ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Lawtonia No. 135

East of Hodgeville, SK

Wade & Andrea Brown

Bids Due: December 2, 2026

Our File No. 24015-002JPF

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
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LAND FOR SALE BY TENDER

RM of Lawtonia No. 135 – East of Hodgeville, SK

Owners: Wade & Andrea Brown

	Legal Land Description	Assessed Values	Total Acres	Cult. Acres	Grass Acres	Features
1	NW 30-13-07 W3 Ext 0	$173,400	128.43	128.43		
2	NE 30-13-07 W3 Ext 0	$219,800	159.63	155	4.63	Dugout 400' x 25' deep
3	SE 30-13-07 W3 Ext 0	$186,200	158.38	140		Feedlot and outbuildings
4	NW 29-13-07 W3 Ext 0	$212,600	158.69	127	31.69	Spring-fed dugout
5	SW 29-13-07 W3 Ext 0	$158,100	158.17	125	33.17	3 dugouts in total 200' x 20' deep and well
6	NW 20-13-07 W3 Ext 0	$229,600	158.91	150	8.91	Medium size dugout
7	SE 21-13-07 W3 Ext 0	$176,300	159.49	90	69.49	2 dugouts; new fence
8	SW 27-13-07 W3 Ext 0	$329,400	156.09	160*		
	Blk/Par A-Plan 77SC11832 Ext 1	$4,500	2.57			
9	SE 27-13-07 W3 Ext 0	$300,100	159.02	150		
	TOTALS:	**$1,990,000**	**1,399.38**	**1,225.43**	**147.89**	

Particulars:

Shelterbelts: Established shelterbelts along portions of the boundaries of NW 30, NE 30 and NW 29.
Fencing: New fencing around the 69.49 grass acres on SE 21.

Dugouts: NE 30 (400' × 25' deep); NW 29 (spring-fed); SW 29 (three, 200' × 20' deep, plus a well); NW 20 (medium); SE 21 (two).

***SW 27:** Former SaskTel tower site removed; Owners report the full 160 acres cultivated.

Buildings and Improvements – SE 30-13-07 W3:

Feedlot and Power: Feedlot facilities; three-phase power has been brought to the yard site.

Water Supply: Four wells with 30" cribbing (100' steel; 30' with 125' of weeping tile and water rights; 25' fibreglass; one unused steel), trenched to a pump house with pressure system and seven watering bowls. Per the Owners, the system supported up to 400 head in winter and was last in working order approx. 10 years ago.

Shop: Approximately 34.5' × 38.5' with concrete floor and 16' wide × 12' high overhead door.

Calving Barn: Approximately 40' × 140' with an 18.5' wide × 14' high door opening.

Grain Storage: Four hopper-bottom grain bins (approximately 2,000+ bu. each) with aeration and air doghouses, and one Pool hopper-bottom grain bin (approximately 2,400 bu.).

Exclusion: The larger Westeel grain bin to be relocated.

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 2nd day of December 2026**;
2. A cheque for **3%** of the amount of the bid, **made payable to Anderson & Company**, must accompany the tender;
3. Tenders considered on individual parcel(s), indicating which quarter they apply to;
4. Bidders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars. Land, buildings, and improvements sold "**as is**";

5. 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;

6. No tenders subject to financing will be accepted;

7. Possession will not be granted until full payment is made, unless otherwise agreed in writing.

Forward bids and inquiries to:

JOEL P. FRIESEN, K.C., ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave NW, P.O. BOX 610, SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891 **JFriesen@andlaw.ca**
File No. 24015-002JPF

Content 2

Tender for Purchase Form

1. I/We, the undersigned, hereby offer and undertake, on acceptance of this Tender, to **purchase the land marked with a checkmark below** at the Bid Amount shown, in accordance with the terms and conditions of the Tender Advertisement:

BROWN: LAND TENDER		
Bid	**Legal Description**	**Bid Amount**
☐	NW 30-13-07 W3 Ext 0	$_____
☐	NE 30-13-07 W3 Ext 0	$_____
☐	SE 30-13-07 W3 Ext 0	$_____
☐	NW 29-13-07 W3 Ext 0	$_____
☐	SW 29-13-07 W3 Ext 0	$_____
☐	NW 20-13-07 W3 Ext 0	$_____
☐	SE 21-13-07 W3 Ext 0	$_____
☐	SW 27-13-07 W3 Ext 0 Blk/Par A-Plan 77SC11832 Ext 1	$_____
☐	SE 27-13-07 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 Seller's solicitors, Anderson & Company, to use the same to contact us after the tender deadline of December 2, 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: _____

