



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

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## **LAND TENDER INFORMATION PACKAGE**

**RM of Clinworth No. 230**

**7 km South of Lemsford, SK**

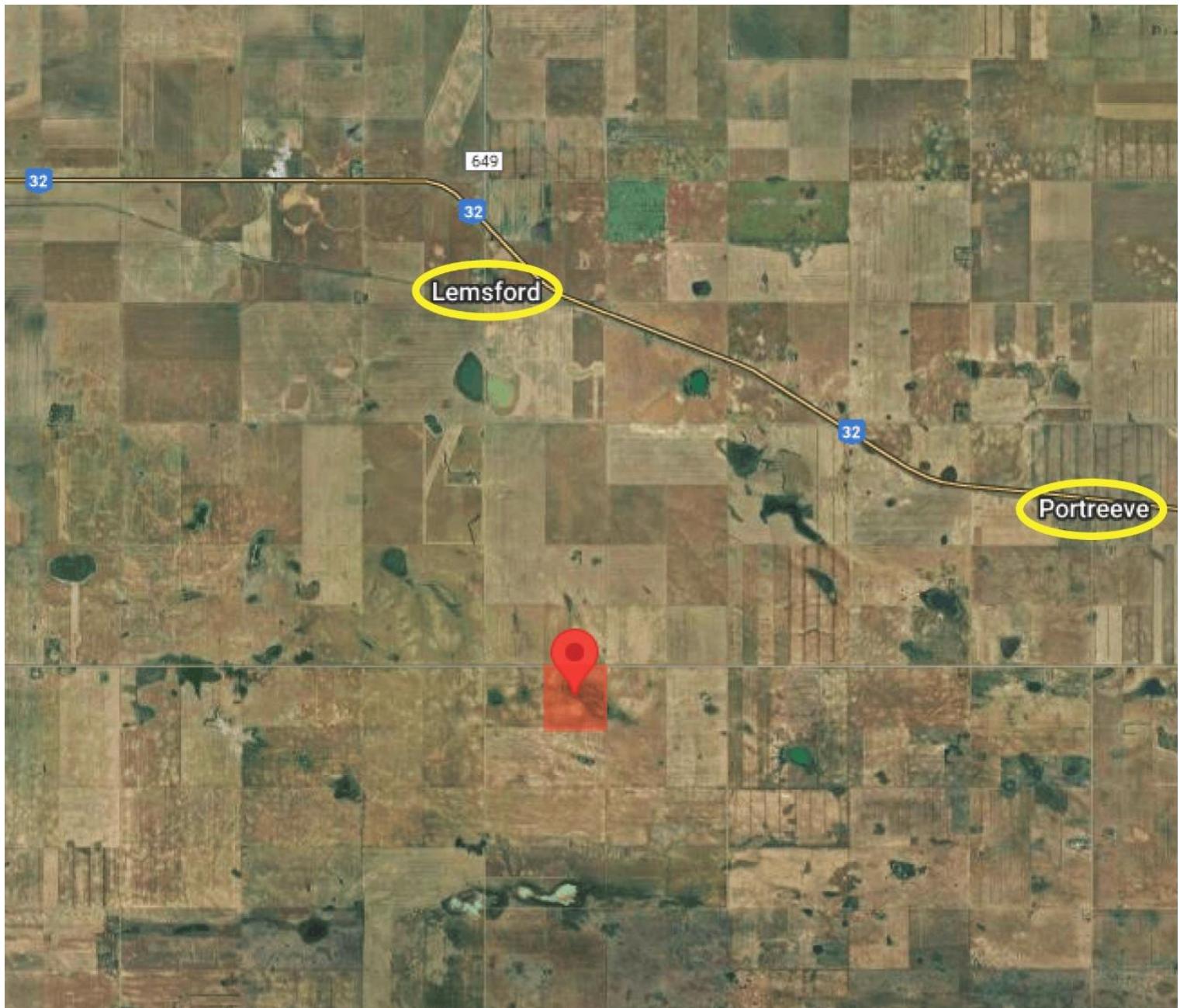
**Wyatt Heard**

**Bids Due: February 4, 2026**

Our File No. 37325-001JPF

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2. Tender for Purchase Form
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# **LAND FOR SALE BY TENDER**

