



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Morse No. 165

8.5 km South of Herbert, SK

Harry, Mary & Steven Prang

Bids Due: September 10, 2025

Our File No. 00558-007L

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
5. Parcel Picture
6. SAMA Report



LAND FOR SALE BY TENDER

RM of Morse No. 165 – 8.5 km South of Herbert, SK

Owners: Harry Prang, Mary Prang & Steven Prang

Legal Land Description	SAMA Assessment	Total Acres	Cult. Acres
NW 17-16-09-3 Ext 0	\$232,800	159.34	139

Annual Wind Lease Revenue – Saskatchewan Wind Developments I LP revenue of \$300.00 annually (no turbine currently on land).

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 10th day of September 2025**;
2. A cheque for 3% of the amount of the bid must accompany the tender;
3. Surface lease revenue will not be adjusted and the Owners will retain all payments received up to the closing date;
4. 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”**;
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 date is January 1, 2026.

Forward bids and inquiries to:

**MEGAN N. LACELLE., ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave NW, P.O. BOX 610
SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891
MLacelle@andlaw.ca
File No. 00558-007L**

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>PRANG LAND TENDER</u>	
<u>Legal Description</u>	<u>Bid Amount</u>
NW 17-16-09-3 Ext 0	
<u>TOTAL BID AMOUNT:</u>	\$_____

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 **September 10, 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. 00558-007L

