



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Pittville No. 169

4 Miles East of Hazlet, SK on Hwy 332

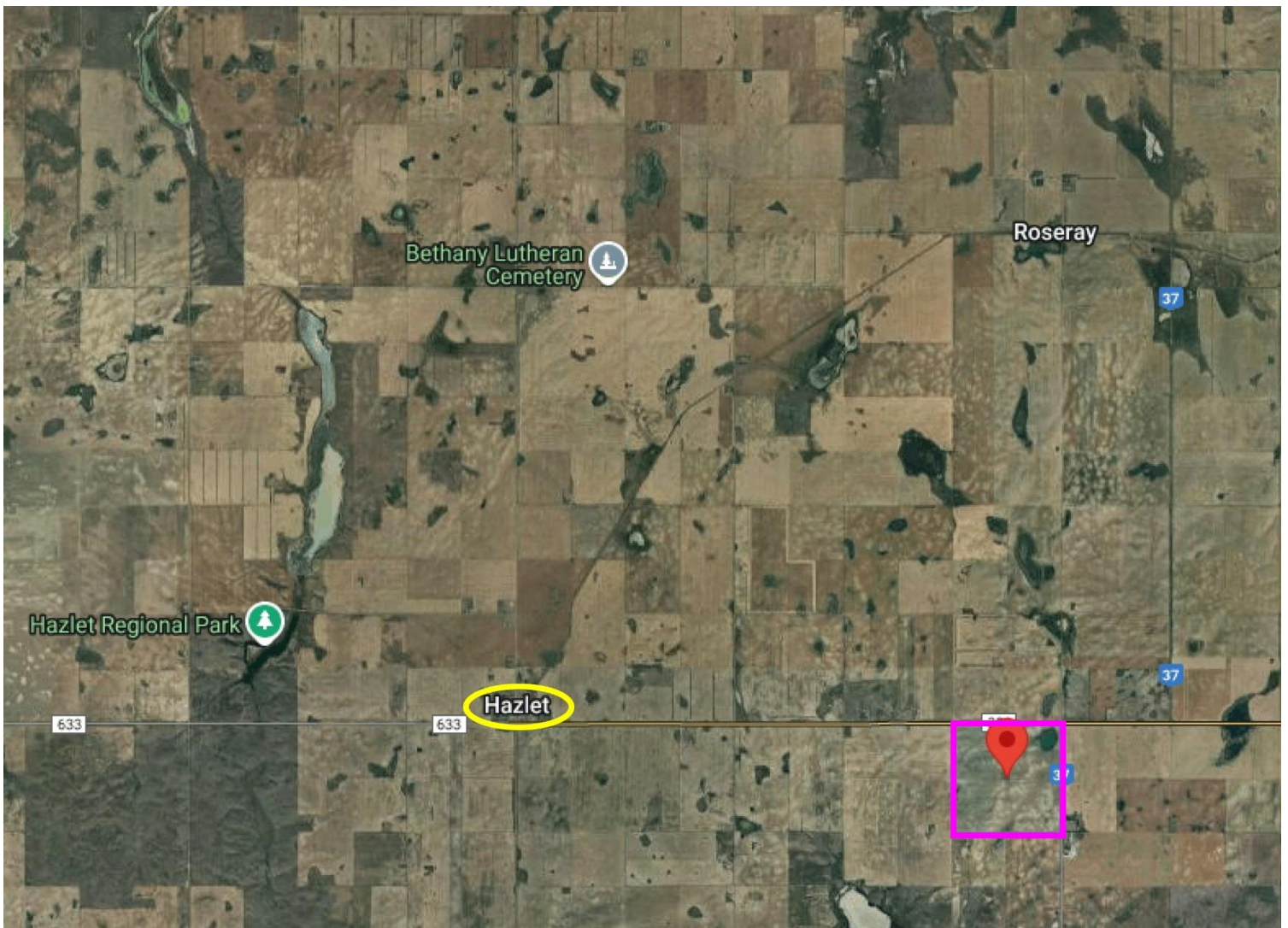
John & Elvina Sloan

Closing: November 13th, 2024

Our File No. 00631-009JPF

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
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LAND FOR SALE BY TENDER - RM OF PITTVILLE NO. 169

4 Miles East of Hazlet, SK on Hwy 332 Owner: John & Elvina Sloan

Legal Land Description	SAMA Assessment	Total Acres	Cultivated Acres
NW 36-16-19 W3 Ext 0	164,400	158.12	152
NE 36-16-19 W3 Ext 0	139,900	157.06	157
SW 36-16-19 W3 Ext 0	175,800	159.88	159
SE 36-16-19 W3 Ext 0	169,100	157.09	157
Totals:	\$649,200	632.15	625

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 13th day of November 2024;**
2. A cheque for 3% of the amount of the bid must accompany the tender;
3. Tenders considered on individual parcel(s);
4. Subject to Right of First Refusal by current renters.
5. Bidders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars. Land and buildings 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. 00631-009JPF**

Content 2

Tender for Purchase Form

- I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to purchase the lands marked with a checkmark below, on the terms and conditions in the advertisement:

<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	NW 36-16-19 W3 Ext 0	\$ _____
<input type="checkbox"/>	NE 36-16-19 W3 Ext 0	\$ _____
<input type="checkbox"/>	SW 36-16-19 W3 Ext 0	\$ _____
<input type="checkbox"/>	SE 36-16-19 W3 Ext 0	\$ _____
	TOTAL AMOUNT OF BID	\$ _____