**RM of Clinworth No. 230 – South of Lemsford, SK**  
**Owner: Wyatt Heard**

Legal Land Description	SAMA Assessment	Total Acres	Cult. Acres
NE 22-21-23 W3 Ext. 0	\$204,000	160.08	130.08

## **Particulars:**

Seeded to canola 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 4<sup>th</sup> day of February 2026**;
2. A cheque for 3% of the amount of the bid 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. Bidders will not be called for an auction following submission of the bids;
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 fall work and applications.

## **Forward bids and inquiries to:**

**JOEL P. FRIESEN, 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**  
**[JFriesen@andlaw.ca](mailto:JFriesen@andlaw.ca)**  
**File No. 37325-001JPF**

## 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>WYATT HEARD: LAND TENDER</b>		
<b>Bid</b>	<b>Legal Description</b>	<b>Bid Amount</b>
<input type="checkbox"/>	NE 22-21-23 W3 Ext. 0	
	<b>TOTAL AMOUNT BID</b>	\$ _____

3. 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.
4. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the **February 4<sup>th</sup>, 2026, at 12:00 noon** regarding the acceptance/decline of our offer.

<b>Date</b>	<b>Signature of Tenderer</b>
<b>Name of Tenderer (Individual or Corporation):</b>	<b>Mailing address:</b>
<hr/>	<hr/>
<b>If Corporation, Name of Signing Officer:</b>	<hr/>
<hr/>	<hr/>
<b>Phone #:</b> _____	<b>File No. 37325-001JPF</b>
<b>Email:</b> _____	

