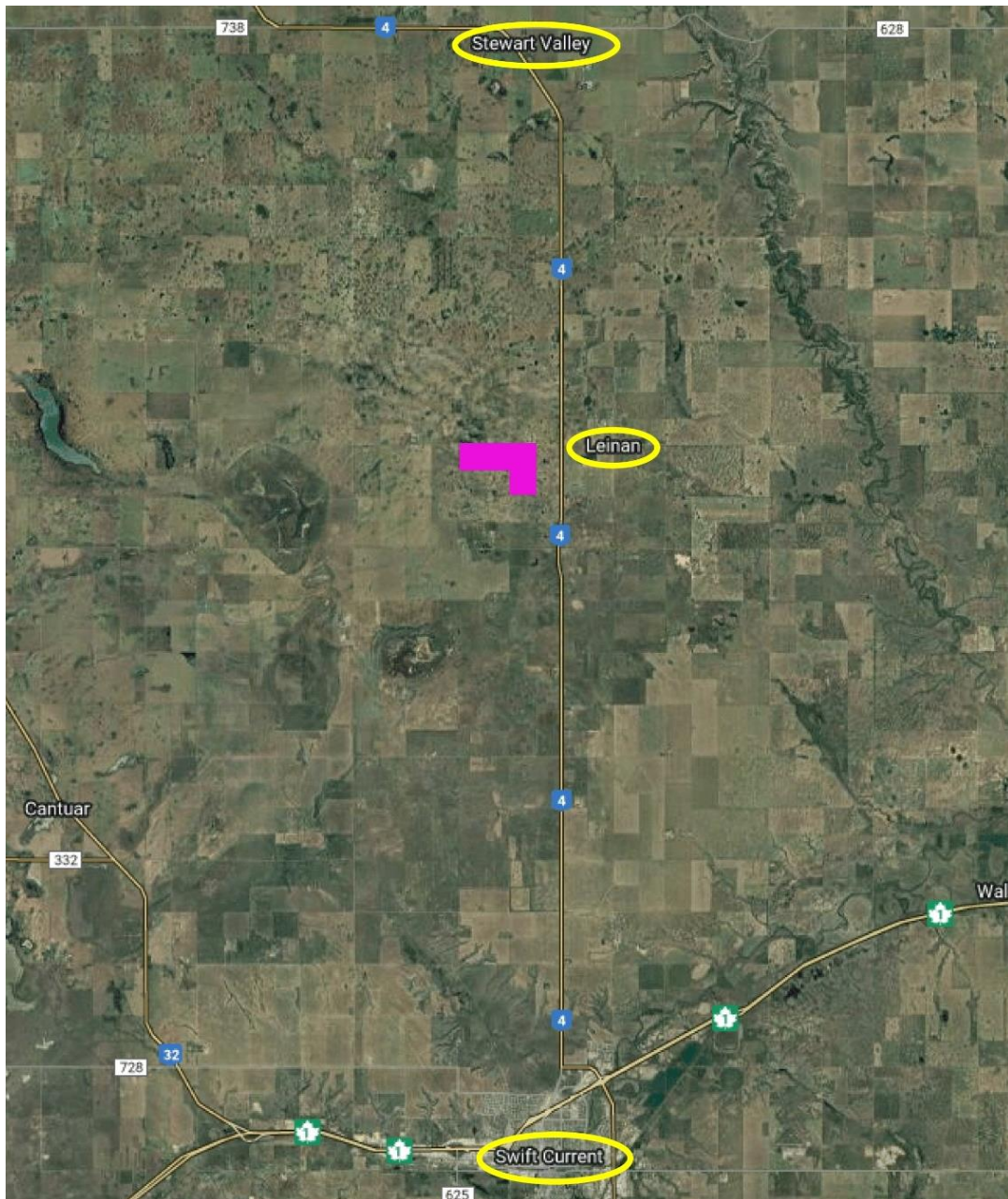
John A. Brown

Closing: March 19, 2025

Our File No. 01134-008A&T

CONTENTS

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2. Tender for Purchase Form
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LAND FOR SALE BY TENDER

RM OF SASKATCHEWAN LANDING NO. 167

14 km South of Stewart Valley on Leinan Rd. Owner: John A. Brown

	Legal Land Description	Assessed Value	Total Acres	Cultivated Acres
1	NW 35-17-14 W3	225,300	158.57	156
2	NE 35-17-14 W3	175,900	158.66	134
3	NW 36-17-14 W3	208,100	158.86	147
4	SW 36-17-14 W3	201,800	159.88	146
TOTALS:		\$811,100	635.97	583

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **19th day of March 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) The land will be sold as a package, including all four quarters only; tenders for individual parcels will not be considered;
- 5) The Owner reserves the right to conduct an auction sale on the yard site located on SW 36-17-14 W3 at any time before October 31, 2025;
- 6) The current renter has the Right of First Refusal;
- 7) The successful Tender shall be required, following the last tender, to enter into a written agreement with the registered owner for sale of deeded land;
- 8) In the event the Purchaser fails to pay the balance of the purchase price on or before the **16th day of April 2025** (the "**Closing Date**"), the deposit equivalent to three (3%) percent of the final tender, shall be forfeited absolutely to the registered owner as liquidated damages;
- 9) 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 spring work and applications;
- 10) The registered owner shall pay the costs for the preparation of the Transfer Authorization;
- 11) 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;
- 12) The Purchaser, in addition to the offer price, shall also pay GST, if applicable. The Purchaser must provide the registered owner 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;
- 13) The Owner shall pay taxes to **December 31, 2024**. The Purchaser is responsible for 2025 taxes on deeded lands.

