



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Clinworth No. 230

7 km South of Lemsford, SK

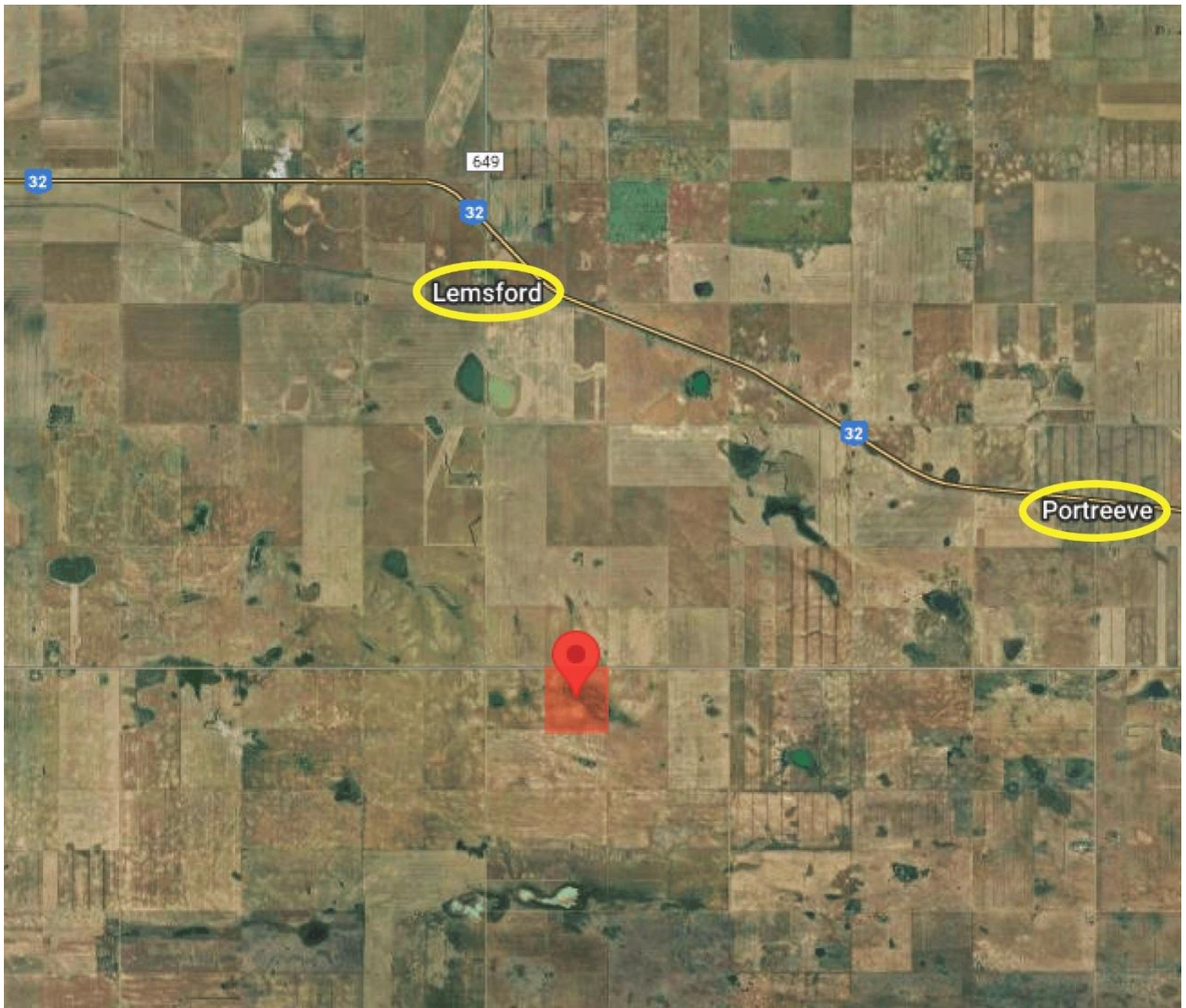
Wyatt Heard

Bids Due: February 4, 2026

Our File No. 37325-001JPF

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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 4th 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 – 1st Ave NW, P.O. BOX 610

SWIFT CURRENT SK S9H 3W4

PHONE: (306) 773-2891

JFriesen@andlaw.ca

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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:

