

LAND TENDER INFORMATION PACKAGE

RM of Val Marie No. 17

Surrounding Val Marie, SK

Ervin Carlier, Peter Carlier & Jennelle Carlier

Closing: April 24th, 2025

Our File No. 02787-015F

This offering includes five parcels totaling 136.74 acres near Val Marie, SK. **Bids will be accepted on individual parcels, any combination of parcels, or the entire package**. The full package includes a residential property, hayland, livestock facilities with handling equipment, and grazing rights.

Nestled along the scenic Frenchman River, the ranch features a charming farmhouse surrounded by mature poplar and spruce groves, set against the breathtaking backdrop of the Frenchman River Valley and the rolling hills of Grasslands National Park. The residence is ideally located just 2 km from the town of Val Marie.













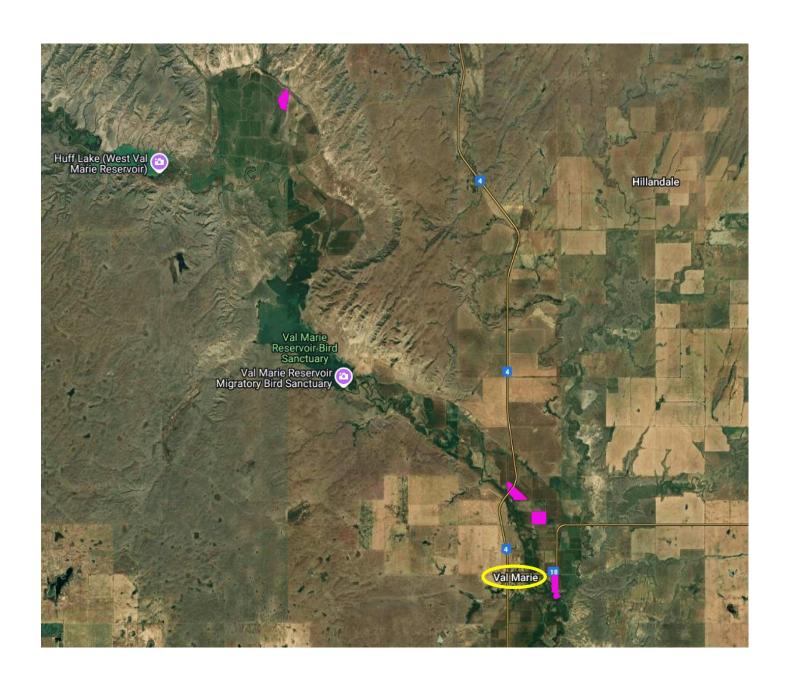






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LAND FOR SALE - RM OF VAL MARIE NO. 17

Owners: Ervin Carlier, Peter Carlier & Jennelle Carlier – Surrounding Val Marie, SK

Land Description		Source Qtr.	Assessed	Total	Cult.
		Source Qti.	Value	Acres	Grass
1	Blk/Par 172-Plan 68SC11499 Ext 0	NW 28-03-13 W3, E ½ 29-03-13 W3	\$25,300	36.86	20
2	Blk/Par 134-Plan 67SC12097 Ext 0	NW 05-04-13-3	\$58,300	29.19	29
3	Blk/Par 135-Plan 67SC12097 Ext 0	NW 05-04-13-3	\$18,100	9.26	9
4	Blk/Par 120-Plan 67SC12097 Ext 0	SE 05-04-13 W3	\$80,400	39.4	39.4
5	Blk/Par 43-Plan DW3837 Ext 0	N ½ 16-05-14 W3, SW 16-05-14 W3 \$42,600		22.03	22
		\$224,700	136.74	119.4	

To View Call Ervin @ 306-298-7700

PARTICULARS:

PFRA Lot 172 (Home Place) Val Marie Flat

- 11 acres irrigated (new development with re-leveled and resized strips, new dikes, and a new alfalfa planting)
- ILO (Intensive Livestock Operation) for 300 head, approved by Saskatchewan Agriculture
- Manure management in place, off-river watering bowls, and legal setbacks from residences
- Morand livestock handling system including manual squeeze, palpation cage, 3' 8' adjustable alley, double rolling doors, loading chute with 2 access doors and 20' tub
- Farmhouse with 4-bedrooms and 3-bathrooms
- Buried powerlines
- Irrigation sprinkler system
- 48' x 108' 16' farm shed c/w with heated insulated 48' x 48' shop, concrete floors and infrared heat
- Three "crossings" on adjacent Frenchman River.
- Wild native willow river bottom

PFRA Lots 134 & 135 - Val Marie Flat

- Alfalfa/grass mix (Yield records available to 2017)
- 2024 production 166 bales average weight 1375 lbs

PFRA Lot 120 Hayland

- Ditch reconditioning completed in fall 2024 with new turnouts
- New seeding Triticale

PFRA Lot 43 - West Flat

- Alfalfa/grass mix (yield records available back to 2017)
- 2024 production: 95 bales, average weight 1,375 lbs

Grazing Rights – Val Marie Grazing Corp. Shares

- 2 47 Class F grazing shares: 47 cow/calf pairs or 47 yearlings (Total 94 cow/calf pairs or 94 yearlings)
- 2 47 Class G breeding shares: 47 cow/calf pairs (Total 94 cow/calf pairs)
- Purchaser must qualify to lease Saskatchewan Crown land.