Forward bids and inquiries to:

JAMES G. ANDERSON

Janderson@andlaw.ca

G. FOSTER TESSEM

Ftessem@andlaw.ca

**ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave NW, P.O. BOX 610
SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891
File No. 01134-008A&T**

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 package at the Bid Amount:

<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	NW 35-17-14 W3 NE 35-17-14 W3 NW 36-17-14 W3 SW 36-17-14 W3	
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 Landlords' solicitors, Anderson & Company, to use the same to contact us after the tender deadline of **March 19, 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 #: _____

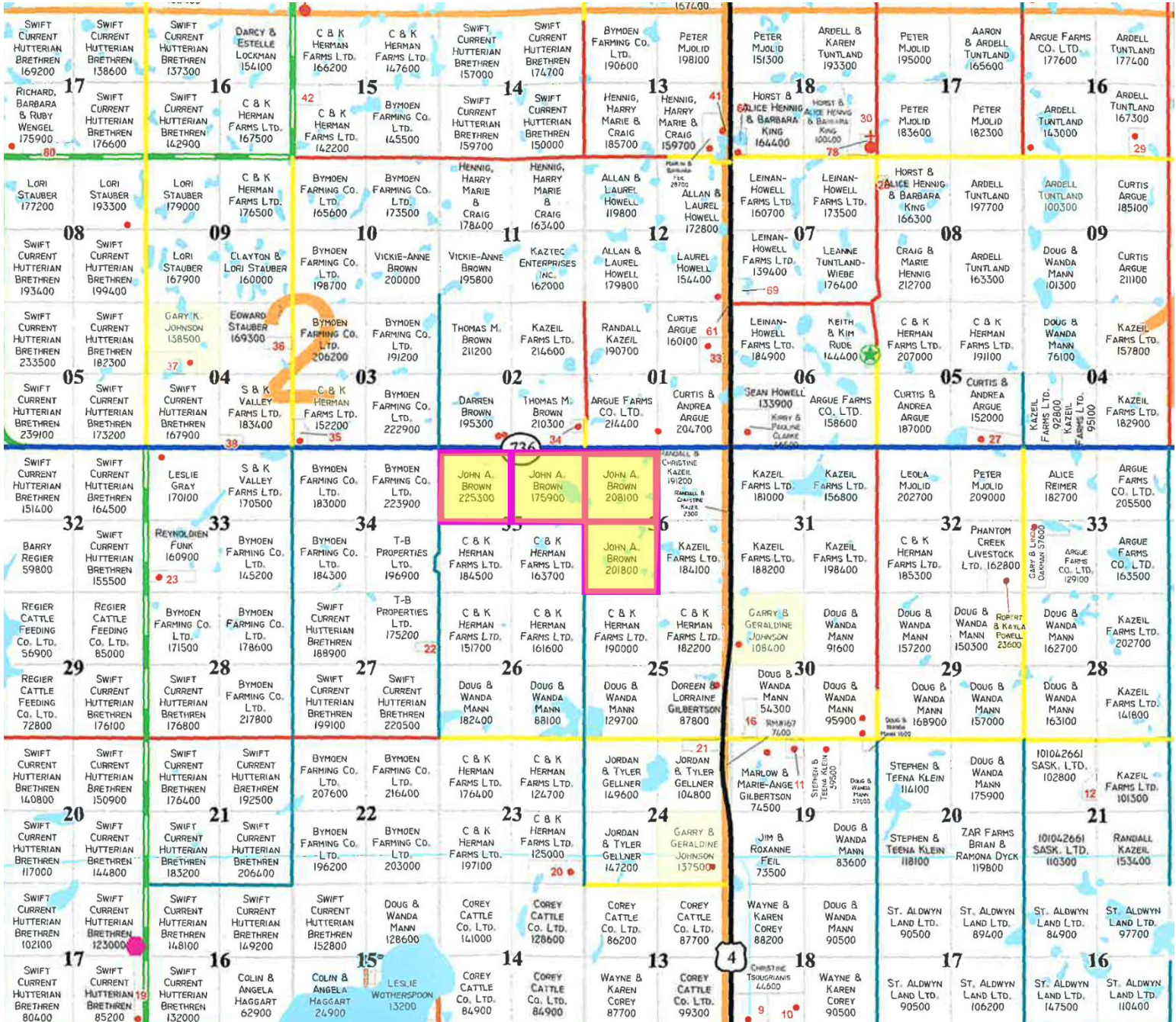
File No. 01134-008A&T

Email: _____

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

Content 3

RM of Saskatchewan Landing No. 167 - 2022 Map

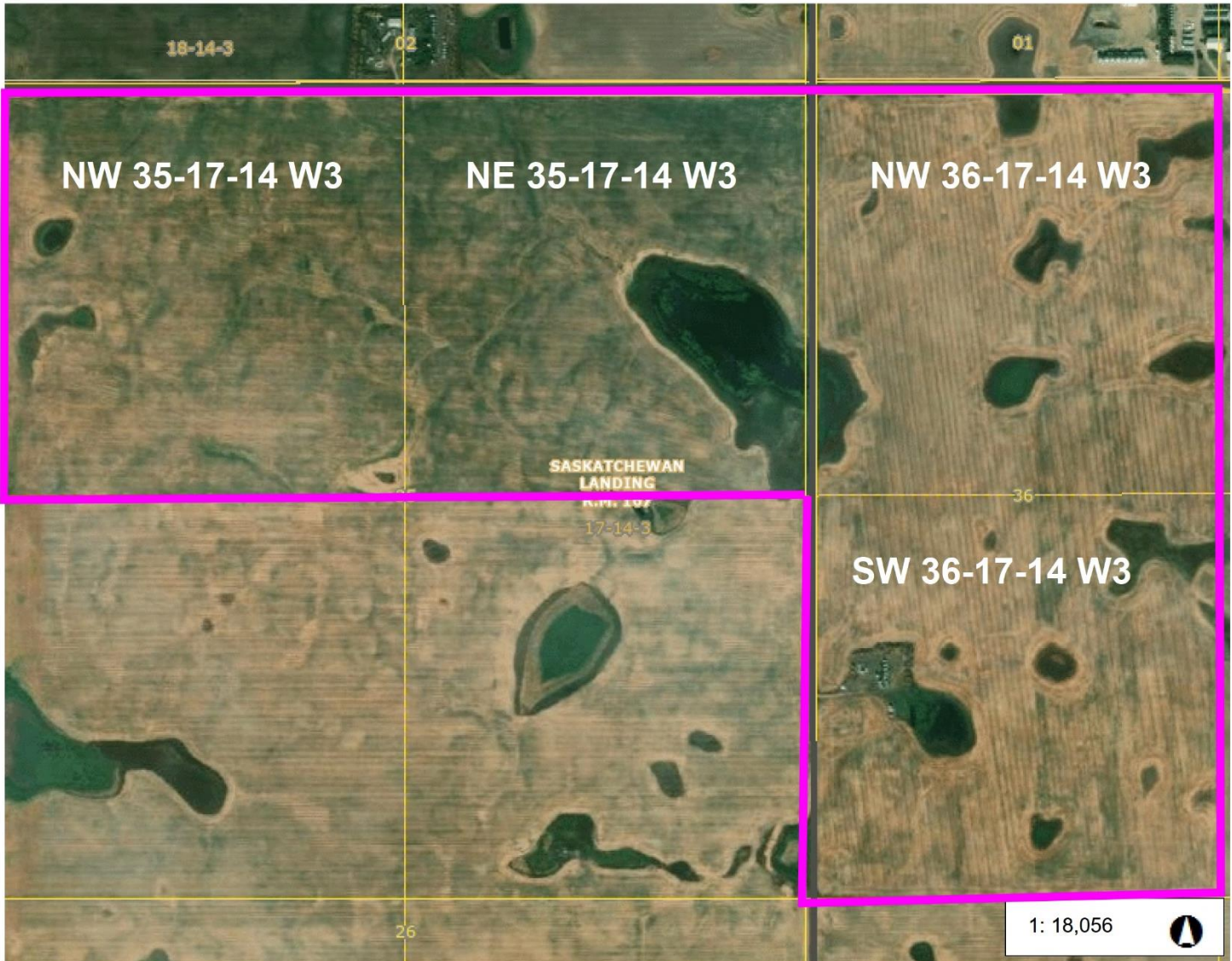


Content 4

Satellite Images



