



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Miry Creek No. 229

Southwest of Abbey, SK

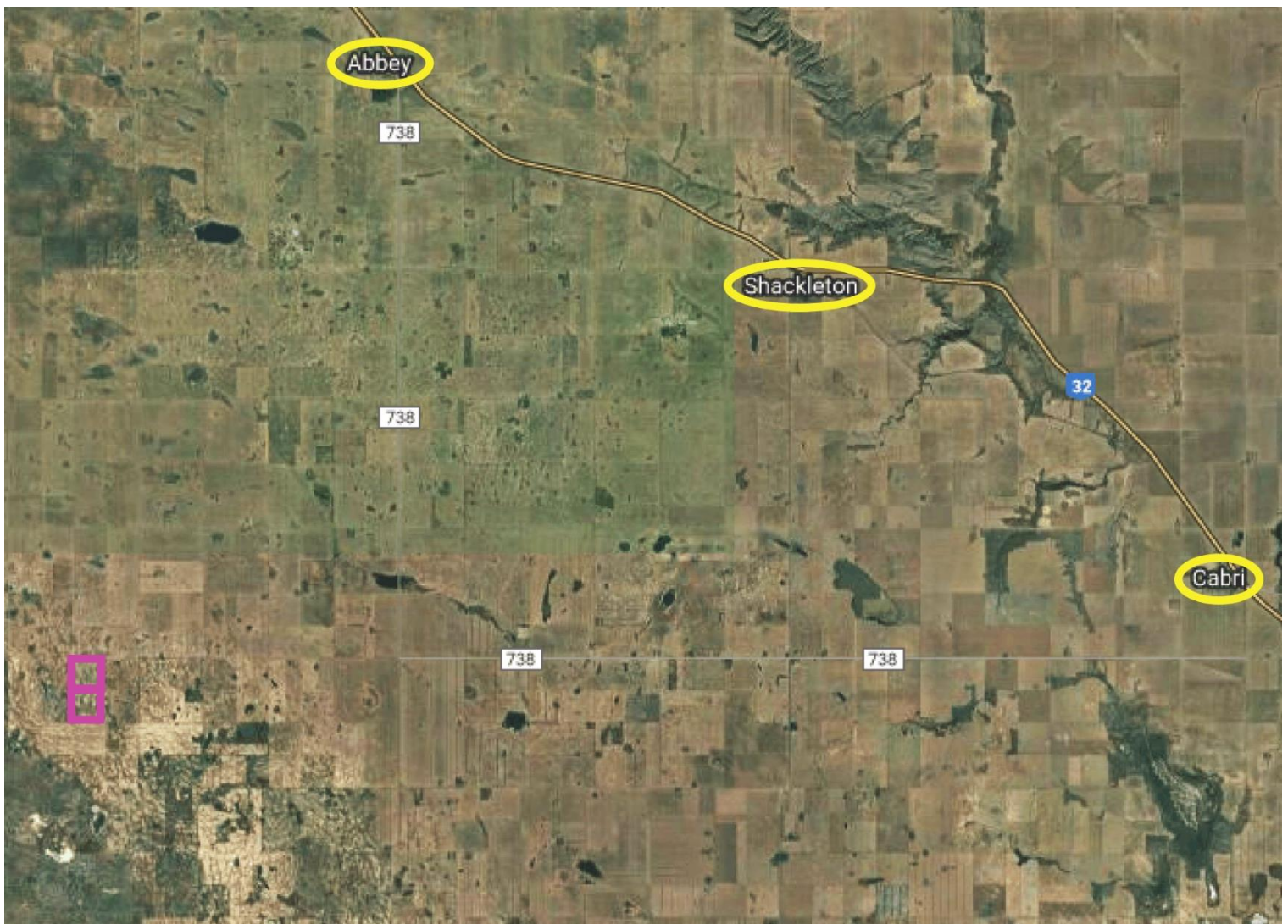
Mark & Debra Hughes

Bids Due: November 7, 2025

Our File No. 13296-011JPF

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

RM of Miry Creek No. 229 – Southwest of Abbey, SK

Owners: Mark & Debra Hughes

Legal Land Description	SAMA Assessment	Total Acres	Cult. Acres
NW 09-19-21 W3 Ext. 0	\$269,400	160.80	159
SW 09-19-21 W3 Ext. 0	\$239,200	160.78	156
TOTALS:	\$508,600	321.58	315

Crop Rotation:

2025: Peas

2024: Durum

2023: Lentils

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 7th day of November 2025;**
2. A cheque for 3% of the amount of the bid 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 sold "**as is**";
5. Bidders will not be called for an auction following submission of the bids;
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 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

File No. 13296-011JPF

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:

<u>MARK & DEBRA HUGHES: LAND TENDER</u>		
<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
☐	NW 09-19-21 W3 Ext. 0	\$ _____
☐	SW 09-19-21 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, 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 **November 7th, 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. 13296-011JPF

Email: _____

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

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RM of Miry Creek No. 229 - 2025 Map

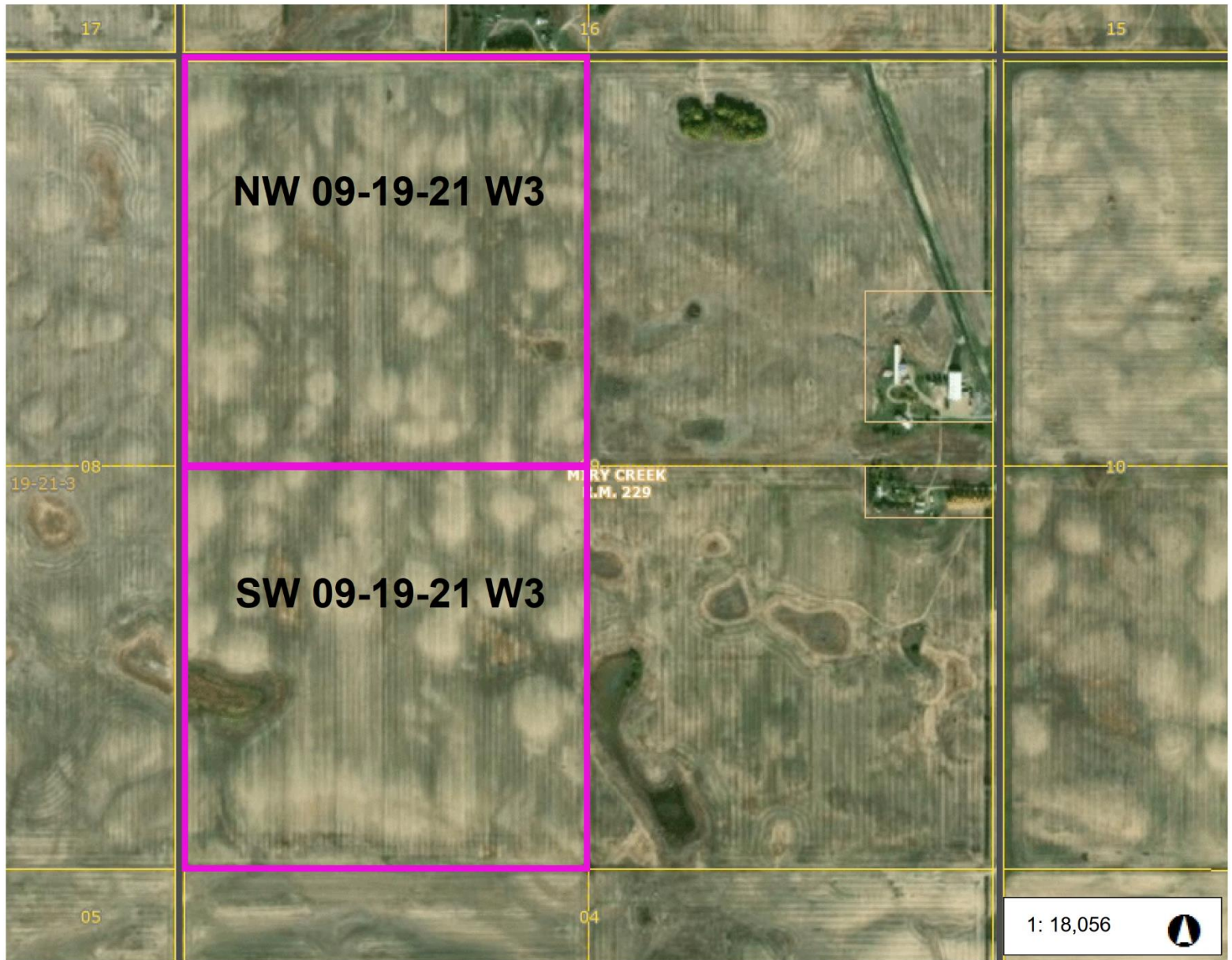
NADINE & TOM PLUNKETT 137600	NADINE & TOM PLUNKETT 153500	JUSTIN DUNCAN 166500	JUSTIN DUNCAN 170400	TOM B. & SHERRY ANDREAS 156900	TOM B. & SHERRY ANDREAS 205600	W. RONALD BROWN 176200	W. RONALD BROWN 195400	BROWN FARMS LTD 216700	BROWN FARMS LTD 220100	BRADLEY FOY 201400	BRADLEY FOY 198500	D. PETERSON FARMS LTD. 237400	DALE & JOYCE PETERSON 219400	
06	L. MILITZER FAMILY FARM PART 162900	JUSTIN DUNCAN 165900	JUSTIN DUNCAN 178300	TOM B. & SHERRY ANDREAS 160000	TOM B. & SHERRY ANDREAS 216100	HUTTERIAN BRETHREN OF ABBEY 216900	HUTTERIAN BRETHREN OF ABBEY 133400	HUTTERIAN BRETHREN OF ABBEY 195800	DAVID & CHARLENE FOY 215200	HUTTERIAN BRETHREN OF ABBEY 227800	HUTTERIAN BRETHREN OF ABBEY 216700	JEAN SMITH 230300	DALE & JOYCE PETERSON 231400	
JUDY CHRUSCH 168700	L. MILITZER FAMILY FARM PART 171200	D. PETERSON FARMS LTD & WEST FIELD 176100	TOM B. & SHERRY ANDREAS 182700	TOM B. & SHERRY ANDREAS 204500	DORIS BLODGETT 229000	HUTTERIAN BRETHREN OF ABBEY 234200	HUTTERIAN BRETHREN OF ABBEY 232800	HALVORSON LAND & CATTLE LTD. 223000	DORIS BLODGETT 221800	CAMERON LINDER 203200	CAMERON LINDER 229600	HUTTERIAN BRETHREN OF ABBEY 200600	HUTTERIAN BRETHREN OF ABBEY 182100	
31	JUDY CHRUSCH 172200	CAMERON CLIFFORD PHILLIPS 165800	MARLENE ANDREAS 172700	TOM B. & SHERRY ANDREAS 177200	TOM B. & SHERRY ANDREAS 177200	DORIS BLODGETT 180700	HUTTERIAN BRETHREN OF ABBEY 203800	HUTTERIAN BRETHREN OF ABBEY 231800	HALVORSON LAND & CATTLE LTD. 238500	DORIS BLODGETT 225500	CAMERON LINDER 178700	CAMERON LINDER 239200	DAWSON & SHARLA SMITH 227400	D. PETERSON FARMS LTD. 196000