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **24**th day of April, 2025;
- 2) Highest or any tender not necessarily accepted;
- 3) A cheque for the amount of **3%** of the amount of bid must accompany the bid (cheques will be returned to unsuccessful bidders);
- 4) Tenders considered on individual parcel(s), indicating which quarter they apply to;
- 5) Tenders must qualify to be a leaseholder of Saskatchewan provincial Crown lands in order to purchase the Val Marie Grazing Corp. Shares ("Grazing Rights");
- 6) As a condition of purchasing the Grazing Rights, the successful Tenderer must agree to comply with the provisions of the Unanimous Shareholders' Agreement dated January 1, 2018;
- 7) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
- 8) No tenders subject to financing or other conditions will be accepted;
- 9) Tenders will not be called to the office of the undersigned to finalize the sale;
- 10) Land, buildings and improvements offered for sale **as is** and **where is**. There are no warranties or representations of the Vendors expressed or implied;
- 11) The successful Tender shall be required, following the last tender, to enter into a written agreement with the registered owners for sale of deeded land;
- 12) In the event the Purchaser fails to pay the balance of the purchase price on or before the 8th day of May 2025 (the "Closing Date"), the deposit equivalent to three (3%) percent of the final tender, shall be forfeited absolutely to the registered owners as liquidated damages or alternatively, with consent of owners pay interest on balance to close at the rate of 6% per annum from Closing Date;
- 13) No possession shall be granted until the balance of the purchase price has been paid absolutely and unconditionally, or written agreement allowing early possession to commence spring work and applications;
- 14) The registered owners shall pay the costs for the preparation of the Transfer Authorization;
- 15) The Purchaser shall pay all Land Titles costs for the registration of the Transfer Authorization at ISC; The Purchaser shall be responsible for his/her own Solicitor costs;
- 16) The Purchaser, in addition to the offer price, shall also pay GST, if applicable. The Purchaser must provide the registered owners with a Certificate as to the GST registration otherwise, the Purchaser shall be required to pay the Vendor, GST equivalent to five (5%) percent of the purchase price;
- 17) The Owners shall pay taxes to **December 31, 2024**. The Purchaser is responsible for 2025 taxes on deeded lands.

Forward bids and inquiries to:

MORRIS A. FROSLIE, ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave NW, P.O. BOX 610
SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891

MFroslie@andlaw.ca File No. 02787-015F

Click Here to Open the **Bid Form in a New Tab**

Tender for Purchase Form

CARLIER LAND TENDER

- I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to purchase in 1. accordance with the terms and conditions in the Tender Advertisement the following land at the Bid Amount:
 - A. The Lands and/or Grazing Rights marked with a checkmark below:

2.

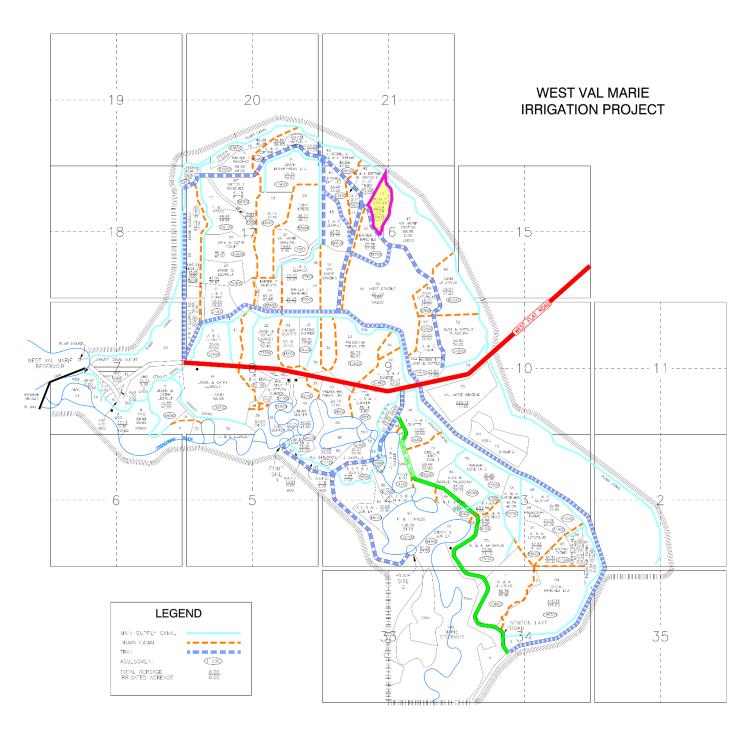
3.