- 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.
- 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 **November 13th, 2024, 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. 00631-009JPF

Email: _____

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

Content 3

RM of Pittville No. 169 - 2024 Map

ANDREWS 79000	24 180600 TYLER ELLIS 178400	157200 R. JAMES SLOAN	141900 JOHN & ELVINA SLOAN	164100 JENNIFER ENGLISH & ROBIN FARNEL	166800 BARRY & NOREEN SCHNUTH	166800 PATRICK PELTIER	150900 MILTON BRAATEN	179200 FARMS LTD. JAMES WEGEL	145600 PANORAMA MUTUAL	150300 HAROLD & JANET LITTLE	166800 HAROLD & JANET LITTLE	166800 PANORAMA MUTUAL	170200 GARNET ANDERSON
HAUK FARM LTD. 171000	184700 HAUKENESS FARMS LTD.	182200 ROBERTA & ADAM HAYDON	163700 MICHAEL HAYDON	155400 CHAD & BRITNY ANDREWS	174500 STEVEN & JOCELYN HUNTLEY	179400 MILTON BRAATEN	181400 ROBERT SPEIR	150600 ROBERT SPEIR	188200 BARRY & NOREEN SCHNUTH	133100 BARRY & NOREEN SCHNUTH	173400 PANORAMA MUTUAL	145300 LOREN ANDERSON	
HAUK FARM LTD. 179700	174800 HAUKENESS FARMS LTD.	189600 BASIL HAYDON	193300 EVAN DEWAR	191000 EVAN DEWAR	139200 GRANT & JOAN ANDERSON	173600 THOMAS & PATRICIA SHANNON	173600 ROBERT SPEIR	150600 DEREK & PHYLLIS DEWAR	195000 DEREK & PHYLLIS DEWAR	103500 GARNET ANDERSON	160300 PANORAMA MUTUAL	167600 LOREN ANDERSON	
HAUK FARM LTD. 133700	184000 HAUKENESS FARMS LTD.	198000 DONALD & KYLE HAUKENESS	182100 DONALD & KYLE HAUKENESS	163900 WHEATLAND COLONY	178600 102072463 SASK. INC.	178100 THOMAS & PATRICIA SHANNON	185400 102072463 SASK. INC.	184200 PANORAMA MUTUAL	187200 PANORAMA MUTUAL	184700 W. RALPH SLOAN	181400 JOSEPH & JOYCE STARKEY	168400 CLINTON PETERSEN	118000 TREVOR WAITE
HAUK FARM LTD. 167300	199900 MAYNARD & CONSTANCE HAUKENESS	195500 PANORAMA MUTUAL	185000 BRUCE & KATHRYN OLSGARD	168700 WHEATLAND COLONY	198800 102072463 SASK. INC.	186400 STARQUEST FARMS LTD.	183700 102072463 SASK. INC.	188200 THOMAS & PATRICIA SHANNON	189600 THOMAS & PATRICIA SHANNON	190800 FRANCES & ALLEN GOUDIE	177600 W. RALPH SLOAN	133000 W. RALPH SLOAN	150200 JOSEPH & JOYCE STARKEY
JOHNSTON AGRICULTURAL ENTERPRISES INC. 191100	172200 BARRY & NOLA ZINN	197500 GLORIA PARKER	182100 WHEATLAND COLONY	209100 GREGORY OLSGARD	209100 102072463 SASK. INC.	208100 DEREK DEWAR	210500 DEREK DEWAR	195900 DEREK DEWAR	189100 NORMA THORESON & CHERYL BATKE	193400 HENRY & ELAINE LITTLE	201300 HENRY & ELAINE LITTLE	138400 JOHN & ELVINA SLOAN	139900 JOHN & ELVINA SLOAN
JOHNSTON AGRICULTURAL ENTERPRISES INC. 186100	193100 ALORIA FARMS LTD.	195100 GREGORY OLSGARD	203600 GLORIA PARKER	211300 DEWAR FAMILY FARMS LTD.	214500 GRANT, JOAN & NEIL ANDERSON	216600 TRENT DEWAR	191200 TRENT DEWAR	183200 GREGORY & DUNCAN SHAW	181800 DEWAR FAMILY FARMS LTD.	182900 DARCY & CHERYL THORESON	195100 JOSEPH & JOYCE STARKEY	175800 JOHN & ELVINA SLOAN	169100 JOHN & ELVINA SLOAN
FLYING H ENTERPRISES LTD. 135500	195900 PATRICIA HUGHES	205100 GREGORY OLSGARD	205000 GLORIA PARKER	199800 RANDI WILSON	187000 RANDI WILSON	201000 DARCY DEWAR	188200 LARRY DEWAR	213200 GERALD & EDNA SHAW	156800 LARRY & MICHELLE DEWAR	26000 W. RALPH SLOAN	139000 W. RALPH SLOAN	118200 W. RALPH SLOAN	151300 BRIAN & EVELYN ANDERSON
PATRICIA HUGHES 153600	182900 PATRICIA HUGHES	183700 PATRICIA HUGHES	205000 1387768 ALTA LTD.	200300 GRANT, JOAN & NEIL ANDERSON	196800 EVELYN DEWAR & DELLA	204800 LARRY DEWAR	203800 LARRY DEWAR	206700 LARRY & MICHELLE DEWAR	194200 LARRY & MICHELLE DEWAR	173300 102072463 SASK. INC.	112700 102072463 SASK. INC.	21600 BRIAN & EVELYN ANDERSON	122000 BRIAN & EVELYN ANDERSON
ALORIA FARMS LTD. 164300	124500 PATRICIA HUGHES	154300 DELLA ROBERTSON	140400 EVELYN DEWAR & DELLA ROBERTSON	216800 RANDI & PHILIPPA WILSON	224900 RANDI & PHILIPPA WILSON	206100 102072463 SASK. INC.	224900 CECIL DUTTON	230600 GARRY & PHILLIP BASKERVILLE; JEANINE MAIER	187200 GARRY & PHILLIP BASKERVILLE; JEANINE MAIER	191600 LARRY DEWAR	205200 LARRY DEWAR	188400 LARRY DEWAR	173000 BRIAN & EVELYN ANDERSON
DWAYNE PETERS 91600	160800 ALORIA FARMS LTD.	142600 LARRY DEWAR	95900 RANDI, PHILIPPA & JEREMY WILSON	99000 RANDI & PHILIPPA WILSON	220100 RANDI & PHILIPPA WILSON	229200 MATHEW SMITH	230600 MATHEW SMITH	228400 RICHARD & EDITH MEAD	73000 CROCUS COULEE FARMS LTD.	211900 CROCUS COULEE FARMS LTD.	225300 KEVIN LOVE	224600 KEVIN LOVE	151400 KEVIN LOVE