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

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 4th, 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. 37325-001JPF

Email:

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

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RM of Clinworth No. 230 - 2025 Map

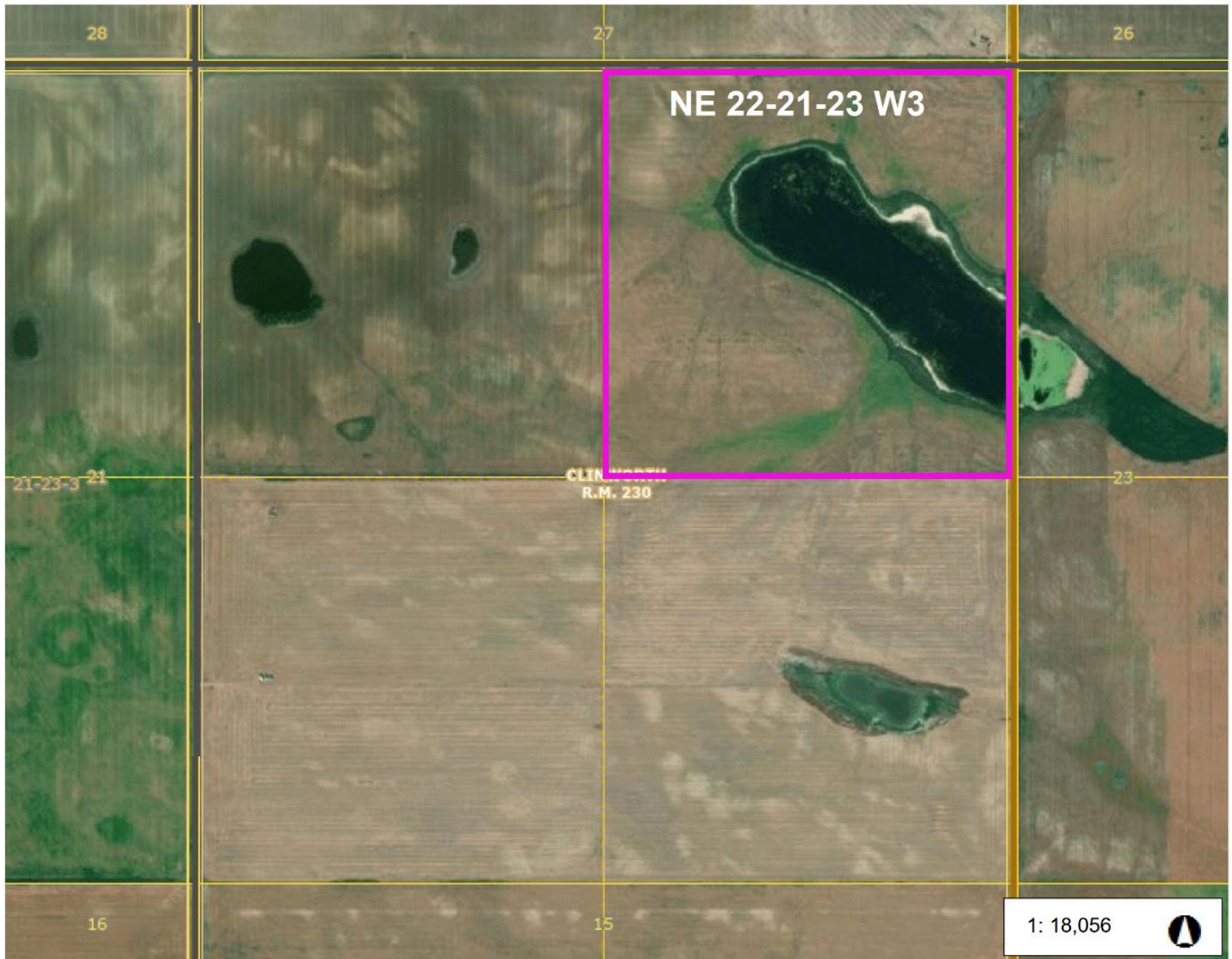
ASHLEY ANDERSON 260700 G. BERT & HEATHER ANDERSON 250400 G. & M. PETERS FARMS LTD. 268700 MILLIE FARMS LTD. 244400	CRIPPLE CREEK LAND CO. LTD. 286600 SARAH ANDERSON 247000 102140431 SASK. LTD. 268700 MILLIE FARMS LTD. 244400	CRAIG HALE 224400 102140431 SASK. LTD. 243600 TST TRUCKS INC. 243200 P.A. GILL LAND CORP. 228000 P.A. GILL LAND CORP. 233800 C. ERICKSON ENTERPRISES LTD. 214900 RONALD, LOIS & BRENT TREW 191900 COLLIN GREENWALD 134300 GAVIN GREENWALD 119500	JAMES HALE 220200 102140431 SASK. LTD. 257400 MILLIE FARMS LTD. 244400	CRIPPLE CREEK LAND CO. LTD. 244800 237800 102140431 SASK. LTD. 233900 102140431 SASK. LTD. 258800	DAVID DAVIS & JENNEFER SCORY 261100 211200 615537 SASK. LTD. 210900 615537 SASK. LTD. 250700	PIUS & RENE WAGNER 235400 246000 615537 SASK. LTD. 200600 615537 SASK. LTD. 205300	DAVID DAVIS & JENNEFER SCORY 241200 268200 LISA STEVENS 257200 41500 136400 136400	DAVID DAVIS & JENNEFER SCORY 258300 268500 PIUS & RENE WAGNER 267200 193800 PIUS & RENE WAGNER 36000	C. ERICKSON ENTERPRISES LTD. 249900 280000 HELEN THORBURN 258400 HELEN THORBURN 230400	RANDY & CELESTE BELL 267200 266800 RANDY & CELESTE BELL 250500 HELEN THORBURN & BRIAN POWELL 224500	KEITH DAVIS 274400 296000 KEITH NELSON 241200 THOMAS DILLMAN 231900	LYLE & PAM NARN 278600 279000 KEITH NELSON 238700 THOMAS DILLMAN 238700	D MACHINE & WELDING LTD. 280300 262200 G. & G. GREEN FARMS LTD. 237700 DAVID WICKS 239400
