



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Val Marie No. 17

Surrounding Val Marie, SK

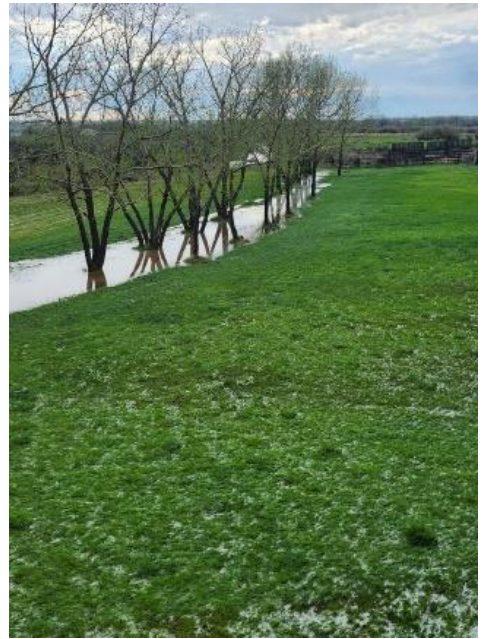
Ervin Carlier, Peter Carlier & Jennelle Carlier

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.





CONTENTS

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



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 Value	Total Acres	Cult. 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
TOTALS:			\$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 **24th 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

Content 2

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

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:

A. The Lands and/or Grazing Rights marked with a checkmark below:

CARLIER LAND TENDER		
<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	Blk/Par 172-Plan 68SC11499 Ext 0	\$ _____
<input type="checkbox"/>	Blk/Par 134-Plan 67SC12097 Ext 0	\$ _____
<input type="checkbox"/>	Blk/Par 135-Plan 67SC12097 Ext 0	\$ _____
<input type="checkbox"/>	Blk/Par 120-Plan 67SC12097 Ext 0	\$ _____
<input type="checkbox"/>	Blk/Par 43-Plan DW3837 Ext 0	\$ _____
<input type="checkbox"/>	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)	\$ _____
<input type="checkbox"/>	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)	\$ _____
TOTAL AMOUNT BID		\$ _____

OR if purchasing all the Lands and Grazing Rights:

B. All Lands and All Grazing Rights in Part A above for the total sum of \$ _____.

2. 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.
3. 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

Signature of Tenderer

Name of Corporation:

Print Name of Tenderer:

Address: _____

Home #: _____

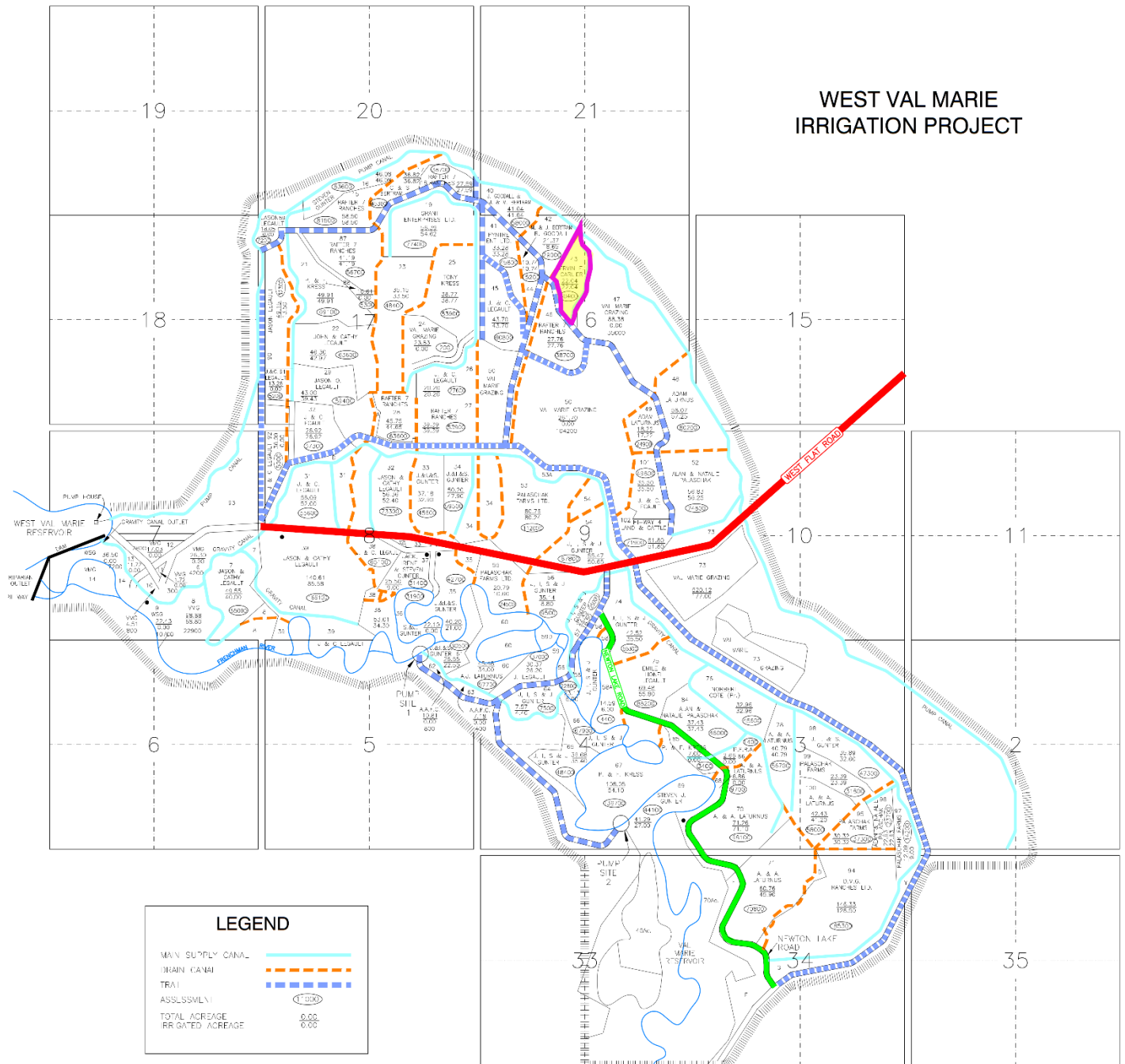
Mobile #: _____

File No. 02787-015F/bw

