



**ANDERSON**  
**& COMPANY**  
**LAND TENDER DIVISION**

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# **LAND TENDER INFORMATION PACKAGE**

**RM of Webb No. 138**

**North of Simmie, SK**

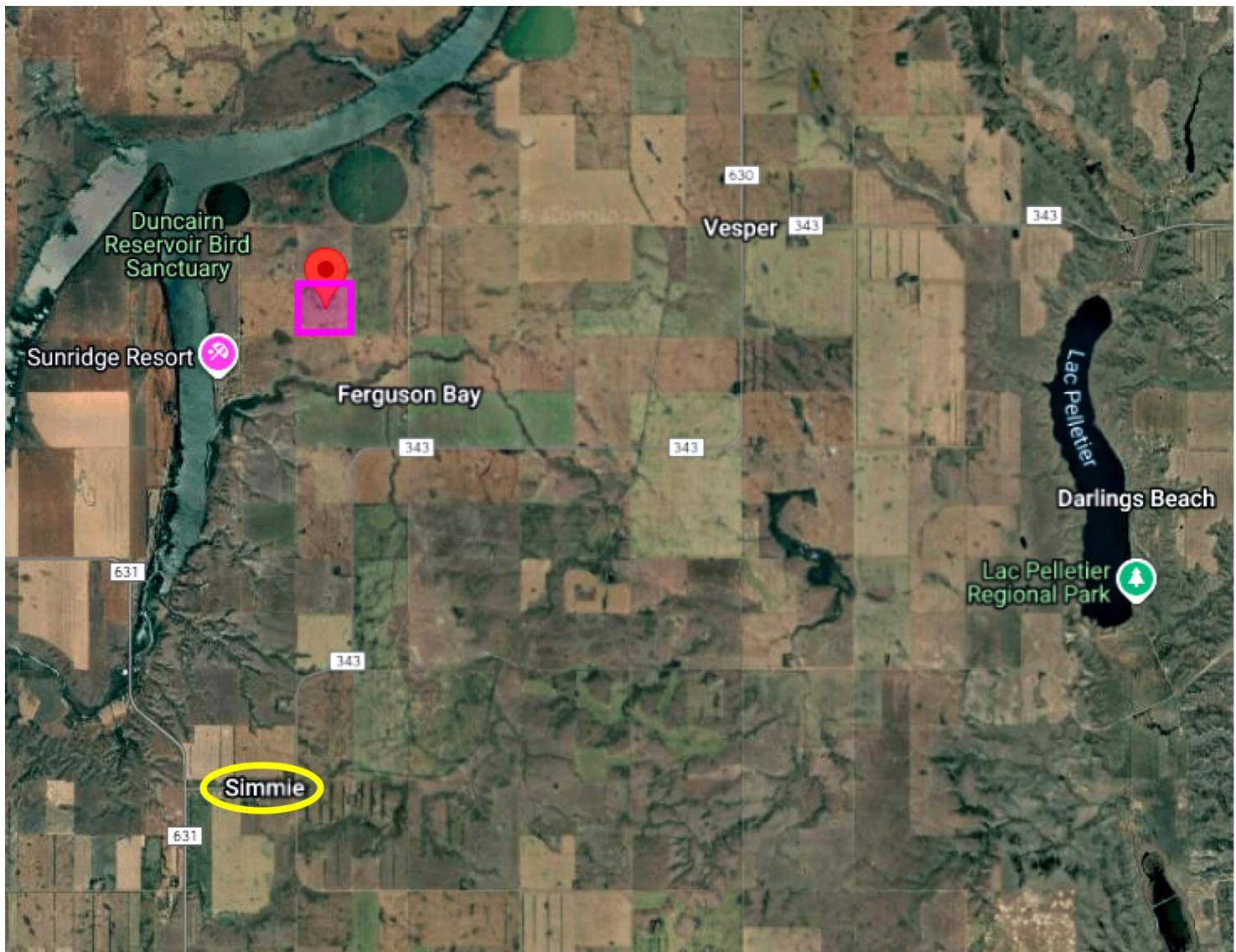
**H. Leona Wiens**

**Bids Due: February 26<sup>th</sup>, 2026**

Our File No. 35643-002A

## **CONTENTS**

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



**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
<b>SW 23-12-16 W3 Ext. 0</b>	<b>\$207,200</b>	<b>160.88</b>	<b>142</b>

**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 26<sup>th</sup> 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 – 1<sup>st</sup> Ave NW, P.O. BOX 610**  
**SWIFT CURRENT SK S9H 3W4**  
**PHONE: (306) 773-2891**  
**JAnderson@andlaw.ca**  
**File No. 35643-002A**

## 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:

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

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 26<sup>th</sup>, 2026, at 12:00 noon** regarding the acceptance/decline of our offer.