Agricultural Crown Land Map Viewer

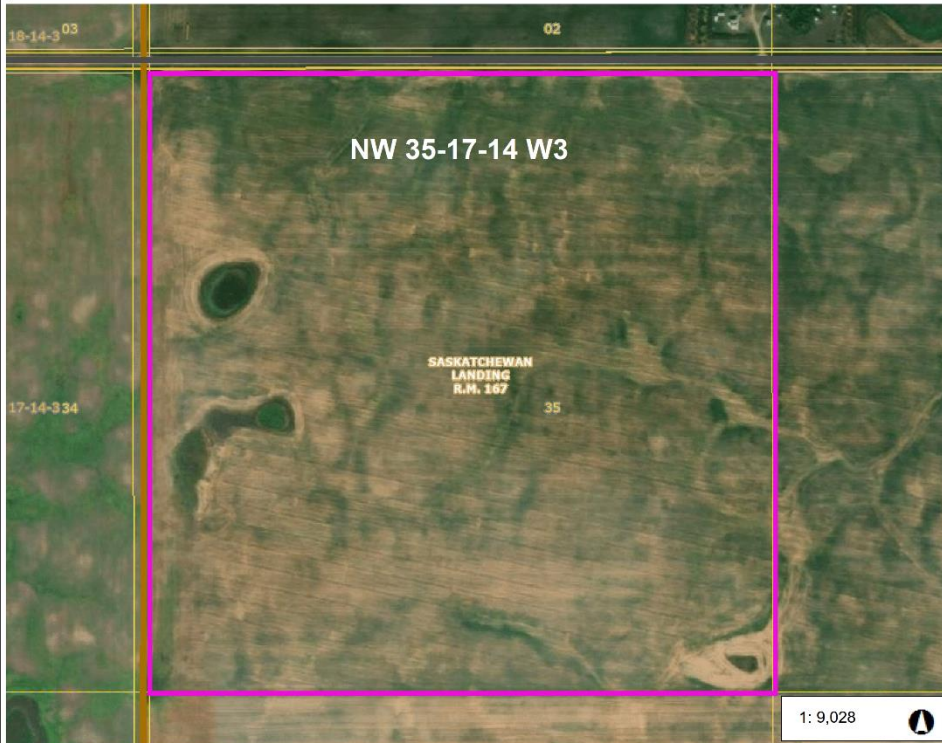


0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Agricultural Crown Land Map Viewer



- 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



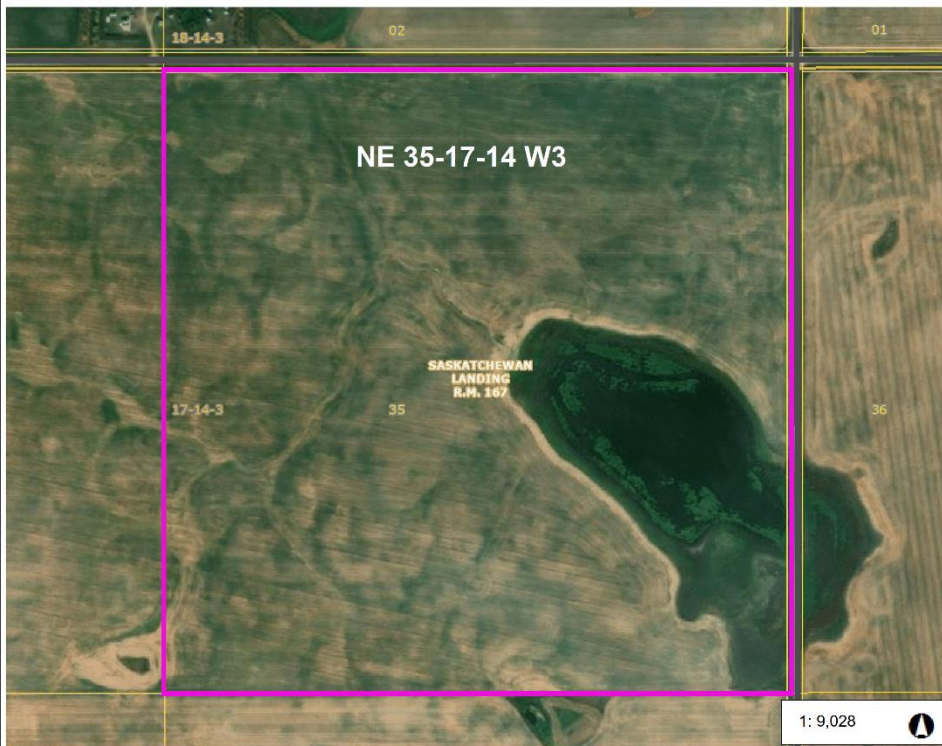
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Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



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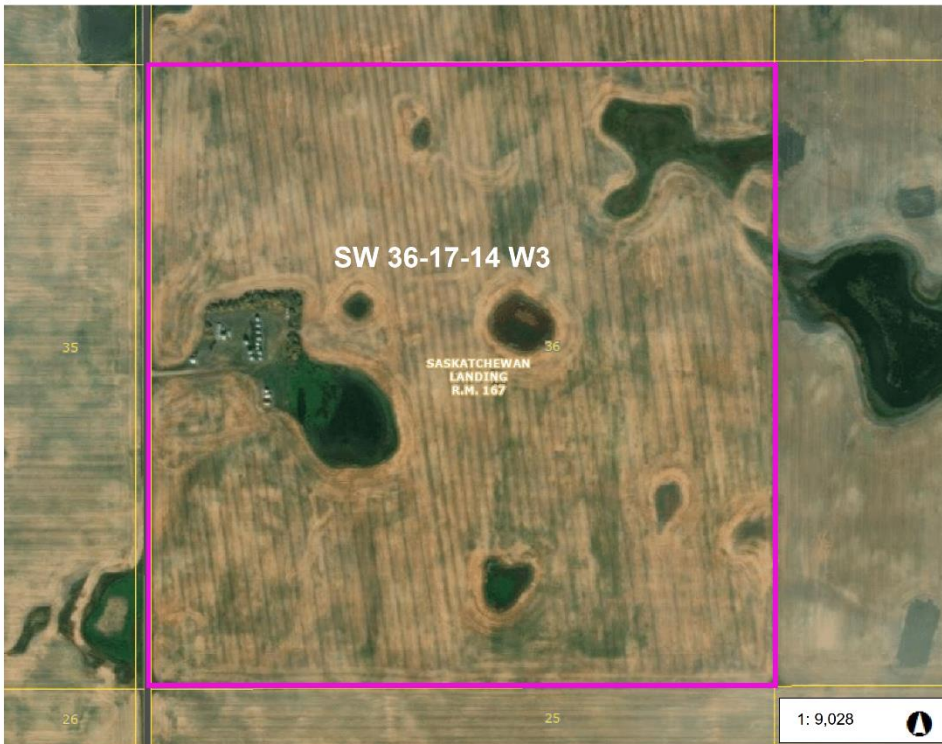
Notes

