

# LAND FOR SALE BY TENDER INFORMATION PACKAGE

## RM of Saskatchewan Landing No. 167

14 km South of Stewart Valley, SK on Leinan Rd

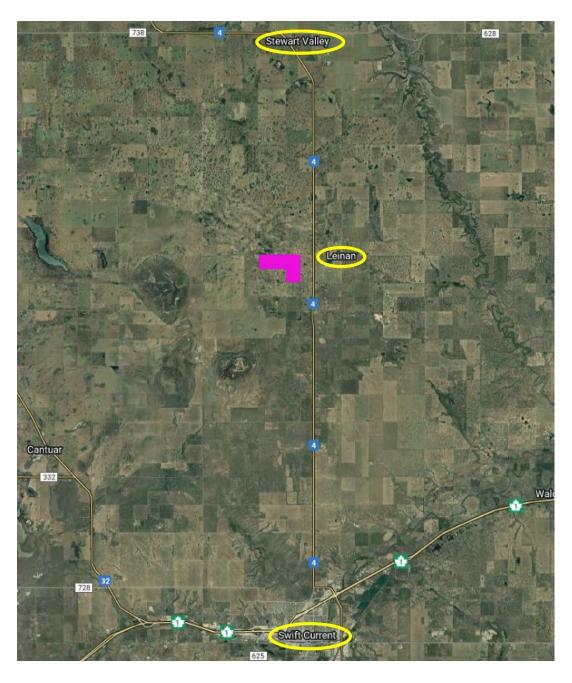
John A. Brown

Closing: March 19, 2025

Our File No. 01134-008A&T

## **CONTENTS**

- 1. Tender Advertisement
- 2. Tender for Purchase Form
- 3. RM Map of Land
- 4. Satellite Images
- 5. SAMA Reports
- 6. Parcel Pictures



#### 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<br>Value | Total<br>Acres | Cultivated<br>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:**

- Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the 19<sup>th</sup> day of March 2025;
- 2) Highest or any tender not necessarily accepted;
- 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;
- 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 **16**<sup>th</sup> **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;
- 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;
- 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

**G. FOSTER TESSEM** 

Janderson@andlaw.ca

Ftessem@andlaw.ca

ANDERSON & COMPANY BARRISTERS & SOLICITORS 51 – 1<sup>st</sup> 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> | Legal Description  | Bid Amount |
|------------|--|------------|
|            | NW 35-17-14 W3<br>NE 35-17-14 W3<br>NW 36-17-14 W3<br>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 <u>March</u> <u>19, 2025, at 12:00 noon</u>, regarding the acceptance/decline of our offer.

| Date                  | Signature of Tenderer   |
|-----------------------|-------------------------|
| Name of Corporation:  | Print Name of Tenderer: |
| Address:              |                         |
|                       | Mobile #:               |
| File No. 01134-008A&T | Email:                  |

Click Here to Open the Bid Form in a New Tab

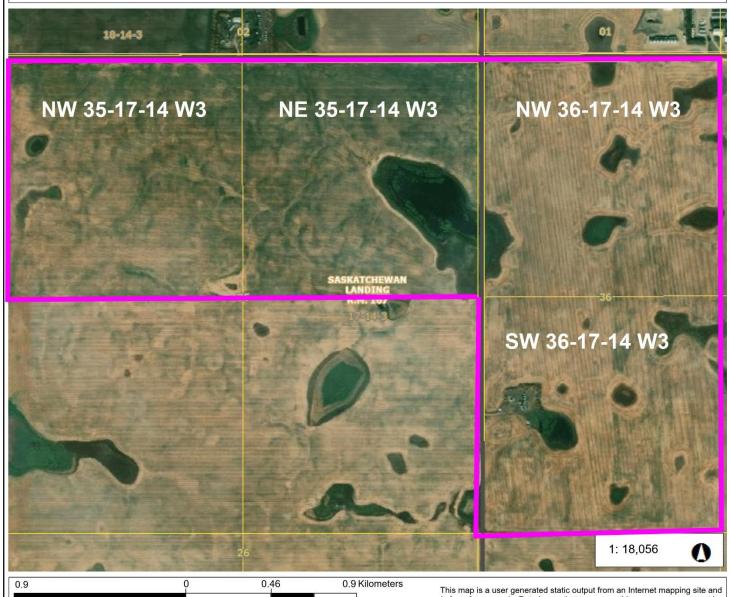
## RM of Saskatchewan Landing No. 167 - 2022 Map

