



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Webb No. 138

North of Simmie, SK

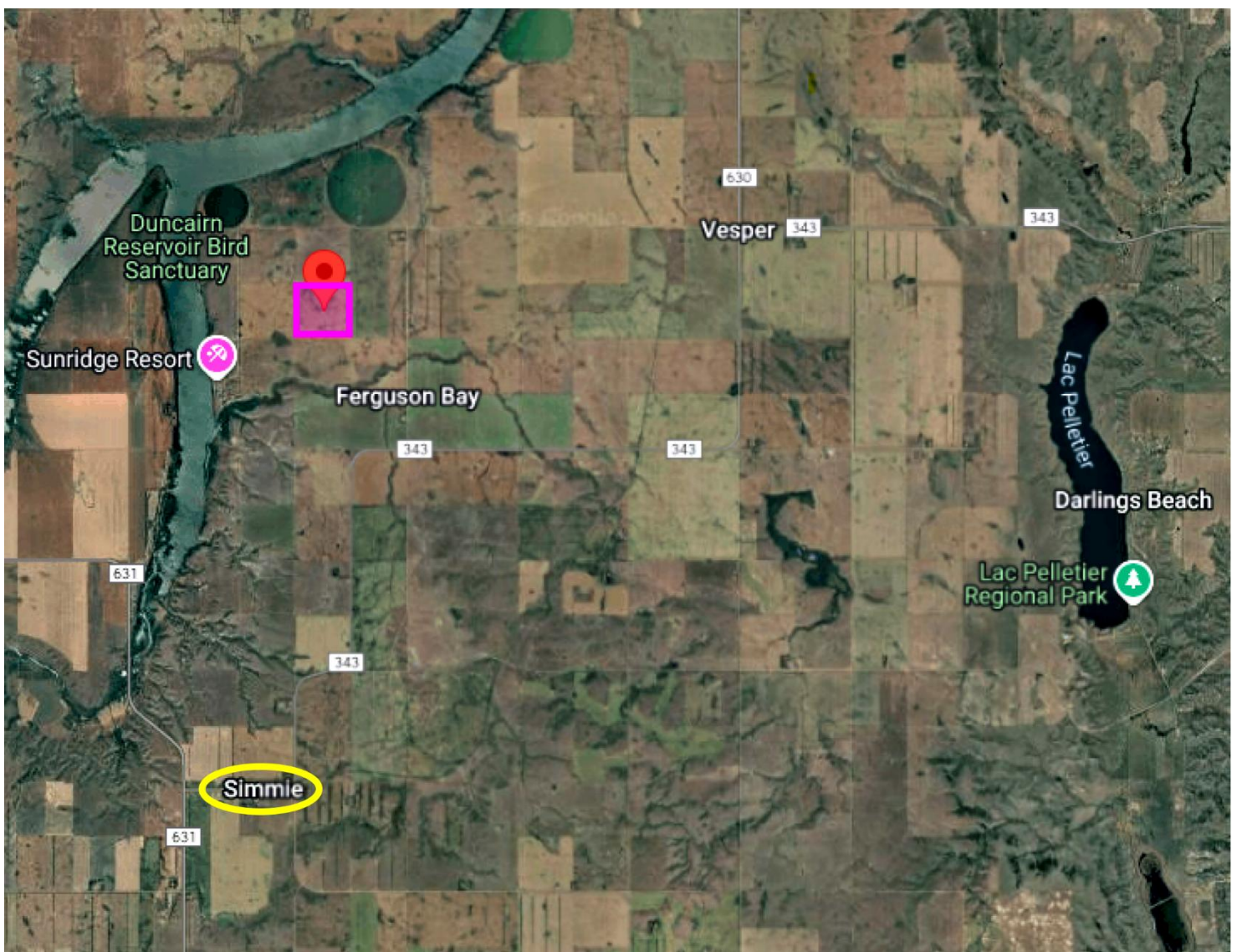
H. Leona Wiens

Bids Due: February 26th, 2026

Our File No. 35643-002A

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LAND FOR SALE BY TENDER

RM of Webb No. 138 – North of Simmie, SK

Owner: H. Leona Wiens

Legal Land Description	SAMA Assessment	Total Acres	Cult. Acres
SW 23-12-16 W3 Ext. 0	\$207,200	160.88	142

Particulars:

Seeded to durum in 2025.

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 26th day of February 2026;**
2. A cheque for **3%** of the amount of the bid, **made payable to Anderson & Company**, 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. Tenders will not be called to the office of the undersigned to finalize the sale. However, at the sole discretion of the Owner, one or more of the highest Tenders may be contacted by telephone and provided the opportunity to increase or clarify their Tender;
5. No tenders subject to financing will be accepted;
6. Possession will not be granted until full payment is made, unless otherwise agreed in writing for early spring work and applications.