ANDREAS, DEREK & ALESHIA 165100	ANDREAS, DEREK & ALESHIA 138800	ROBERT DAVID FOY 177200	TOM B. ANDREAS 178300	BONNIE DOIGE 175200	CODY & COURTNEY HEARD 175000	EDWARD & COLIN HAGGART 184700	EDWARD & COLIN HAGGART 190000	DAVID & CHARLENE FOY 234500	DAVID FOY 235600	CLAY HILL QUARTERS LTD. 229600	CLAY HILL QUARTERS LTD. 185200	DALE & JOYCE PETERSON 224800	HUTTERIAN BRETHREN OF ABBEY 222800	
30	MICHAEL & PAULETTE HEARD 157900	MICHAEL & PAULETTE HEARD 173500	CHRUSCH J. DEWAR M. ANDREAS, M 174600	NORMAN ANDREAS 194200	BONNIE DOIGE 215200	CODY & COURTNEY HEARD 215000	JESSE & SARA ANDREAS 207300	DEREK & ALESHIA & PERRY & JESSE & SARA ANDREAS 196100	DEREK & ALESHIA & PERRY & JESSE & SARA ANDREAS 200000	CLAY HILL QUARTERS LTD. 217900	CAMERON LINDER 199600	DALE & JOYCE PETERSON 231000	VEROL SMITH 202600	
159900	VERIPATH FARMLAND GP LTD. 154300	NORMAN ANDREAS 172000	MICHAEL & PAULETTE HEARD 169700	HEARD'S COMBINE SALVAGE LTD. 204000	MICHAEL & PAULETTE HEARD 213900	MICHAEL & PAULETTE HEARD 225100	MICHAEL & PAULETTE HEARD 229500	DAVID FOY 220100	DAVID FOY 207500	JDK FARM VENTURES INC. 225600	JOHNSTON, DOUGLAS, DEAN & DALE 214600	LANCE & MAGGIE FORSTER 218100	CLAY HILL QUARTERS LTD. 243600	
19	VERIPATH FARMLAND GP LTD. 138200	NORMAN ANDREAS 167300	MICHAEL & PAULETTE HEARD 165500	HEARD'S COMBINE SALVAGE LTD. 160500	MICHAEL & PAULETTE HEARD 227100	JEAN KATIE NIEMINEN 232800	JEAN KATIE NIEMINEN 224000	BJF FARMS LTD 203400	BJF FARMS LTD 216500	JDK FARM VENTURES INC. 237200	ALLAN G. HAGGART 223100	JAMES & JOAN BRAATEN 196500	JAMES & JOAN BRAATEN 177100	
VERIPATH FARMLAND GP LTD. 128100	CAMERON CLIFFORD PHILLIPS 125800	TS ANDREAS GRAIN FARMS LTD 159000	NORMAN ANDREAS 200600	MICHAEL & PAULETTE HEARD 178500	MICHAEL & PAULETTE HEARD 226500	LARRY & MARLYN HEARD 168100	ALLAN G. HAGGART 232800	MICHAEL & PAULETTE HEARD 219400	MICHAEL & PAULETTE HEARD 229900	DORIS BLODGETT 234200	ALLAN G. HAGGART 235600	SKYLER DILLMAN & DESRAE FRITZKE 217600	SKYLER DILLMAN & DESRAE FRITZKE 222100	