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

# Content 3

## RM of Clinworth No. 230 - 2025 Map

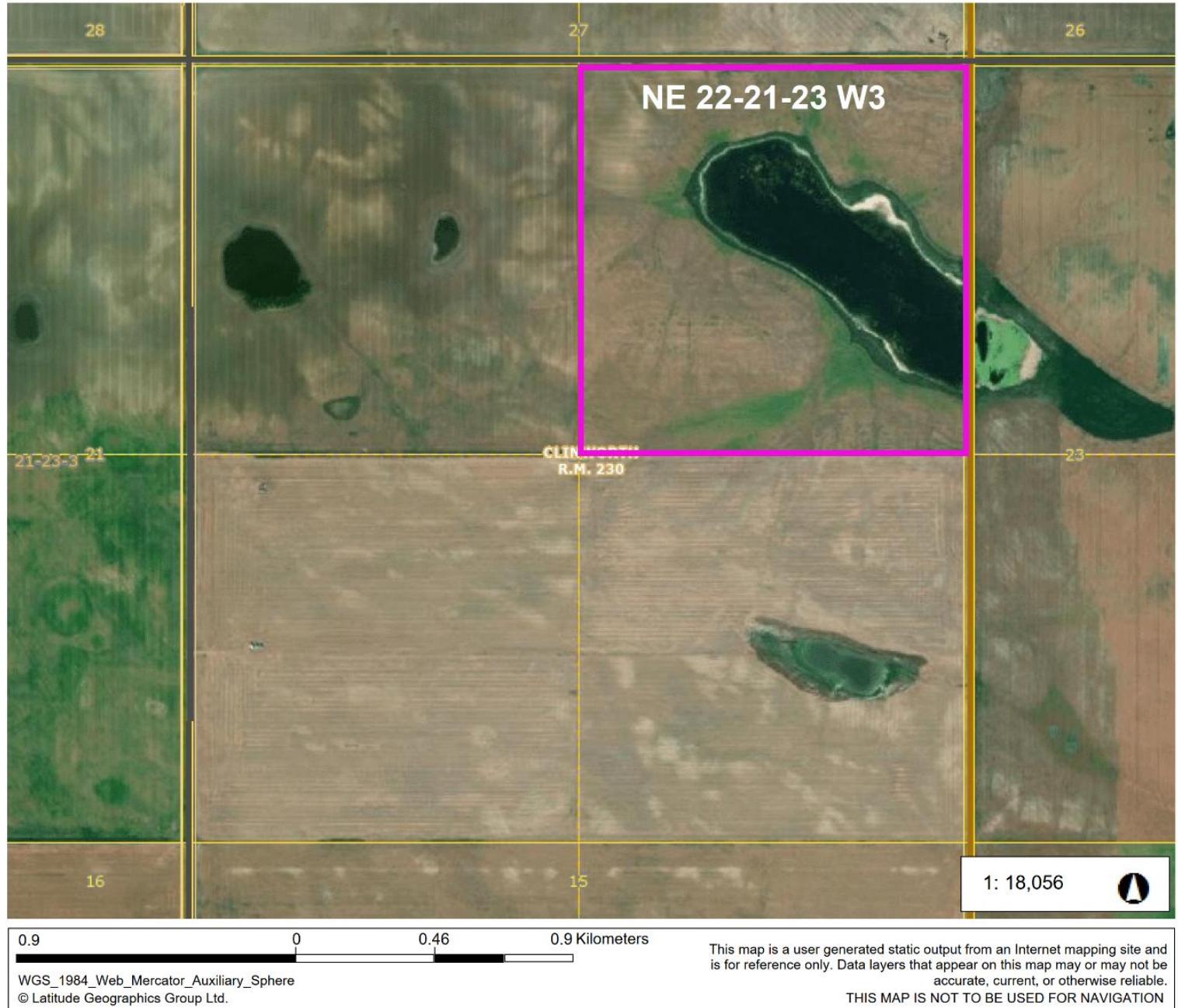
ASHLEY ANDERSON	CRIPPLE CREEK LAND CO. LTD.	CRAIG HALE	JAMES HALE	CRIPPLE CREEK LAND CO. LTD.	DAVID DAVIS & JENNIFER SOORY	PIUS & RENE WAGNER	DAVID DAVIS	DAVID DAVIS & JENNIFER SOORY	C. ERICKSON ENTERPRISES LTD.	RANDY & CELESTE BELL	KEITH DAVIS	LYLE & PAM NARN	U. MACHIN & WELDING LTD.
280700	286600	224400	220200	244800	261100	235400	241200	258300	248900	267200	274400	278400	280300
G. BERT & HEATHER ANDERSON	SARAH ANDERSON	CRAIG HALE	CRAIG HALE	CRIPPLE CREEK LAND CO. LTD.	PIUS & RENE WAGNER	BRAD & ROBERT FOY	BRIAN POWELL	BRIAN POWELL	C. ERICKSON ENTERPRISES LTD.	RANDY & CELESTE BELL	KEITH DAVIS	JULE ACRES LTD.	G. & G. GREEN FARMS LTD.
250400	247000	214400	214400	237800	211200	246000	268200	268500	280000	266800	296000	279000	262200
G. & M. PETERS FARMS LTD.	102140431 SASK. LTD.	SASK. LTD.	102140431 SASK. LTD.	102140431 SASK. LTD.	615537 SASK. LTD.	615537 SASK. LTD.	LISA STEVENS	PIUS & RENE WAGNER	HELEN THORBURN	HELEN THORBURN	KEITH NELSON	KEITH NELSON	DAVID WICKS
268700	280200	243600	257400	233900	210600	200600	257200	267200	258400	250500	241200	238700	237700
MILLIE FARMS LTD.	102140431 SASK. LTD.	SASK. LTD.	102140431 SASK. LTD.	102140431 SASK. LTD.	615537 SASK. LTD.	615537 SASK. LTD.	41500	193600	HELEN THORBURN	HELEN THORBURN & BRIAN POWELL	THOMAS DILLMAN	THOMAS DILLMAN	DAVID WICKS
244400	250400	212600	167200	258800	250700	205300	136400	36000	230400	224500	231900	238700	239400