0.5 0 0.23 0.5 Kilometers
 WGS_1984_Web_Mercator_Auxiliary_Sphere
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Saskatchewan Ministry of Agriculture

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0.5 0 0.23 0.5 Kilometers
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Saskatchewan Ministry of Agriculture


Content 5

SAMA Reports

Property Report

Print Date: 11-Feb-2025

Page 1 of 1

Municipality Name: RM OF SASKATCHEWAN LANDING (RM)	Assessment ID Number : 167-000235200	PID: 332304
 <p>Civic Address: Legal Location: Qtr NW Sec 35 Tp 17 Rg 14 W 3 Sup Supplementary:</p>	<p>Title Acres: 159.00 School Division: 211 Neighbourhood: 167-030 Overall PUSE: 2000 Call Back Year:</p>	<p>Reviewed: 09-Jul-2018 Change Reason: Reinspection Year / Frozen ID: 2024/-32560 Predom Code: Method in Use: C.A.M.A. - Cost</p>

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
156.00	K - [CULTIVATED]	Soil association 1 HR - [HAVERHILL] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 CAL10 - [CHERN-CAL (CA 9-12)] Soil association 2 VA - [VALOR] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few	\$/ACRE 1,443.99 Final 53.76

AGRICULTURAL WASTE LAND

Acres	Waste Type
3	WASTE SLOUGH1

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	\$225,300		1	Other Agricultural	55%	\$123,915				Taxable
Total of Assessed Values:	\$225,300					Total of Taxable/Exempt Values:				\$123,915

Municipality Name: RM OF SASKATCHEWAN LANDING (RM)

Assessment ID Number : 167-000235100

PID: 332270



Civic Address:

Legal Location: Qtr NE Sec 35 Tp 17 Rg 14 W 3 Sup

Supplementary:

Title Acres: 159.00

School Division: 211

Neighbourhood: 167-030

Overall PUSE: 2000

Call Back Year:

Reviewed: 09-Jul-2018

Change Reason: Reinspection

Year / Frozen ID: 2024/-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	
9.00	K - [CULTIVATED]	Soil association 1 HR - [HAVERHILL] Soil texture 1 L - [LOAM] Soil profile 1 CAL10 - [CHERN-CAL (CA 9-12)] Soil association 2 HR - [HAVERHILL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight	\$/ACRE Final	1,262.46 47.00
125.00	K - [CULTIVATED]	Soil association 1 HR - [HAVERHILL] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 CAL10 - [CHERN-CAL (CA 9-12)] Soil association 2 VA - [VALOR] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S1 - None to Few	\$/ACRE Final	1,314.64 48.94

AGRICULTURAL WASTE LAND

Acres	Waste Type
25	WASTE SLOUGH1

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	\$175,900		1	Other Agricultural	55%	\$96,745				Taxable
Total of Assessed Values:	\$175,900					\$96,745				

Property Report

Print Date: 11-Feb-2025

Page 1 of 1

Municipality Name: RM OF SASKATCHEWAN LANDING (RM)

Assessment ID Number : 167-000236200

PID: 239087



Civic Address:

Legal Location: Qtr NW Sec 36 Tp 17 Rg 14 W 3 Sup

Supplementary:

Title Acres: 159.00

School Division: 211

Neighbourhood: 167-030

Overall PUSE: 2000

Call Back Year:

Reviewed: 09-Jul-2018

Change Reason: Reinspection

Year / Frozen ID: 2024/-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
147.00	K - [CULTIVATED]	Soil association 1 HR - [HAVERHILL] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 CAL10 - [CHERN-CAL (CA 9-12)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard WS: Waste Slough Rate: 0.98	\$/ACRE 1,415.11 Final 52.68
		Soil association 2 VA - [VALOR] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5		

AGRICULTURAL WASTE LAND

Acres	Waste Type
12	WASTE SLOUGH1

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$208,100		1	Other Agricultural	55%				Taxable
Total of Assessed Values:	\$208,100								
					Total of Taxable/Exempt Values:				\$114,455