Forward bids and inquiries to:

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. 35643-002A

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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:

H. LEONA WIENS: LAND TENDER		
<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	SW 23-12-16 W3 Ext. 0	
	TOTAL AMOUNT BID	\$ _____

2. I/We, the undersigned, attach a cheque in the amount of \$_____ as a **3% deposit** for the above purchase price, **made payable to Anderson & Company**, 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 **February 26th, 2026, at 12:00 noon** regarding the acceptance/decline of our offer.

Date

Signature of Tenderer

Name of Tenderer (Individual or Corporation):

Mailing address:

If Corporation, Name of Signing Officer:

Phone #: _____

File No. 35643-002A

Email: _____

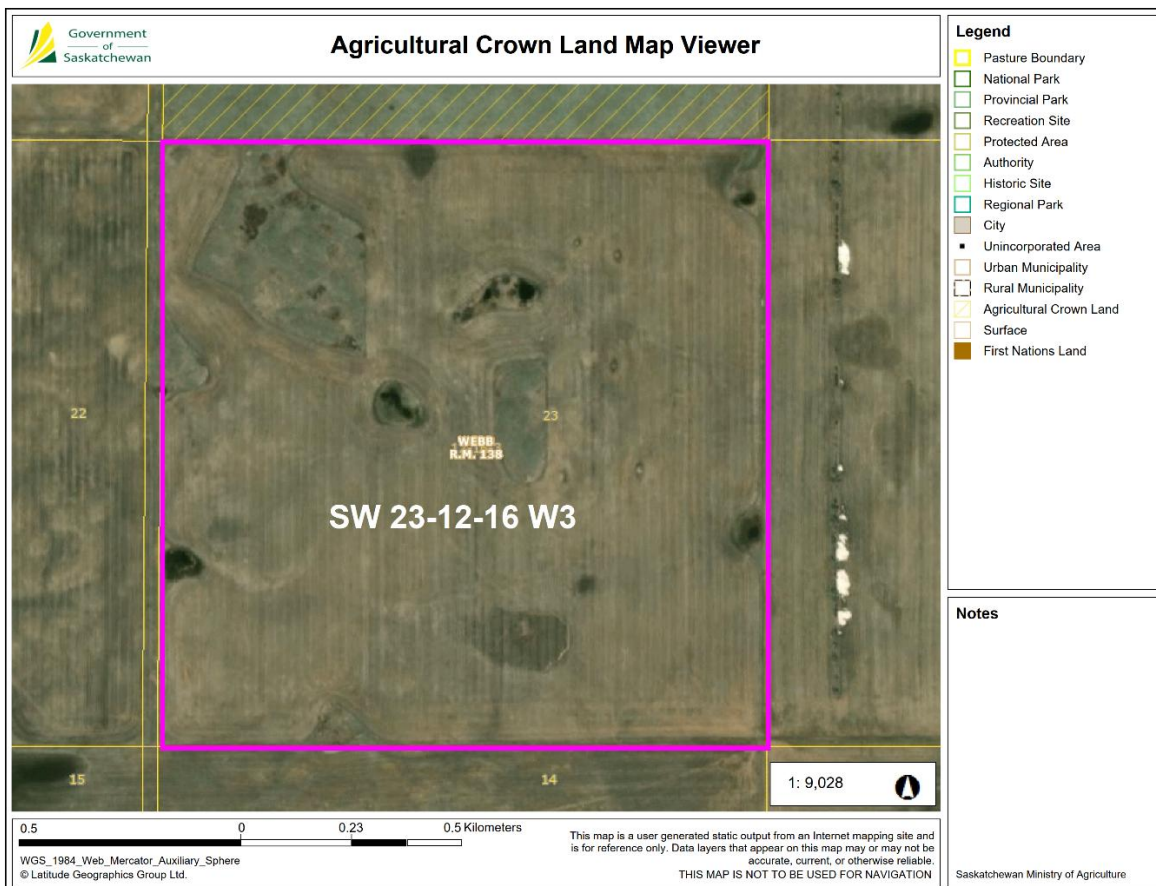
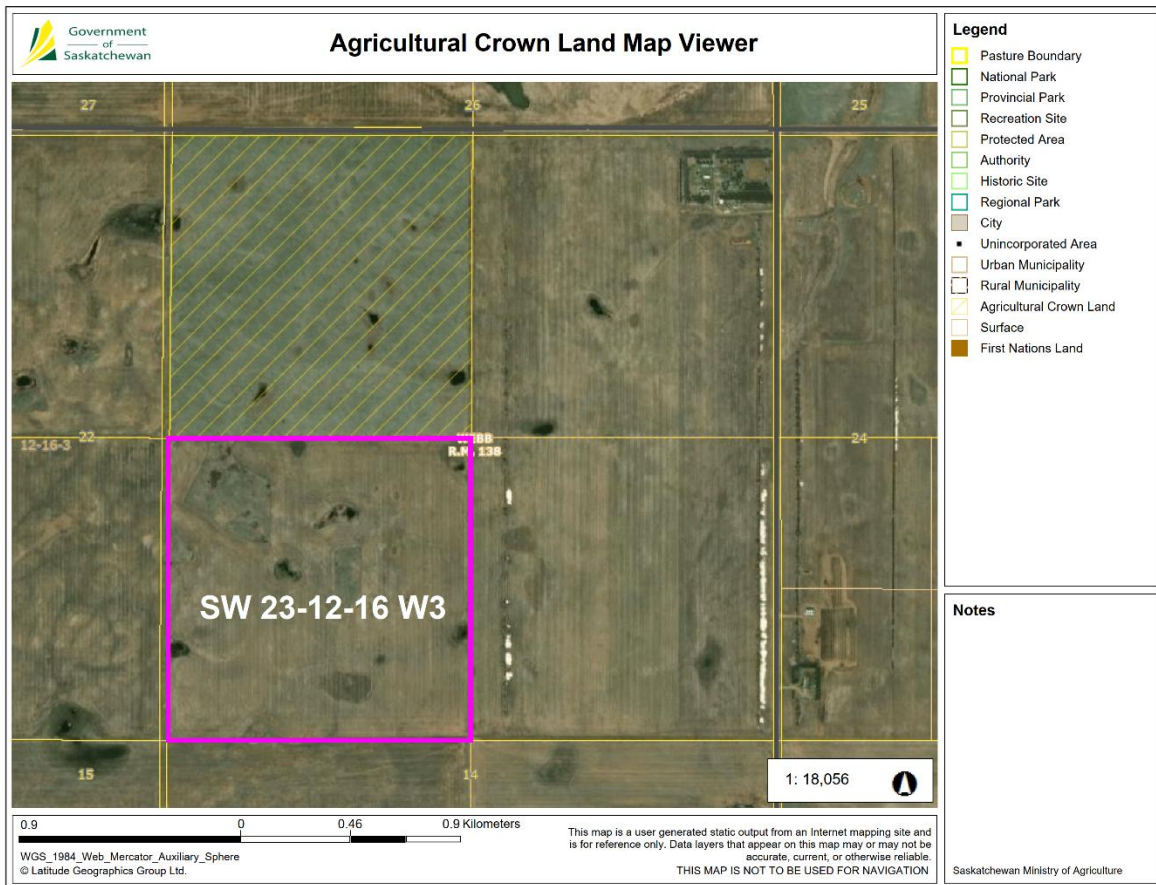
**[Click Here to Open the Bid
Form in a New Tab](#)**