File No. 02787-015F/bw

	<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>						
		Blk/Par 172-Plan 68SC11499 Ext 0	\$						
		Blk/Par 134-Plan 67SC12097 Ext 0	\$						
		Blk/Par 135-Plan 67SC12097 Ext 0	\$						
		Blk/Par 120-Plan 67SC12097 Ext 0	\$						
		Blk/Par 43-Plan DW3837 Ext 0	\$						
		Grazing Rights – Val Marie Grazing Corp. Shares - 47 Class F grazing shares (47 cow/calf pairs or 47 yearling - 47 Class G breeding shares (47 cow/calf pairs)	\$						
		Grazing Rights – Val Marie Grazing Corp. Shares - 47 Class F grazing shares (47 cow/calf pairs or 47 yearling - 47 Class G breeding shares (47 cow/calf pairs)	\$						
		\$							
		ourchasing all the Lands and Grazing Rights: Il Lands and All Grazing Rights in Part A above for tl	ne total sum of \$						
2. 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. 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 April 24th, 2025, at 12:00 noon regarding the acceptance/decline of our offer.								
 Date	e	Signo	Signature of Tenderer						
Nan	ne of C	Corporation: Print	Name of Tenderer:						
 Add	ress: _	Hom	e #:						
		Mob	le #:						

Email: _____

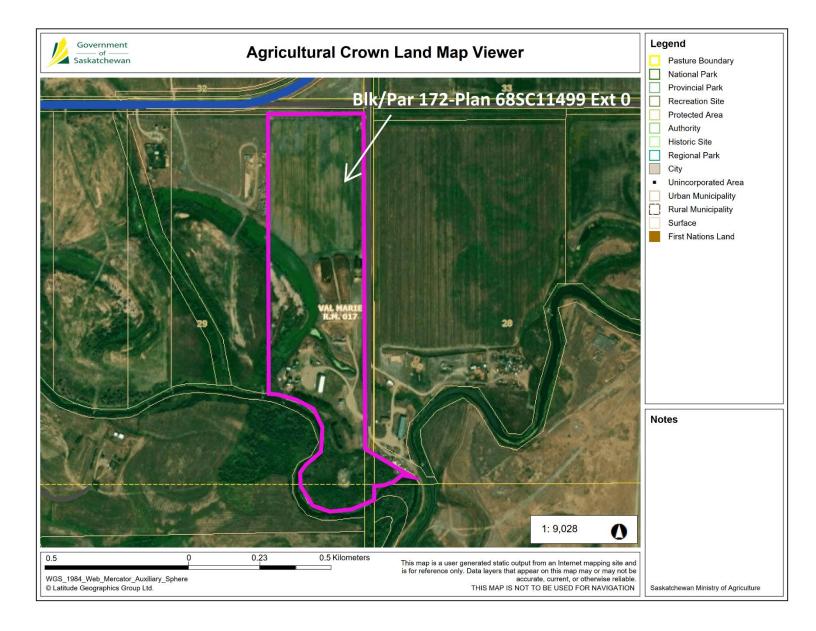
Content 3 RM of Val Marie No. 17 – 2023 Map



