



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Riverside No. 168

South of Pennant, SK

**Riley Dowdeswell
Flying D Cattle Company Ltd.**

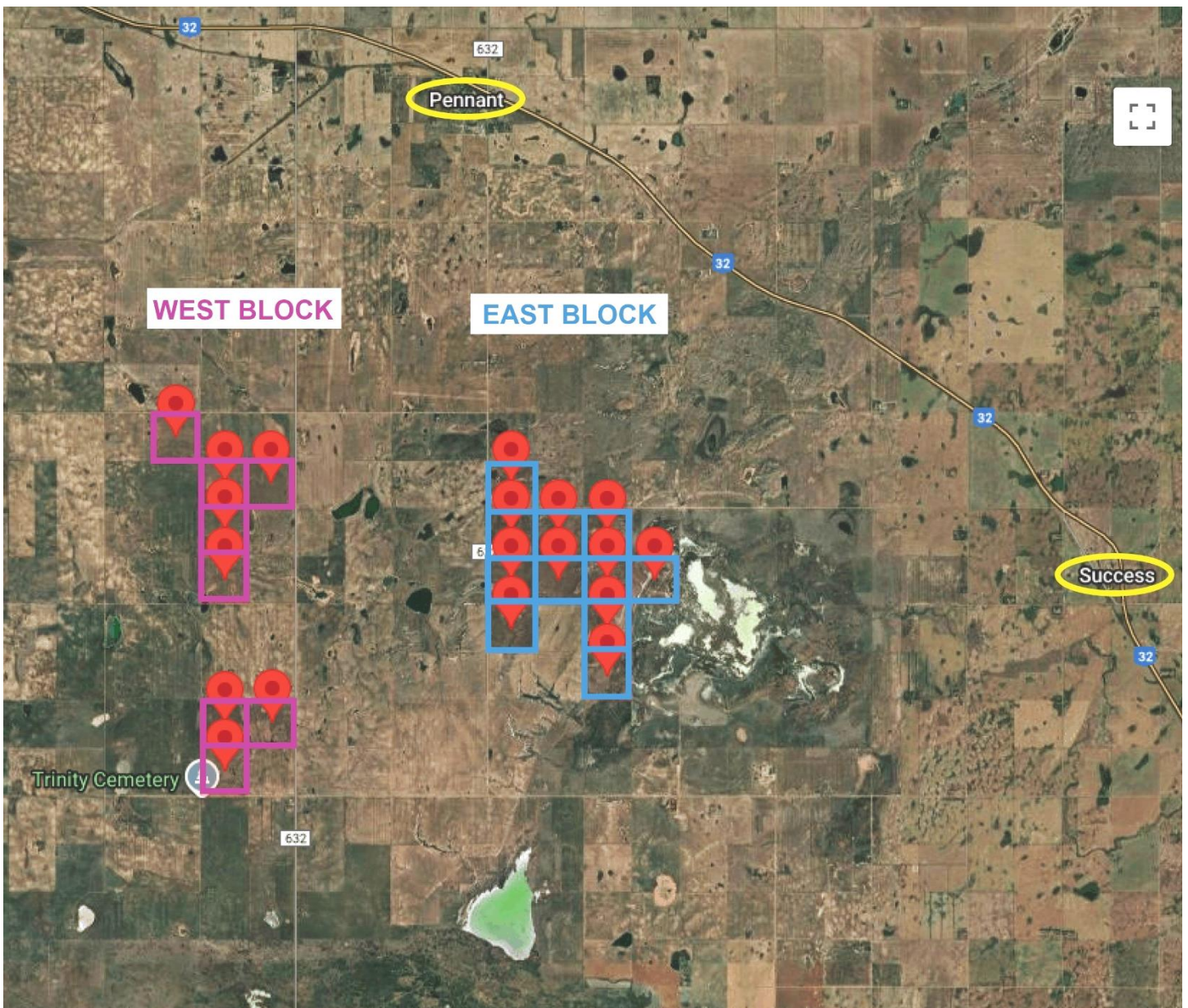
Closing: October 29, 2025

Our File No. 26034-010JPF

Over 3,000 acres of prime pasture and hay land — fenced, watered, and ready for cattle. The property includes multiple wells (both solar and battery powered), dugouts, corrals, and an ample water supply to support your operation. Offering quality grazing and hay production, this land is available as the West Block, East Block, or the full 19-quarter package.

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

RM OF RIVERSIDE NO. 168 - South of Pennant, SK

Owners: Riley Dowdeswell, Flying D Cattle Company Ltd.

Legal Land Description		SAMA Assessment	Total Acres	Tame Hay	Native Grass	Land Details
WEST BLOCK						
1	NE 32-17-17-3 Ext 0	\$174,200	159.34	129		Fenced into two 80-ac. parcels; water well, 1 tank, solar only
2	SW 33-17-17-3 Ext 0	\$192,900	158.34	130		Fenced with SE 33; well with 2 tanks, solar panel, controller, battery bank
3	SE 33-17-17-3 Ext 0	\$181,200	158.1	152		Fenced with SW 33
4	NW 28-17-17-3 Ext 0	\$193,900	158.67	135		Fenced into four 80-ac. parcels with SW 28
5	SW 28-17-17-3 Ext 0	\$149,100	158.31	158		Fenced into four 80-ac. parcels with NW 28; well on border, 1 tank, solar panel, controller, battery bank, corral system (loadout)
6	NW 16-17-17-3 Ext 0	\$202,500	158.55	95		Fenced; well with 1 tank, solar panel, battery bank, corral system (loadout)
7	NE 16-17-17-3 Ext 0	\$139,200	158.41	140		Fenced; dugout
8	SW 16-17-17-3 Ext 0	\$110,400	159.26	115		Fenced; dugout, well with 1 tank, solar panel, controller, battery bank
TOTALS:		\$1,343,400	1,268.98	1,054		