|   |   |   |  |   |   |   |   | 167400  | p  | _   |   |  |   |                                      |
|---|---|---|--|---|---|---|---|---|--|---|---|--|---|--------------------------------------|
| SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>169200 | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>138600   | HUTTERIAN LOC<br>137300 15                                  | C & K<br>HERMAN<br>KMAN FARMS LTD<br>166200                          | 147600  | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>157000 | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>174700 | BYMOEN<br>FARMING CO.<br>LTD.<br>190600         | PETER<br>MJOLID<br>198100                             | PETER<br>MJOLID<br>IS1300                            | ARDELL &<br>KAREN<br>TUNTLAND<br>193300   | PETER<br>MJOLID<br>195000                               | AARON<br>8 ARDELL<br>TUNTLAND<br>165600                      | ARGUE FARMS<br>CO. LTD.<br>177600                     | ARDELL<br>TUNTLAND<br>177400         |
| RICHARD,<br>BARBARA<br>& RUBY<br>WENGEL<br>175900   | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>176600   | HUTTERIAN FARM  | 8 K RMAN S LTD. 7500  42  C 8 K HERMAN FARMS LTD 142200              | BYMOEN<br>FARMING CO.<br>LTD.<br>145500             | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>159700 | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>150000 | HENNIG,<br>HARRY<br>MARIE B.<br>CRAIG<br>185700 | HENNIG, HARRY MARIE & CRAIG                           | HORST 8 1 6ALICE HENNIG   8 BARBARA KING 164400      | Printed D                                 | PETER<br>MJOLID<br>183600                               | PETER<br>MJOLID<br>182300                                    | ARDELL<br>TUNTLAND<br>143000                          | ARDELL<br>TUNTLAND<br>167300         |
| LORI<br>STAUBER<br>177200                           | LORI<br>STAUBER<br>193300                             | STAUBER FARM  | 8 K RMAN FARMING CO LTD. 165600                                      | 173500  | HENNIG,<br>HARRY<br>MARIE<br>8<br>CRAIG<br>178400   | HENNIG,<br>HARRY<br>MARIE<br>B<br>CRAIG<br>163400   | ALLAN B<br>LAUREL<br>HOWELL<br>119800           | FER. 28700 ALLAN & LAUREL HOWELL 172800               | LEINAN-<br>HOWELL<br>FARMS LTD<br>160700             | LEINAN-<br>HOWELL<br>FARMS LTD.<br>173500 | HORST 8<br>ZALICE HENNIG<br>8 BARBARA<br>KING<br>166300 | ARDELL<br>TUNTLAND<br>197700                                 | ARDELL<br>TUNTLAND<br>100300                          | CURTIS<br>ARGUE<br>185100            |
| SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>193400 | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>199400   | STAUBER LORI S  | STAUBER DOOD BYMOEN FARMING CO                                       | VICKIE-ANNE<br>BROWN<br>200000                      | VICKIE-ANNE<br>BROWN<br>195800                      | KAZTEC<br>ENTERPRISES<br>INC<br>162000              | ALLAN &<br>LAUREL<br>HOWELL<br>179800           | LAUREL<br>HOWELL<br>154400                            | LEINAN- 0<br>HOWELL<br>FARMS LTD<br>139400           | LEANNE<br>TUNTLAND-<br>WIEBE<br>176400    | CRAIG &<br>MARIE<br>HENNIG<br>212700                    | ARPELL<br>TUNTLAND<br>163300                                 | Doug &<br>Wanda<br>Mann<br>101300                     | CURTIS<br>ARGUE<br>211100            |
| SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>233500 | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>182300   | GARY K. EOWA<br>JOHNSON STAU<br>138500 1693                 | BER BYMOEN FARMING CO  | LTD.<br>191200                                      | THOMAS M.<br>BROWN<br>211200                        | KAZEIL<br>FARMS LTD.<br>214600                      | RANDALL<br>KAZEIL<br>190700                     | CURTIS<br>ARGUE 61<br>160100                          | LEINAN-<br>HOWELL<br>FARMS LTD.<br>184900            | KEITH<br>& KIM<br>RUDE<br>144400          |   | C B K<br>HERMAN<br>FARMS LTD.<br>191100                      | Doug 8<br>Wanda<br>Mann<br>76100                      | KAZEIL<br>FARMS LTO<br>157800        |
| SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>239100 | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>173200   | SWIFT S CURRENT VAI HUTTERIAN FARM                          | & K C & K ILLEY S LTD. FARMS LTD 152200                              | BYMOEN FARMING CO. LTD. 222900                      | DARREN<br>Brown<br>195300                           | THOMAS M<br>BROWN<br>210300                         | ARGUE FARMS<br>CO. LTD<br>214400                | CURTIS & ANDREA ARGUE 204700                          | SEAN HOWELL<br>133900<br>Kingy 6<br>Pecking<br>Glang |   | Curtis &<br>Andrea<br>Argue<br>187000                   | ANDREA<br>ARGUE<br>152000                                    | KAZEIL<br>FARMS LTD.<br>92800<br>KAZEIL<br>FARMS LTD. | - T                                  |
| SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>151400 | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>164500   | GRAY FARM   | 8 K BYMOEN<br>LLEY FARMING CO<br>S LTD. LTD.<br>183000               | LTD.<br>223900                                      | JOHN A.<br>BROWN<br>225300                          | John A.<br>Brown<br>175900                          | JOHN A.<br>BROWN<br>208100                      | CHRISTINE KAZEIL 191200 RAMMALL B C445TINE KAZEL 2300 | KAZEIL<br>FARMS LTD<br>181000                        | KAZEIL<br>FARMS LTD.<br>156800            | LEOLA<br>MJOLID<br>202700                               | PETER<br>MJOLID<br>209000                                    | ALICE<br>REIMER<br>182700                             | ARGUE<br>FARMS<br>CO. LTD.<br>205500 |
| BARRY<br>REGIER<br>59800                            | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>155500   | 160900 FARMI  | MOEN BYMOEN  | T-B<br>PROPERTIES<br>LTO.<br>196900                 | C & K<br>HERMAN<br>FARMS LTD.<br>184500             | C & K<br>HERMAN<br>FARMS LTD.<br>163700             | JOHN A.<br>BROWN<br>201800                      | KAZEIL<br>FARMS LTO.<br>184100                        | KAZEIL<br>FARMS LTD,<br>188200                       | KAZEIL<br>FARMS LTD.<br>198400            | C & K<br>HERMAN<br>FARMS LTD.<br>185300                 | PHANTOM<br>CREEK<br>LIVESTOCK<br>LTD. 162800                 | ODART B CO FLID<br>CO FLID<br>15000                   | ARGUE<br>FARMS<br>CO. LTD<br>163500  |
| REGIER<br>CATTLE<br>FEEDING<br>Co. LTD.<br>56900    | REGIER<br>CATTLE<br>FEEDING<br>CO. LTD.<br>85000      | FARMING CO. FARMI<br>LTD. L<br>171500 178                   | MOEN SWIFT CURRENT HUTTERIAN BRETHREN 188900                         | T-B<br>PROPERTIES<br>LTD.<br>175200                 | C & K<br>HERMAN<br>FARMS LTD.<br>151700             | C 8 K<br>HERMAN<br>FARMS L.TD.<br>161600            | C & K<br>HERMAN<br>FARMS LTD.<br>190000         | C & K<br>HERMAN<br>FARMS LTD<br>182200                | GARRY 8<br>GERALDINE<br>JOHNSON<br>108400            | Doug &<br>Wanda<br>Mann<br>91600          | Doug &<br>Wanda<br>Mann<br>157200                       | Doug & Ropert<br>Wanda & Kare<br>Mann Powell<br>150300 23600 | MANN<br>162700  | KAZEIL<br>FARMS LTD<br>202700        |