Email:_____

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

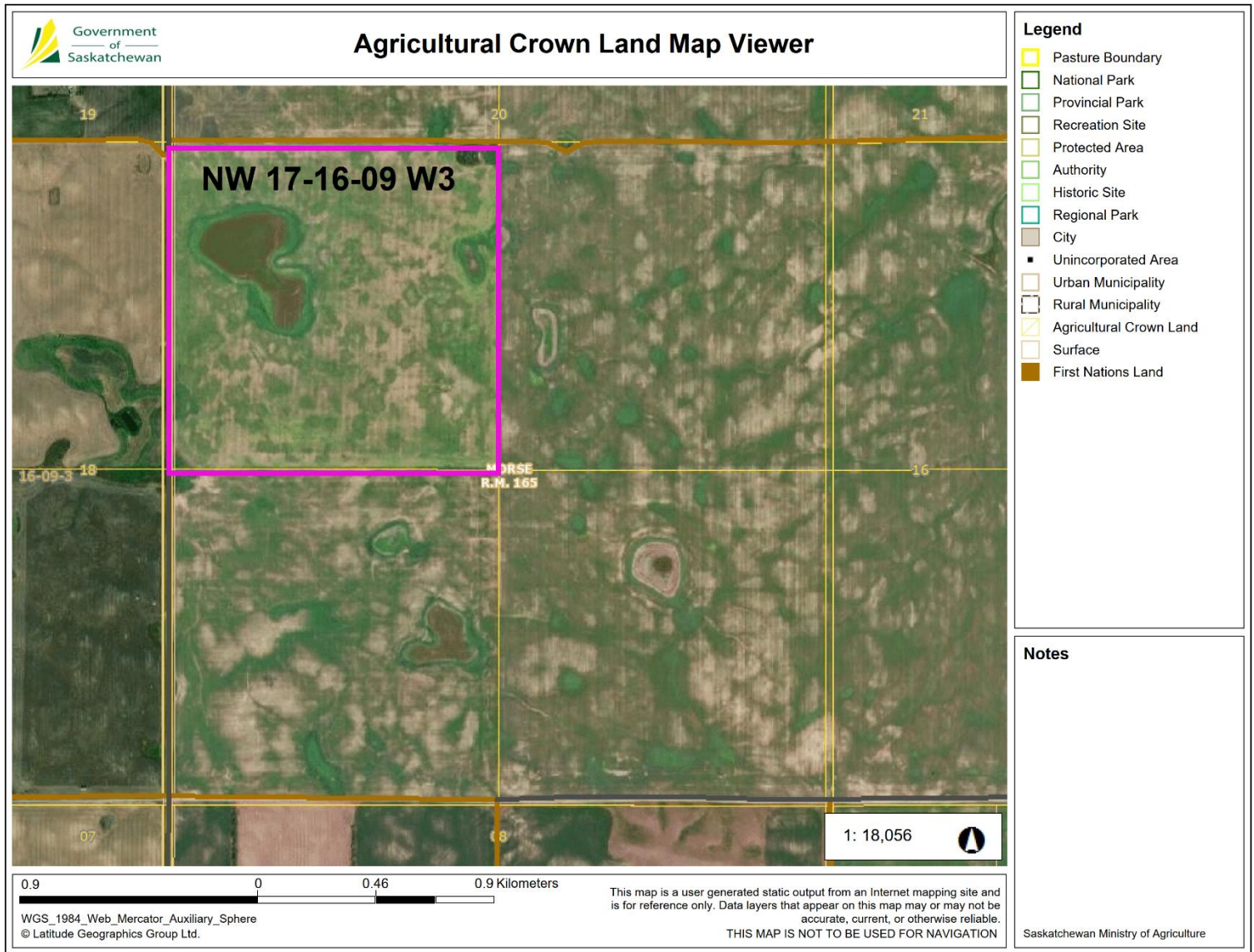
Content 3

RM of Morse No. 165 - 2024 Map

ARNOLD & SHIRLEY ENS 130700	LONNIE ENS 57400 ROY SPIEL 136300	164300	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 147500	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 229000	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 212400	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 232700	B. & J. ACRES INC. 283600	SHARON NELSON 95400 ESTHER NELSON 95500	B. & J. ACRES INC. 281400 B. SCHULZ 5400	B. & J. ACRES INC. 254100	B & J ACRES INC. 223400	B & J ACRES INC. 210000	
HERBERT	RANDALL & KATHERINE VOTH 183300		HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 163400	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 145700	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 146500	BRETHREN CHURCH OF SOUTHLAND 140400	HUTTERIAN CHURCH OF SOUTHLAND 160000	BRETHREN CHURCH OF SOUTHLAND 18700 PIONEER GRAIN TERMINAL	B. & J. ACRES INC. 257900	B. & J. ACRES INC. 231000	B & J ACRES INC. 109400	TIMOTHY WEIN-BENDER 134500	
STEPHEN & JOCELYN HARDER 132500	BRENDAN & KARMYN NELSON 106100	CORNELIUS KLASSEN 129400	GERHARD FEHR 181900	101216848 SASK LTD. 196100	D. HARLICK & T. SCHROEDER 24000	101216848 SASK LTD. 174800	101216848 SASK LTD. 164300	NATURE CONSERVANCY OF CANADA 142400	114700 NATURE CONSERVANCY OF CANADA 45600	ARNOLD PENNER 10800	TIM & BONNIE WEINBENDER 157000		
STEPHEN & JOCELYN HARDER 99300	DARLENE & CALVIN ENGLAND 129900	JYOTI SANGHA & JATINDER SINGH SANGHA 101800	GERHARD FEHR 158300	REINO PENNER 168400	101216848 SASK LTD. 164300	SASK AG & FOOD 18800	101216848 SASK LTD. 149600	NATURE CONSERVANCY OF CANADA 100900	SASK AG & FOOD 22500	SASK AG & FOOD 3100	REED	BEVERLEY BAKUS 1600	
ZANE HAMM & RODERICK LAZENWINKEL 102200	DARLENE & CALVIN ENGLAND 84000	MAIN CENTRE HUTTERIAN BRETHREN INC. 98200	MAIN CENTRE HUTTERIAN BRETHREN INC. 125000	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 198200	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 176000	NATURE CONSERVANCY OF CANADA 100900	SASK AG & FOOD 22500	SASK AG & FOOD 3100			LAKE		
STEPHEN & JOCELYN HARDER 115300	STEPHEN & JOCELYN HARDER 82200	MAIN CENTRE HUTTERIAN BRETHREN INC. 107200	MAIN CENTRE HUTTERIAN BRETHREN INC. 114200	KIWI & MANGO FARMS LTD. 161000	B & J FAMILY HOLDINGS INC. 188200	B & J FAMILY HOLDINGS INC. 202100	JOSEPH & CELIA KUNZE 151500	SASK AG & FOOD 4200			CROWN LAND 1600	CROWN LAND 1600	