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Date

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*Signature of Tenderer*

Name of Tenderer (Individual or Corporation):

Mailing address:

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If Corporation, Name of Signing Officer:

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Phone #: \_\_\_\_\_

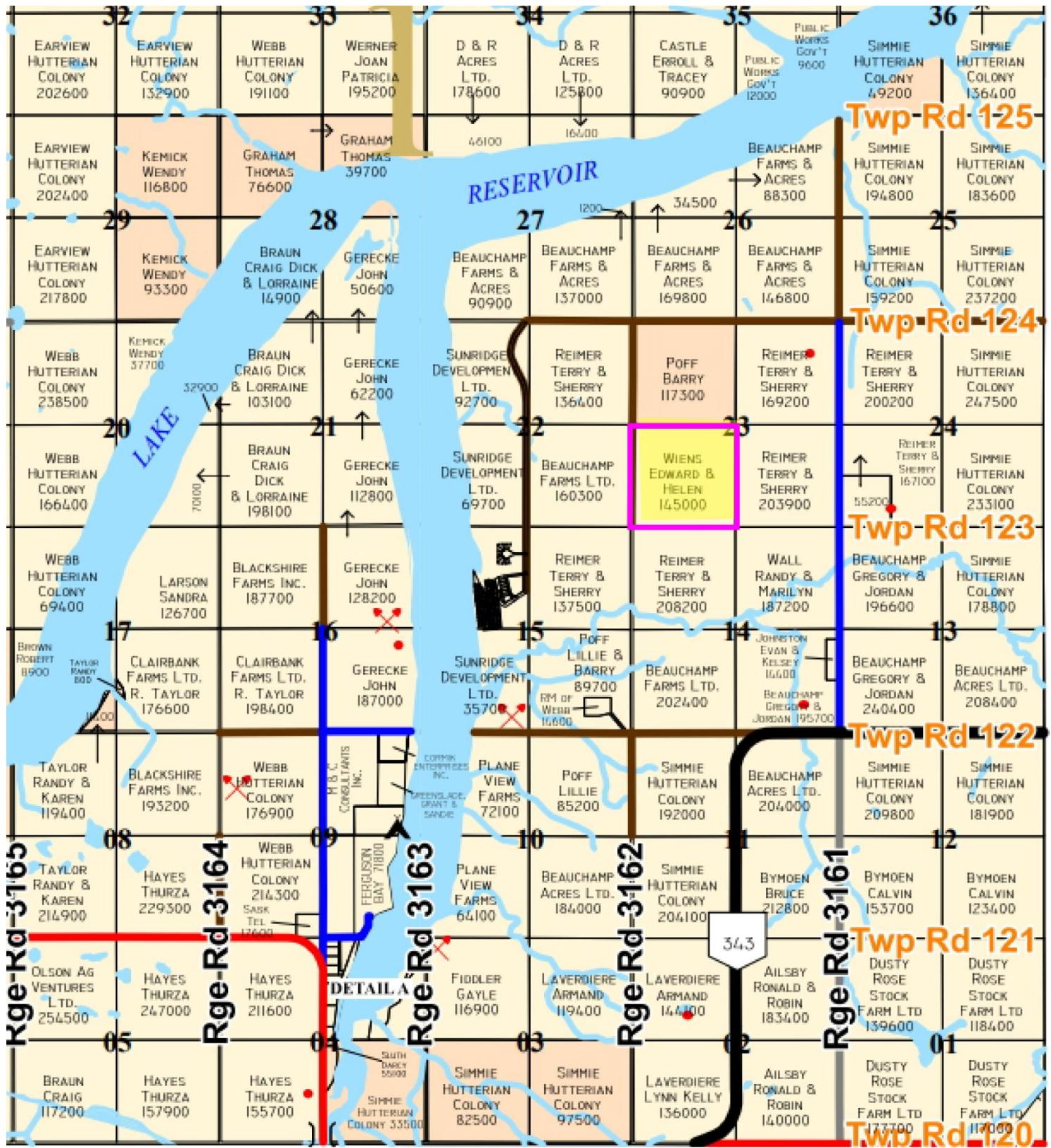