Property Report

Municipality Name: RM OF SASKATCHEWAN LANDING (RM)

Assessment ID Number : 167-000236400

PID: 239129



Civic Address:

Legal Location: Qtr SW Sec 36 Tp 17 Rg 14 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 167-030

Overall PUSE: 2000

Call Back Year:

Reviewed: 09-Jul-2018

Change Reason: Reinspection

Year / Frozen ID: 2024/32560

Predom Code:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
28.00	K - [CULTIVATED]	Soil association 1 HR - [HAVERHILL] Soil texture 1 L - [LOAM] Soil profile 1 CAL10 - [CHERN-CAL (CA 9-12)]	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard WS: Waste Slough Rate: 0.98	\$/ACRE Final	1,237.21 46.06
118.00	K - [CULTIVATED]	Soil association 2 HR - [HAVERHILL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5 Soil association 1 HR - [HAVERHILL] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 CAL10 - [CHERN-CAL (CA 9-12)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard WS: Waste Slough Rate: 0.98	\$/ACRE Final	1,415.11 52.68
		Soil texture 2 Soil texture 3 Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5			

AGRICULTURAL WASTE LAND

Acres	Waste Type
14	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	\$201,800		1	Other Agricultural	55%	\$110,990				Taxable
Total of Assessed Values:	\$201,800					\$110,990				

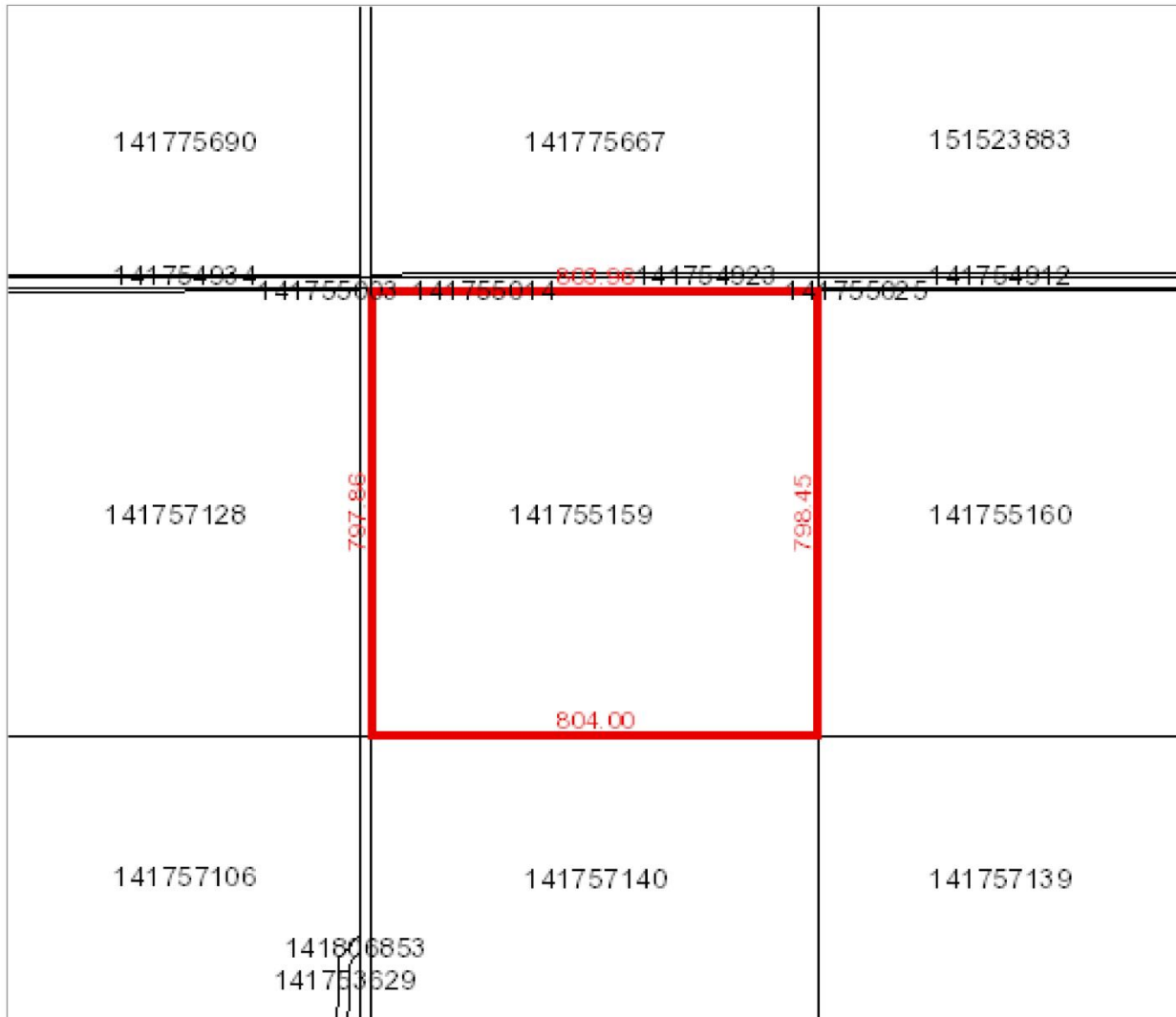
Content 6

Parcel Pictures



Surface Parcel Number: 141755159

REQUEST DATE: Mon Feb 10 16:04:07 GMT-06:00 2025



Owner Name(s) : Brown, John Allan

Municipality : RM OF SASKATCHEWAN LANDING NO. 167 **Area :** 64.17 hectares (158.57 acres)