SUSAN & MICHAEL JOHNSTONE 140800	STEPHEN & JOCELYN HARDER 118600	MAIN CENTRE HUTTERIAN BRETHREN INC. 196900	MAIN CENTRE HUTTERIAN BRETHREN INC. 144700	ROGER & SUSAN STOLSON 164300	KIWI & MANGO FARMS LTD. 168900	REINO & DORIS PENNER 198600	JOSEPH & CELIA KUNZE 132000	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 163500	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 105500	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 89600	NATURE CONSERVANCY OF CANADA 36800	NATURE CONSERVANCY OF CANADA 91500	
MARLON HARRY EUBAURER 150200	MARLON HARRY EUBAURER 112900	KIWI & MANGO FARMS LTD. 166100	COBBLESTONE RIDGE FARMS LTD. 210900	ROGER & SUSAN STOLSON 126700	KIWI & MANGO FARMS LTD. 154200	REINO & DORIS PENNER 154700	REINO PENNER 96900	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 175100	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 201500	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 164500	NATURE CONSERVANCY OF CANADA 24600	REINO PENNER 175800	
KIWI & MANGO FARMS LTD. 172000	CANADIAN FOODGRAINS BANK 145300	KIWI & MANGO FARMS LTD. 135600	WESLEY & SHARON YESKE 168900	ROGER & SUSAN STOLSON 240000	KIWI & MANGO FARMS LTD. 203800	B & J FAMILY HOLDINGS INC. 193400	B & J ACRES INC. 199500	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 170100 B. & S. HEAP 10800	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 196800	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 205800	COBBLESTONE RIDGE FARMS LTD. 159800	MICHAEL & CHARLOTTE MONTGOMERY 203600	
JON & DARLENE ENNS 164600	CANADIAN FOODGRAINS BANK 165600	19	JOSHUA WIEBE 183400	D. & M. THEISEN 152800	B & J ACRES INC. 207000	B & J ACRES INC. 221200	COBBLESTONE RIDGE FARMS LTD. 233100	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 168800	HUTTERIAN BRETHREN CHURCH OF SOUTHLAND 151700	COBBLESTONE RIDGE FARMS LTD. 223600	COBBLESTONE RIDGE FARMS LTD. 187100	GALLOW HILL FARMS LTD. 192200	
NOEL & JOYCE ENNS 153600	MARK PENNER 153600	20	JOSHUA WIEBE 157000	B & J FAMILY HOLDINGS INC. 201900	MERLE DYCK 157000	BRENT & MARION WIEBE 177900	KEVIN & MELISSA TERSTEEGE 135000	KEVIN & MELISSA TERSTEEGE 180500	WESLEY & SHARON YESKE 122500	COBBLESTONE RIDGE FARMS LTD. 118200	COBBLESTONE RIDGE FARMS LTD. 186900	VALERIE & DENNIS KRELL 162600	
NOEL & JOYCE ENNS 142900	MARK PENNER 148200	18	HARRY, MARY & STEVEN PRANG 162900	B & J ACRES INC. 183300	B & J ACRES INC. 202900	NATASHA WIEBE 168100	NATASHA WIEBE 168700	JOSEPH & CELIA KUNZE 93900	DEVIN & ANGELA GILL 22300	WESLEY & SHARON YESKE 187700	COBBLESTONE RIDGE FARMS LTD. 155400	COBBLESTONE RIDGE FARMS LTD. 168800	
NOEL & JOYCE ENNS 149700	DEAN NEUMANN 172200	17	FAY PASVEER 162200	B & J ACRES INC. 158600	BRENT & MARION WIEBE 184900	BRENT & MARION WIEBE 169300	JOSEPH & CELIA KUNZE 180700	JOSEPH & CELIA KUNZE 155700	JOHN & BRYAN VOTH 173400	DONNA SKJERDAL & DOROTHY VOTH 152100	MURRAY MARTENS 141300	ROGER & SUSAN STOLSON 129900	COBBLESTONE RIDGE FARMS LTD. 163300