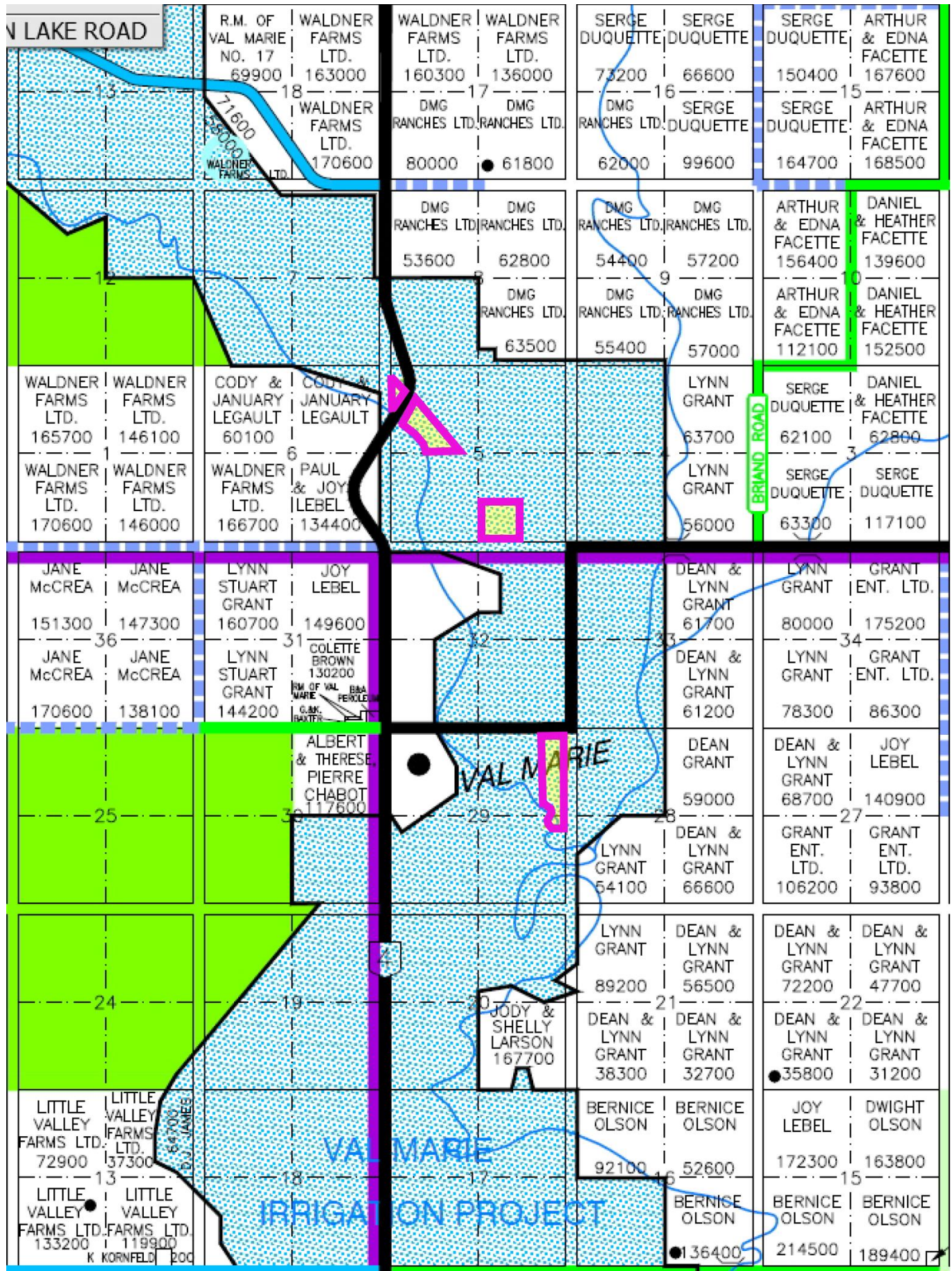
Email: _____

Content 3

RM of Val Marie No. 17 – 2023 Map

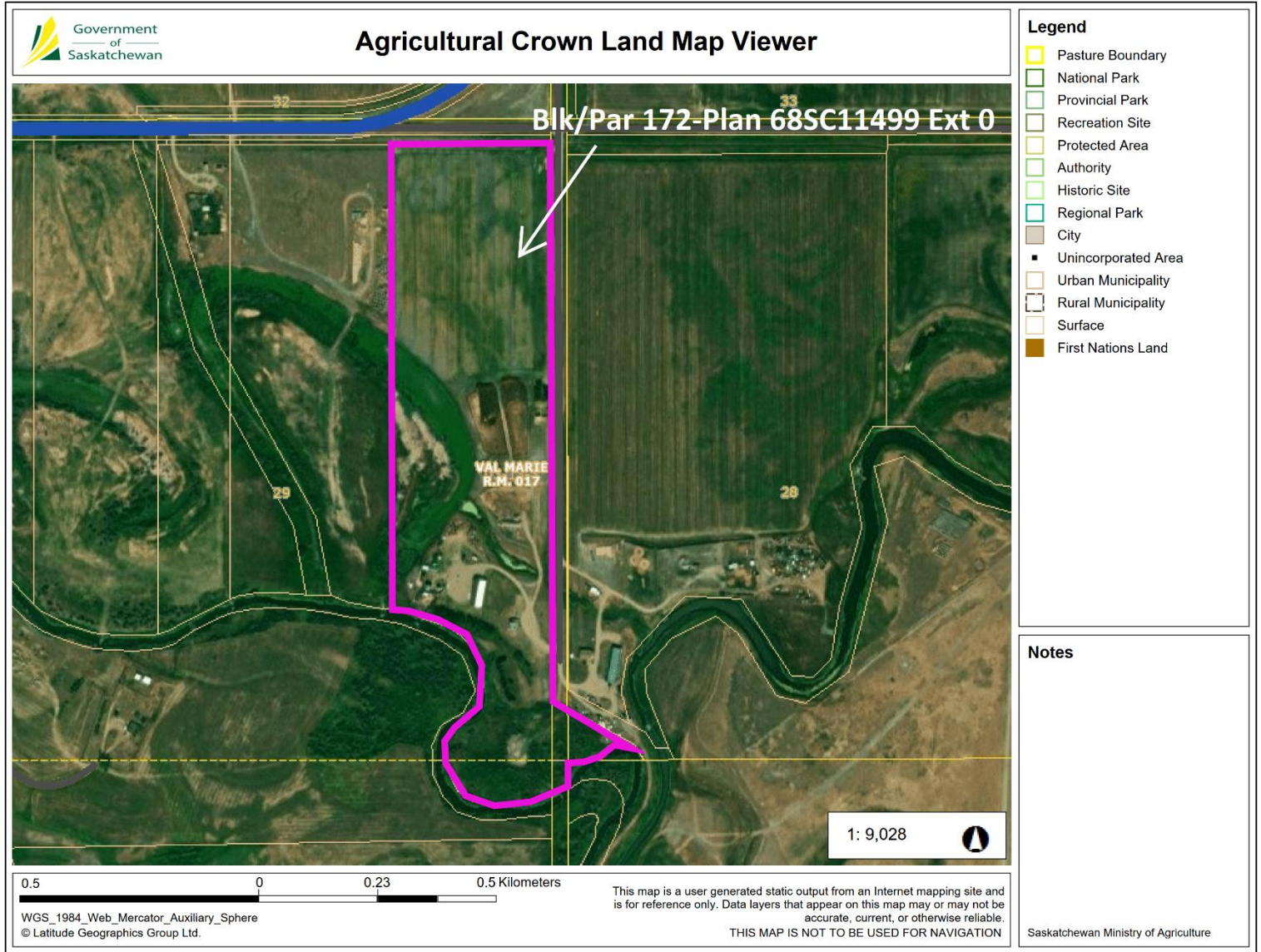