MILLIE FARMS LTD. 257700 MILLIE FARMS LTD. 243200 CHARLES & SHAYLA MILLIE 228000 P.A. GILL LAND CORP. 203100	K VIEW FARMS LTD. 257600 NAN & CANDY KOEHLER 249900 P.A. GILL LAND CORP. 233800	TST TRUCKS INC. 243900 TST TRUCKS INC. 246800 P.A. GILL LAND CORP. 241300	ROBERT SOMERVILLE 258600 ROBERT SOMERVILLE 256100 ROBERT SOMERVILLE 228400	ROBERT SOMERVILLE 268500 ROBERT SOMERVILLE 268500 ROBERT & MYRNA HAUTA 224200 GEORGE TUMBACH 205300	CALVIN WAGNER 250700 RENE WAGNER 244800 102140432 SASK. LTD. 268600 WAGNER AG LTD. 275300 ROBERT & MYRNA HAUTA 230600 G & R GREEN FARMS LTD. 230000	RENE WAGNER 244800 WAGNER AG LTD. 275300 WAGNER AG LTD. 219700	GAYLORD & CONSTANCE WARDELL 175700 WILLIAM & FLORENCE WARDELL 199500 JERRY SCHMALTZ 229500 JERRY SCHMALTZ 220300	WILLIAM & FLORENCE WARDELL 240400 WILLIAM & FLORENCE WARDELL 163900 DWAYNE & MARY ERICKSON 192700 DWAYNE & MARY ERICKSON 212100	WILLIAM & FLORENCE WARDELL 176400 THOMAS DILLMAN 254300 DOUGLAS & ELIZABETH SCHULTZ 226800 MAGPIE 2 FARMS LTD. 203400 ROBERT & CINDY HECK 204300	AVATOR ACRES INC. 169400 DANIEL SCHERGER 254300 DOUGLAS & ELIZABETH SCHULTZ 240600 MAGPIE 2 FARMS LTD. 193700 MAGPIE 2 FARMS LTD. 173100	DANIEL SCHERGER 254300 G & G. GREEN FARMS LTD. 208900 DOUGLAS & ELIZABETH SCHULTZ 236900 SUSAN THEAKER 189000	DOUGLAS & ELIZABETH SCHULTZ 229000 DOUGLAS & ELIZABETH SCHULTZ 229000 DOUGLAS & ELIZABETH SCHULTZ 229000	RODGER GLAUSER 253800 RODGER GLAUSER 216800 DOUGLAS & ELIZABETH SCHULTZ 235300 DOUGLAS & ELIZABETH SCHULTZ 235300 DOUGLAS & ELIZABETH SCHULTZ 235300
C. ERICKSON ENTERPRISES LTD. 214900 RONALD, LOIS & BRENT TREW 191900 COLLIN GREENWALD 134300 GAVIN GREENWALD 119500	C. ERICKSON ENTERPRISES LTD. 220000 LORELEI SCHMIDT-WARREN 200000 ELLIE SCHMIDT 139600 CECIL SCHAFER 125900	2017936 ALTA LTD. 184800 2017936 ALTA LTD. 175200 JASON GIZEN 124200 CECIL SCHAFER 89500	2017936 ALTA LTD. 198100 WILLIAM BOSCHMAN 146200 AGNES