| REGIER<br>CATTLE<br>FEEDING<br>CO. LTD.<br>72800    | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>176100   | CURRENT FARMI   | MOEN SWIFT CURRENT HUTTERIAN BRETHREN 199100                         | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>220500 | Doug &<br>Wanda<br>Mann<br>182400                   | Doug 8<br>Wanda<br>Mann<br>88100                    | Doug & Wanda Mann 129700                        | DOREEN 80<br>LORRAINE<br>GUBERTSON<br>87800           | Doug 8 3<br>WANDA<br>MANN<br>54300<br>16 RM#167      | Doug & Wanda Mann 95900                   | Doug & Wanda Mann 168900                                | WANDA  | Doug 8<br>Wanda<br>Mann<br>163100                     | KAZEIL<br>FARMS LTD.<br>141800       |
| SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>140800 | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>150900   | CURRENT CUR<br>HUTTERIAN HUTT<br>BRETHREN BRE               | PRENT BYMOEN FARMING CONTROL LTD. LTD. 207600                        | BYMOEN<br>FARMING CO.<br>LTD.<br>216400             | C & K<br>HERMAN<br>FARMS LTD.<br>176400             | C & K<br>HERMAN<br>FARMS LTD.<br>124700             | JORDAN<br>8. TYLER<br>GELLNER<br>149600         | JORDAN<br>8. TYLER<br>GELLNER<br>104800               | MARLOW 8<br>MARIE-ANGE 11<br>GILBERTSON              | 57000                                     | STEPHEN 8.<br>TEENA KLEIN<br>114100                     | DOUG & WANDA MANN 175900                                     | 101042661<br>SASK, LTD,<br>102800                     | 101300                               |
| SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>117000 | SWIFT CURRENT HUTTERIAN BRETHREN 144800               | CURRENT CUR<br>HUTTERIAN HUTT<br>BRETHREN BRE               | REENT FARMING CO<br>THREN 196200                                     | BYMOEN FARMING CO. LTD. 203000                      | C & K<br>HERMAN<br>FARMS LTD.<br>197100             | C B K HERMAN FARMS LTD. 125000                      | JORDAN<br>8. TYLER<br>GELLNER<br>147200         | GARRY 8<br>GERALDINE<br>JOHNSON<br>137500             | JIM B<br>ROXANNE<br>FEIL<br>73500                    | Doug 8<br>Wanda<br>Mann<br>83600          | STEPHEN 8<br>TEENA KLEIN<br>IIBIOO                      | ZAR FARMS<br>BRIAN 8<br>RAMONA DYCK<br>119800                | 101042661<br>SASK, LTD,<br>110300                     | RANDALL<br>KAZER<br>153400           |
| SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>102100 | SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>123000   | CURRENT CUR<br>HUTTERIAN HUTT<br>BRETHREN BRE<br>148100 145 | NIFT SWIFT REENT CURRENT FERIAN HUTTERIAN THREN BRETHREN 9200 152800 | Doug &<br>Wanda<br>Mann<br>128600                   | COREY<br>CATTLE<br>Co. LTD.<br>141000               | COREY<br>CATTLE<br>Co. LTD.<br>128600               | COREY<br>CATTLE<br>CO. LTD.<br>86200            | COREY<br>CATTLE<br>Co. LTD.<br>87700                  | WAYNE &<br>KAREN<br>COREY<br>88200                   | Doug 8<br>Wanda<br>Mann<br>90500          | ST. ALDWYN<br>LAND LTD.<br>90500                        | ST. ALDWYN<br>LAND LTD.<br>89400                             | ST. ALDWYN<br>LAND LTD.<br>84900                      | ST. ALDWYN<br>LAND LTD.<br>97700     |
| SWIFT<br>CURRENT<br>HUTTERIAN<br>BRETHREN<br>80400  | SWIFT<br>CURRENT<br>HUTTERIAN 19<br>BRETHREN<br>85200 | HUTTERIAN HAG   | LIN & COLIN & GELA ANGELA GGART HAGGART 1900 24900                   | LESLIE WOTHERSPOON 13200                            | COREY<br>CATTLE<br>Co. LTD.<br>84900                | CATTLE<br>CO. LTD.<br>84900                         | WAYNE &<br>KAREN<br>COREY<br>87700              | COREY<br>CATTLE<br>Co. LTD.<br>99300                  | 1 TSOUGRIANIS 44600 9 10                             | WAYNE &<br>KAREN<br>COREY<br>90500        | ST. ALDWYN<br>LAND LTD.<br>90500                        | ST, ALDWYN<br>LAND LTD,<br>106200                            | ST. ALDWYN<br>LAND LTD.<br>147500                     | ST. ALDWYN<br>LAND LTD.<br>110400    |