_____ _____

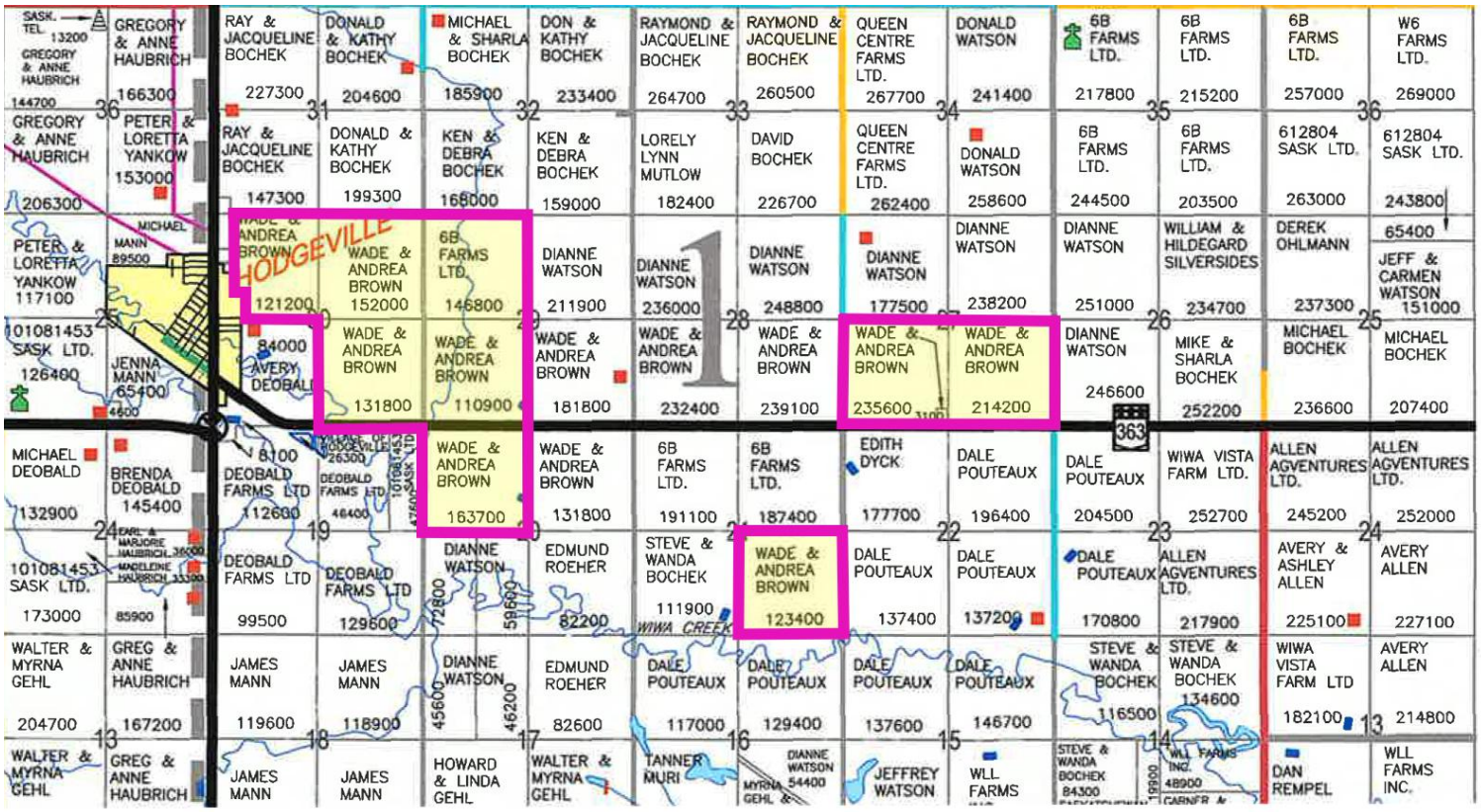
Phone #: _____ **File No. 24015-002JPF**