RM of Val Marie No. 17 - 2023 Map

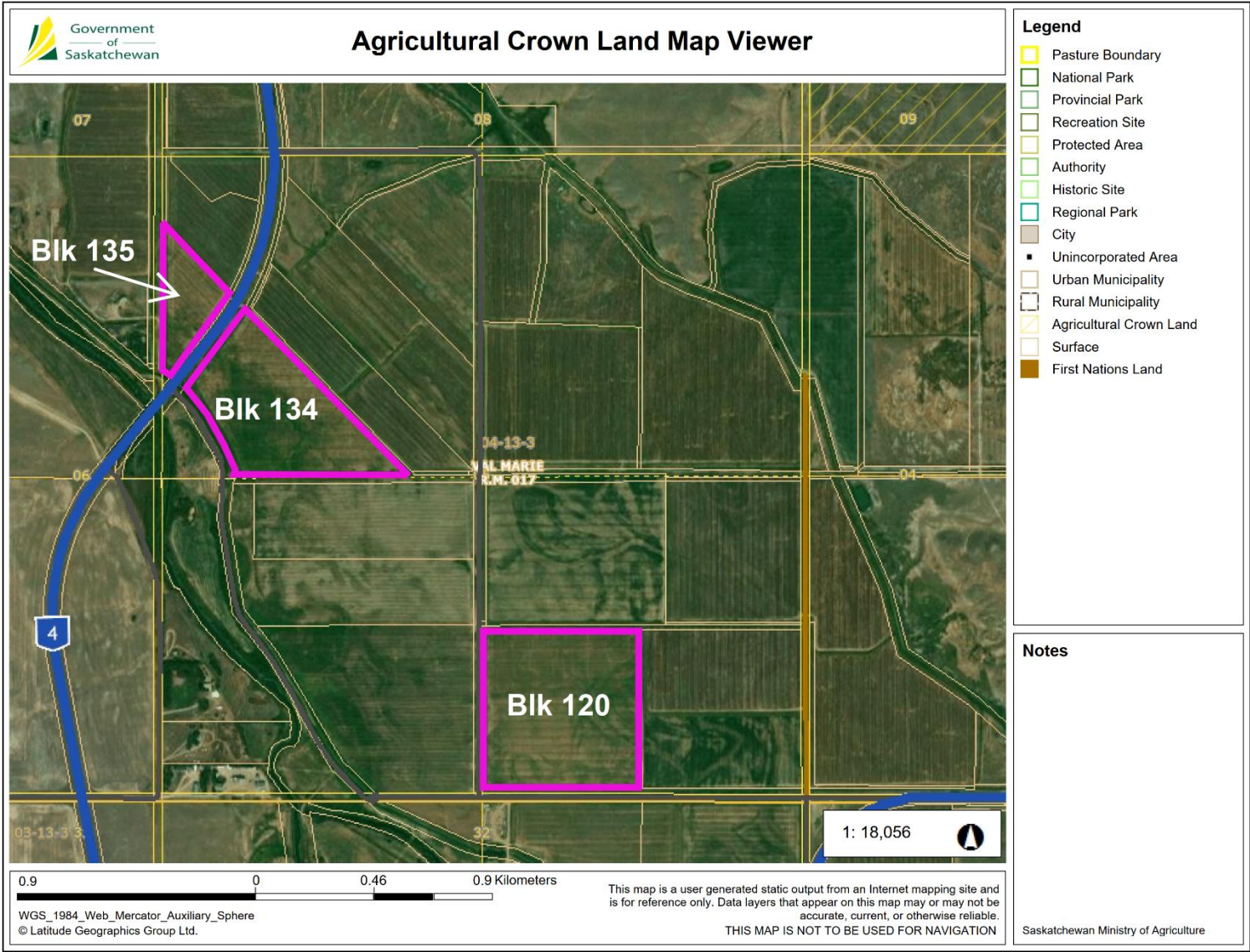


Content 4

Satellite Images



Blk 120, 134 & 135 Overview:



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

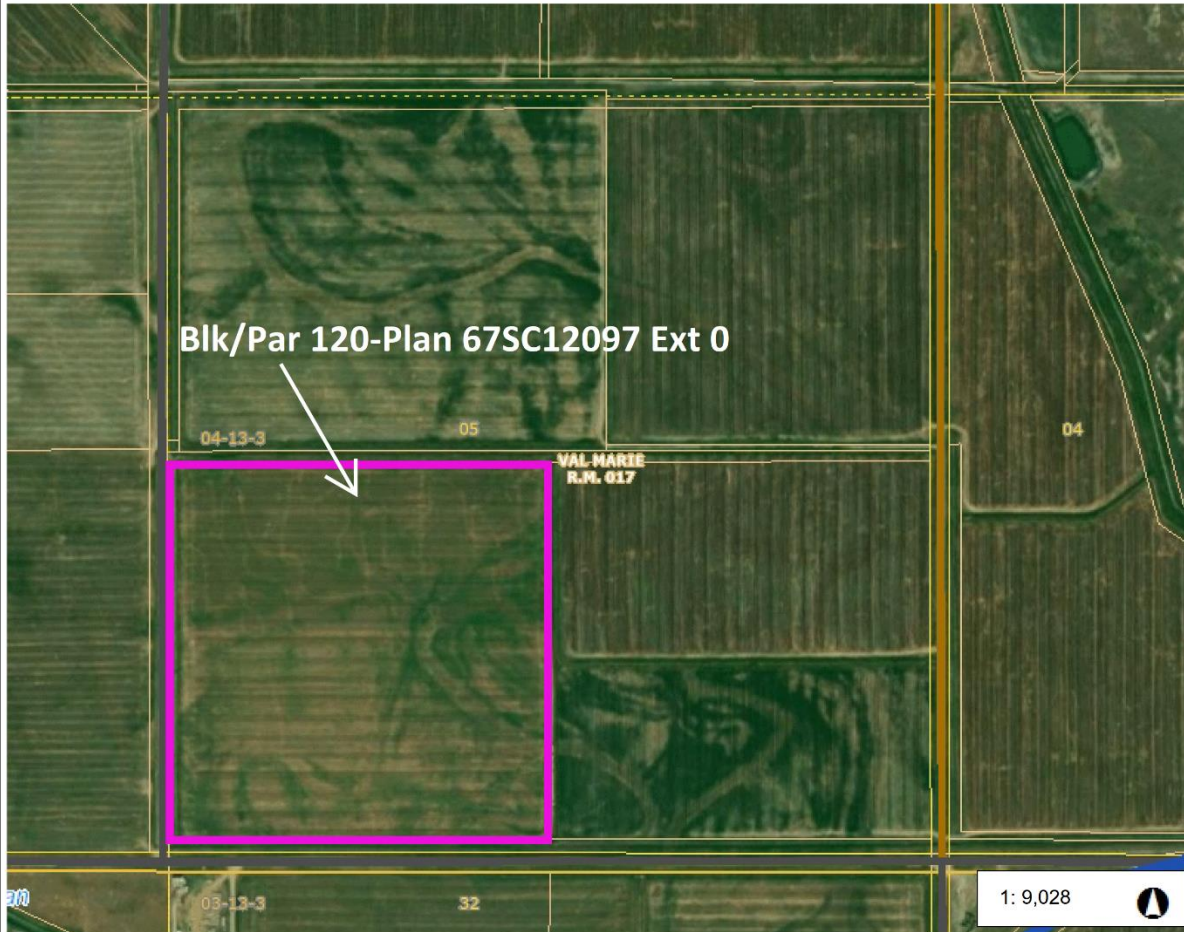
Notes

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

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

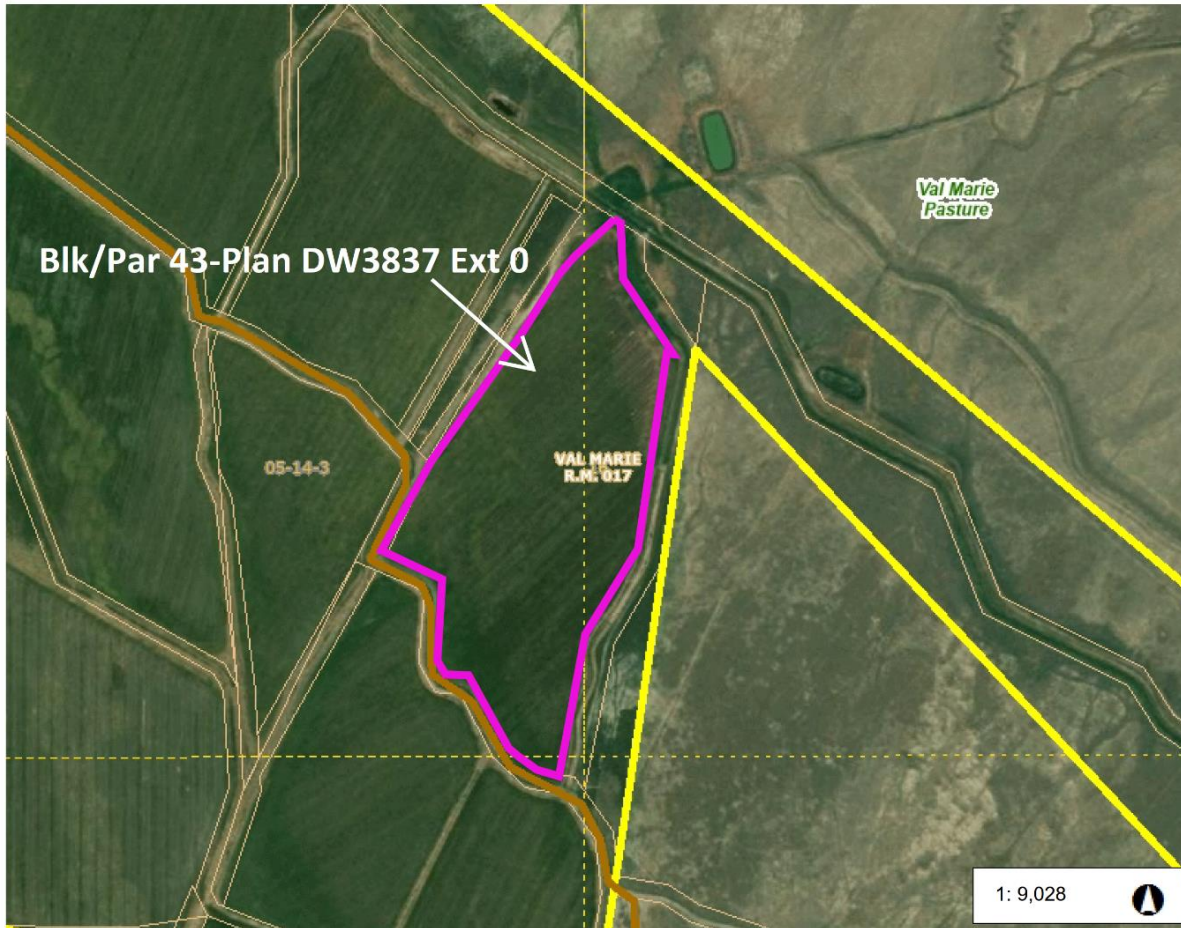
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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

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

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 5

SAMA Reports

Property Report

Print Date: 01-Apr-2025

Page 1 of 1

Municipality Name: RM OF VAL MARIE (RM)