## Satellite Images



## **Agricultural Crown Land Map Viewer**

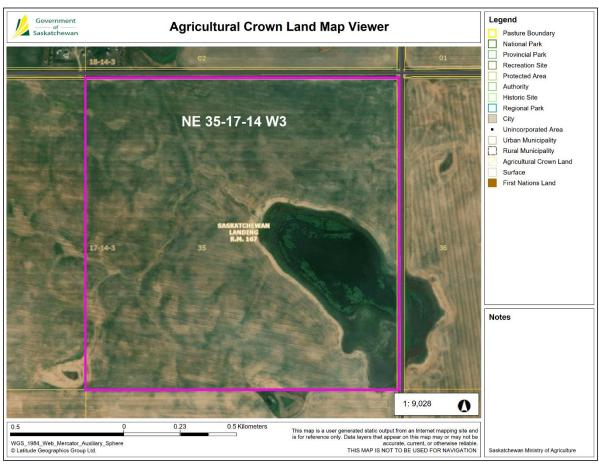


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere © Latitude Geographics Group Ltd.

Inis 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









## SAMA Reports

Print Date: 11-Feb-2025 Page 1 of 1 **Property Report** Municipality Name: RM OF SASKATCHEWAN LANDING (RM) Assessment ID Number : 167-000235200 PID: 332304 Civic Address: Title Acres: 159.00 09-Jul-2018 Reviewed: Sec 35 Tp 17 Rg 14 W 3 Sup Legal Location: Qtr NW School Division: 211 Change Reason: Reinspection Supplementary: Neighbourhood: 167-030 Year / Frozen ID: 2024/-32560 Overall PUSE: 2000 **Predom Code:** Method in Use: C.A.M.A. - Cost Call Back Year: MANAGEMENT AGENC

#### AGRICULTURAL ARABLE LAND

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

OR12 - [CHERN-ORTH (CA 12+ )]

Top soil depth

Soil profile 2

#### AGRICULTURAL WASTE LAND

Acres Waste Type

WASTE SLOUGH1

#### Assessed & Taxable/Exempt Values (Summary)

| Description             | Annaised Makes   | Adjust | Liability   | Tax                | Percentage of value   |           | Adjust | Firement | Adjust | Tou Chahua |
|-------------------------|------------------|--------|-------------|--------------------|-----------------------|-----------|--------|----------|--------|------------|
| Description             | Appraised Values | Reason | Subdivision | Class              | or value              | Taxable   | Reason | Exempt   | Reason | Tax Status |
| Agricultural            | \$225,300        |        | 1           | Other Agricultural | 55%                   | \$123,915 |        |          |        | Taxable    |
| Total of Assessed Value | es: \$225,300    | •      |             | Total of Ta        | axable/Exempt Values: | \$123,915 |        |          |        |            |

Data Source: SAMAVIEW

**Property Report** Print Date: 11-Feb-2025 Page 1 of 1

Municipality Name: RM OF SASKATCHEWAN LANDING (RM)

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:

Assessment ID Number :

Reviewed: Change Reason: Year / Frozen ID:

09-Jul-2018 Reinspection 2024/-32560

PID: 332270

Predom Code: Method in Use:

167-000235100

C.A.M.A. - Cost

Data Source: SAMAVIEW

#### AGRICULTURAL ARABLE LAND

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

| Acres       | Land Use         | Productivity Deterr | nining Factors                | Economic and Physica | l Factors            | Rating  |          |
|-------------|------------------|---------------------|-------------------------------|----------------------|----------------------|---------|----------|
| 9.00        | K - [CULTIVATED] | Soil assocation 1   | HR - [HAVERHILL]              | Topography           | T2 - Gentle Slopes   | \$/ACRE | 1,262.46 |
|             | •                | Soil texture 1      | L - [LOAM]                    | Stones (qualities    | ) S2 - Slight        | Final   | 47.00    |
|             |                  | Soil profile 1      | CAL10 - [CHERN-CAL (CA 9-12)] |                      |                      |         |          |
|             |                  | Soil assocation 2   | HR - [HAVERHILL]              |                      |                      |         |          |
|             |                  | Soil texture 3      | L - [LOAM]                    |                      |                      |         |          |
|             |                  | Soil texture 4      |                               |                      |                      |         |          |
|             |                  | Soil profile 2      | OR12 - [CHERN-ORTH (CA 12+ )] |                      |                      |         |          |
|             |                  | Top soil depth      | 3-5                           |                      |                      |         |          |
| 125.00      | K - [CULTIVATED] | Soil assocation 1   | HR - [HAVERHILL]              | Topography           | T3 - Moderate Slopes | \$/ACRE | 1,314.64 |
|             |                  | Soil texture 1      | CL - [CLAY LOAM]              | Stones (qualities    | ) S1 - None to Few   | Final   | 48.94    |
|             |                  | Soil profile 1      | CAL10 - [CHERN-CAL (CA 9-12)] |                      |                      |         |          |
|             |                  | Soil assocation 2   | VA - [VALOR]                  |                      |                      |         |          |
|             |                  | Soil texture 3      | CL - [CLAY LOAM]              |                      |                      |         |          |
|             |                  | Soil texture 4      |                               |                      |                      |         |          |
|             |                  | Soil profile 2      | OR12 - [CHERN-ORTH (CA 12+ )] |                      |                      |         |          |
|             |                  | Top soil depth      | ER10                          |                      |                      |         |          |
|             |                  |                     |                               |                      |                      |         |          |
| AGRICIII TI | IIRAI WASTELAND  |                     |                               |                      |                      |         |          |

#### AGRICULTURAL WASTE LAND

Acres Waste Type
25 WASTE SLOUGH1

#### Assessed & Taxable/Exempt Values (Summary)

| Description             | Appraised Values | Adjust<br>Reason | Liability<br>Subdivision | Tax<br>Class       | Percentage of value   | Taxable  | Adjust<br>Reason | Exempt | Adjust<br>Reason | Tax Status |
|-------------------------|------------------|------------------|--------------------------|--------------------|-----------------------|----------|------------------|--------|------------------|------------|
| Agricultural            | \$175,900        |                  | 1                        | Other Agricultural | 55%                   | \$96,745 |                  |        |                  | Taxable    |
| Total of Assessed Value | es: \$175,900    |                  |                          | Total of Ta        | axable/Exempt Values: | \$96,745 | _                |        |                  |            |

Property Report Print Date: 11-Feb-2025 Page 1 of 1

Municipality Name: RM OF SASKATCHEWAN LANDING (RM)

Civic Address:

Legal Location: Qtr NW Supplementary:

Sec 36 Tp 17 Rg 14 W 3 Sup

Title Acres:

School Division: 211 Neighbourhood: 167-030 Overall PUSE: 2000

Reviewed: Change Reason: Year / Frozen ID:

167-000236200

09-Jul-2018 Reinspection 2024/-32560

PID: 239087

Predom Code: Method in Use:

C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres

147.00

MANAGEMENT AGENCY

Land Use K - [CULTIVATED]

**Productivity Determining Factors** HR - [HAVERHILL] Soil assocation 1

Soil texture 1 Soil profile 1

CL - [CLAY LOAM] CAL10 - [CHERN-CAL (CA 9-12)]

Soil assocation 2 VA - [VALOR] Soil texture 3 CL - [CLAY LOAM]

Soil texture 4 Soil profile 2

OR12 - [CHERN-ORTH (CA 12+ )]

Top soil depth

Economic and Physical Factors

Call Back Year:

Assessment ID Number:

Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few

Natural hazard WS: Waste Slough Rate: 0.98

Rating \$/ACRE

1,415.11

Final 52.68

Data Source: SAMAVIEW

AGRICULTURAL WASTE LAND

Acres Waste Type

12 WASTE SLOUGH1

Assessed & Taxable/Exempt Values (Summary)

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

**Property Report** Print Date: 15-Feb-2025 Page 1 of 1

Municipality Name: RM OF SASKATCHEWAN LANDING (RM)

Supplementary:

Civic Address:

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

Assessment ID Number : 167-000236400

> Title Acres: 160.00 School Division: 211 Neighbourhood: 167-030

Overall PUSE: 2000

Year / Frozen ID: Predom Code:

Reviewed:

09-Jul-2018 Reinspection 2024/-32560

PID: 239129

Method in Use:

Change Reason:

C.A.M.A. - Cost

Call Back Year:

#### AGRICULTURAL ARABLE LAND

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

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

#### AGRICULTURAL WASTE LAND

Acres Waste Type
14 WASTE

#### Assessed & Taxable/Exempt Values (Summary)

| Description             | Appraised Values | Adjust<br>Reason | Liability<br>Subdivision | Tax<br>Class       | Percentage of value   | Taxable   | Adjust<br>Reason | Exempt | Adjust<br>Reason | Tax Status |   |
|-------------------------|------------------|------------------|--------------------------|--------------------|-----------------------|-----------|------------------|--------|------------------|------------|---|
| Agricultural            | \$201,800        |                  | 1                        | Other Agricultural | 55%                   | \$110,990 | _                |        |                  | Taxable    | • |
| Total of Assessed Value | es: \$201,800    |                  |                          | Total of Ta        | axable/Exempt Values: | \$110,990 |                  |        |                  |            |   |

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Data Source: SAMAVIEW

### **Parcel Pictures**



#### **Surface Parcel Number: 141755159**

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

| 141775690                    | 141775667  | 151523883                   |
|------------------------------|--|-----------------------------|
| 141754934<br>1417550         | 03 <u>4 41 755 01 4<sup>868, 96</sup>14 175 4923</u> 4 4 | <del>1755025141754912</del> |
| 141757128                    | 141755159 8 <u>6</u><br>84.00                            | 141755160                   |
| 141757106<br>14180<br>141753 |  | 141757139                   |

Owner Name(s): Brown, John Allan

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

Title Number(s): 115856949 Converted Title Number: 80SC03397

Parcel Class: Parcel (Generic) Ownership Share: 1:1

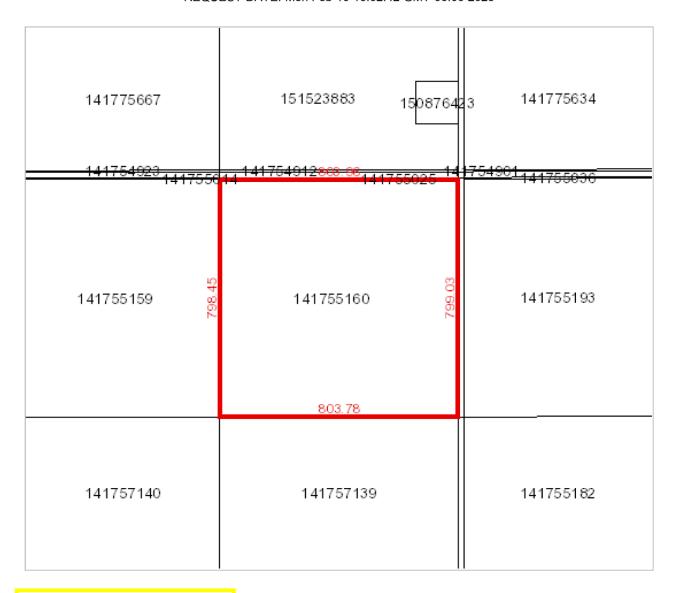
Land Description: NW 35-17-14-3 Ext 0

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



#### 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. 167Area: 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



#### **Surface Parcel Number: 141755193**

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

| 151523883 1508764<br>141754912 | 23 141775634<br>05 4 44 755 03 6804 001 41754901 14 | 141790912<br>1 <del>755058<sub>1 417</sub>55047</del> |
|--------------------------------|---|---|
| 141755160                      | 141755193 804,19                                    | 151523647   |
| 141757139                      | 141755182   | 141755171   |

Owner Name(s): Brown, John Allan

Municipality: RM OF SASKATCHEWAN LANDING NO. 167Area: 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



#### Surface Parcel Number: 141755182

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

| 141755160 | 1 417 55 193<br>804.19   | 151523647 |
|-----------|--------------------------|-----------|
|           |                          |           |
| 141757139 | 141755182 క్రి<br>804.33 | 141755171 |
| 141757331 | 141757296                | 141757308 |

Owner Name(s): Brown, John Allan

Municipality: RM OF SASKATCHEWAN LANDING NO. 167Area: 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