Email: _____

Click Here to Open Bid Form in a New Tab

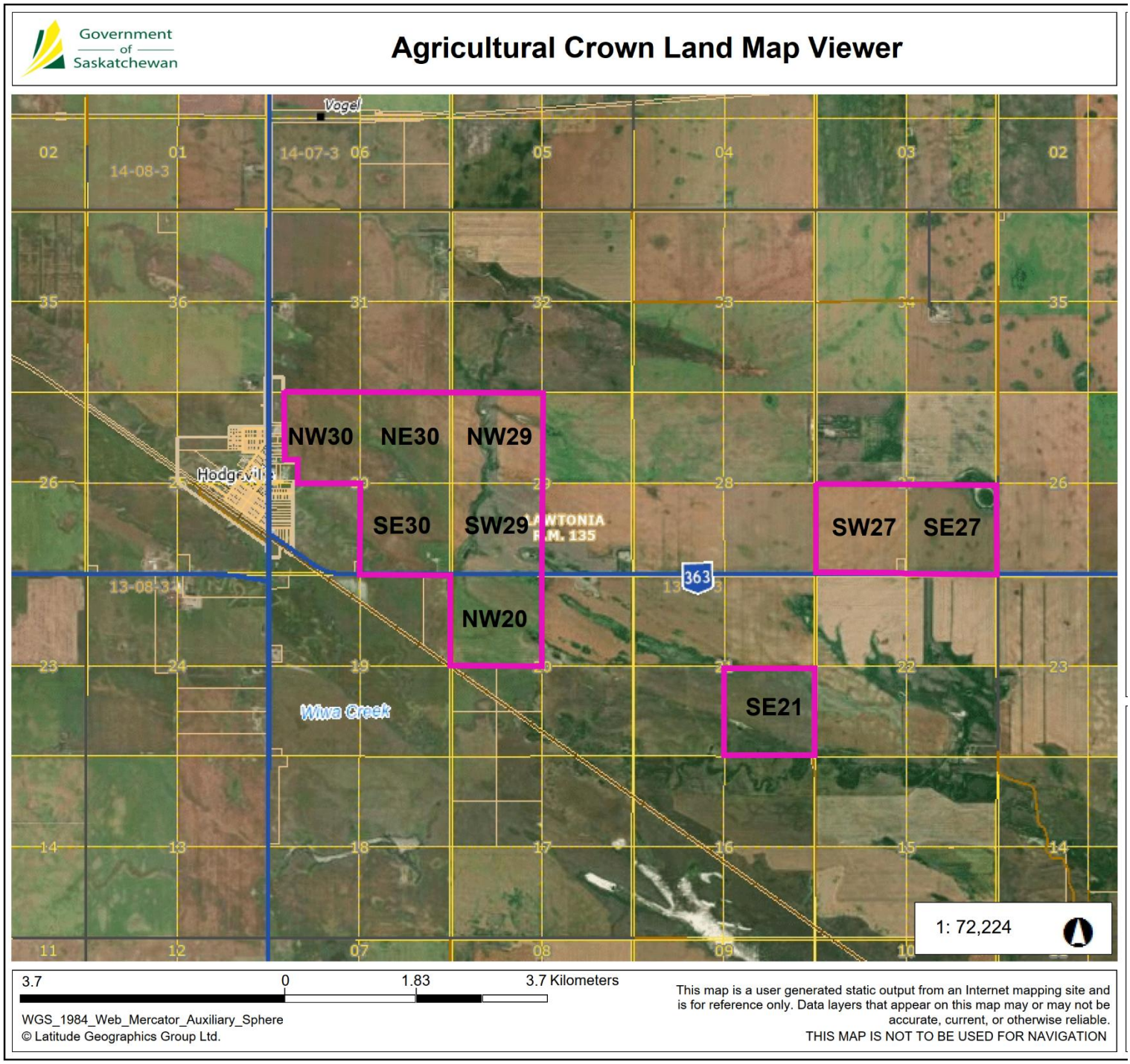
Content 3

RM of Lawtonia No. 135 – 2025 Map



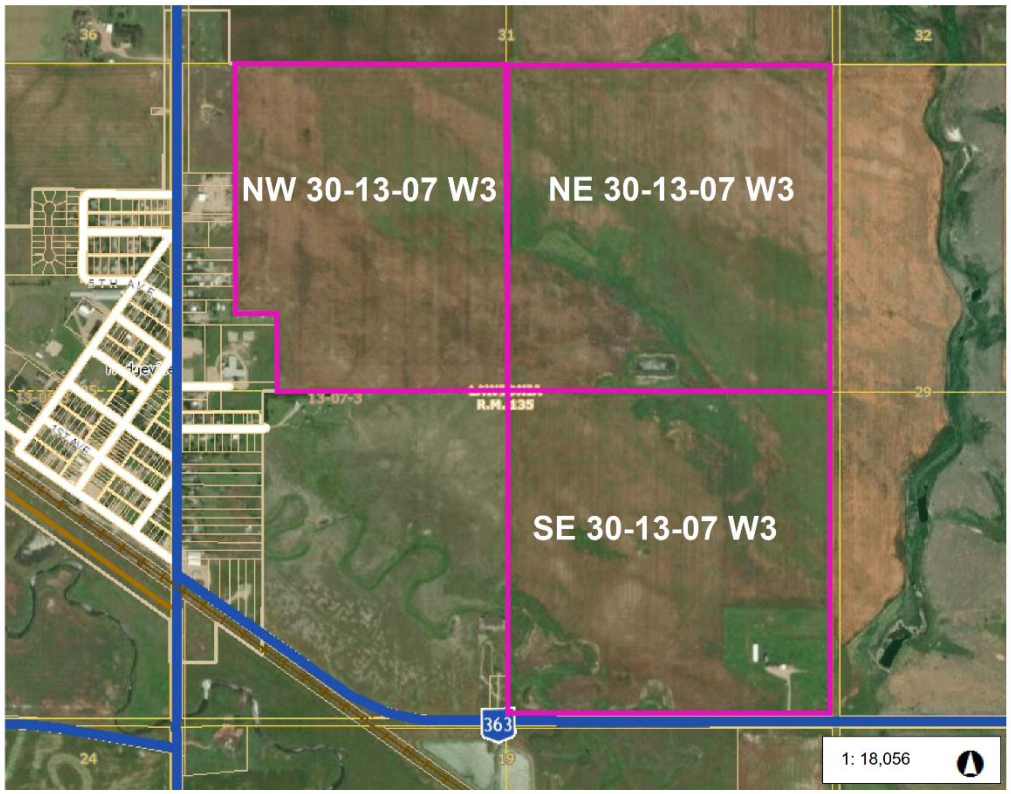
Content 4

Satellite Images



Government of Saskatchewan

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

0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Saskatchewan Ministry of Agriculture