File No. 35643-002A

Email: \_\_\_\_\_

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

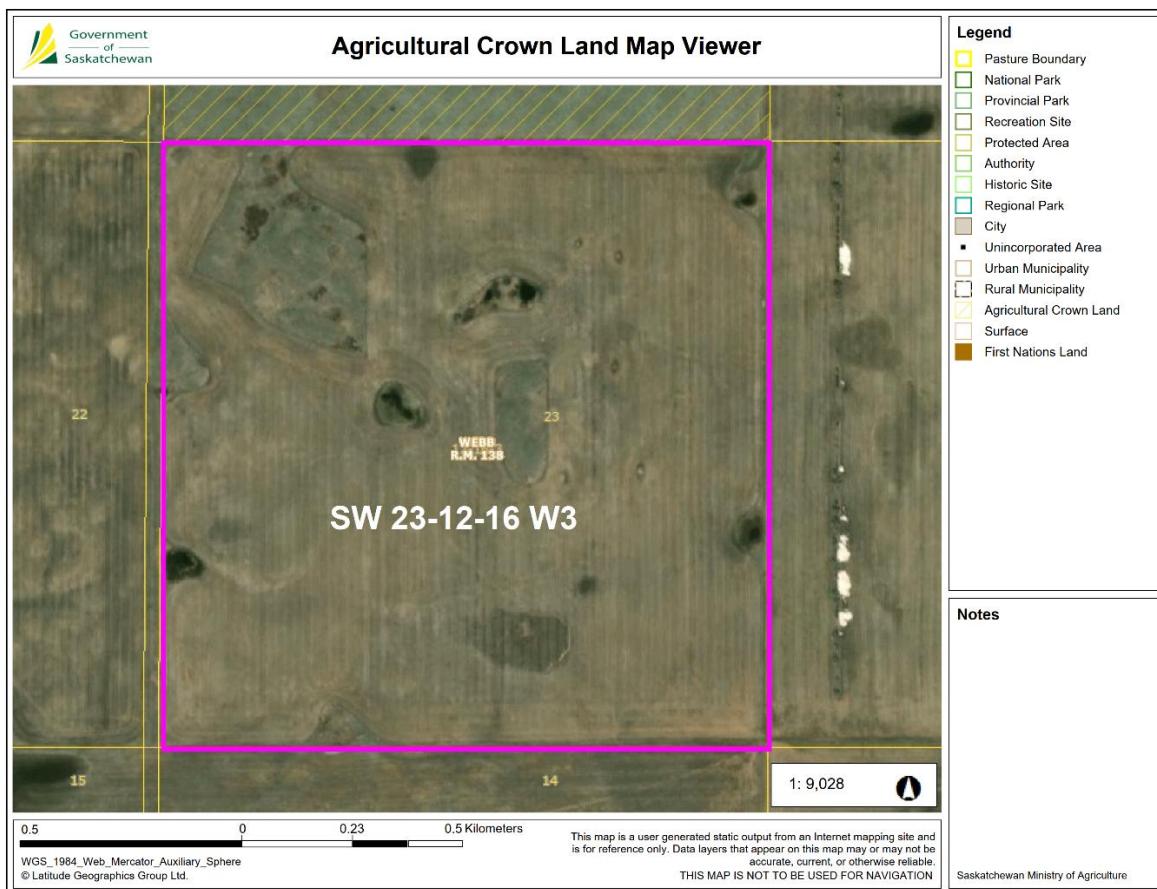
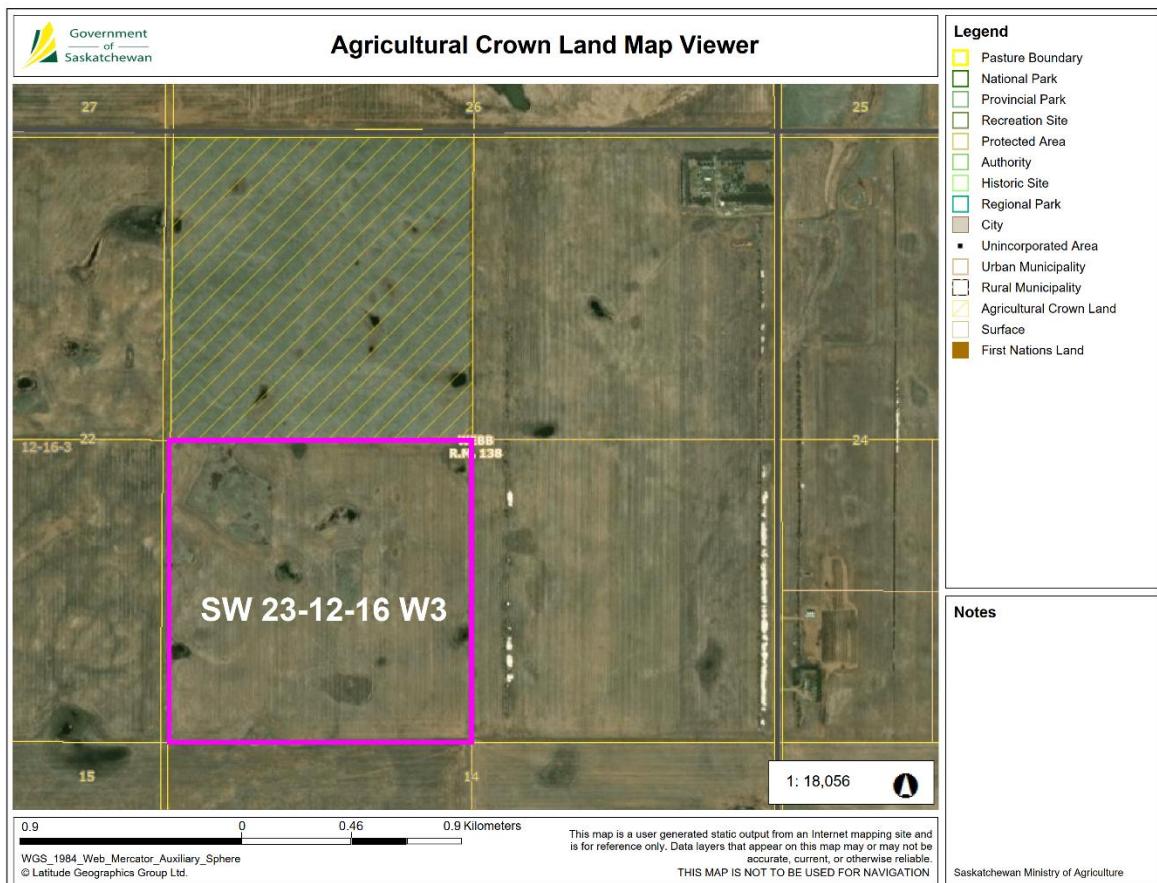
# Content 3