EAST BLOCK						
9	SW 36-17-17-3 Ext 0	\$213,400	158.83	135		Fenced 105 ac. pasture + 55 ac. fenced cropland; water bowl from RM well; power service transferable to buyer
10	NW 25-17-17-3 Ext 0	\$185,800	157.97	115		Fenced; RM-sourced well; corral system (loadout)
11	NE 25-17-17-3 Ext 0	\$186,000	158.71	128		Fenced; well with 2 tanks, solar panel, controller, battery bank
12	SW 25-17-17-3 Ext 0	\$221,600	159.33	152		Fenced; dugout
13	SE 25-17-17-3 Ext 0	\$192,100	160.23	135		Fenced; well with 2 tanks, solar panel, controller, battery bank
14	NW 24-17-17-3 Ext 0	\$191,700	159.1	144		Fenced; well with 2 tanks, solar panel, controller, battery bank. Surface lease revenue of \$600/yr
15	NW 30-17-16-3 Ext 0	\$215,700	157.16	118		Fenced; dugout
16	SE 30-17-16-3 Ext 0	\$34,100	160.48		40	Fenced with other quarters
17	SW 30-17-16-3 Ext 0	\$189,100	160.03	100	45	Fenced with other quarters, dugout; water tank fed underground from SE 25
18	NW 19-17-16-3 Ext 0	\$179,300	160.12	60	40	Fenced with other quarters. Surface lease revenue of \$5,460/yr
19	SW 19-17-16-3 Ext 0	\$145,400	160.14	35	100	Fenced with other quarters; Well with 1 tank, solar panel, battery bank, corral system (loadout) Surface lease revenue of \$3,956/yr
TOTALS:		\$1,954,200	1,752.1	1,122	350	

ALL LANDS					
West & East Blocks Totaling 19 quarters	SAMA Assessment	Total Acres	Tame Hay	Native Grass	Annual Surface Lease Revenue
TOTALS:	\$3,297,600	3,021.08	2,176	350	\$10,016

Annual Surface Lease Revenue - Jarrod Oils Ltd. revenue of **\$10,016 annually.**

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 29th day of October 2025;**
2. A cheque for 3% of the amount of the bid must accompany the tender;
3. Tenders considered on the West Block, East Block or all of the lands;
4. Surface lease revenue will not be adjusted and the Owners will retain all payments received up to the closing date;
5. Bidders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars. Land, fixtures and improvements thereon sold **"as is"**;
6. Bidders will not be called for an auction following submission of the bids;
7. No tenders subject to financing will be accepted.

Forward bids and inquiries to:

JOEL 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. 26034-010JPF

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:

A. The Land Block marked with a checkmark below:

<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	<u>WEST BLOCK:</u> NE 32-17-17-3 Ext 0 SW 33-17-17-3 Ext 0 SE 33-17-17-3 Ext 0 NW 28-17-17-3 Ext 0 SW 28-17-17-3 Ext 0 SW 16-17-17-3 Ext 0 NW 16-17-17-3 Ext 0 NE 16-17-17-3 Ext 0	\$ _____
<input type="checkbox"/>	<u>EAST BLOCK:</u> SW 36-17-17-3 Ext 0 NW 25-17-17-3 Ext 0 NE 25-17-17-3 Ext 0 SW 25-17-17-3 Ext 0 SE 25-17-17-3 Ext 0 NW 24-17-17-3 Ext 0 NW 30-17-16-3 Ext 0 SE 30-17-16-3 Ext 0 SW 30-17-16-3 Ext 0 NW 19-17-16-3 Ext 0 SW 19-17-16-3 Ext 0	\$ _____
<u>TOTAL BID AMOUNT:</u>		\$ _____

OR if purchasing all the Lands:

B. ALL LANDS (19 Quarters) in Part A above for the total sum of \$ _____.

3. 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.

4. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the **October 29, 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 #:_____