Government of Saskatchewan

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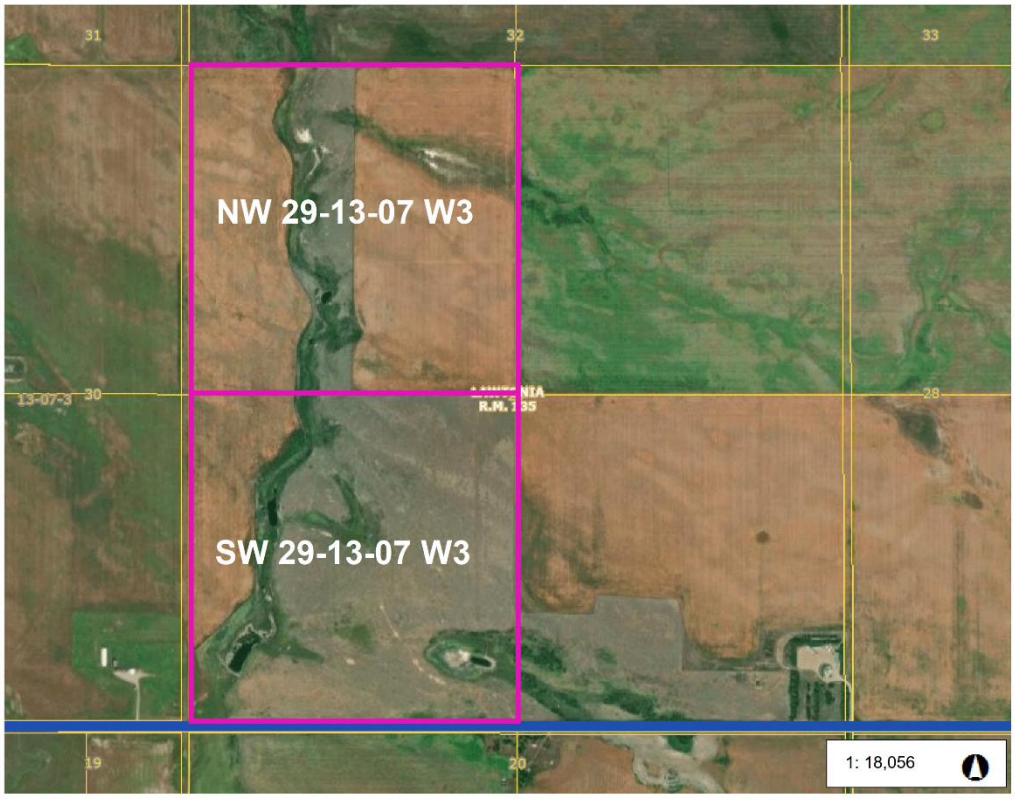
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0.9 0 0.46 0.9 Kilometers