MILLIE FARMS LTD.	K. VIEW FARMS LTD. INC.	TST TRUCKS	ROBERT SOMERVILLE	ROBERT SOMERVILLE	CALVIN WAGNER	RENE WAGNER	GAYLORD & CONSTANCE WARDELL	WILLIAM & FLORENCE WARDELL	176400	AVATOR ACRES INC. 169400	DANIEL SCHERGER	RODGER GLAUSER	RODGER GLAUSER
257700	257600	243500	258600	268500	250700	244800	175700	246400	THOMAS DILLMAN	254300	253800	3	3
MILLIE FARMS LTD.	NAN & CANDY KOEHLER	TST TRUCKS INC.	ROBERT SOMERVILLE	ROBERT SOMERVILLE	102140432 SASK. LTD.	WAGNER AG LTD.	WILLIAM & FLORENCE WARDELL	WILLIAM & FLORENCE WARDELL	DOUGLAS & ELIZABETH SCHULTZ	DOUGLAS & ELIZABETH SCHULTZ	G & GREL FARMS	RODGER GLAUSER	RODGER GLAUSER
243200	249900	246800	256100	268500	268800	275300	199500	163900	236800	240800	269900	216800	216800
CHARLES & SHAYLA MILLIE	P.A. GILL LAND CORP.	P.A. GILL LAND CORP.	ROBERT SOMERVILLE	ROBERT & MYRNA HAUTA	ROBERT & MYRNA HAUTA	WAGNER AG LTD.	JERRY SCHMALTZ	DWIGHT & MARY ERICKSON	MAGPIE 2 FARMS LTD.	MAGPIE 2 FARMS LTD.	DOUGLAS & ELIZABETH SCHULTZ	DOUGLAS & ELIZABETH SCHULTZ	SETH & JACQUELINE ERICKSON
228000	194700	184400	240400	224200	230600	238100	229500	192700	203400	193700	236900	229000	235300
P.A. GILL LAND CORP.	P.A. GILL LAND CORP.	P.A. GILL LAND CORP.	SUSAN THEAKER	GEORGE TUMBACH	G & R GREEN FARMS LTD.	LORETTA HAMMEL & TONY HECK	JERRY SCHMALTZ	DWIGHT & MARY ERICKSON	MAGPIE 2 FARMS LTD.	SUSAN THEAKER	J. DWIGHT & MARY ERICKSON	218100	198000
INC. 203100	233800	241300	228400	206300	230000	219700	220300	212100	204300	173100	189000	218100	218100
C. ERICKSON ENTERPRISES LTD.	C. ERICKSON ENTERPRISES LTD.	2017936 ALTA LTD.	2017936 ALTA LTD.	WYATT HEARD	GEORGE UMBACH	P.A. GILL LAND CORP.	JERRY SCHMALTZ	DARREN & MICHELLE WAGNER	C. ERICKSON ENTERPRISES LTD.	TRAVIS PEARSON	TRAVIS PEARSON	MELVIN SPIES	