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7

TWP RD 172

332

TWP RD 164

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1
6

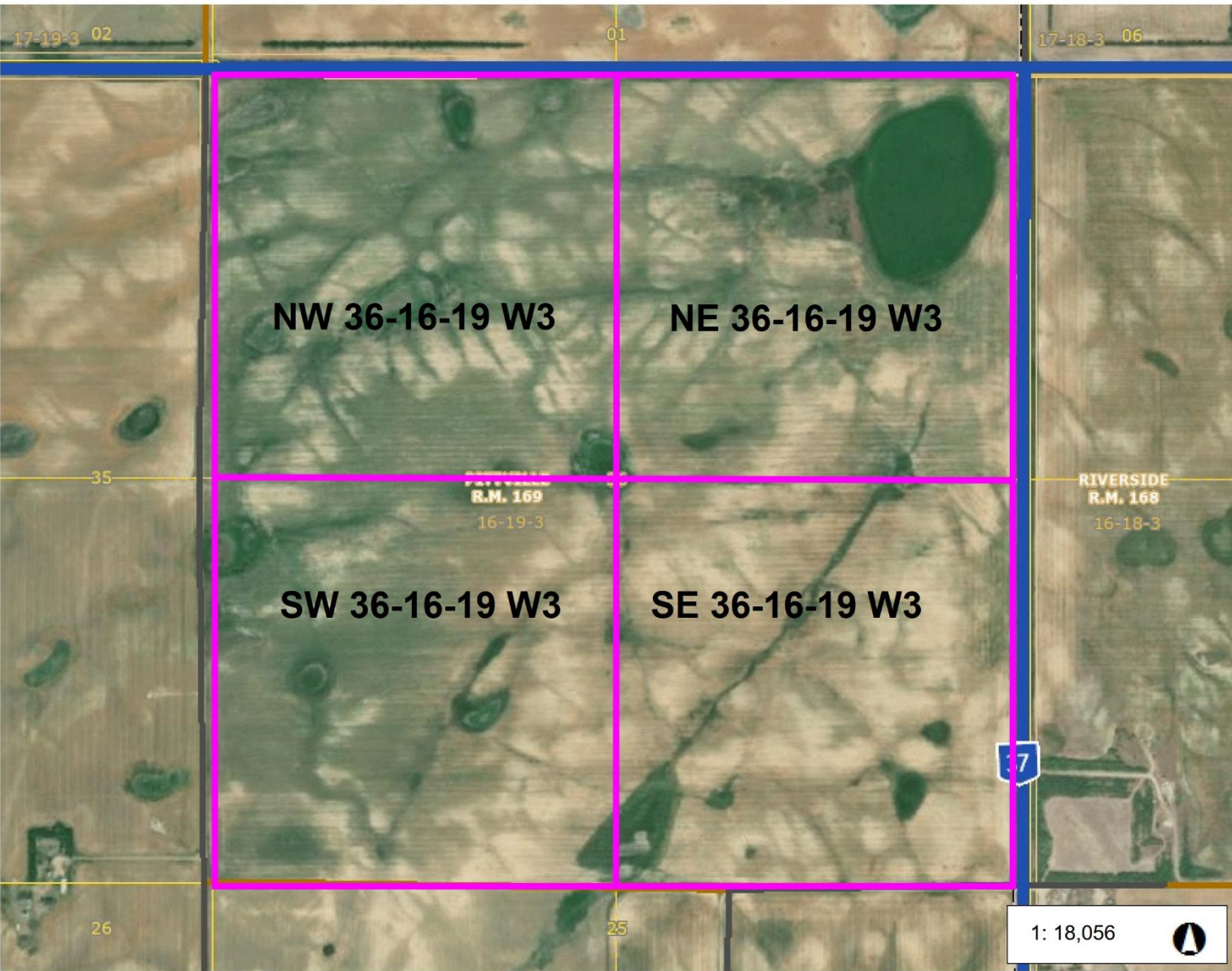
TWP RD 162

Content 4

Satellite Images



Agricultural Crown Land Map Viewer

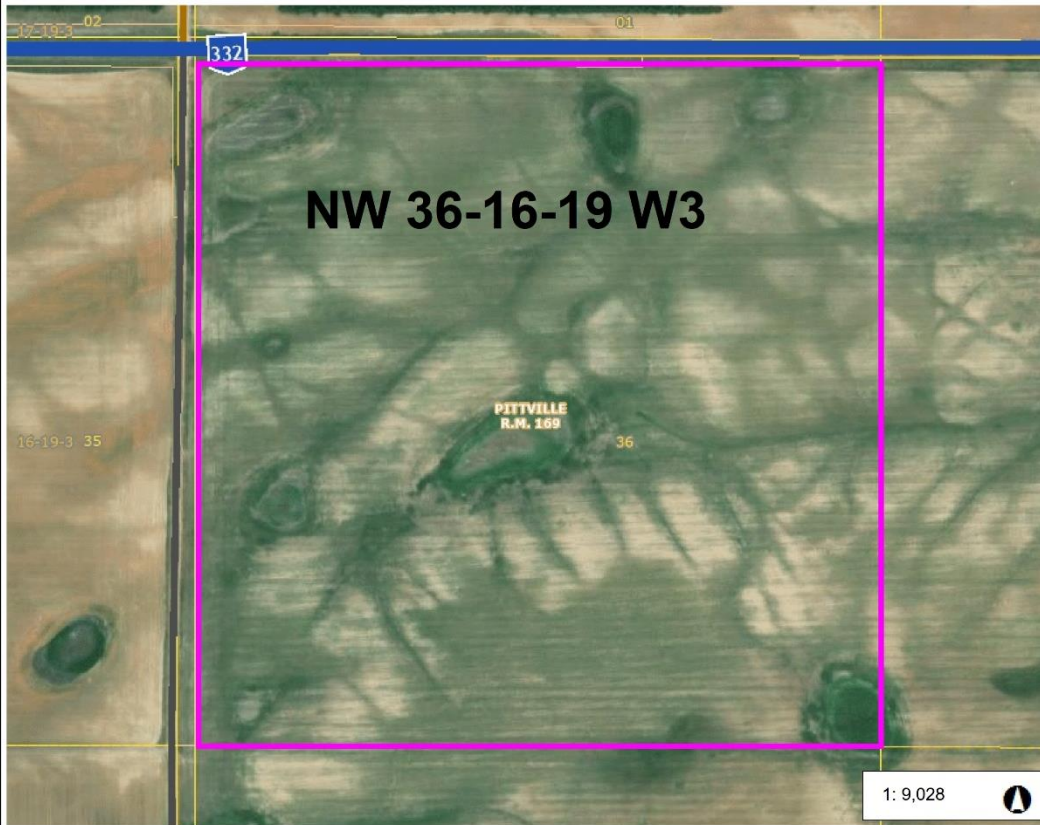


0.9 0 0.46 0.9 Kilometers