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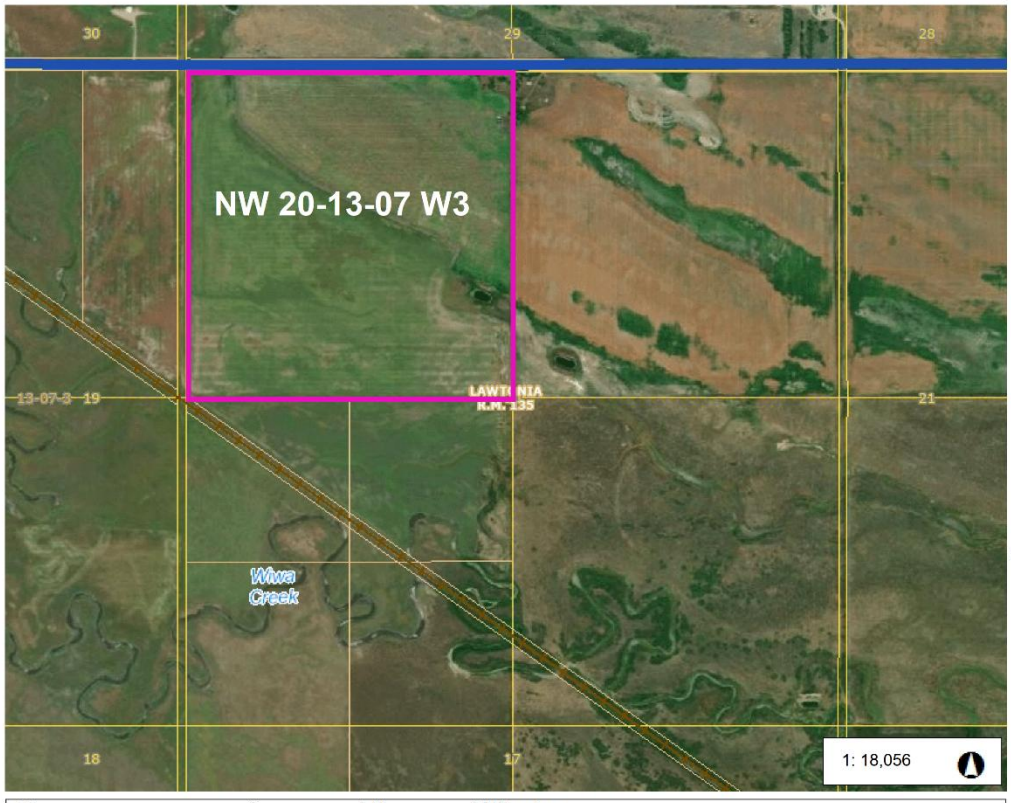
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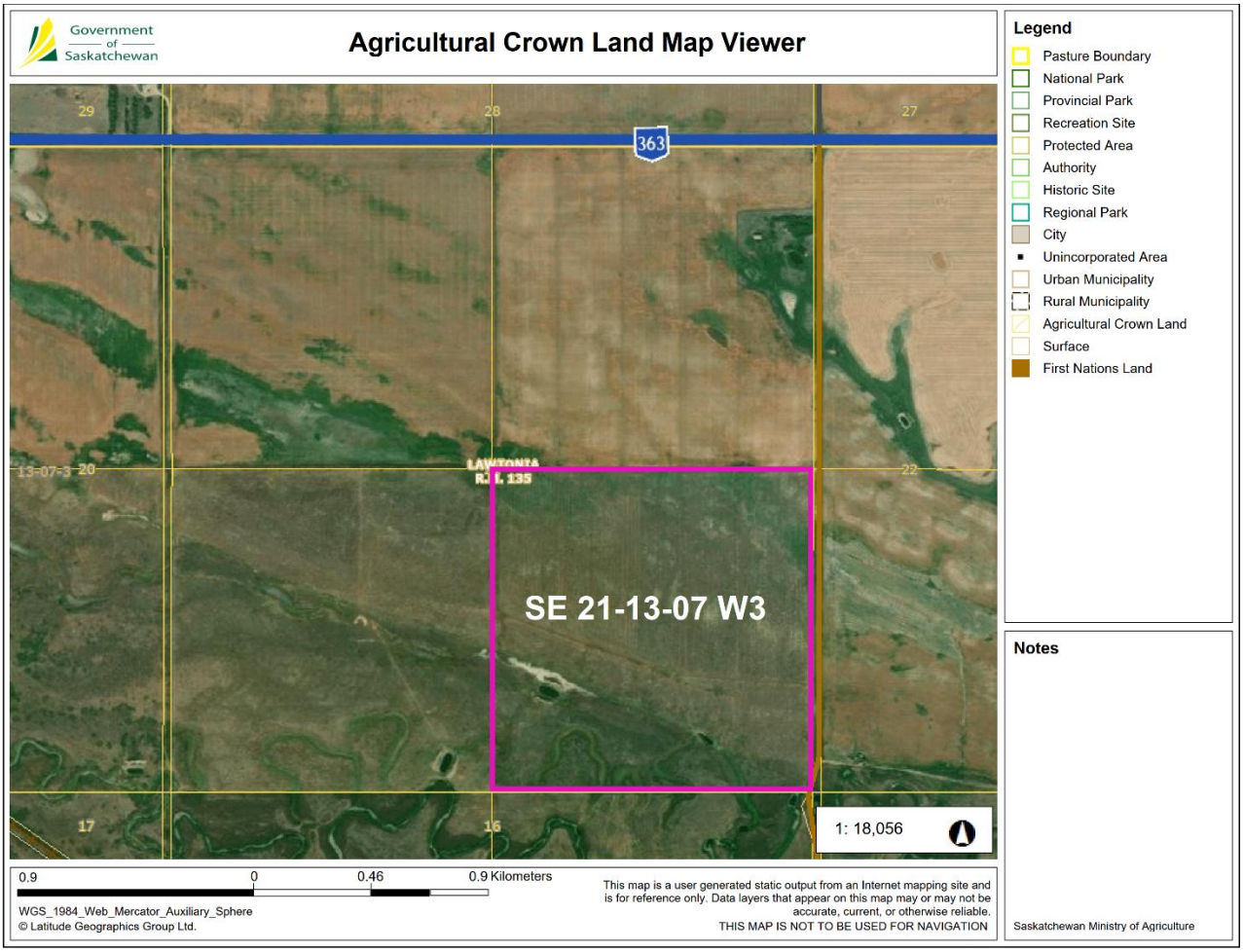
0.9 0 0.46 0.9 Kilometers