RONALD, LOIS & BRENT TREW	LORELEI SCHMIDT-WARREN	220000	184800	198100	63100	185400	206000	197800	183500	207600	196000	184000	156900
181900	200000	175200	146200	147200	148000	160500	148500	108900	136600	149100	136900	118300	158600
COLLIN GREENWALD	ELIE SCHMIDT	JASON GIZEN	AGNES STEIER, DELLA MERTIN & WENDYL JOHNSON	AGNES STEIER, DELLA MERTIN & WENDYL JOHNSON	TREW FARMS LTD.	TREW FARMS LTD.	RON & LOIS TREW	RON & LOIS TREW	ERICKSON HOLDINGS INC.	MAGPIE 2 FARMS LTD.	MELVIN SPIES	MELVIN & MARGARET SPIES	
134300	136600	124200	130800	141700	117800	114400	127000	128900	124600	127300	130700	119600	142600
GAVIN GREENWALD	CECIL SCHAFER	CECIL SCHAFER	CECIL SCHAFER	CECIL SCHAFER	AGNES STEIER, DELLA MERTIN & WENDYL JOHNSON	AGNES STEIER, DELLA MERTIN & WENDYL JOHNSON	FRANK SCHMALTZ	FRANK SCHMALTZ	88100	HAMMEL FARMS CORP.	MAGPIE 2 FARMS LTD.	MELVIN & MARGARET SPIES	
119500	125900	89500	72700	62700	101500	102000	112400	125100	12900	12900	130600	127600	141000
FRED & BRENDA HELMAN	EARLENE SCHAFER	CECIL SCHAFER	CECIL SCHAFER	DUSTIN FYKE	DUSTIN FYKE	WENDELL W STEIER	TREVOR SCHMALTZ	TREVOR SCHMALTZ	ROBERT & CINDY HECK	LISA STEVENS	CONRAD & GENEVIEVE ANDREAS	KEVIN MASTEL	MELVIN SPIES
77000	117700	94400	95600	112400	76900	76900	119300	110700	135900	123000	135900	135900	118800
GLENNYS HELMAN	EARLENE SCHAFER	EARLENE SCHAFER	DUSTIN FYKE	DUSTIN FYKE	WENDELL W STEIER	WENDELL W STEIER	TONY HECK	LORETTA HAMMEL	ROBERT & CINDY HECK	ROBERT & CINDY HECK	DUSTIN & CORI FYKE	DUSTIN & CORI FYKE	DAVID, SANDRA & KENT RUCKABER
110500	127200	117500	103200	127900	77000	75900	129500	111000	88400	79700	50700	50700	55300