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



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

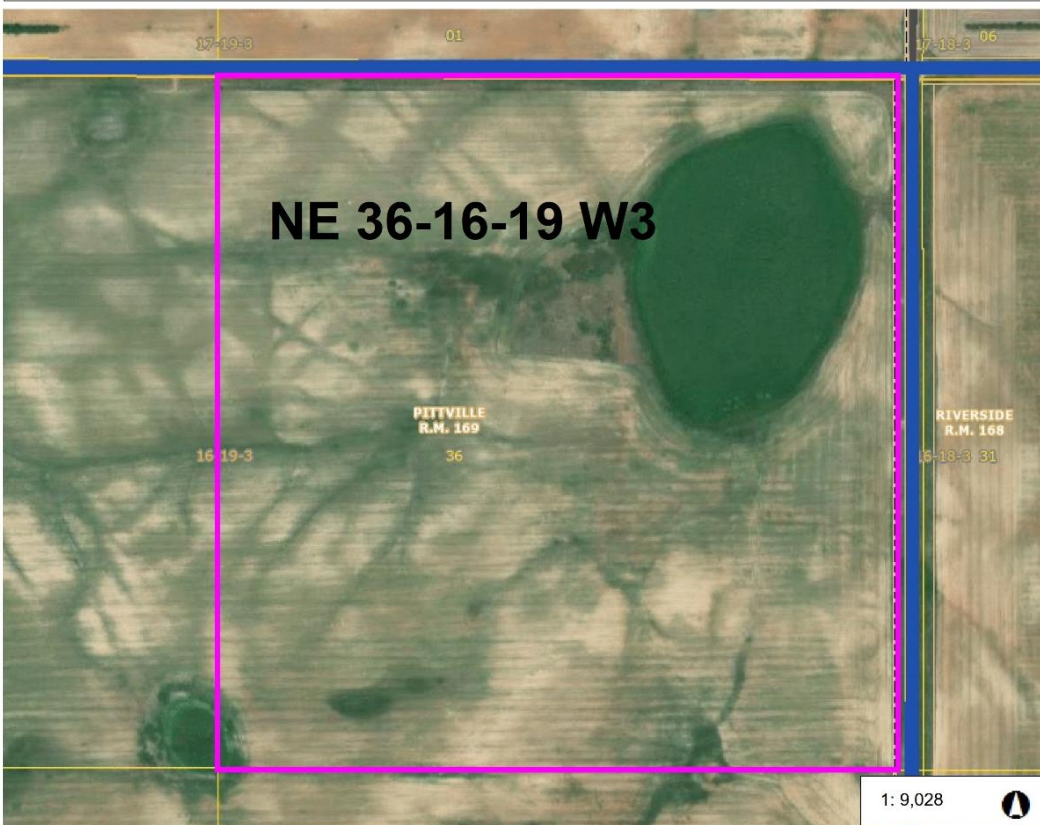
NW36-16-19 W3

Saskatchewan Ministry of Agriculture

0.5 0 0.23 0.5 Kilometers

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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