## RM of Webb No. 138 – 2024 Map



# Content 5

## Satellite Images



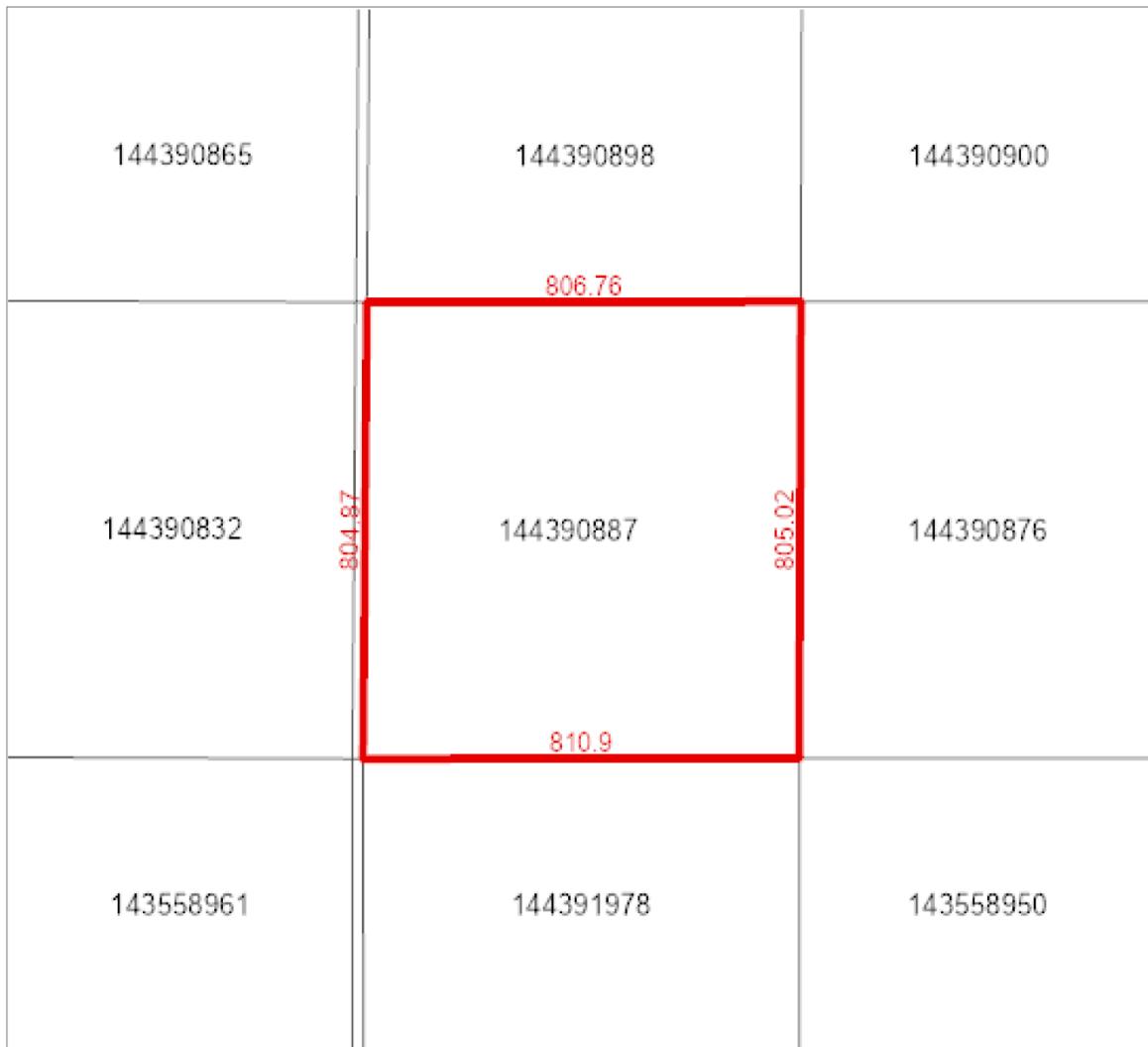
# Content 6

## 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.

# Content 7

## SAMA Report

### Property Report



Municipality Name: RM OF WEBB (RM)		Assessment ID Number : 138-000123400	Print Date: 23-Jan-2026	Page 1 of 2
Civic Address: Legal Location: Qtr SW Sec 23 Tp 12 Rg 16 W 3 Supplementary:		Title Acres: 160.00 School Division: 211 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] Soil texture 1 L - [LOAM] Soil texture 2 FL - [FINE SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T2 - Gentle Slopes Stones (qualities) S4 - Strong	\$/ACRE 1,406.86 Final 37.42
			Natural hazard NH: Natural Hazard Rate: 0.96	
10.00	K - [CULTIVATED]	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 Soil association 1 SG - [SCOTSGUARD] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight	\$/ACRE 2,134.40 Final 56.77
			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

Municipality Name: RM OF WEBB (RM)		Assessment ID Number : 138-000123400			Print Date: 23-Jan-2026	Page 2 of 2
Agricultural	\$207,200	1	Other Agricultural	55%	\$113,960	Taxable
Total of Assessed Values:	\$207,200		Total of Taxable/Exempt Values:		\$113,960	