Title Number(s) : 115856949

Converted Title Number : 80SC03397

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 35-17-14-3 Ext 0

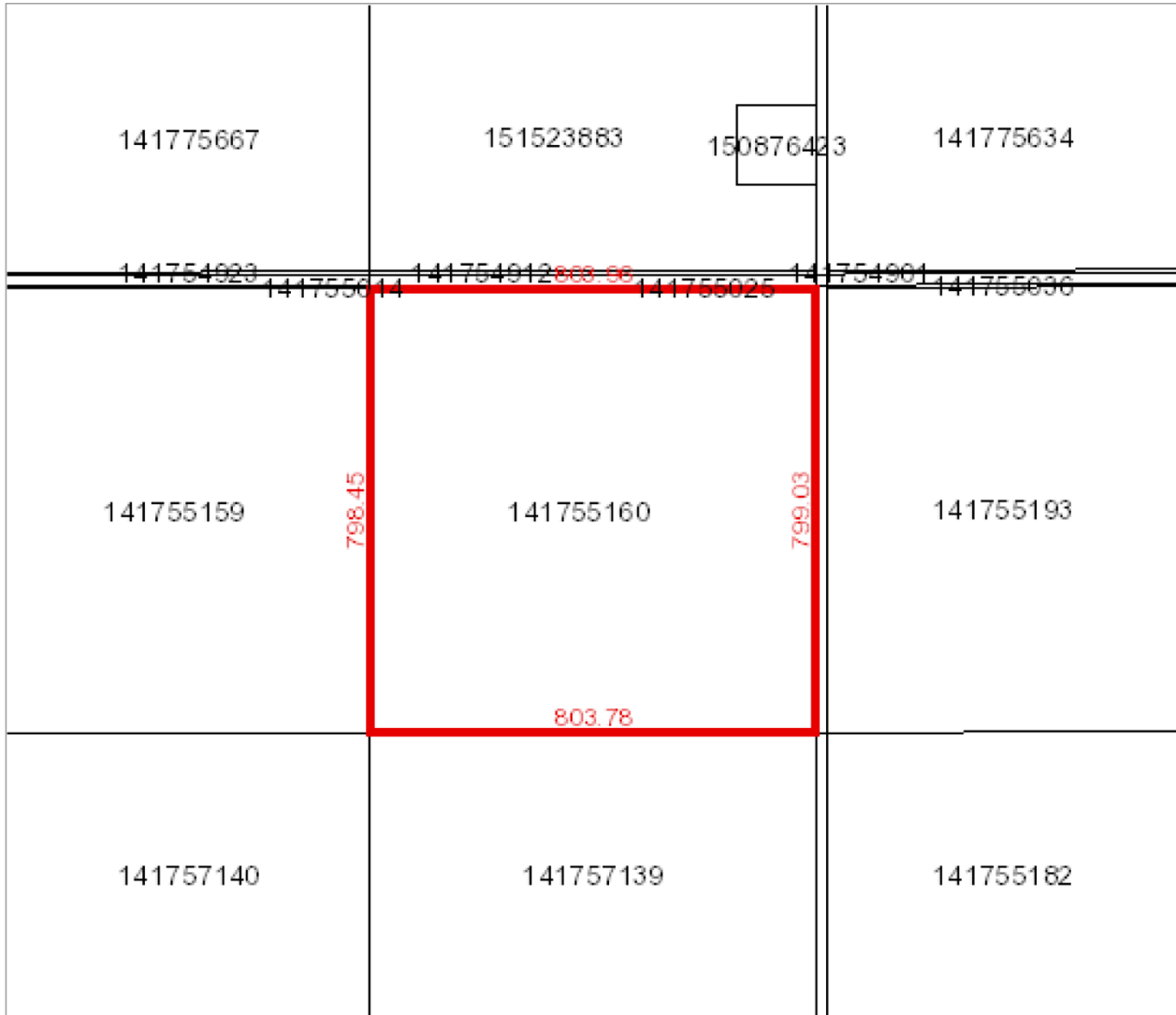
Source Quarter Section : NW-35-17-14-3

Commodity/Unit : Not Applicable



Surface Parcel Number: 141755160

REQUEST DATE: Mon Feb 10 16:02:42 GMT-06:00 2025



Owner Name(s) : Brown, John Allan

Municipality : RM OF SASKATCHEWAN LANDING NO. 167 **Area :** 64.208 hectares (158.66 acres)