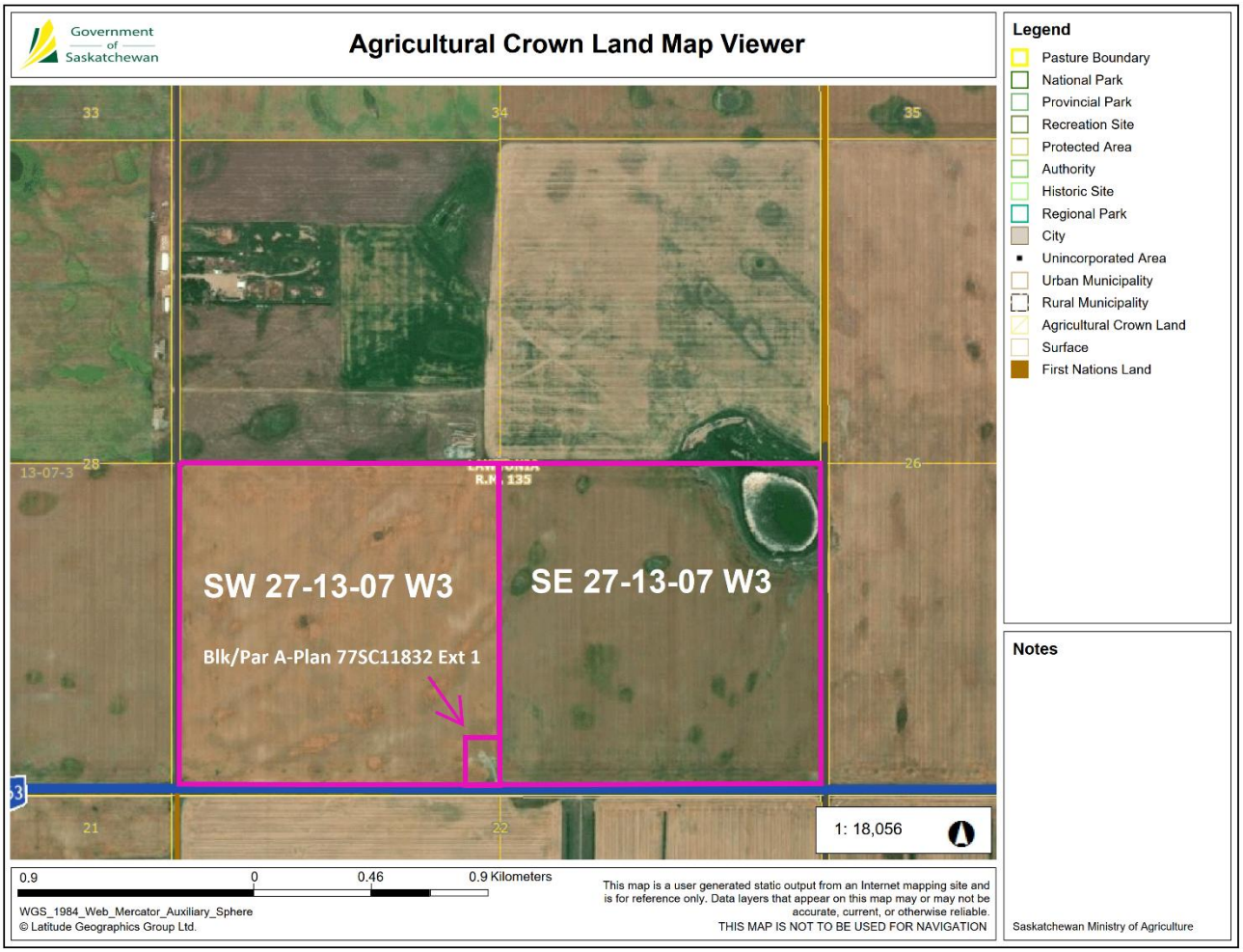
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Saskatchewan Ministry of Agriculture