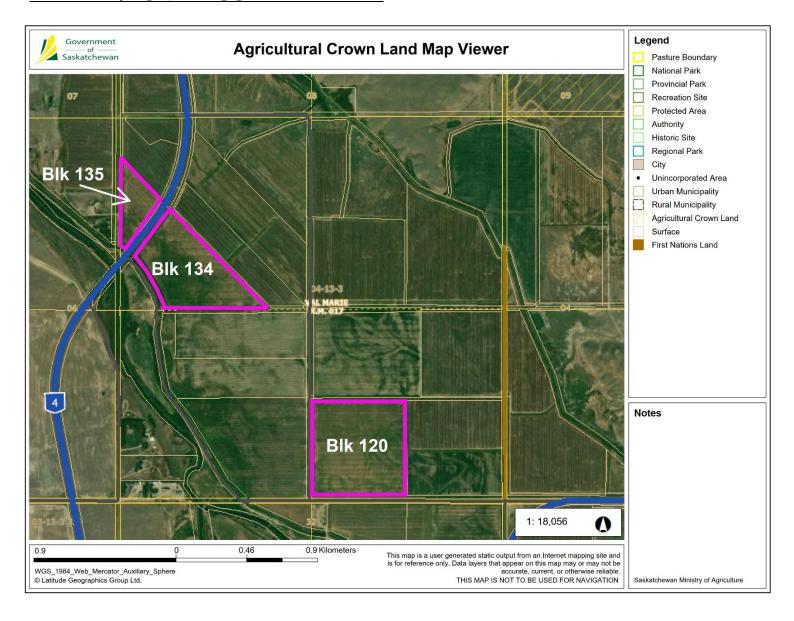
RM of Val Marie No. 17 – 2023 Map

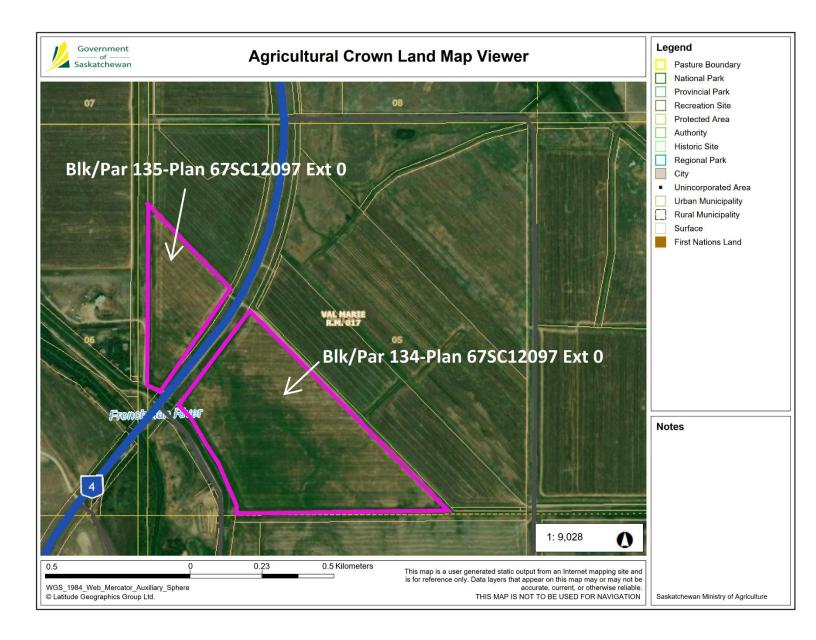
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ħ	WALDNER FARMS LTD. 170600	RANCHES LTD. RANCHES LTD. 80000 61800	RANCHES LTD DUQUETTE	SERGE ARTHUR DUQUETTE: & EDNA I FACETTE 164700 168500
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		DMG RANCHES LTD. 63500	DMG DMG RANCHES LTD. RANCHES LTD. 55400 57000	ARTHUR DANIEL & EDNA & HEATHER FACETTE FACETTE 112100 152500
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WALDNER WALDNER FARMS FARMS LTD. LTD. 170600 146000	WALDNER PAUL FARMS & JOY LTD. LEBEL 166700 134400		LYNN GRANT 56000	SERGE SERGE DUQUETTE 63300 117100
JANE JANE McCREA McCREA 151300 147300	LYNN JOY STUART LEBEL GRANT 160700 149600		DEAN & LYNN GRANT 61700	GRANT ENT. LTD.
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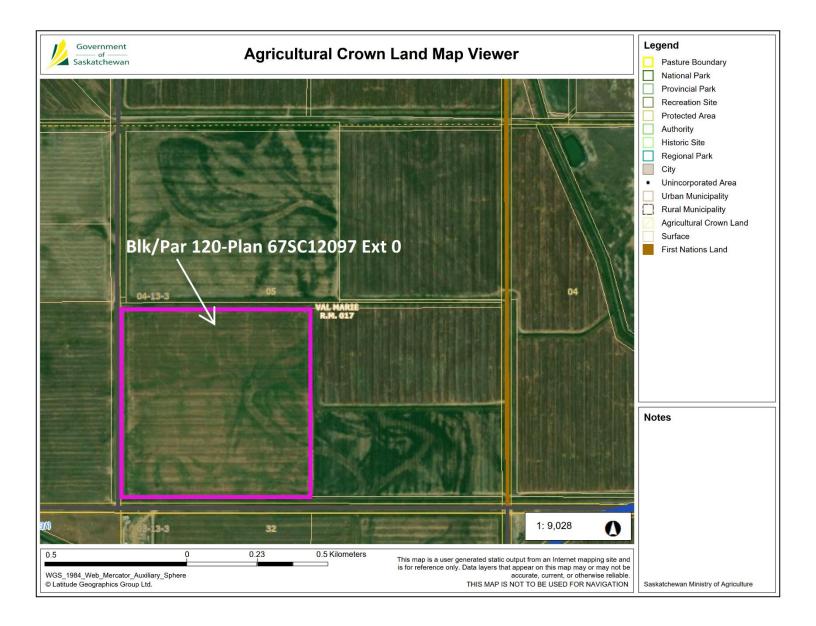
Satellite Images