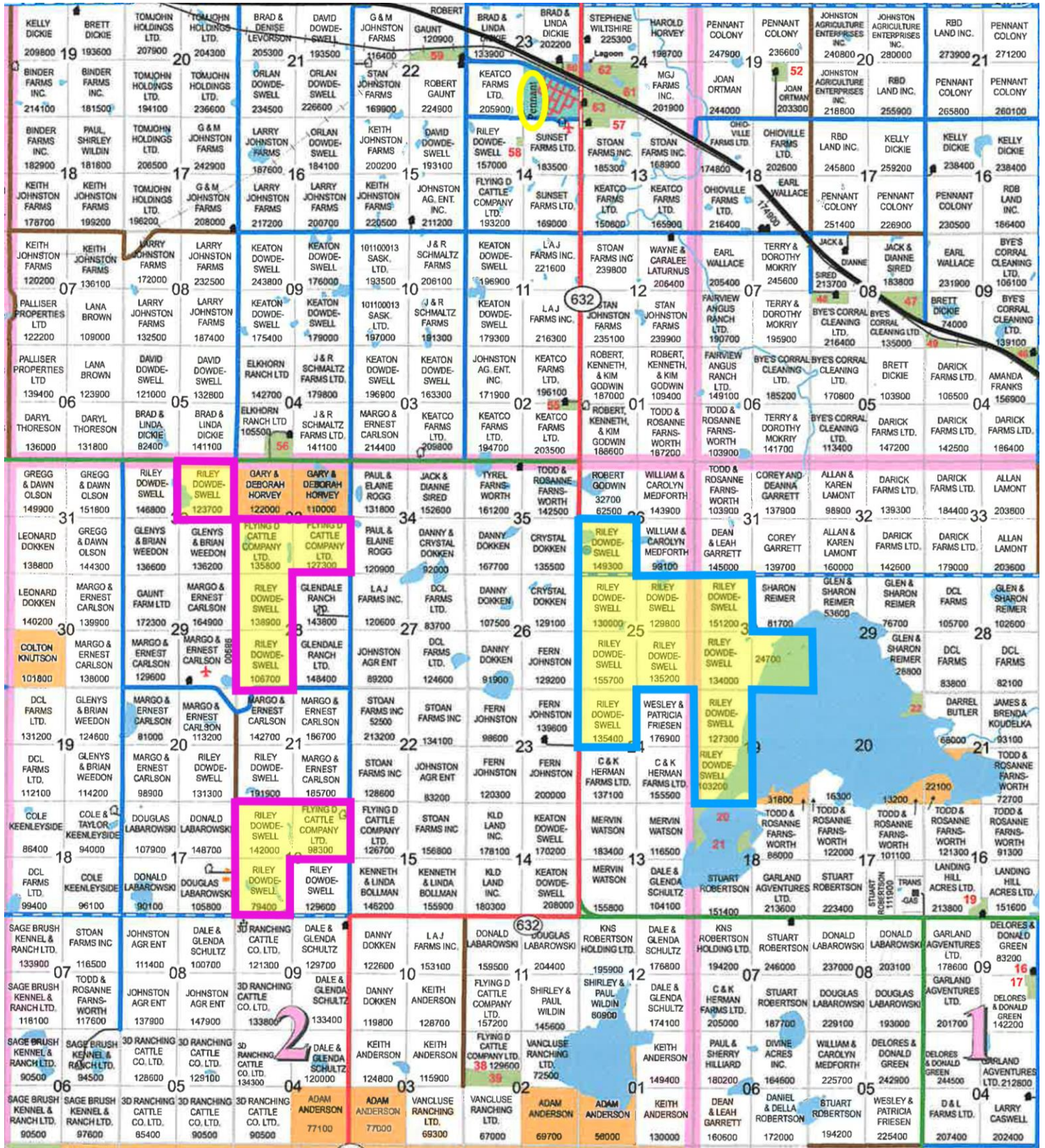
File No. 26034-010JPF

Email:_____

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

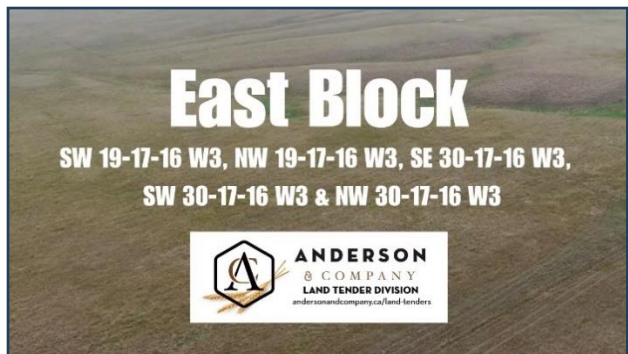
Content 3

RM of Riverside No. 168 – 2025 Map



Content 4

Click on the images below to view video footage of the lands:



West Block
NE 32-17-17 W3



SE 33-17-17 W3



NW 28-17-17 W3 & SW 28-17-17 W3



NW 16—17-17 W3



East Block
SW 36-17-17 W3



NW 25-17-17 W3



NE 25-17-17 W3



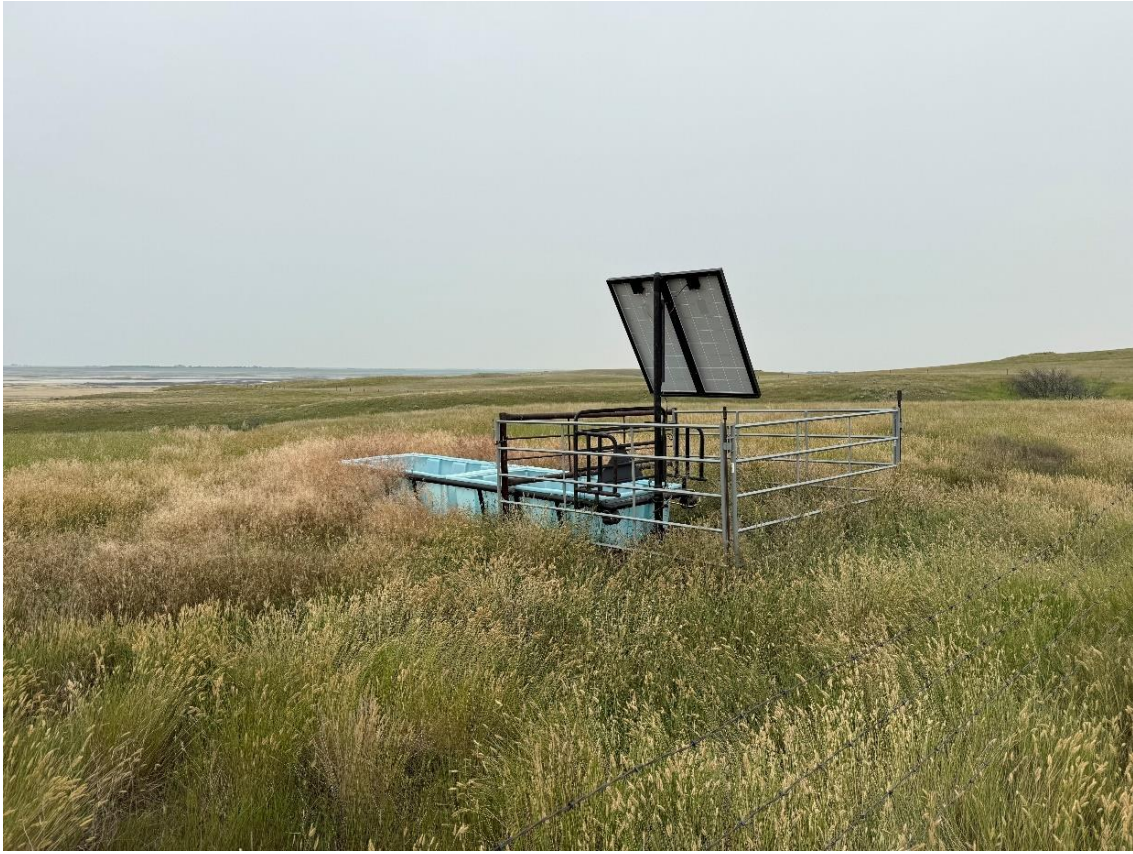
SE 25-17-17 W3



NW 24-17-17 W3



SW 30-17-16 W3

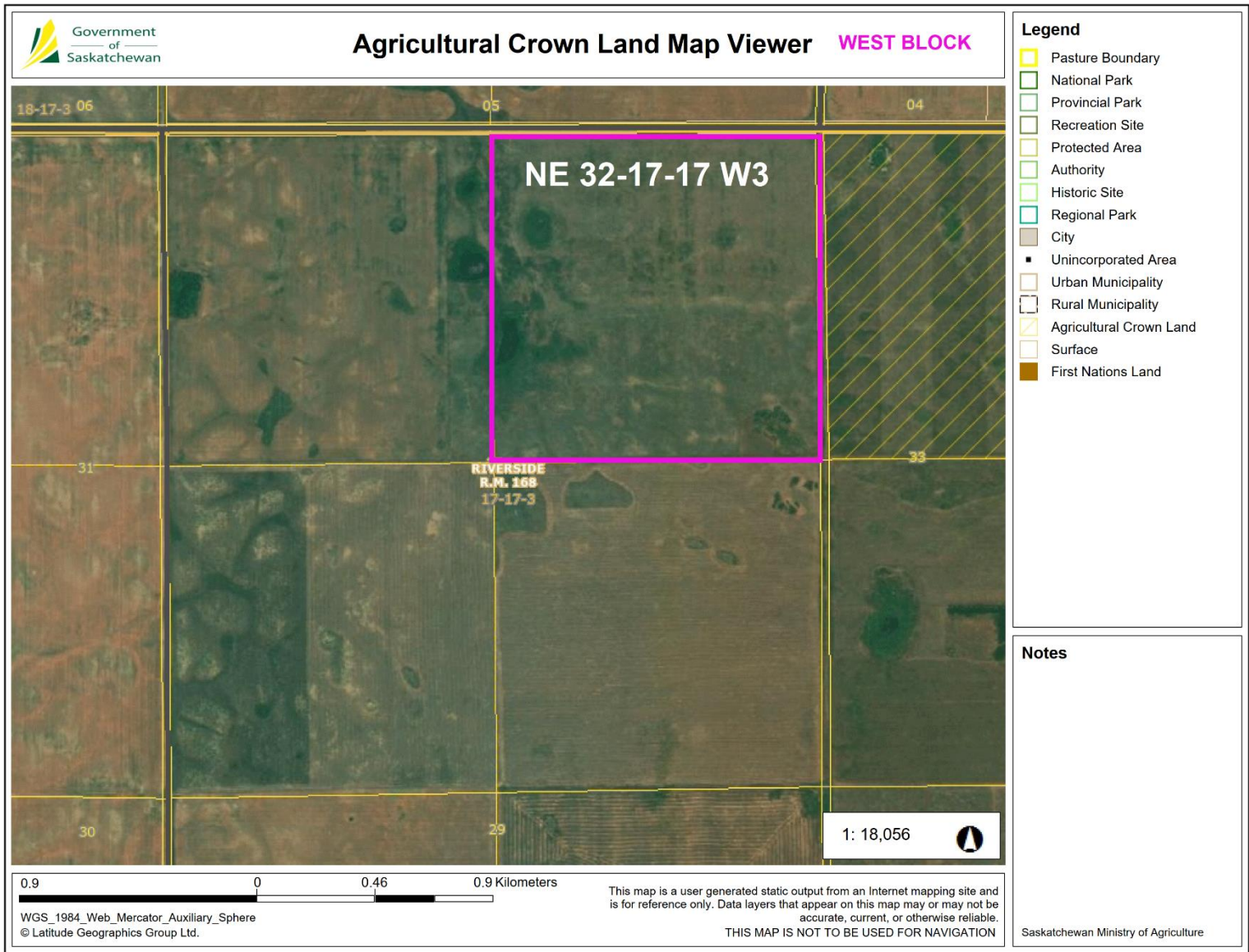


SW 19-17-16 W3

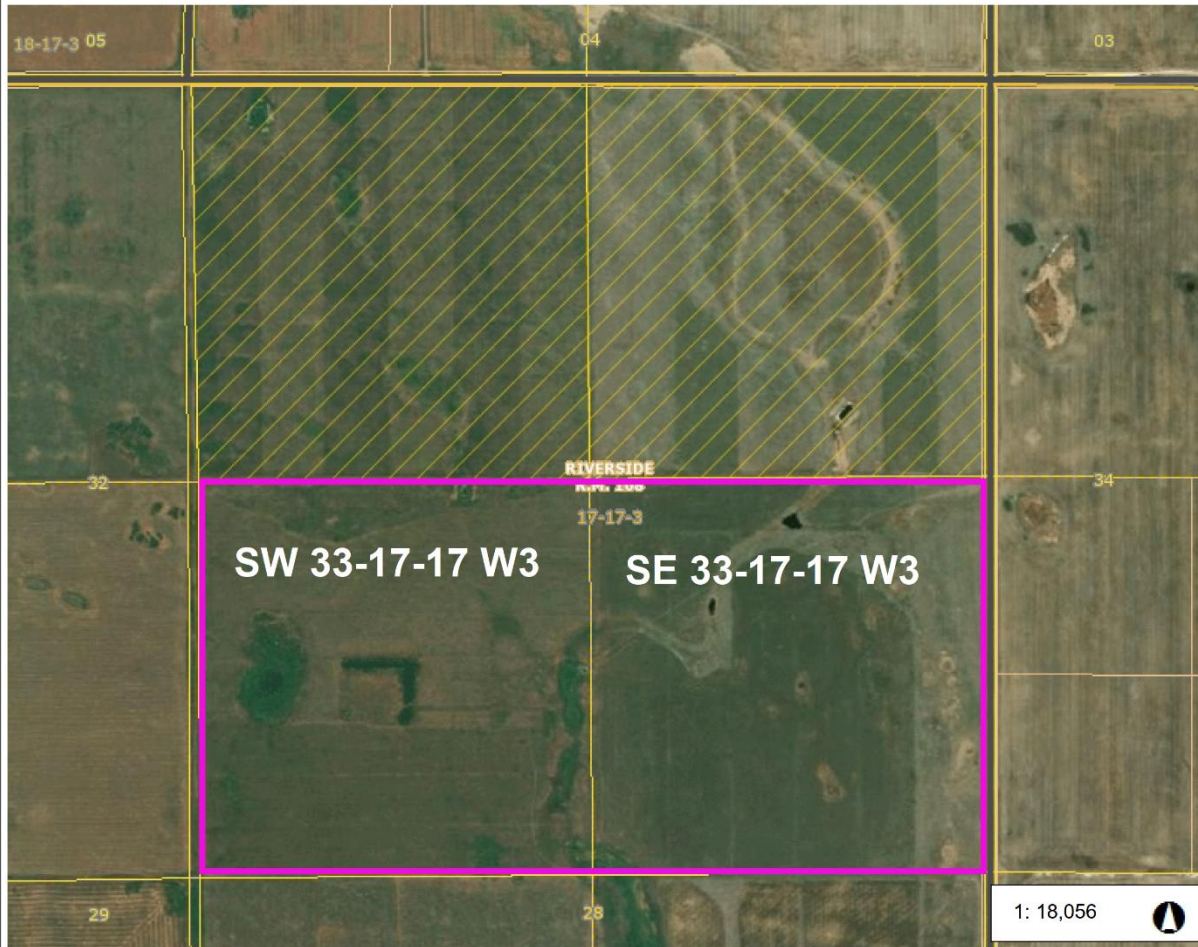


Content 5