18	VERIPATH FARMLAND GP LTD. 104200	CAMERON CLIFFORD PHILLIPS 122200	TOM B. & SHERRY ANDREAS 156200	NORMAN ANDREAS 186800	MYRNA RUTH ANDREAS 190600	HEARD'S COMBINE SALVAGE LTD. 176000	ANDREAS, PERRY, DEREK, ALESHIA, JESSEL 203300	MICHAEL & PAULETTE HEARD 209200	MICHAEL & PAULETTE HEARD 215700	102072463 SASKATCHEWAN LTD. 229700	102072463 SASKATCHEWAN LTD. 237000	CLAY HILL QUARTERS LTD. 227100	SKYLER DILLMAN & DESRAE FRITZKE 213000	
BLOCK RANCHING LTD. 68200	BLOCK RANCHING LTD. 83800	ANDREAS, NORMAN, SUSAN, DEREK, PERRY 160800	ANDREAS, NORMAN, SUSAN, DEREK, PERRY 172100	MARK & DEBRA HUGHES 188500	RICK HEARD 165400	LYLE & ELEANOR HUGHES 188500	LYLE & ELEANOR HUGHES 206900	WYATT HUGHES 210800	DAVID FOY 181900	RHONDA POLLOCK 200600	102155967 SASK. LTD. 228400	HUTTERIAN BRETHREN OF ABBEY 226100	HUTTERIAN BRETHREN OF ABBEY 236700	
07	BLOCK RANCHING LTD. 58600	ANDREAS, NORMAN, SUSAN, DEREK, PERRY 167200	ANDREAS, NORMAN, SUSAN, DEREK, PERRY 156700	MARK & DEBRA HUGHES 166200	HEARD'S COMBINE SALVAGE LTD. 145000	STANLEY HUGHES 167800	LYLE & ELEANOR HUGHES 189300	WYATT HUGHES 193300	DAVID FOY 158900	SHEILA DILLMAN 197800	TANNER PETERSON 220100	HUTTERIAN BRETHREN OF ABBEY 219800	HUTTERIAN BRETHREN OF ABBEY 239200	
BLOCK RANCHING LTD. 57000	BLOCK RANCHING LTD. 73200	HEARD'S COMBINE SALVAGE LTD. 123000	TOM B. & SHERRY ANDREAS 152000	TOM B. & SHERRY ANDREAS 142900	HEARD'S COMBINE SALVAGE LTD. 143100	LYLE & ELEANOR HUGHES 125800	LYLE & ELEANOR HUGHES 155600	WYATT HUGHES 130900	LYLE & ELEANOR HUGHES 134100	STANLEY HUGHES 162500	TANNER PETERSON 215000	CHAD JESSICA SMITH 216000	DAWSON SMITH 228500	
06	BLOCK RANCHING LTD. 56500	BLOCK RANCHING LTD. 59400	BLOCK RANCHING LTD. 66500	MARLIN HEARD 67500	MICHAEL & PAULETTE HEARD 140100	MICHAEL & PAULETTE HEARD 155100	LYLE & ELEANOR HUGHES 111700	STANLEY HUGHES 151000	GLENN HUGHES 45600	GLENN HUGHES 152700	JOKEN HOLDINGS INC. 188600	CHAD JESSICA SMITH 201500	DAWSON SMITH 212400	