Government of Saskatchewan
Agricultural Crown Land Map Viewer
29
28
27
363
13-07-3
20
22
17
16
SE 21-13-07 W3
1: 18,056
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0.9 Kilometers
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Rural Municipality
Agricultural Crown Land
Surface
First Nations Land
Notes
Saskatchewan Ministry of Agriculture


Government of Saskatchewan
Agricultural Crown Land Map Viewer
33
34
35
13-07-3
28
26
SW 27-13-07 W3
SE 27-13-07 W3
Blk/Par A-Plan 77SC11832 Ext 1
21
22
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Saskatchewan Ministry of Agriculture

Content 5

Photos of Improvements – SE 30-13-07 W3






Shop: Approximately 34.5' × 38.5' with concrete floor and 16' wide × 12' high overhead door





Calving Barn: Approximately 40' × 140' with an 18.5' wide × 14' high door opening.



Calving Barn: Interior

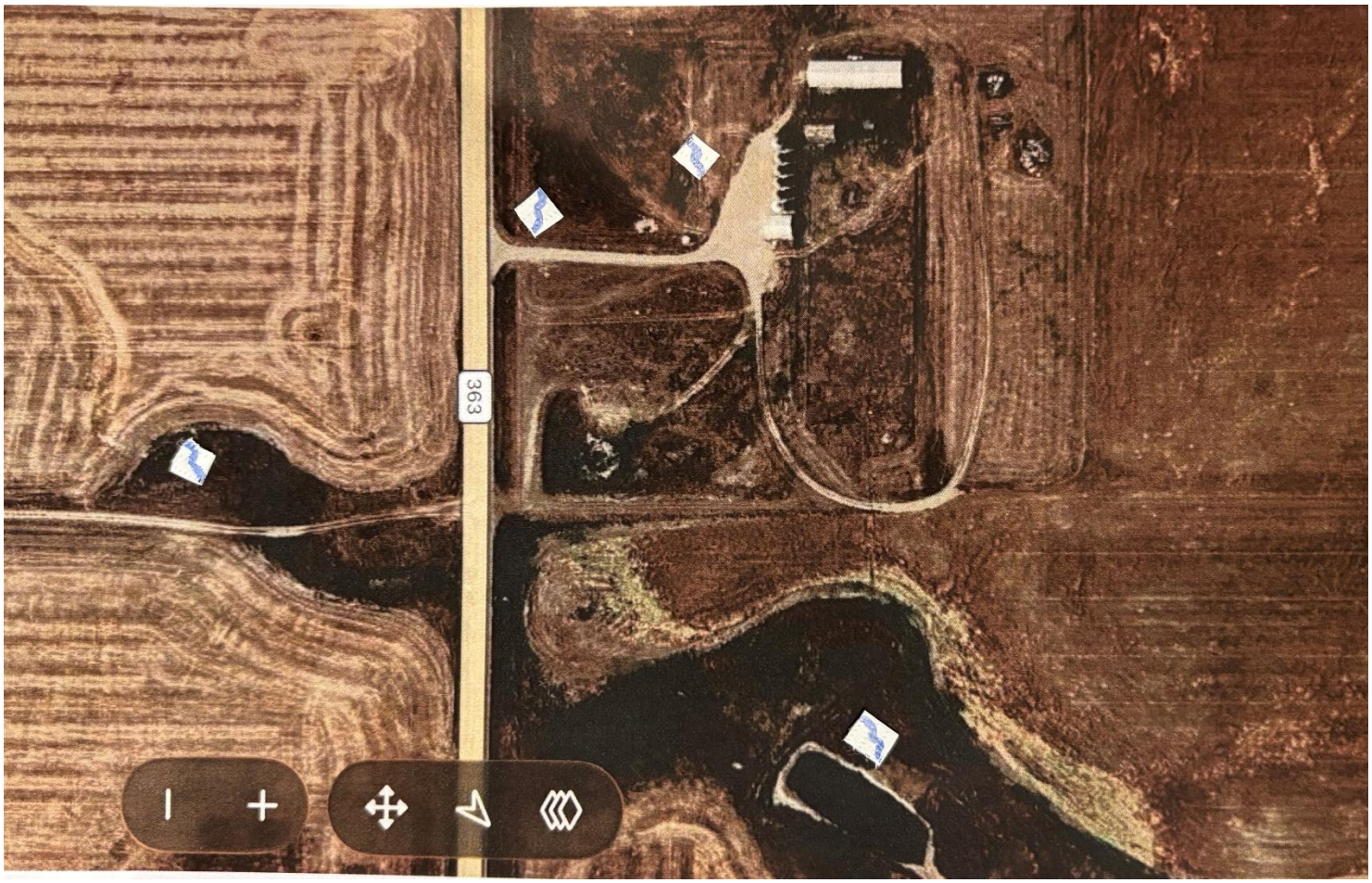


Pumphouse: for the four wells.





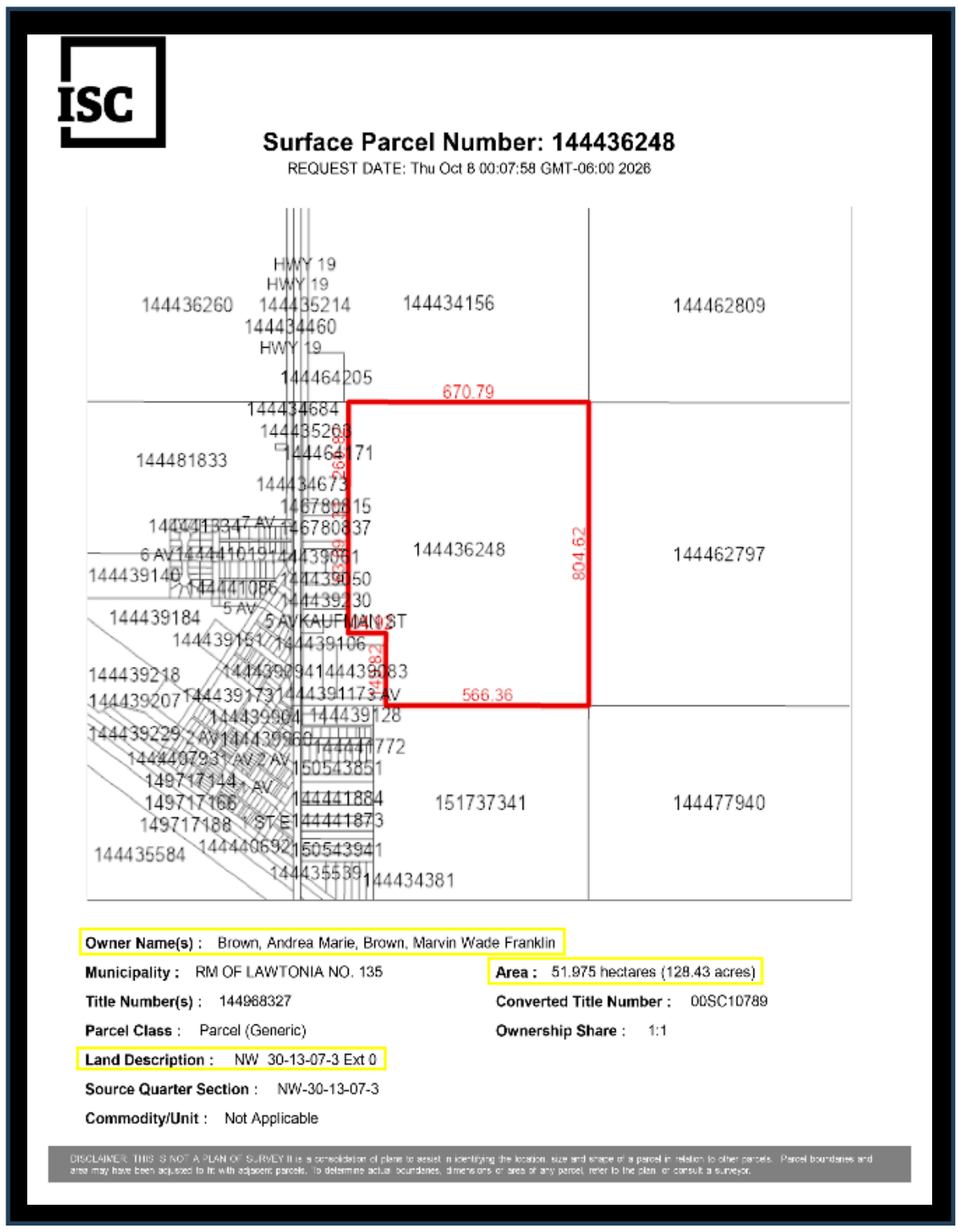
Grain Storage: Four hopper-bottom grain bins (approximately 2,000+ bu. each) with aeration and air doghouses, and one Pool hopper-bottom grain bin (approximately 2,400 bu.).