Satellite Images



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

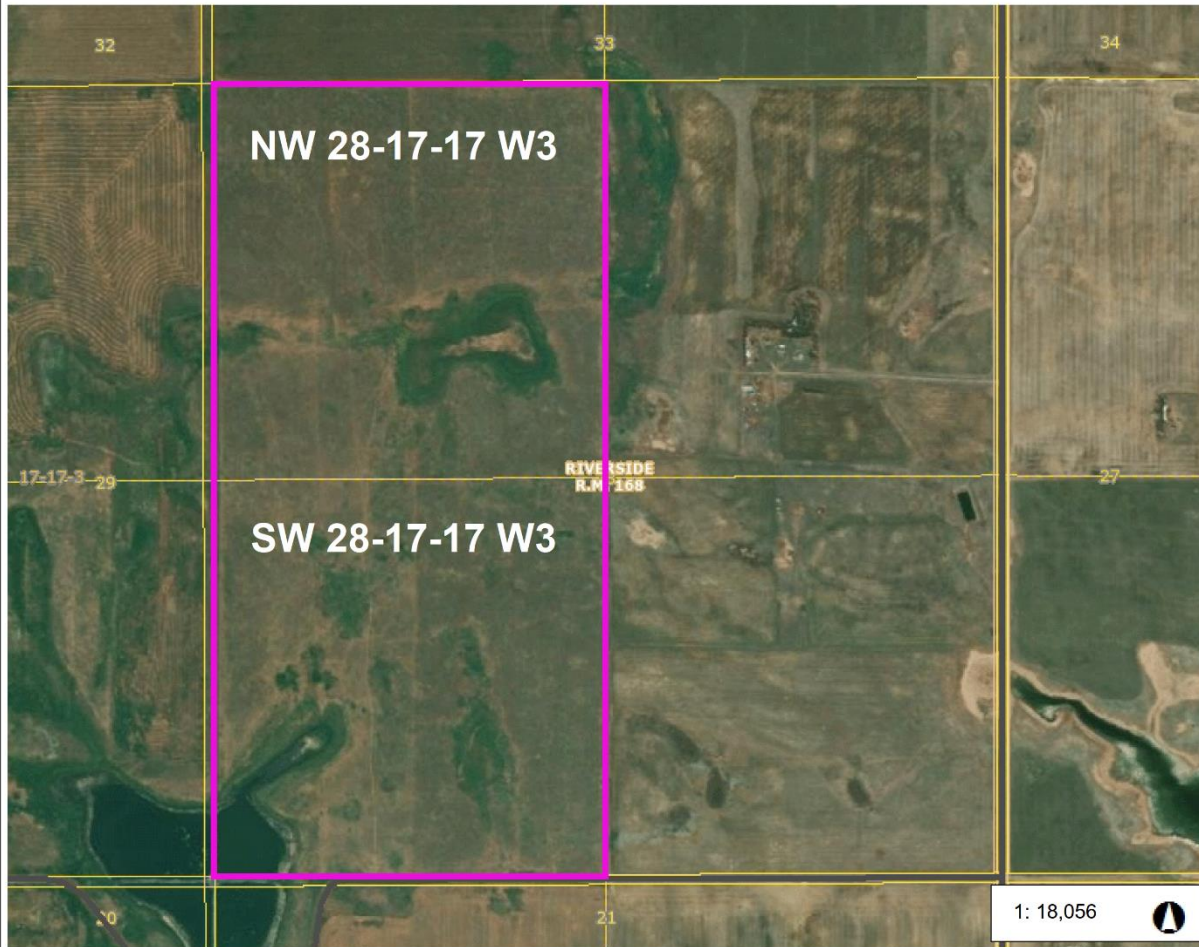
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Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



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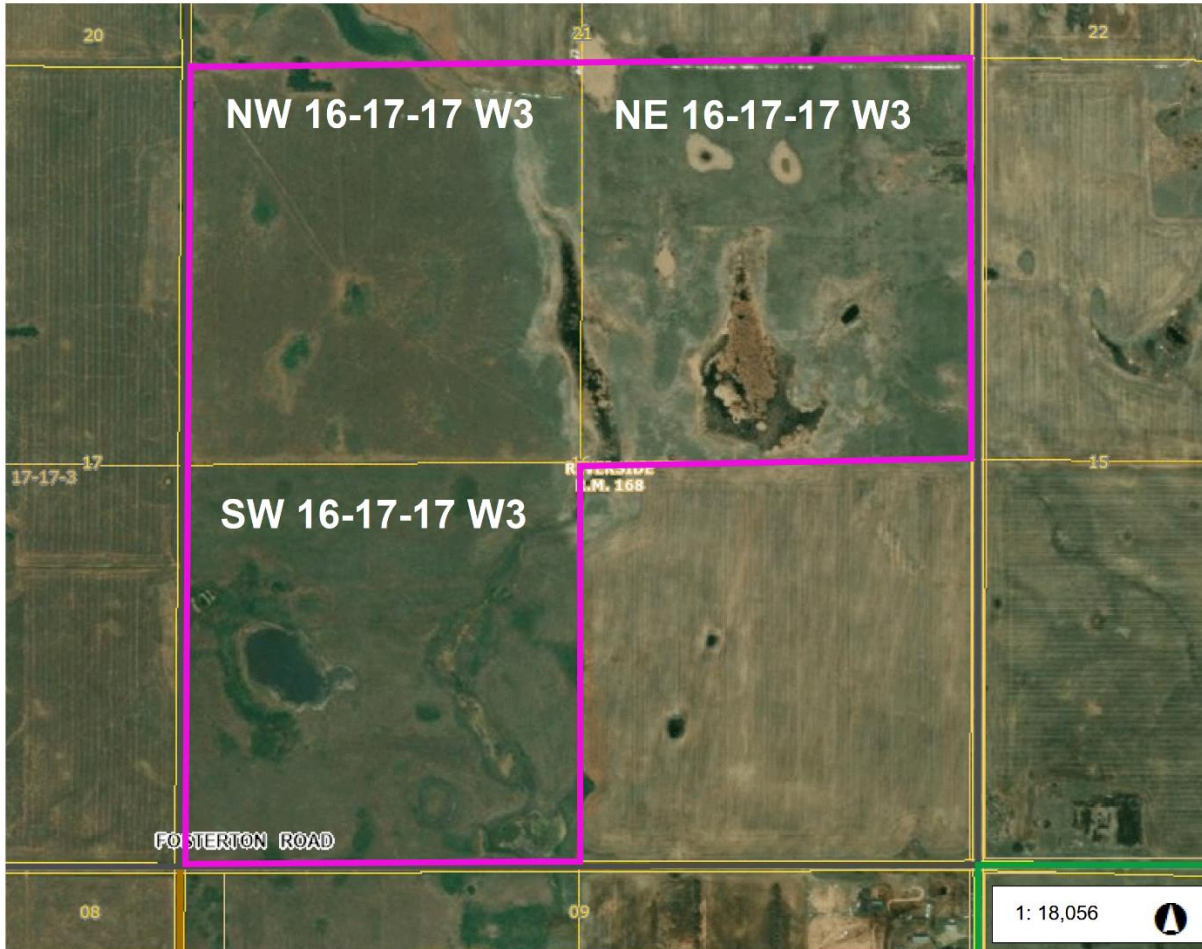
Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer

Legend

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-  National Park
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-  Historic Site
-  Regional Park
-  City
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-  Urban Municipality
-  Rural Municipality
-  Agricultural Crown Land
-  Surface
-  First Nations Land

Notes



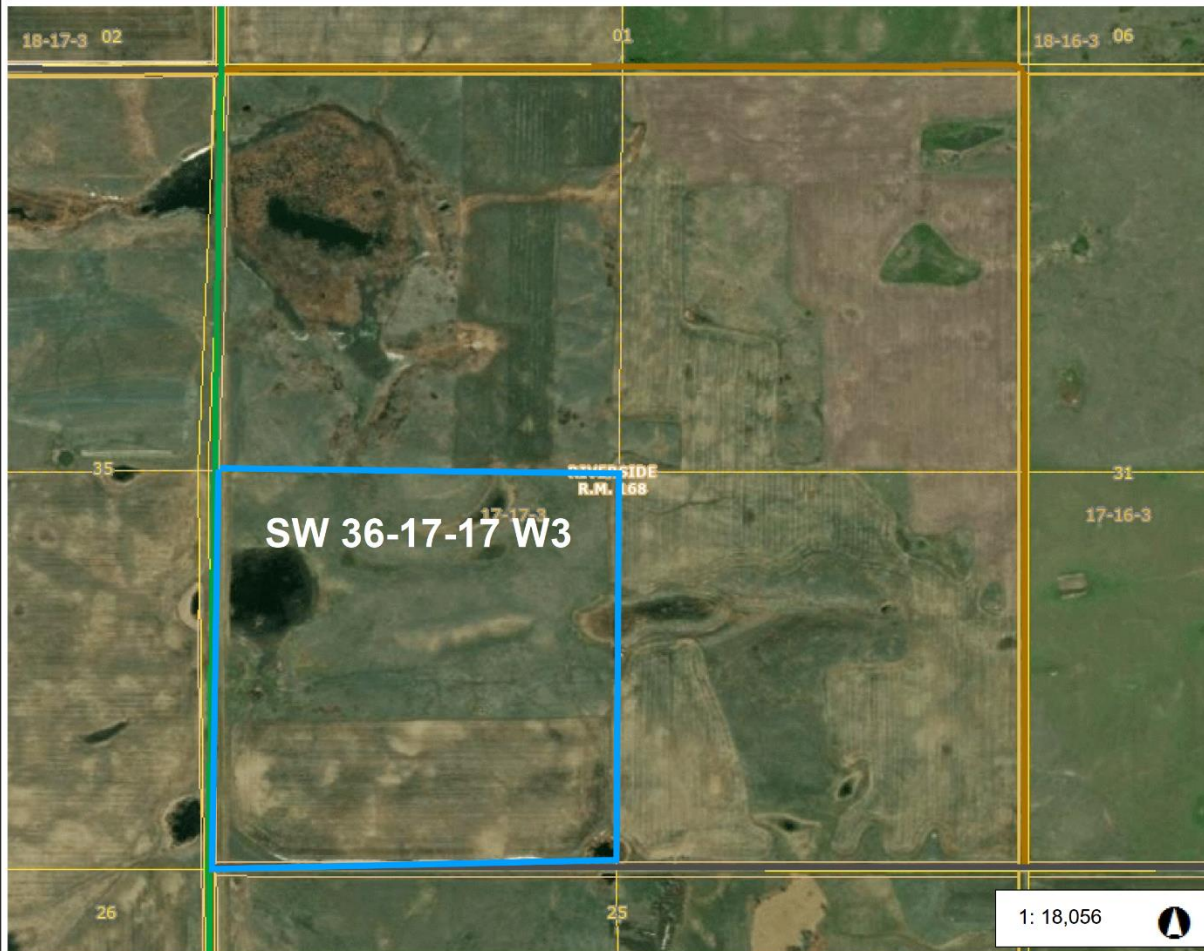
0.9 0 0.46 0.9 Kilometers