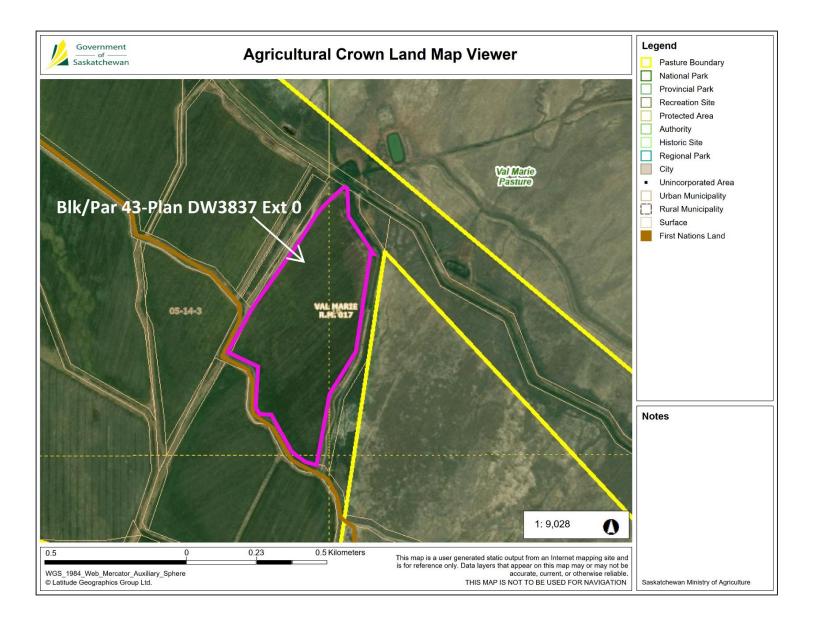


Blk 120, 134 & 135 Overview:









SAMA Reports

Print Date: 01-Apr-2025 **Property Report** Page 1 of 1 Municipality Name: RM OF VAL MARIE (RM) Assessment ID Number: 017-001629107 PID: 4061222 Reviewed: 04-Sep-2002 Legal Location: Qtr PT NE Sec 29 Tp 03 Rg 13 W 3 Sup 07 School Division: 211 Change Reason: Supplementary: PLOT #172 Neighbourhood: 017-100 Year / Frozen ID: 2025/-32560 Overall PUSE: 2000 Predom Code: Method in Use: C.A.M.A. - Cost Call Back Year: MANAGEMENT AGENCY

AGRICULTURAL ARABLE LAND

Land Use **Productivity Determining Factors** Economic and Physical Factors Rating Acres BW - [BROWN (ALLUVIUM)] KG - [CULTIVATED GRASS] Soil assocation 1 Topography T1 - Level / Nearly Level \$/ACRE 1.257.05 20.00 HC - [HEAVY CLAY] Soil texture 1 Stones (qualities) S1 - None to Few 33.43 Soil texture 2 C - [CLAY] Phy. Factor 1 35% reduction due to SA4 - [65 : Salinity - Very Strong] MC-M - [CHERN-MASS CLAY Soil profile 1 MOD] BW - [BROWN (ALLUVIUM)] Soil assocation 2 Soil texture 3 HC - [HEAVY CLAY] Soil texture 4 C - [CLAY] MC-STR - [CHERN-MASS CLAY Soil profile 2 Top soil depth

AGRICULTURAL WASTE LAND

Acres Waste Type
WASTE

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	\$25,300		1	Other Agricultural	55%	\$13,915	_			Taxable
Total of Assessed Value	es: \$25,300	•		Total of Ta	xable/Exempt Values:	\$13,915				

Property Report Print Date: 01-Apr-2025 Page 1 of 1 Municipality Name: RM OF VAL MARIE (RM) **Assessment ID Number:** 017-001905203 PID: 4061552 Civic Address: 10-Oct-2002 Legal Location: Qtr PT NW Sec 05 Tp 04 Rg 13 W 3 Sup 03 School Division: 211 Change Reason: Neighbourhood: 017-100 Year / Frozen ID: 2025/-32560

Overall PUSE:

2000

Predom Code:

Method in Use:

C.A.M.A. - Cost

SASKATCHEWAN ASSESSMENT

Supplementary: PLOT #134

Call Back Year:

MC-M - [CHERN-MASS CLAY

AGRICULTURAL ARABLE LAND

Land Use **Productivity Determining Factors** Economic and Physical Factors Rating Acres Soil assocation 1 BW - [BROWN (ALLUVIUM)] T1 - Level / Nearly Level \$/ACRE 2,010.52 Topography KG - [CULTIVATED GRASS] 29.00 HC - [HEAVY CLAY] Soil texture 1 Stones (qualities) S1 - None to Few Final 53.47 Soil texture 2 C - [CLAY]