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Satellite Images



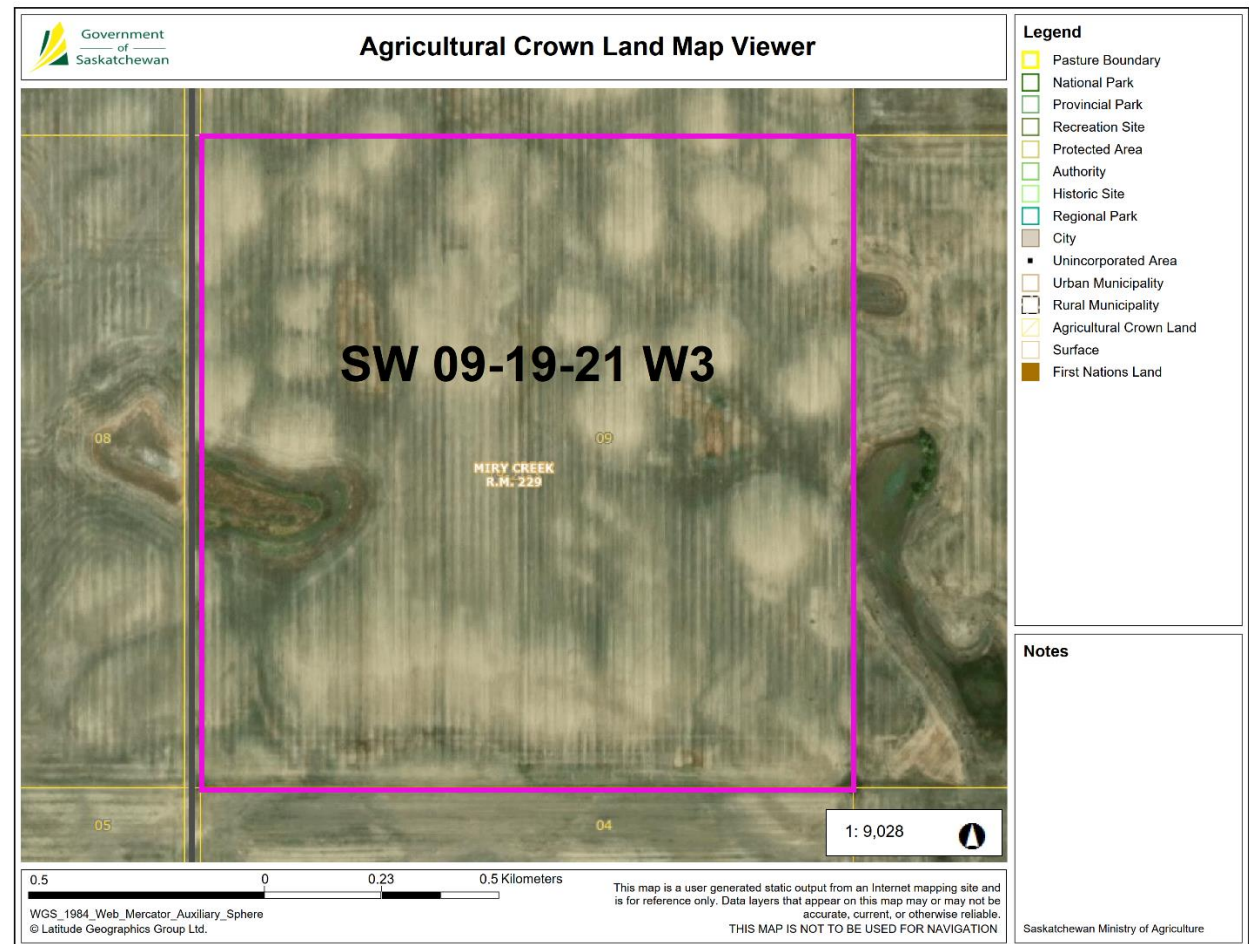