Well Locations marked

Content 6

Parcel Pictures



ISC

Surface Parcel Number: 144436248

REQUEST DATE: Thu Oct 8 00:07:58 GMT-06:00 2026

Owner Name(s) : Brown, Andrea Marie, Brown, Marvin Wade Franklin

Municipality : RM OF LAWTONIA NO. 135

Area : 51.975 hectares (128.43 acres)

Title Number(s) : 144968327

Converted Title Number : 00SC10789

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 30-13-07-3 Ext 0

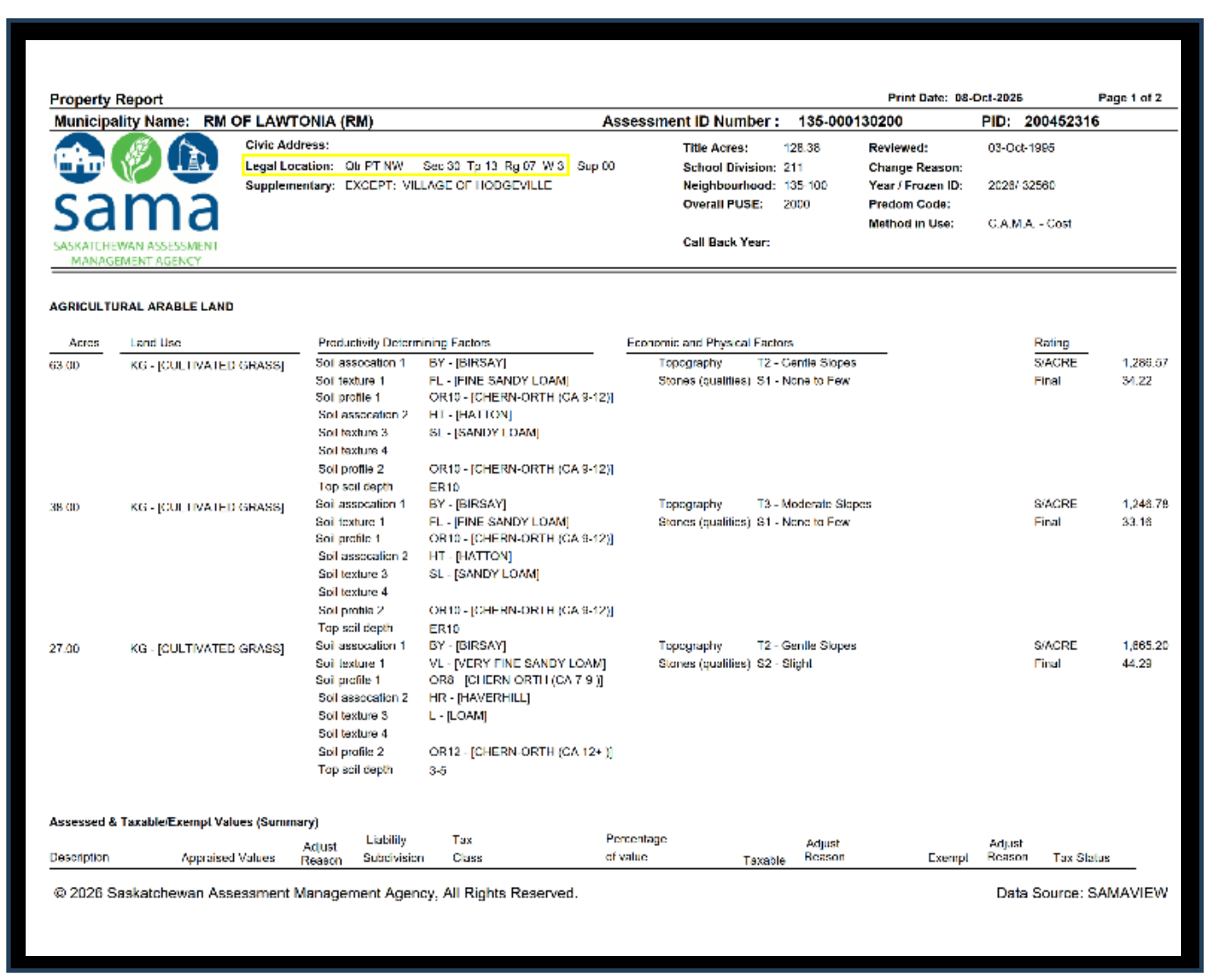
Source Quarter Section : NW-30-13-07-3

Commodity/Unit : Not Applicable

Please click the image to view all Parcel Pictures

Content 7

SAMA Reports



Property Report Print Date: 08-Oct-2026 Page 1 of 2

Municipality Name: RM OF LAWTONIA (RM) **Assessment ID Number : 135-000130200** **PID: 200452316**

sama SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr PT NW Sec 30 Tp 13 Rg 07 W 3 Sup 00
Supplementary: EXCEPT: VILLAGE OF HODGEVILLE

Title Acres: 128.38
School Division: 211
Neighbourhood: 135-100
Overall PUSE: 2000
Call Back Year:

Reviewed: 03-Oct-1995
Change Reason:
Year / Frozen ID: 2026/ 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	
63.00	KG - [CULTIVATED GRASS]	Soil assocation 1	BY - [BIRSAY]	Topography	T2 - Gentle Slopes	$/ACRE	1,286.57
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	34.22
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 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				
38.00	KG - [CULTIVATED GRASS]	Soil assocation 1	BY - [BIRSAY]	Topography	T3 - Moderate Slopes	$/ACRE	1,248.78
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	33.18
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 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				
27.00	KG - [CULTIVATED GRASS]	Soil assocation 1	BY - [BIRSAY]	Topography	T2 - Gentle Slopes	$/ACRE	1,665.20
		Soil texture 1	VL - [VERY FINE SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	44.29
		Soil profile 1	OR8 - [CHERN ORTH (CA 7 9)]				
		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				

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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Please click the image to view all SAMA Reports