NE 36-16-19 W3




Saskatchewan Ministry of Agriculture

0.5 0 0.23 0.5 Kilometers

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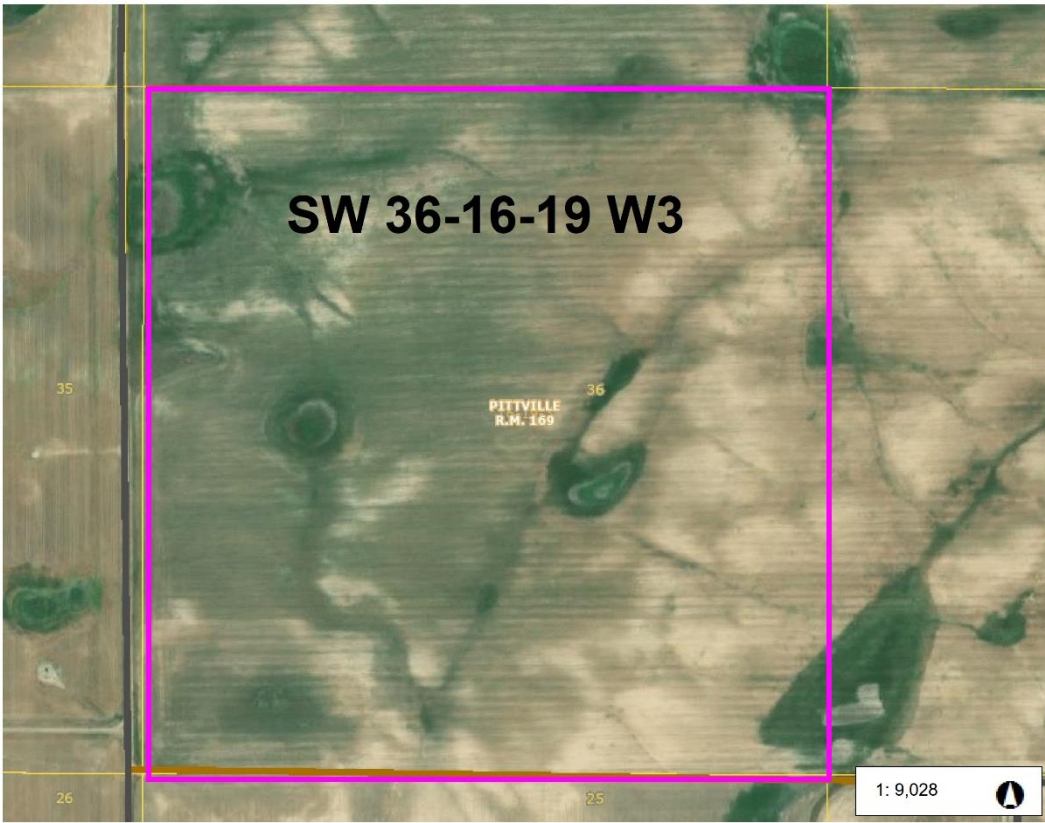
Legend

-  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

SW 36-16-19 W3

Saskatchewan Ministry of Agriculture















0.5 0 0.23 0.5 Kilometers

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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