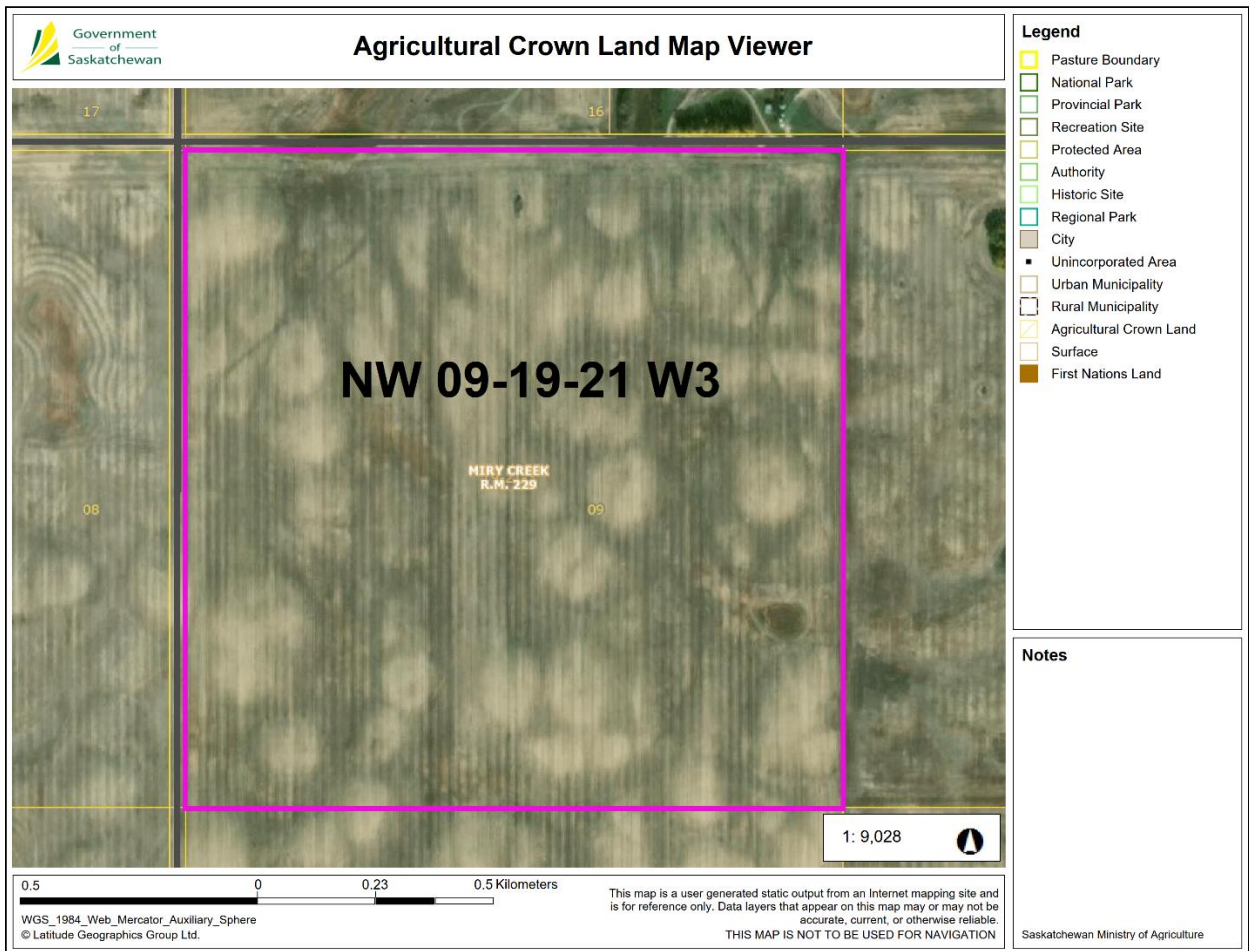
Agricultural Crown Land Map Viewer