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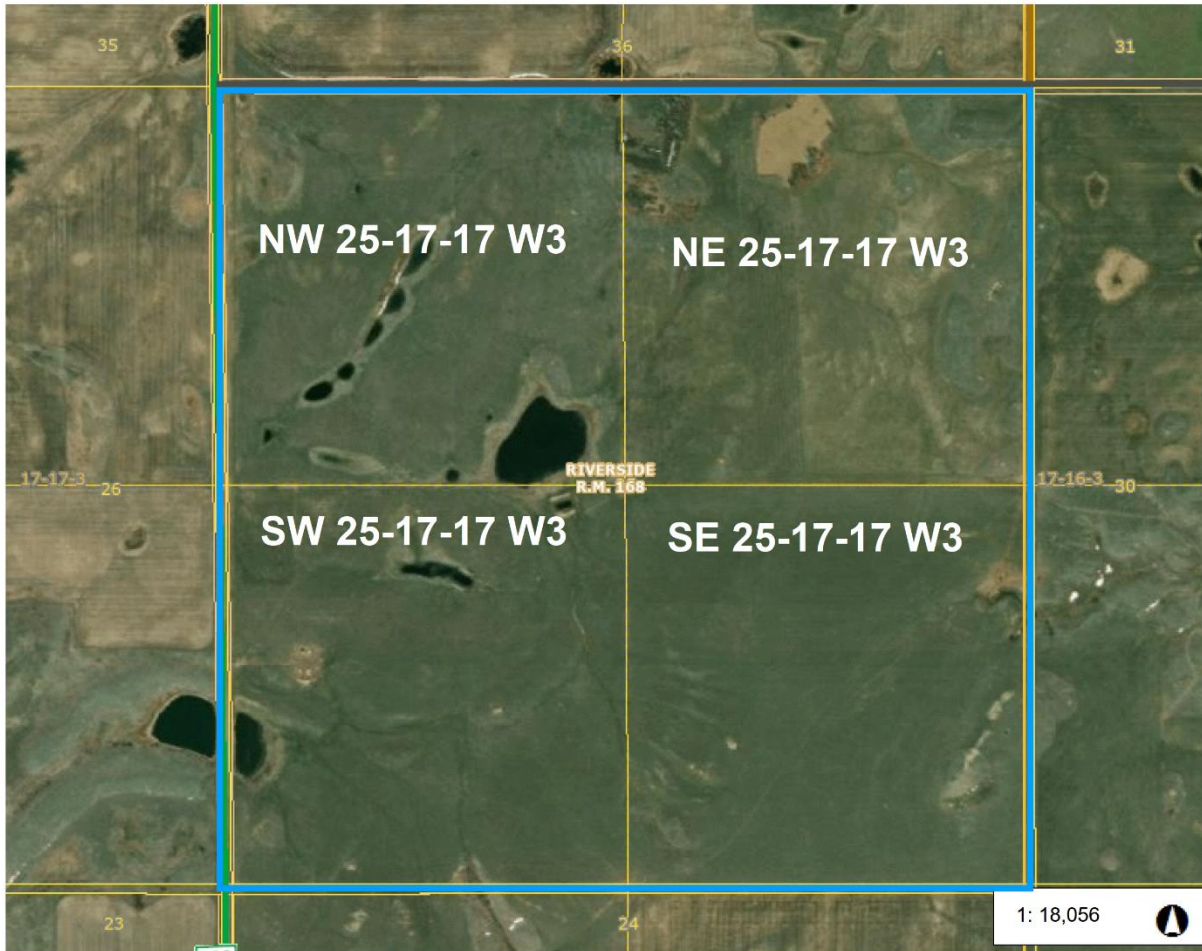
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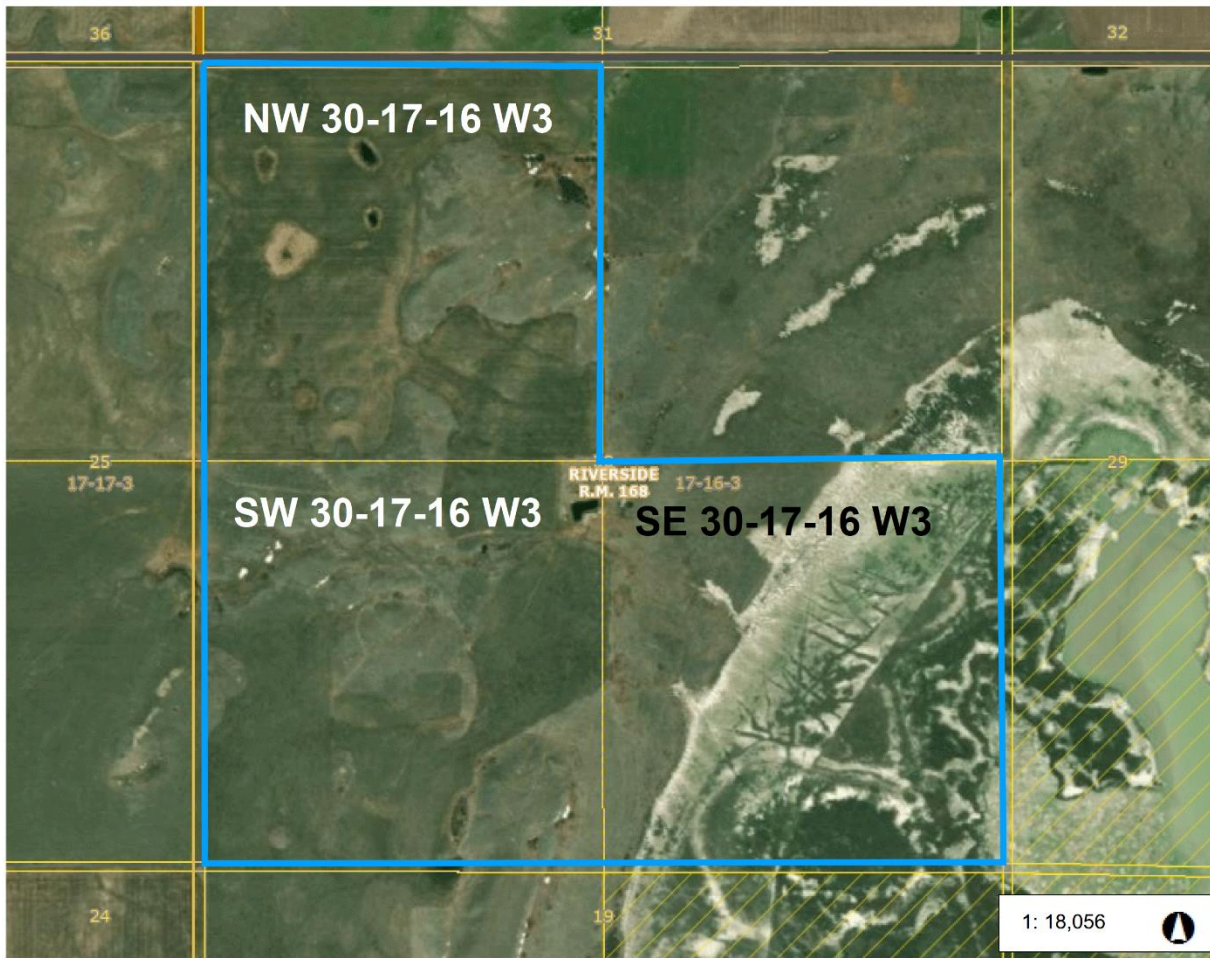
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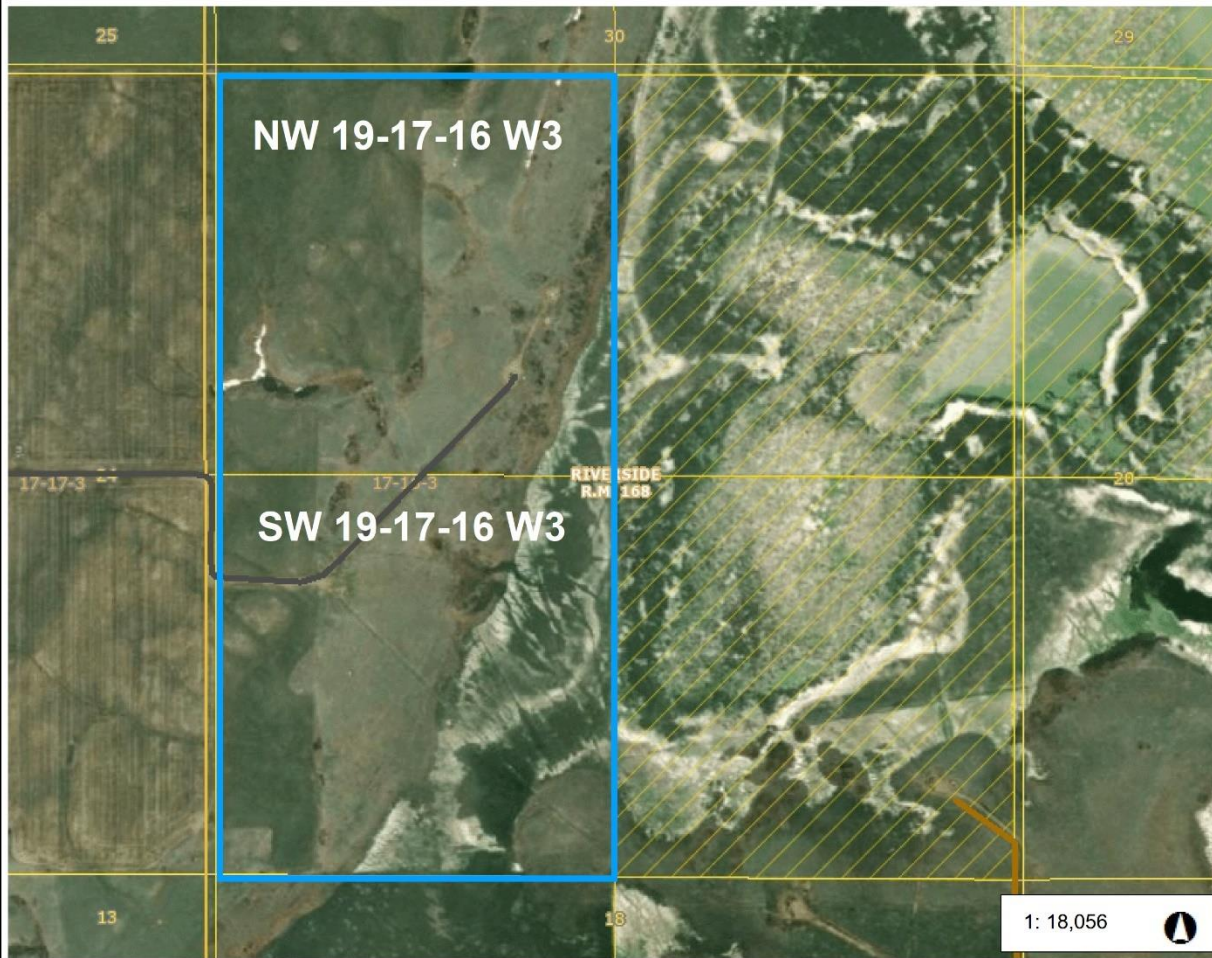
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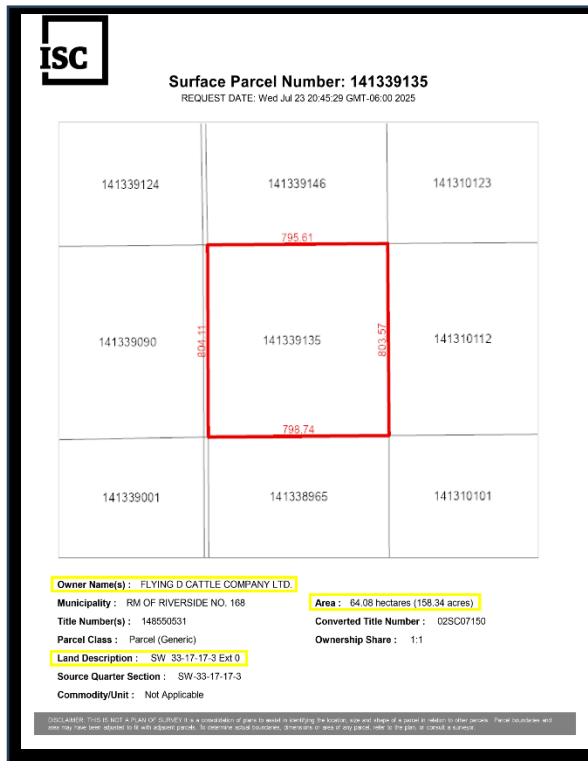
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Saskatchewan Ministry of Agriculture