Top soil depth

Soil profile 1

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	\$58,300		1	Other Agricultural	55%	\$32,065	_			Taxable
Total of Assessed Value	es: \$58,300	•		Total of Ta	xable/Exempt Values:	\$32,065				

Print Date: 01-Apr-2025 Page 1 of 1 **Property Report**

Municipality Name: RM OF VAL MARIE (RM)

Assessment ID Number: 017-001905204 Title Acres:

PID: 4061578 10-Oct-2002

SASKATCHEWAN ASSESSMENT

Civic Address:

Supplementary: PLOT #135

Legal Location: Qtr PT NW Sec 05 Tp 04 Rg 13 W 3 Sup 04 School Division: 211 Neighbourhood: 017-100

9.23

2000

Change Reason:

Year / Frozen ID:

Predom Code: Method in Use:

Reviewed:

2025/-32560 C.A.M.A. - Cost

Call Back Year:

Overall PUSE:

AGRICULTURAL ARABLE LAND

Acres

9.00

Land Use KG - [CULTIVATED GRASS] **Productivity Determining Factors**

BW - [BROWN (ALLUVIUM)]

HC - [HEAVY CLAY] Soil texture 1 Soil texture 2 C - [CLAY]

Soil profile 1

MC-M - [CHERN-MASS CLAY MOD]

Top soil depth VERT

Soil assocation 1

Economic and Physical Factors

T1 - Level / Nearly Level Topography

Stones (qualities) S1 - None to Few

Rating

Final

\$/ACRE 2,010.52 53 47

Page 1 of 1

Assessed & Taxable/Exempt Values (Summary)

Liability Tax Percentage Adjust Reason Adjust Reason Adjust Description Appraised Values Subdivision Class of value Exempt Tax Status Taxable Reason Taxable

Agricultural \$18,100 55% Other Agricultural \$9.955 Total of Assessed Values: \$18,100 Total of Taxable/Exempt Values: \$9,955

Property Report

Municipality Name: RM OF VAL MARIE (RM)

Civic Address:

Legal Location: Qtr PT SE Sec 05 Tp 04 Rg 13 W 3 Sup 01

Supplementary: PLOT #120

Assessment ID Number: 017-001905301

> 39.73 Title Acres:

> School Division: 211

Neighbourhood: 017-100

Overall PUSE: 2000

Year / Frozen ID: 2025/-32560

Print Date: 02-Apr-2025

Change Reason: Predom Code:

Reviewed:

Method in Use: C.A.M.A. - Cost

PID: 4061628

10-Oct-2002

Call Back Year:

AGRICULTURAL ARABLE LAND

Land Use

Acres 40.00

KG - [CULTIVATED GRASS]

Productivity Determining Factors

Soil assocation 1 BW - [BROWN (ALLUVIUM)] HC - [HEAVY CLAY] Soil texture 1

Soil texture 2 C - [CLAY]

Soil profile 1 MC-M - [CHERN-MASS CLAY MODI

Top soil depth VERT Economic and Physical Factors

T1 - Level / Nearly Level Topography Stones (qualities) S1 - None to Few

Rating \$/ACRE

2,010.52 Final 53.47

Assessed & Taxable/Exempt Values (Summary)

Percentage Liability Tax Adjust Reason Adjust Adjust Reason Description Appraised Values Subdivision Class of value Exempt Tax Status Taxable Reason Taxable

Agricultural \$80,400 55% Other Agricultural \$44,220 Total of Assessed Values: \$80,400 Total of Taxable/Exempt Values \$44,220 **Property Report** Print Date: 01-Apr-2025 Page 1 of 1

Municipality Name: RM OF VAL MARIE (RM)

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address: Legal Location: Qtr PT NW Sec 16 Tp 05 Rg 14 W 3 Sup 03

Supplementary: PLOT #43

017-002616203 Assessment ID Number : Title Acres: 22.04

Reviewed:

Method in Use:

10-Oct-2002

PID: 4060588

Change Reason:

Year / Frozen ID:

Predom Code:

2025/-32560 C.A.M.A. - Cost

School Division: 211

Overall PUSE: 2000

Neighbourhood: 017-100

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres

22.00

Land Use KG - [CULTIVATED GRASS] Productivity Determining Factors

Soil assocation 1 BW - [BROWN (ALLUVIUM)] HC - [HEAVY CLAY]

Soil texture 1 C - [CLAY]