STEIER, DELLA MERTIN & WENDYU JOHNSON 130800 CECIL SCHAFER 72700	2017936 ALTA LTD. 198100 WILLIAM BOSCHMAN 146200 AGNES STEIER, DELLA MERTIN & WENDYU JOHNSON 141700 CECIL SCHAFER 62700	GEORGE TUMBACH 63100 GEORGE TUMBACH 148000 TREW FARMS LTD. 117800 AGNES STEIER, DELLA MERTIN & WENDYU JOHNSON 101500	P.A. GILL LAND CORP. 185400 TRAVIS & CHERI LYNN HEARD 160500 TREW FARMS LTD. 114400 AGNES STEIER, DELLA MERTIN & WENDYU JOHNSON 100200	JERRY SCHMALTZ 206000 JERRY SCHMALTZ 148500 RON & LOIS TREW 127500 FRANK SCHMALTZ 112400	DARREN & MICHELLE WAGNER 197800 DARREN & MICHELLE WAGNER 108900 RON & LOIS TREW 128900 FRANK SCHMALTZ 125100	C. ERICKSON ENTERPRISES LTD. 183500 EILEEN & CLAYTON HARTMAN 136600 ERICKSON HOLDINGS INC. 124600 HAMMEL FARMS CORP. 120900	C. ERICKSON ENTERPRISES LTD. 207600 EILEEN & CLAYTON HARTMAN 149100 ERICKSON HOLDINGS INC. 127300 HAMMEL FARMS CORP. 120900	TRAVIS PEARSON 196000 SCOTT HUGHES 136900 MAGPIE 2 FARMS LTD. 130700 MAGPIE 2 FARMS LTD. 130600	TRAVIS PEARSON 184000 SCOTT HUGHES 118300 MAGPIE 2 FARMS LTD. 119600 MAGPIE 2 FARMS LTD. 127600	MELVIN SPIES 156900 MELVIN & MARGARET SPIES 158600 MELVIN & MARGARET SPIES 142600 MELVIN & MARGARET SPIES 141000
FRED & BRENDA HELMAN 77000 GLENNYS HELMAN 110500	EARLENE SCHAFER 117700 EARLENE SCHAFER 127200	CECIL SCHAFER 94400 EARLENE SCHAFER 117500	DUSTIN FYKE 95600 DUSTIN FYKE 103200	DUSTIN FYKE 112400 DUSTIN FYKE 127900	WENDELL W. STEIER 76900 WENDELL W. STEIER 77000	WENDELL W. STEIER 76900 WENDELL W. STEIER 75900	TREVOR SCHMALTZ 119300 TONY HECK 129500	TREVOR SCHMALTZ 107600 LORETTA HAMMEL 111000	ROBERT & CINDY HECK 135900 ROBERT & CINDY HECK 85400	LISA STEVENS 123000 ROBERT & CINDY HECK 79700	CONRAD & GENEVIEVE ANDREAS 135900 DUSTIN & CORI FYKE 50700	KEVIN MASTEL 135900 DUSTIN & CORI FYKE 57000	MELVIN SPIES 118800 DAVID, SANDRA & KENT RUCKABER 55300