# Content 5

## Satellite Images



### Agricultural Crown Land Map Viewer



This 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

## Agricultural Crown Land Map Viewer

NE 22-21-23 W3

CLINWORTH  
R.M. 230

1: 9,028



0.5 0 0.23 0.5 Kilometers

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

This 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.  
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Saskatchewan Ministry of Agriculture

### Legend

- Pasture Boundary
- National Park
- Provincial Park
- Recreation Site
- Protected Area
- Authority
- Historic Site
- Regional Park
- City
- Unincorporated Area
- Urban Municipality
- Rural Municipality
- Surface
- First Nations Land

### Notes

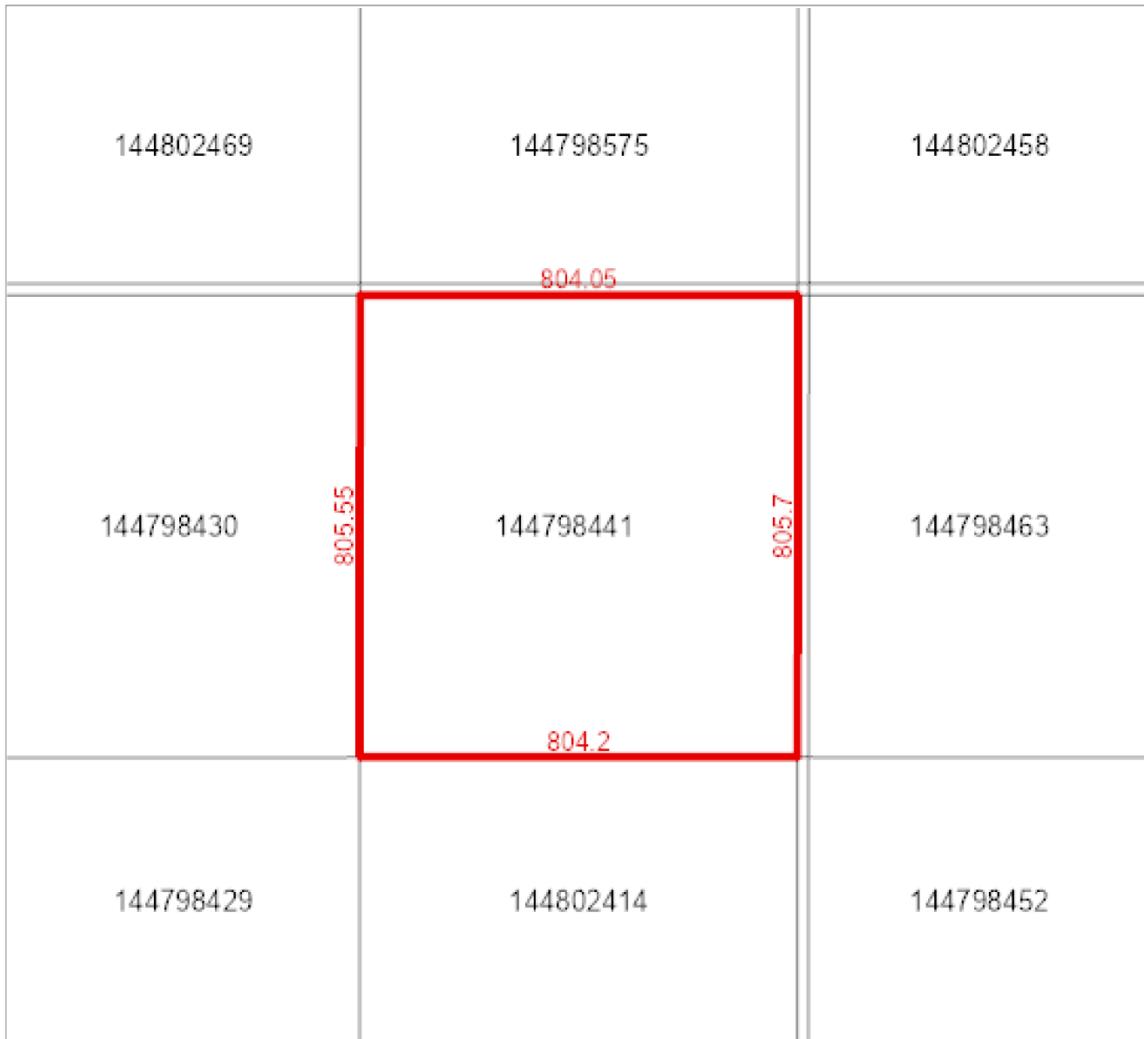
# Content 6

## Parcel Picture



**Surface Parcel Number: 144798441**

REQUEST DATE: Mon Dec 15 13:13:49 GMT-06:00 2025



**Owner Name(s) :** HEARD, WYATT DANIEL

**Municipality :** RM OF CLINWORTH NO. 230

**Area :** 64.782 hectares (160.08 acres)

**Title Number(s) :** 145511221

**Converted Title Number :** 73SC12192

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NE 22-21-23-3 Ext 0

**Source Quarter Section :** NE-22-21-23-3

**Commodity/Unit :** Not Applicable

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 CLINWORTH (RM)		Assessment ID Number : 230-000822100	Print Date: 15-Dec-2025	Page 1 of 1
	SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY	Civic Address: Legal Location: Qtr NE Sec 22 Tp 21 Rg 23 W 3 Sup Supplementary:	Title Acres: 160.08 School Division: 211 Neighbourhood: 230-100 Overall PUSE: 2000 Call Back Year:	Reviewed: 05-May-2015 Change Reason: Reinspection 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
		Soil association 1	FX - [FOX VALLEY]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,230.13			
20.00	K - [CULTIVATED]	Soil texture 1	SIL - [SILT LOAM]	Stones (qualities)	S1 - None to Few	Final	32.72			
		Soil texture 2	L - [LOAM]	Phy. Factor 1	35% reduction due to SA4 - [ 65 : Salinity - Very Strong ]					
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.96					
110.08	K - [CULTIVATED]	Top soil depth	3-5	Topography	T3 - Moderate Slopes	\$/ACRE	1,626.84			
		Soil association 1	FX - [FOX VALLEY]	Stones (qualities)	S1 - None to Few	Final	43.27			
		Soil texture 1	SIL - [SILT LOAM]	Natural hazard	NH: Natural Hazard Rate: 0.96					
		Soil texture 2	L - [LOAM]							
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]							
		Soil association 2	FX - [FOX VALLEY]							
		Soil texture 3	SIL - [SILT LOAM]							
		Soil texture 4	L - [LOAM]							
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]							
		Top soil depth	ER10							

### AGRICULTURAL WASTE LAND

Acres	Waste Type
30	WASTE SLOUGH

### 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
Agricultural	\$204,000	1		Other Agricultural	55%	\$112,200				Taxable
Total of Assessed Values:	\$204,000			Total of Taxable/Exempt Values:		\$112,200				