Content 6

Parcel Pictures



Please click the image to view all Parcel Pictures

Content 7

SAMA Reports

Property Report		Print Date: 23-Jul-2025		Page 1 of 2
Municipality Name: RM OF RIVERSIDE (RM)		Assessment ID Number: 168-00053400		PID: 359398
Civic Address: [Redacted]		Title Acres: 150.00	Reviewed: 26-Jun-1998	
Legal Location: On SW [Redacted] Sec 33, Tp 17, Rg 17, W 3, S10		School Division: 211	Change Reason: Year / Previous ID: 2025/32560	
Supplementary: [Redacted]		Neighbourhood: 168-100	Precedent Code: [Redacted]	
		Overall PUSE: 2000	Method In Use: C.A.M.A. - Cost	
		Call Back Year: [Redacted]		
AGRICULTURAL ABLE LAND				
Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
10.00	K - (CULTIVATED)	Soil association 1 BY - (BIRSAT) Soil texture 1 L - (LOAM) Soil texture 2 OR 10 - (CHERN-ORTH (CA 9-12)) Soil profile 1 Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (quiltless) S1 - None to Few Phy. Factor 1 35% reduction due to S44 - (65 - Salinity - Very Strong)	S/ACRE 1,232.75 Final 32.79
15.00	K - (CULTIVATED)	Soil association 1 BY - (BIRSAT) Soil texture 1 FL - (FINE SANDY LOAM) Soil texture 2 OR 8 - (CHERN-ORTH (CA 7-9)) Soil profile 1 HT - (HATTONG) Soil texture 3 SL - (SANDY LOAM) Soil texture 4 Soil profile 2 OR 10 - (CHERN-ORTH (CA 9-12)) Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (quiltless) S1 - None to Few Phy. Factor 1 50% reduction due to SAS - (50 - Salinity - Severe)	S/ACRE 633.15 Final 16.84
45.00	K - (CULTIVATED)	Soil association 1 BY - (BIRSAT) Soil texture 1 FL - (FINE SANDY LOAM) Soil texture 2 OR 8 - (CHERN-ORTH (CA 7-9)) Soil profile 1 HT - (HATTONG) Soil texture 3 SL - (SANDY LOAM) Soil texture 4 Soil profile 2 OR 10 - (CHERN-ORTH (CA 9-12)) Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (quiltless) S1 - None to Few	S/ACRE 1,269.30 Final 33.68
60.00	K - (CULTIVATED)	Soil association 1 BY - (BIRSAT) Soil texture 1 L - (LOAM) Soil profile 1 OR 10 - (CHERN-ORTH (CA 9-12)) Soil association 2 BY - (BIRSAT) Soil texture 1 L - (LOAM) Soil texture 3 OR 10 - (CHERN-ORTH (CA 9-12)) Soil texture 4 Soil profile 2 OR 10 - (CHERN-ORTH (CA 9-12)) Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (quiltless) S1 - None to Few	S/ACRE 1,896.51 Final 50.44
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Please click the image to view all SAMA Reports