0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



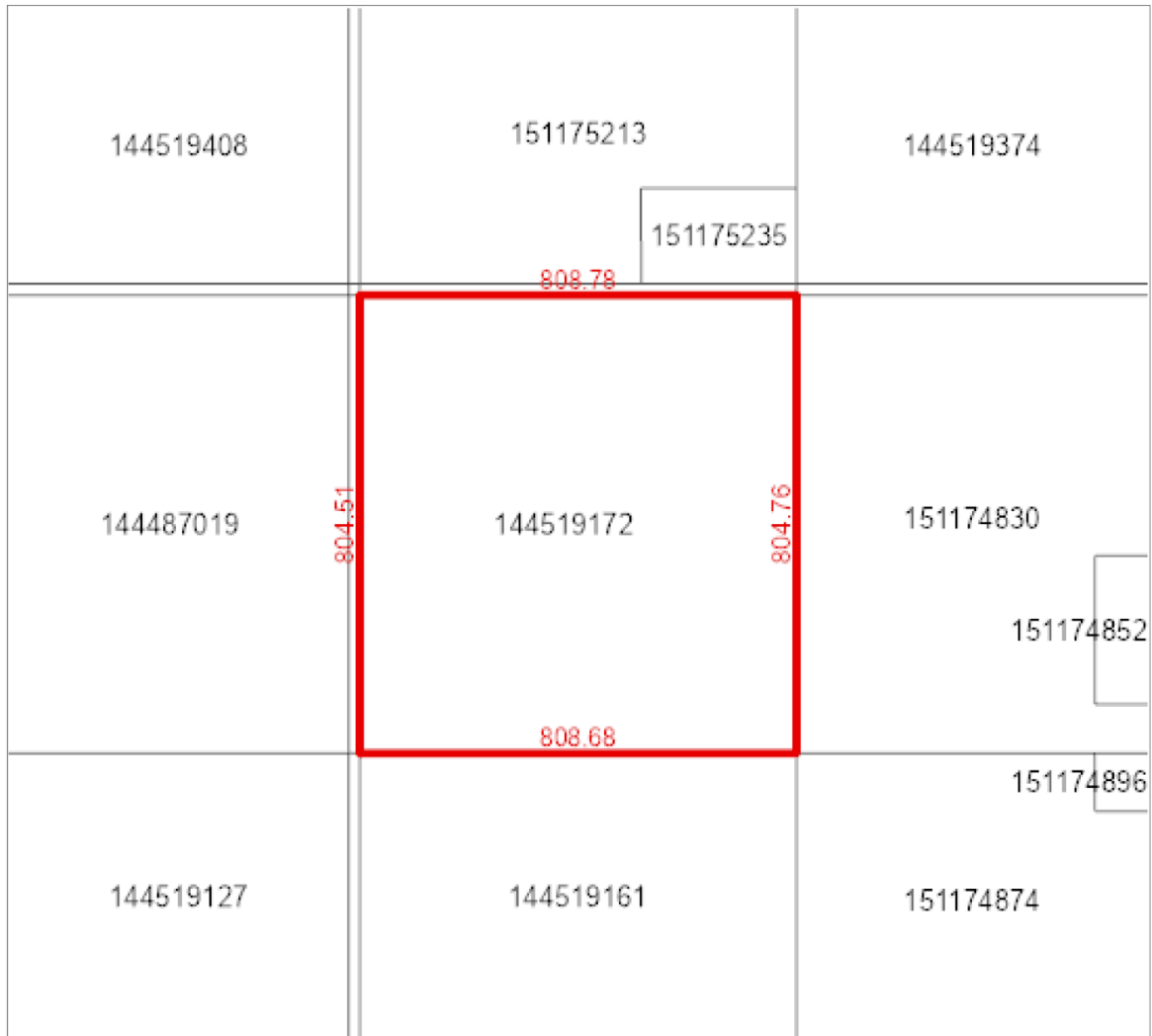
Content 6

Parcel Pictures



Surface Parcel Number: 144519172

REQUEST DATE: Fri Oct 3 08:49:16 GMT-06:00 2025



Owner Name(s) : Hughes, Debra Lynn, Hughes, Mark Wayne

Municipality : RM OF MIRY CREEK NO. 229

Title Number(s) : 133287172

Parcel Class : Parcel (Generic)

Land Description : NW 09-19-21-3 Ext 0

Source Quarter Section : NW-09-19-21-3

Commodity/Unit : Not Applicable

Area : 65.073 hectares (160.8 acres)