SE 36-16-19 W3

Saskatchewan Ministry of Agriculture



0.5 0 0.23 0.5 Kilometers

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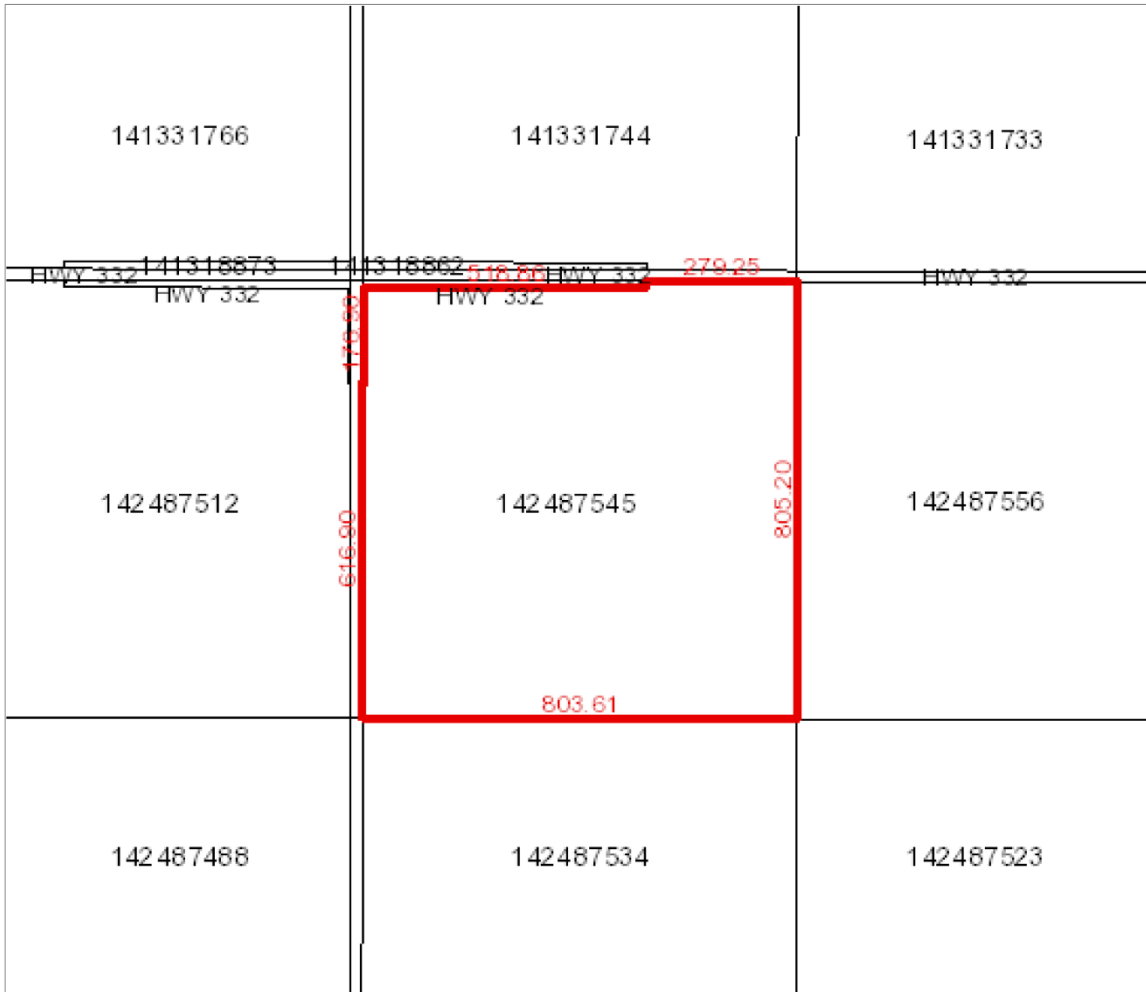
Content 5

Parcel Pictures



Surface Parcel Number: 142487545

REQUEST DATE: Mon Sep 16 14:36:57 GMT-06:00 2024



Owner Name(s) : Sloan, Elvina Marilyn, Sloan, John Nathaniel

Municipality : RM OF PITTVILLE NO. 169

Area : 63.988 hectares (158.12 acres)

Title Number(s) : 147212478

Converted Title Number : 76SC01019

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 36-16-19-3 Ext 0

Source Quarter Section : NW-36-16-19-3

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.



Surface Parcel Number: 142487556

REQUEST DATE: Mon Sep 16 14:38:11 GMT-06:00 2024



Owner Name(s) : Sloan, Elvina Marilyn, Sloan, John Nathaniel

Municipality : RM OF PITTVILLE NO. 169

Area : 63.56 hectares (157.06 acres)