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Satellite Images



Agricultural Crown Land Map Viewer



0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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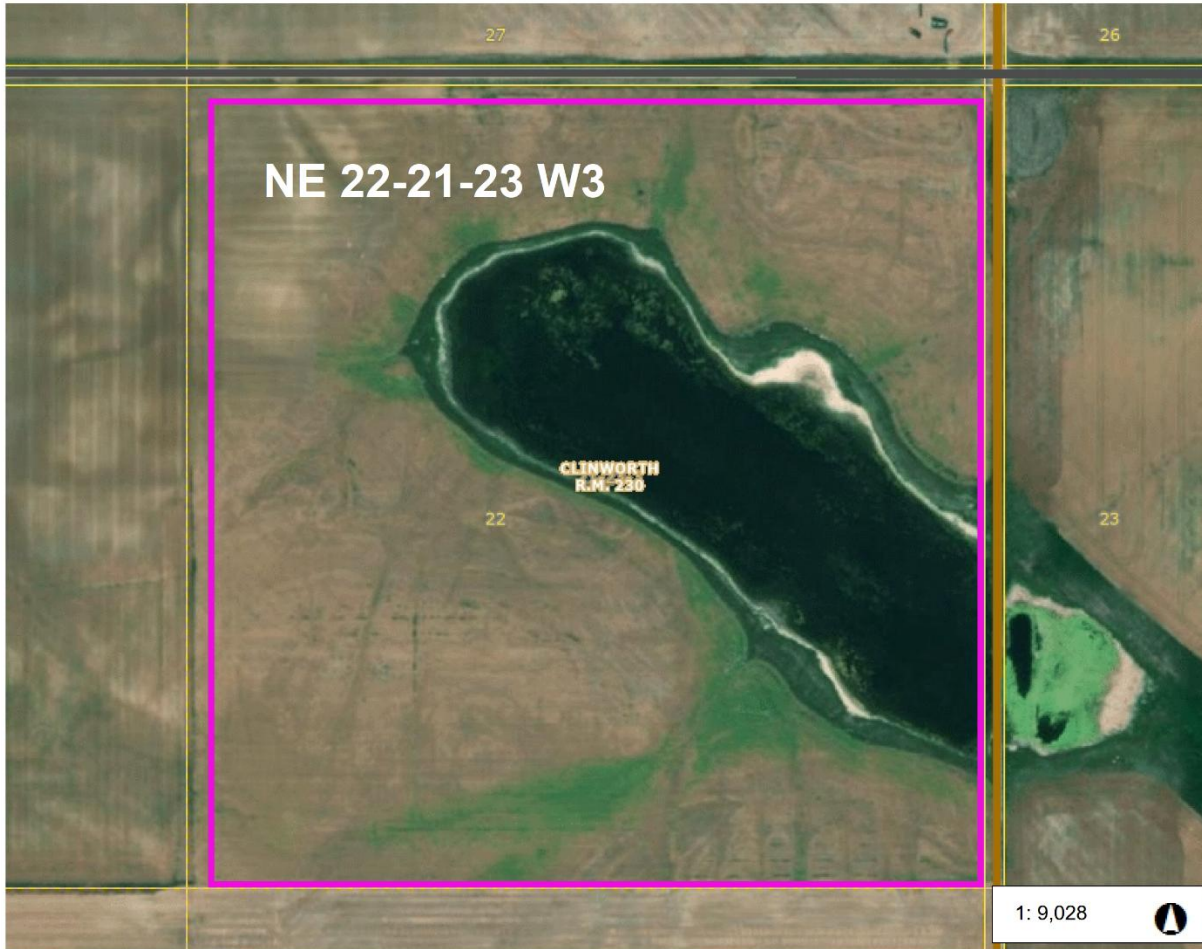
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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
-  Surface
-  First Nations Land

Notes



0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Saskatchewan Ministry of Agriculture