Assessment ID Number : 017-001629107

PID: 4061222



Civic Address:

Legal Location: Qtr PT NE Sec 29 Tp 03 Rg 13 W 3 Sup 07

Supplementary: PLOT #172

Title Acres: 36.70

Reviewed: 04-Sep-2002

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

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
20.00	KG - [CULTIVATED GRASS]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,257.05
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	33.43
		Soil texture 2	C - [CLAY]	Phy. Factor 1	35% reduction due to SA4 - [65 : Salinity - Very Strong]		
		Soil profile 1	MC-M - [CHERN-MASS CLAY MOD]				
		Soil association 2	BW - [BROWN (ALLUVIUM)]				
		Soil texture 3	HC - [HEAVY CLAY]				
		Soil texture 4	C - [CLAY]				
		Soil profile 2	MC-STR - [CHERN-MASS CLAY MOD]				
		Top soil depth	VERT				

AGRICULTURAL WASTE LAND

Acres	Waste Type
17	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 Values:		\$25,300		Total of Taxable/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:

Legal Location: Qtr PT NW Sec 05 Tp 04 Rg 13 W 3 Sup 03

Supplementary: PLOT #134

Title Acres: 29.01

Reviewed: 10-Oct-2002

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

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
29.00	KG - [CULTIVATED GRASS]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,010.52
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	53.47
		Soil texture 2	C - [CLAY]				
		Soil profile 1	MC-M - [CHERN-MASS CLAY MOD]				
		Top soil depth	VERT				

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 Values:		\$58,300		Total of Taxable/Exempt Values:		\$32,065				

Property Report

Print Date: 01-Apr-2025

Page 1 of 1

Municipality Name: RM OF VAL MARIE (RM)

Assessment ID Number : 017-001905204

PID: 4061578



Civic Address:

Legal Location: Qtr PT NW Sec 05 Tp 04 Rg 13 W 3 Sup 04
 Supplementary: PLOT #135

Title Acres: 9.23

Reviewed: 10-Oct-2002

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

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
9.00	KG - [CULTIVATED GRASS]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,010.52
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	53.47
		Soil texture 2	C - [CLAY]				
		Soil profile 1	MC-M - [CHERN-MASS CLAY MOD]				
		Top soil depth	VERT				

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	\$18,100		1	Other Agricultural	55%	\$9,955				Taxable
Total of Assessed Values:	\$18,100			Total of Taxable/Exempt Values:		\$9,955				

Property Report

Print Date: 02-Apr-2025

Page 1 of 1

Municipality Name: RM OF VAL MARIE (RM)

Assessment ID Number : 017-001905301

PID: 4061628



Civic Address:

Legal Location: Qtr PT SE Sec 05 Tp 04 Rg 13 W 3 Sup 01
 Supplementary: PLOT #120

Title Acres: 39.73

Reviewed: 10-Oct-2002

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

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
40.00	KG - [CULTIVATED GRASS]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,010.52
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	53.47
		Soil texture 2	C - [CLAY]				
		Soil profile 1	MC-M - [CHERN-MASS CLAY MOD]				
		Top soil depth	VERT				

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	\$80,400		1	Other Agricultural	55%	\$44,220				Taxable
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)

Assessment ID Number : 017-002616203

PID: 4060588



Civic Address:

Legal Location: Qtr PT NW Sec 16 Tp 05 Rg 14 W 3 Sup 03
 Supplementary: PLOT #43

Title Acres: 22.04

Reviewed: 10-Oct-2002

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

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
22.00	KG - [CULTIVATED GRASS]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,933.93
		Soil texture 1	HC - [HEAVY CLAY]	Stones (qualities)	S1 - None to Few	Final	51.43
		Soil texture 2	C - [CLAY]				
		Soil profile 1	MC-STR - [CHERN-MASS CLAY STR]				
		Soil association 2	BW - [BROWN (ALLUVIUM)]				
		Soil texture 3	HC - [HEAVY CLAY]				
		Soil texture 4	C - [CLAY]				
		Soil profile 2	MC-M - [CHERN-MASS CLAY M]				
		Top soil depth	VERT				

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	\$42,600		1	Other Agricultural	55%	\$23,430				Taxable
Total of Assessed Values:	\$42,600					Total of Taxable/Exempt Values:	\$23,430			