Title Number(s) : 147212490

Converted Title Number : 76SC01019

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 36-16-19-3 Ext 0

Source Quarter Section : NE-36-16-19-3

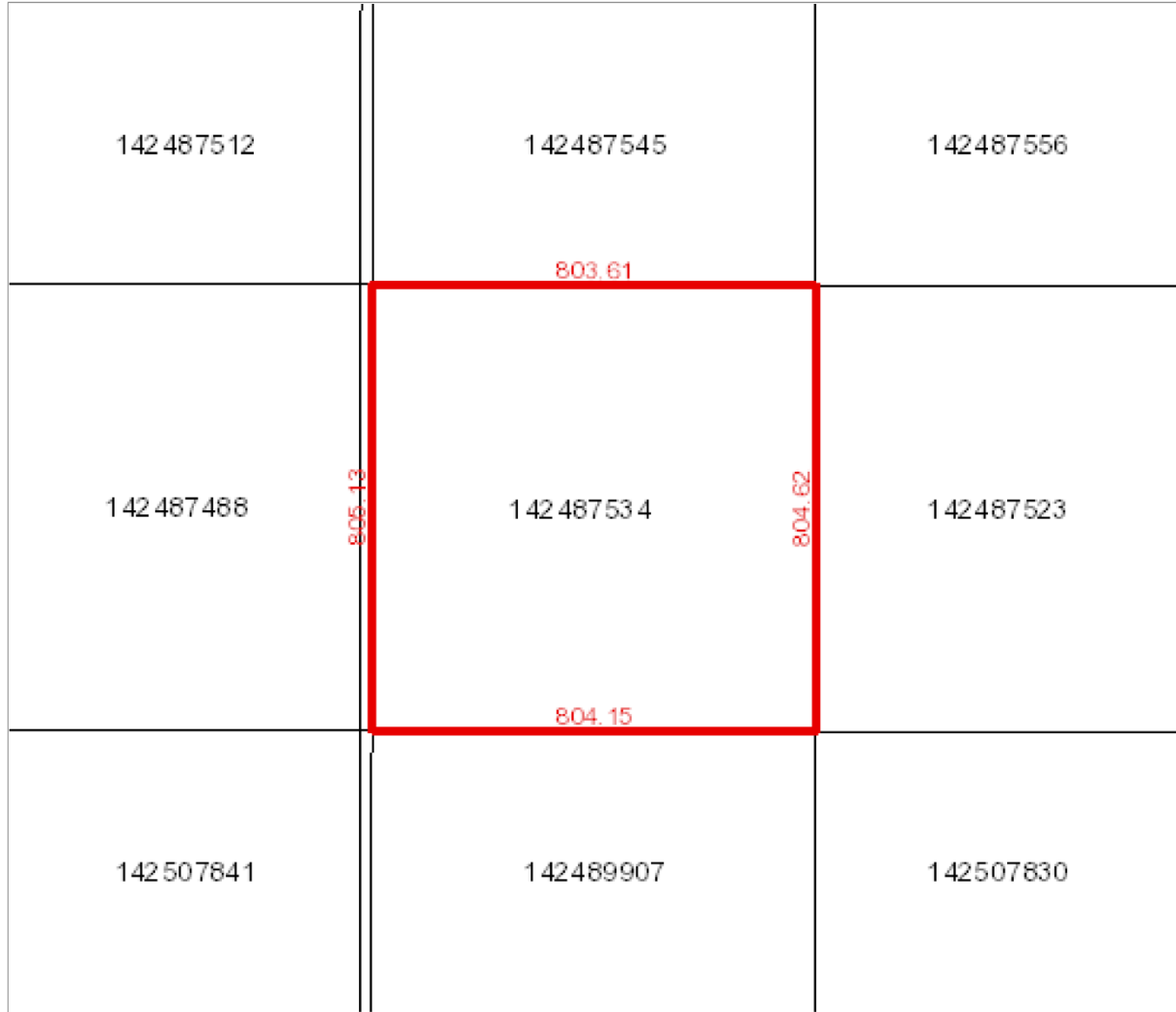
Commodity/Unit : Not Applicable

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.



Surface Parcel Number: 142487534

REQUEST DATE: Mon Sep 16 14:36:34 GMT-06:00 2024



Owner Name(s) : Sloan, Elvina Marilyn, Sloan, John Nathaniel

Municipality : RM OF PITTVILLE NO. 169

Area : 64.702 hectares (159.88 acres)

Title Number(s) : 147212467

Converted Title Number : 87SC02047

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 36-16-19-3 Ext 0

Source Quarter Section : SW-36-16-19-3

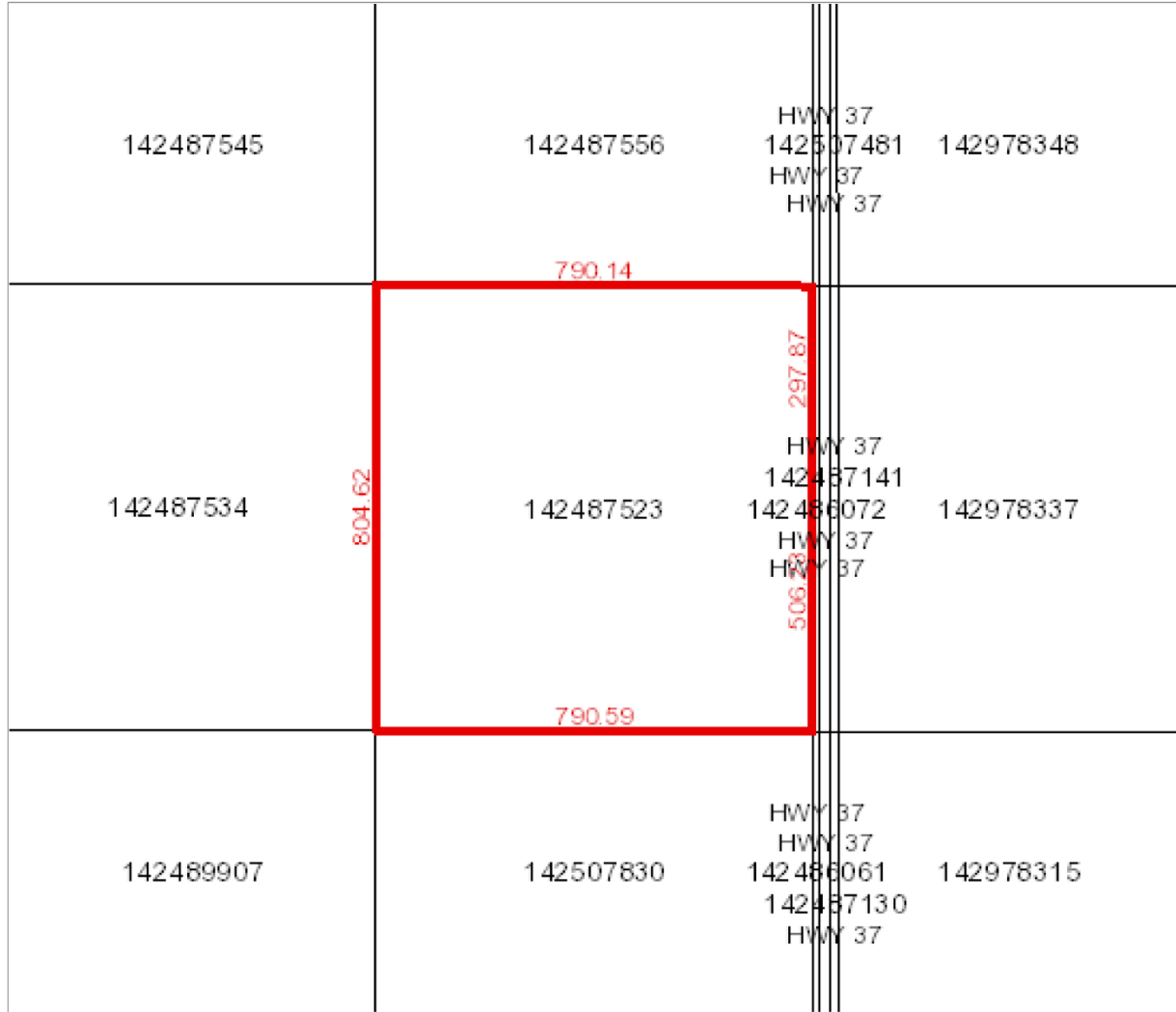
Commodity/Unit : Not Applicable

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.