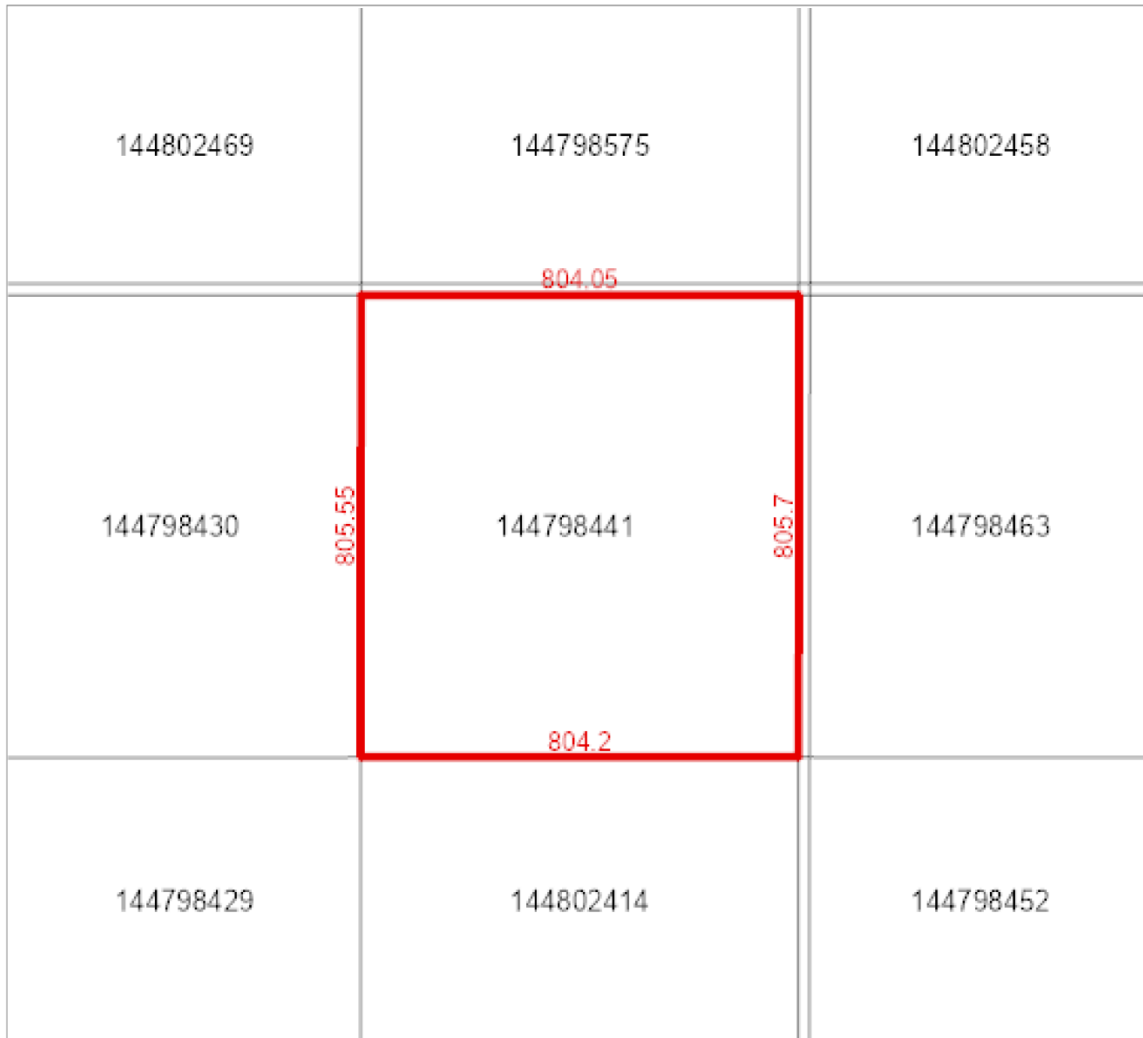
Content 6

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

Title Number(s) : 145511221

Parcel Class : Parcel (Generic)

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

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

Commodity/Unit : Not Applicable

Area : 64.782 hectares (160.08 acres)

Converted Title Number : 73SC12192

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: 15-Dec-2025

Page 1 of 1

Municipality Name: RM OF CLINWORTH (RM)

Assessment ID Number : 230-000822100

PID: 3184678



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	
20.00	K - [CULTIVATED]	Soil association 1	FX - [FOX VALLEY]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,230.13
		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]				
		Soil texture 2	L - [LOAM]				
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		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				