RM of Webb No. 138 – 2024 Map



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Satellite Images



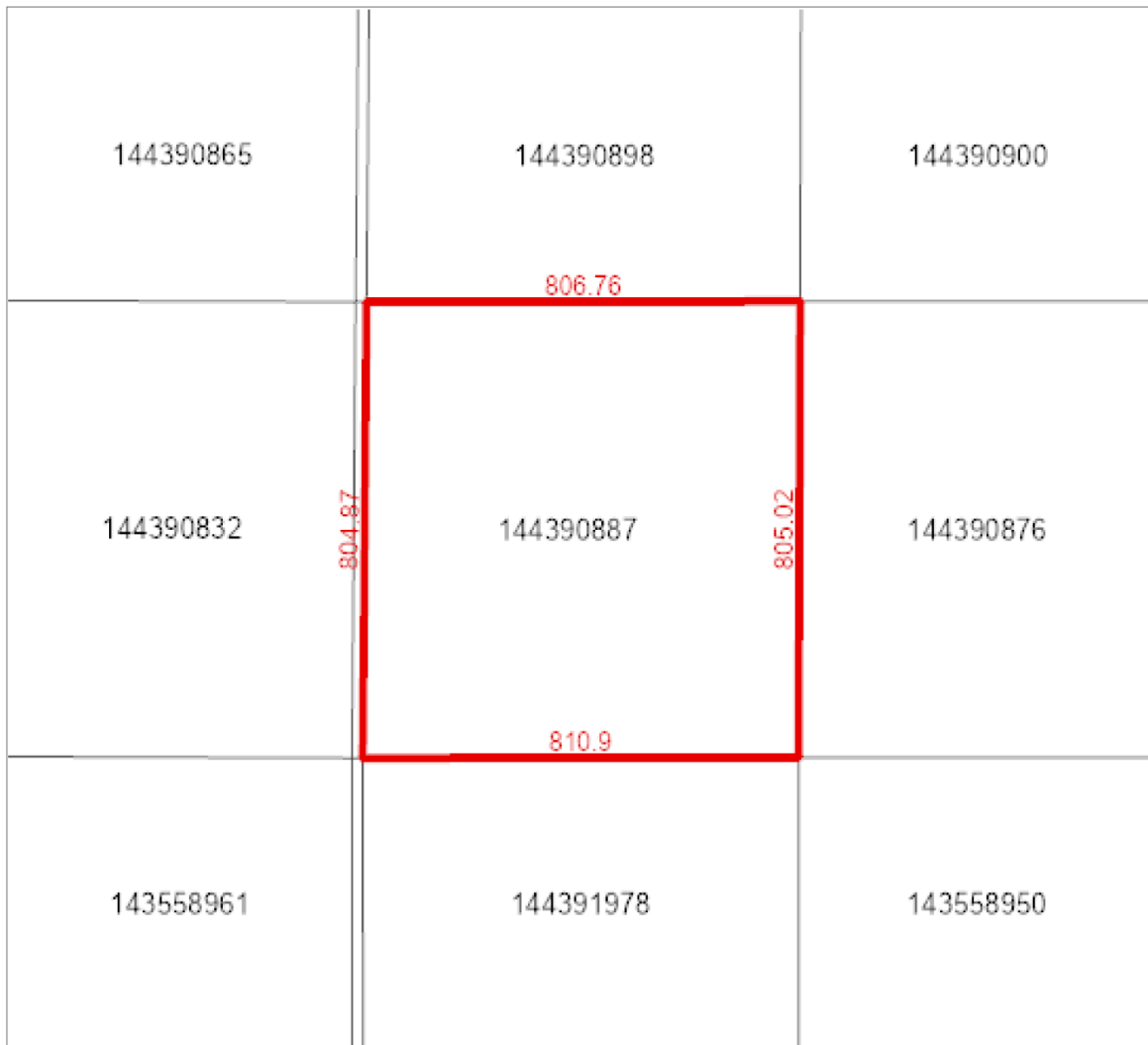
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Parcel Picture



Surface Parcel Number: 144390887

REQUEST DATE: Fri Jan 23 08:25:59 GMT-06:00 2026



Owner Name(s) : Wiens, Helen Leona

Municipality : RM OF WEBB NO. 138

Title Number(s) : 157958577

Parcel Class : Parcel (Generic)

Land Description : SW 23-12-16-3 Ext 0

Source Quarter Section : SW-23-12-16-3

Commodity/Unit : Not Applicable

Area : 65.105 hectares (160.88 acres)

Converted Title Number : 86SC12033

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: 23-Jan-2026

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Municipality Name: RM OF WEBB (RM)		Assessment ID Number : 138-000123400	PID: 200047751
 SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY	Civic Address:		Title Acres: 160.00
	Legal Location: Qtr SW Sec 23 Tp 12 Rg 16 W 3 Sup		School Division: 211
	Supplementary:		Neighbourhood: 138-100
			Overall PUSE: 2000
			Call Back Year:
		Reviewed: 21-Sep-1995	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	
132.00	K - [CULTIVATED]	Soil association 1	CY - [CYPRESS]	Topography	T2 - Gentle Slopes	\$/ACRE	1,406.86
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	37.42
		Soil texture 2	FL - [FINE SANDY LOAM]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	CY - [CYPRESS]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4	FL - [FINE SANDY LOAM]				
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	ER10				
10.00	K - [CULTIVATED]	Soil association 1	SG - [SCOTSGUARD]	Topography	T2 - Gentle Slopes	\$/ACRE	2,134.40
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	56.77
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	WK - [WYMARK]				
		Soil texture 3	SIL - [SILT LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

Acres	Waste Type
18	WS & WN

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
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Data Source: SAMAVIEW

Property Report

Print Date: 23-Jan-2026

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Municipality Name: RM OF WEBB (RM)		Assessment ID Number : 138-000123400	PID: 200047751
Agricultural	\$207,200	1	Other Agricultural 55% \$113,960
Total of Assessed Values: \$207,200		Total of Taxable/Exempt Values: \$113,960	