Surface Parcel Number: 142487523

REQUEST DATE: Mon Sep 16 14:37:23 GMT-06:00 2024



Owner Name(s) : Sloan, Elvina Marilyn, Sloan, John Nathaniel

Municipality : RM OF PITTVILLE NO. 169

Area : 63.574 hectares (157.09 acres)

Title Number(s) : 147212489

Converted Title Number : 62SC03815

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SE 36-16-19-3 Ext 0

Source Quarter Section : SE-36-16-19-3

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 6

SAMA Reports

Property Report

Print Date: 17-Sep-2024

Page 1 of 1

Municipality Name: **RM OF PITTVILLE (RM)**

Assessment ID Number : **169-000136200**

PID: **201559085**



Civic Address:

Legal Location: Qtr NW Sec 36 Tp 16 Rg 19 W 3 Sup

Supplementary:

Title Acres: 159.00

School Division: 211

Neighbourhood: 169-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 12-Mar-2013

Change Reason: Reinspection

Year / Frozen ID: 2024/-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	
122.00	K - [CULTIVATED]	Soil association 1 FX - [FOX VALLEY] Soil texture 1 SICL - [SILTY CLAY 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 Soil profile 2 CAL10 - [CHERN-CAL (CA 9-12)] Top soil depth ER10	Topography T3.5 - Mod to Strg Slopes Stones (qualities) S1 - None to Few	\$/ACRE Final	1,063.66 39.60
30.00	K - [CULTIVATED]	Soil association 1 FX - [FOX VALLEY] Soil texture 1 SIL - [SILT 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 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S1 - None to Few	\$/ACRE Final	1,150.31 42.83

AGRICULTURAL WASTE LAND

Acres	Waste Type
7	WASTE SLOUGH1

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	\$164,400		1	Other Agricultural	55%	\$90,420				Taxable
Total of Assessed Values:	\$164,400					\$90,420				
										Total of Taxable/Exempt Values: \$90,420

Municipality Name: RM OF PITTVILLE (RM)

Assessment ID Number : 169-000136100

PID: 201559069



Civic Address:

Legal Location: Qtr NE Sec 36 Tp 16 Rg 19 W 3 Sup

Supplementary:

Title Acres: 159.00

School Division: 211

Neighbourhood: 169-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 12-Mar-2013

Change Reason: Reinspection

Year / Frozen ID: 2024/-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	
134.00	K - [CULTIVATED]	Soil association 1	FX - [FOX VALLEY]	Topography	T3.5 - Mod to Strg Slopes	\$/ACRE	1,042.38
		Soil texture 1	SICL - [SILTY CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	38.81
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard	WS: Waste Slough Rate: 0.98		
		Soil association 2	FX - [FOX VALLEY]				
		Soil texture 3	SIL - [SILT LOAM]				
		Soil texture 4					
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
25	WS & WN

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	\$139,900		1	Other Agricultural	55%	\$76,945				Taxable
Total of Assessed Values:	\$139,900					\$76,945				
					Total of Taxable/Exempt Values:	\$76,945				

Municipality Name: RM OF PITTVILLE (RM)

Assessment ID Number : 169-000136400

PID: 201559150



Civic Address:

Legal Location: Qtr SW Sec 36 Tp 16 Rg 19 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 169-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 12-Mar-2013

Change Reason: Reinspection

Year / Frozen ID: 2024/-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	
82.00	K - [CULTIVATED]	Soil association 1 FX - [FOX VALLEY] Soil texture 1 SICL - [SILTY CLAY 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 Soil profile 2 CAL10 - [CHERN-CAL (CA 9-12)] Top soil depth ER10	Topography T3.5 - Mod to Strg Slopes Stones (qualities) S1 - None to Few	\$/ACRE 1,063.66 Final 39.60	
77.00	K - [CULTIVATED]	Soil association 1 FX - [FOX VALLEY] Soil texture 1 SIL - [SILT 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 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S1 - None to Few	\$/ACRE 1,150.31 Final 42.83	

AGRICULTURAL WASTE LAND

Acres	Waste Type
1	WASTE SLOUGH1

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	\$175,800		1	Other Agricultural	55%	\$96,690				Taxable
Total of Assessed Values:	\$175,800					\$96,690				

Municipality Name: RM OF PITTVILLE (RM)

Assessment ID Number : 169-000136300

PID: 201559101



Civic Address:

Legal Location: Qtr SE Sec 36 Tp 16 Rg 19 W 3 Sup
 Supplementary:

Title Acres: 159.00
 School Division: 211
 Neighbourhood: 169-100
 Overall PUSE: 2000
 Call Back Year:

Reviewed: 12-Mar-2013
 Change Reason: Reinspection
 Year / Frozen ID: 2024/-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] Soil texture 1 SICL - [SILTY CLAY 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 Soil profile 2 CAL10 - [CHERN-CAL (CA 9-12)] Top soil depth ER10	Topography T3.5 - Mod to Strg Slopes Stones (qualities) S1 - None to Few	\$/ACRE Final	1,063.66 39.60

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	\$169,100		1	Other Agricultural	55%	\$93,005				Taxable
Total of Assessed Values:	\$169,100					\$93,005				