Soil texture 2 Soil profile 1

MC-STR - [CHERN-MASS CLAY STRI

Soil assocation 2

BW - [BROWN (ALLUVIUM)] HC - [HEAVY CLAY] Soil texture 3

Soil texture 4 C - [CLAY]

Soil profile 2 MC-M - [CHERN-MASS CLAY

Top soil depth **VERT** Economic and Physical Factors

T1 - Level / Nearly Level Topography

Stones (qualities) S1 - None to Few

Rating \$/ACRE

Final 51.43

1,933.93

Assessed & Taxable/Exempt Values (Summary)

Liability Tax Percentage Adjust Reason Adjust Reason Adjust Reason Description Appraised Values Subdivision Class of value Exempt Tax Status Taxable Agricultural \$42,600 1 55% Taxable Other Agricultural \$23,430

Total of Assessed Values: Total of Taxable/Exempt Values: \$23,430 \$42,600

Parcel Pictures



Surface Parcel Number: 150777041

REQUEST DATE: Mon Mar 31 11:30:35 GMT-06:00 2025

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722	<u> </u>	11

Owner Name(s): Carlier, Ervin Emile

Municipality: RM OF VAL MARIE NO. 017

Area: 14.916 hectares (36.86 acres)

Title Number(s): 121271543 Converted Title Number: 99SC10785

Parcel Class: Parcel (Generic) Ownership Share: 1:1

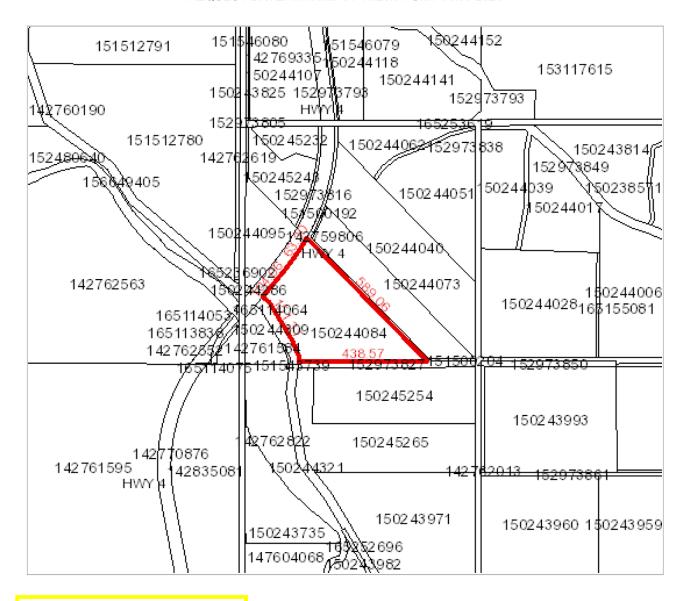
Land Description: Blk/Par 172-Plan 68SC11499 Ext 0

Source Quarter Section : NW-28-03-13-3,SE-29-03-13-3,NE-29-03-13-3

Commodity/Unit: Not Applicable



REQUEST DATE: Mon Mar 31 11:29:07 GMT-06:00 2025



Owner Name(s): Carlier, Ervin Emile

Municipality: RM OF VAL MARIE NO. 017

Title Number(s): 140131987 **Parcel Class**: Parcel (Generic)

Land Description: Blk/Par 134-Plan 67SC12097 Ext 0

Source Quarter Section: NW-05-04-13-3

Commodity/Unit: Not Applicable

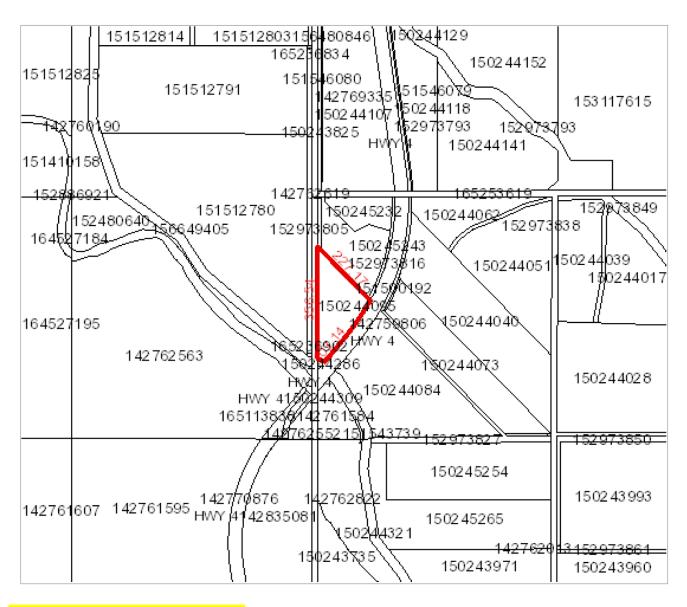
Area: 11.812 hectares (29.19 acres)