Converted Title Number : 93SC12848A

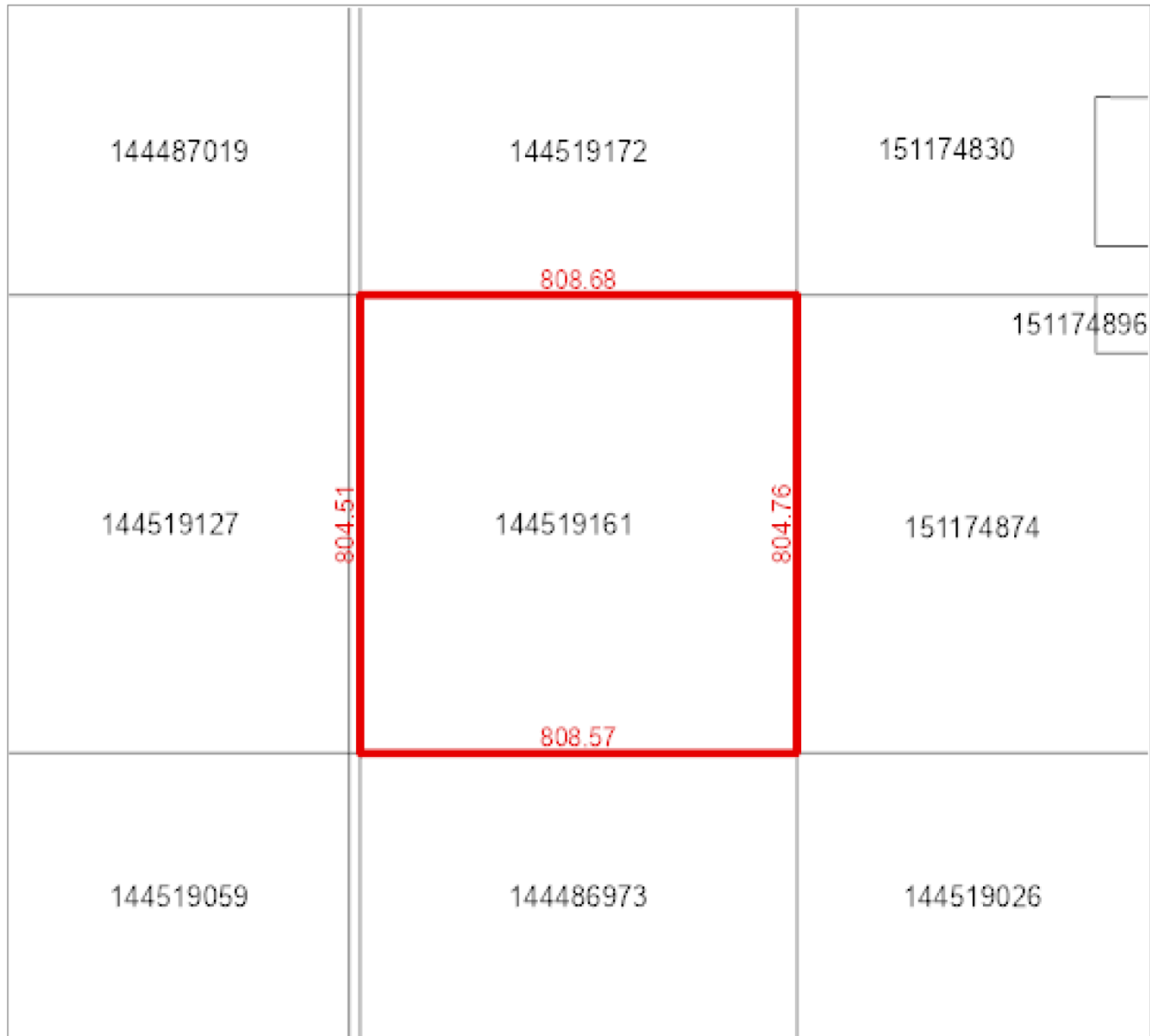
Ownership Share : 1:1

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.



Surface Parcel Number: 144519161

REQUEST DATE: Fri Oct 3 08:51:51 GMT-06:00 2025



Owner Name(s) : Hughes, Debra Lynn, Hughes, Mark Wayne

Municipality : RM OF MIRY CREEK NO. 229

Title Number(s) : 133287149

Parcel Class : Parcel (Generic)

Land Description : SW 09-19-21-3 Ext 0

Source Quarter Section : SW-09-19-21-3

Commodity/Unit : Not Applicable

Area : 65.065 hectares (160.78 acres)

Converted Title Number : 94SC12806

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 Reports

Property Report

Print Date: 03-Oct-2025

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Municipality Name: RM OF MIRY CREEK (RM)

Assessment ID Number : 229-000309200

PID: 3294725



Civic Address:

Legal Location: Qtr NW Sec 09 Tp 19 Rg 21 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 229-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 24-Aug-2016

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	
159.00	K - [CULTIVATED]	Soil association 1	FX - [FOX VALLEY]	Topography	T3 - Moderate Slopes	\$/ACRE	1,694.62
		Soil texture 1	SIL - [SILT LOAM]	Stones (qualities)	S1 - None to Few	Final	45.07
		Soil texture 2	L - [LOAM]				
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
		Soil association 2	FX - [FOX VALLEY]				
		Soil texture 3	SIL - [SILT LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
1	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	\$269,400		1	Other Agricultural	55%	\$148,170				Taxable
Total of Assessed Values:	\$269,400			Total of Taxable/Exempt Values:		\$148,170				

Property Report

Print Date: 03-Oct-2025

Page 1 of 2

Municipality Name: RM OF MIRY CREEK (RM)

Assessment ID Number : 229-000309400

PID: 3294816



Civic Address:

Legal Location: Qtr SW Sec 09 Tp 19 Rg 21 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 229-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 24-Aug-2016

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	
68.00	K - [CULTIVATED]	Soil association 1	FX - [FOX VALLEY]	Topography	T3 - Moderate Slopes	\$/ACRE	1,660.73
		Soil texture 1	SIL - [SILT LOAM]	Stones (qualities)	S1 - None to Few	Final	44.17
		Soil texture 2	L - [LOAM]				
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	FX - [FOX VALLEY]				
		Soil texture 3	SIL - [SILT LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	ER10				
88.00	K - [CULTIVATED]	Soil association 1	FX - [FOX VALLEY]	Topography	T3.5 - Mod to Strg Slopes	\$/ACRE	1,434.38
		Soil texture 1	SIL - [SILT LOAM]	Stones (qualities)	S1 - None to Few	Final	38.15
		Soil texture 2	L - [LOAM]				
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	FX - [FOX VALLEY]				
		Soil texture 3	SIL - [SILT LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
4	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
	\$239,200		1		55%					

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Data Source: SAMAVIEW

Property Report

Print Date: 03-Oct-2025

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Municipality Name: RM OF MIRY CREEK (RM)

Assessment ID Number : 229-000309400

PID: 3294816

Agricultural		Other Agricultural	\$131,560	Taxable
Total of Assessed Values:	\$239,200	Total of Taxable/Exempt Values:	\$131,560	