Title Number(s) : 115856938

Converted Title Number : 80SC03397

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 35-17-14-3 Ext 0

Source Quarter Section : NE-35-17-14-3

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: 141755193

REQUEST DATE: Mon Feb 10 16:05:29 GMT-06:00 2025



Owner Name(s) : Brown, John Allan

Municipality : RM OF SASKATCHEWAN LANDING NO. 167 **Area :** 64.289 hectares (158.86 acres)

Title Number(s) : 117279771

Converted Title Number : 80SC03398

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 36-17-14-3 Ext 0

Source Quarter Section : NW-36-17-14-3

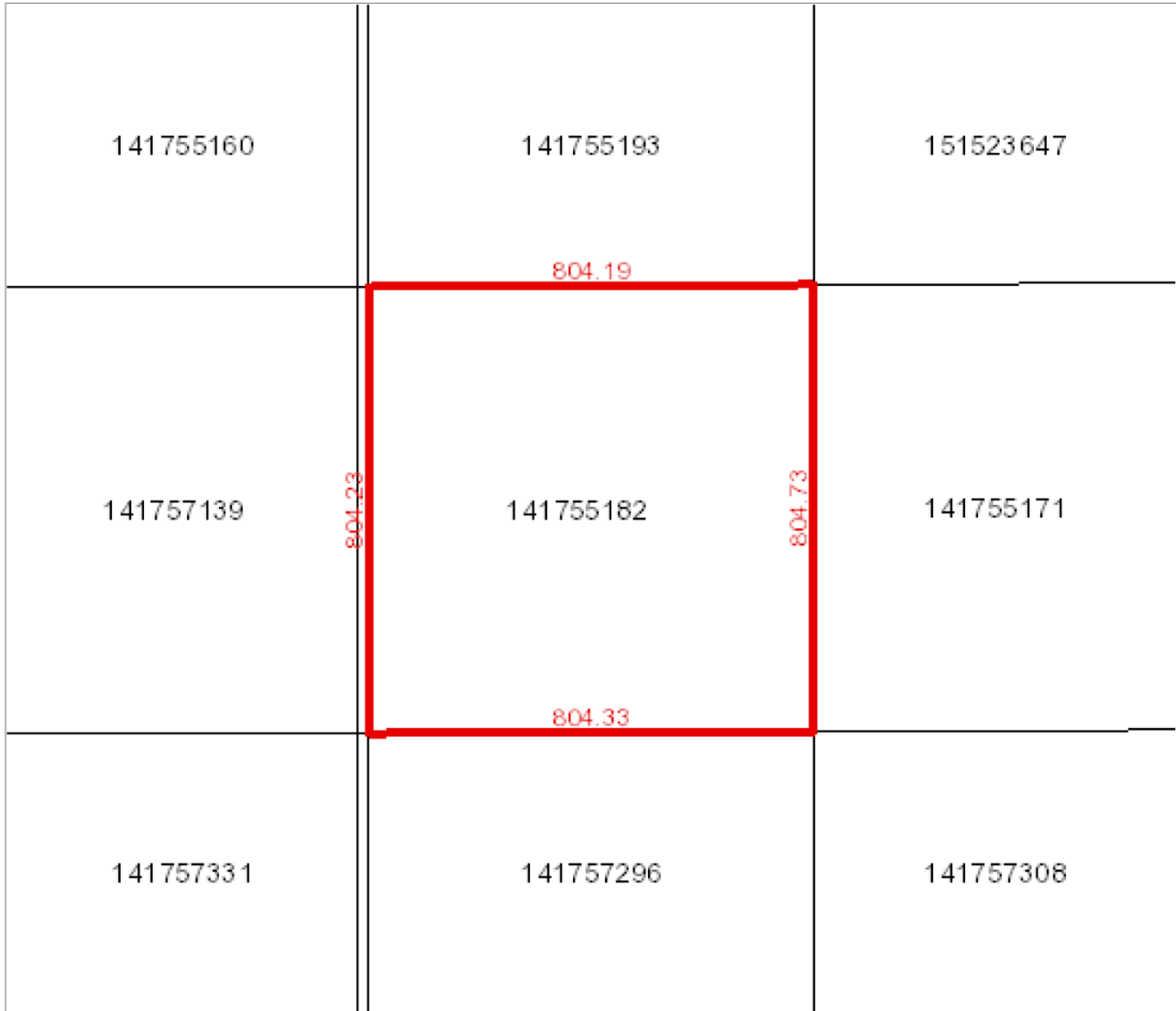
Commodity/Unit : Not Applicable

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: 141755182

REQUEST DATE: Mon Feb 10 16:06:28 GMT-06:00 2025



Owner Name(s) : Brown, John Allan

Municipality : RM OF SASKATCHEWAN LANDING NO. 167 **Area :** 64.7 hectares (159.88 acres)

Title Number(s) : 117279793

Converted Title Number : 80SC03398

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 36-17-14-3 Ext 0

Source Quarter Section : SW-36-17-14-3

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.