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

0.5 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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Saskatchewan Ministry of Agriculture

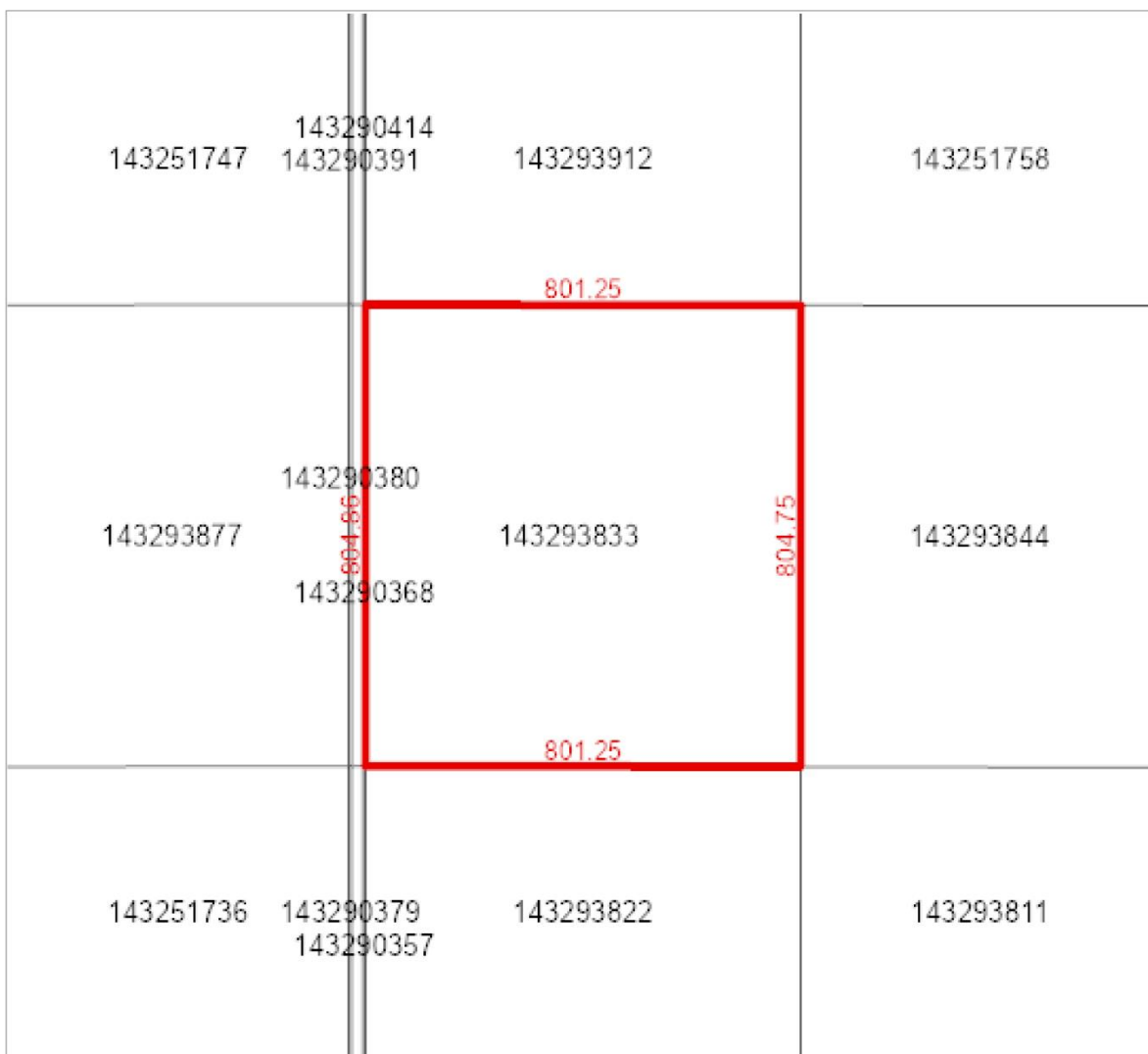
Content 6

Parcel Picture



Surface Parcel Number: 143293833

REQUEST DATE: Tue Jul 29 16:13:21 GMT-06:00 2025



Owner Name(s) : PRANG, HARRY PAUL, PRANG, MARY, Prang, Steven Neil

Municipality : RM OF MORSE NO. 165

Area : 64.485 hectares (159.34 acres)

Title Number(s) : 141920243

Converted Title Number : 87SC00976

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 17-16-09-3 Ext 0

Source Quarter Section : NW-17-16-09-3

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

Print Date: 29-Jul-2025

Municipality Name: RM OF MORSE (RM)

Assessment ID Number : 165-000317200

PID: 358358



Civic Address: 309446 163 TWP-RD

Legal Location: Qtr NW Sec 17 Tp 16 Rg 09 W 3 Sup

Supplementary:

Title Acres: 159.00

School Division: 211

Neighbourhood: 165-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 03-Jun-1988

Change Reason:

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	
126.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,701.94
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	45.26
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	AD - [ARDILL]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
13.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T4 - Strg Slopes	\$/ACRE	1,394.48
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	37.09
		Soil texture 2	L - [LOAM]				
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
		Soil association 2	AD - [ARDILL]				
		Soil texture 3	CL - [CLAY 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
20	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	\$232,800		1	Other Agricultural	55%	\$128,040				Taxable
Total of Assessed Values:	\$232,800				Total of Taxable/Exempt Values:	\$128,040				

© 2025 Saskatchewan Assessment Management Agency, All Rights Reserved.

Data Source: SAMAVIEW