Converted Title Number: 91SC12458H

Ownership Share: 1:1



REQUEST DATE: Mon Mar 31 11:29:50 GMT-06:00 2025



Owner Name(s): Carlier, Ervin Emile

Municipality: RM OF VAL MARIE NO. 017

Title Number(s): 140131998 **Parcel Class**: Parcel (Generic)

Land Description: Blk/Par 135-Plan 67SC12097 Ext 0

Source Quarter Section: NW-05-04-13-3

Commodity/Unit: Not Applicable

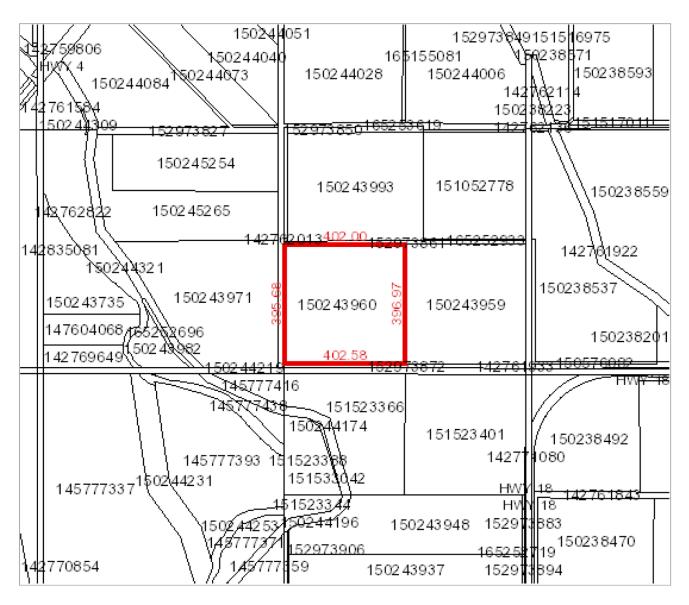
Area: 3.749 hectares (9.26 acres)

Converted Title Number: 91SC12458H

Ownership Share: 1:1



REQUEST DATE: Wed Apr 2 08:12:46 GMT-06:00 2025



Owner Name(s): Carlier, Ervin Emile

Municipality: RM OF VAL MARIE NO. 017

Title Number(s): 140131965 **Parcel Class**: Parcel (Generic)

` '

Land Description: Blk/Par 120-Plan 67SC12097 Ext 0

Source Quarter Section: SE-05-04-13-3

Commodity/Unit: Not Applicable

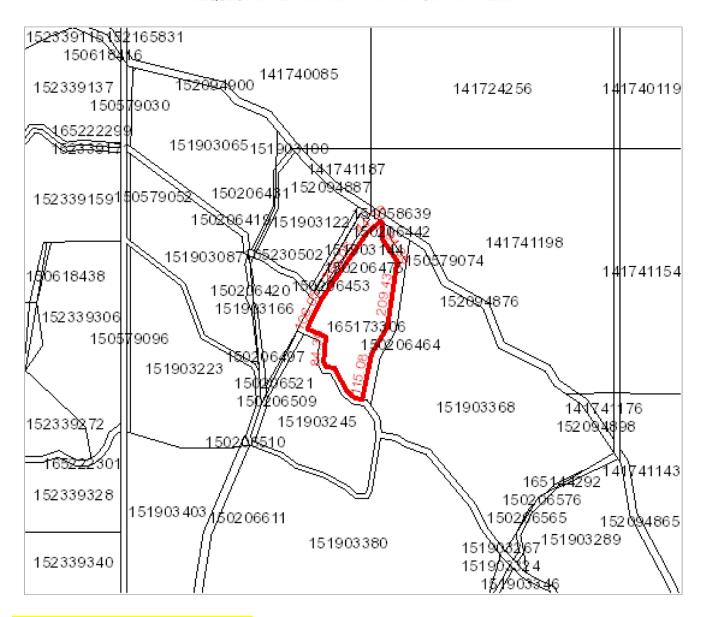
Area: 15.944 hectares (39.4 acres)

Converted Title Number: 91SC124581

Ownership Share: 1:1



REQUEST DATE: Mon Mar 31 11:31:47 GMT-06:00 2025



Owner Name(s): Carlier, Ervin Emile

Municipality: RM OF VAL MARIE NO. 017

Title Number(s): 140287170 Converted Title Number: 99SC10784(1)

Parcel Class: Parcel (Generic) Ownership Share: 1:1

Land Description: Blk/Par 43-Plan DW3837 Ext 0

Source Quarter Section : SW-16-05-14-3,NW-16-05-14-3,NE-16-05-14-3

Commodity/Unit: Not Applicable

Area: 8.915 hectares (22.03 acres)