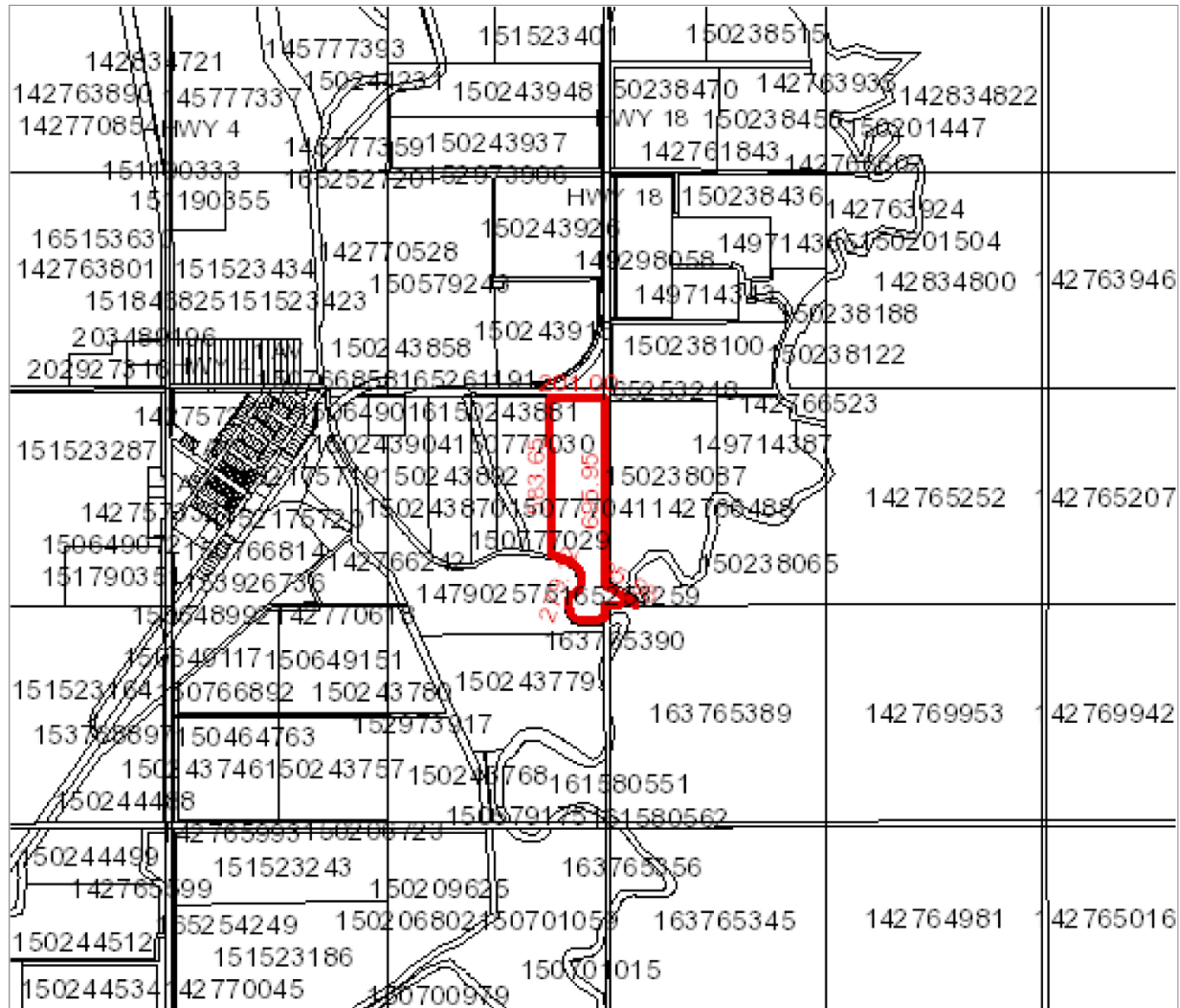
Content 6

Parcel Pictures



Surface Parcel Number: 150777041

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



Owner Name(s) : Carlier, Ervin Emile

Municipality : RM OF VAL MARIE NO. 017

Title Number(s) : 121271543

Parcel Class : Parcel (Generic)

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

Area : 14.916 hectares (36.86 acres)

Converted Title Number : 99SC10785

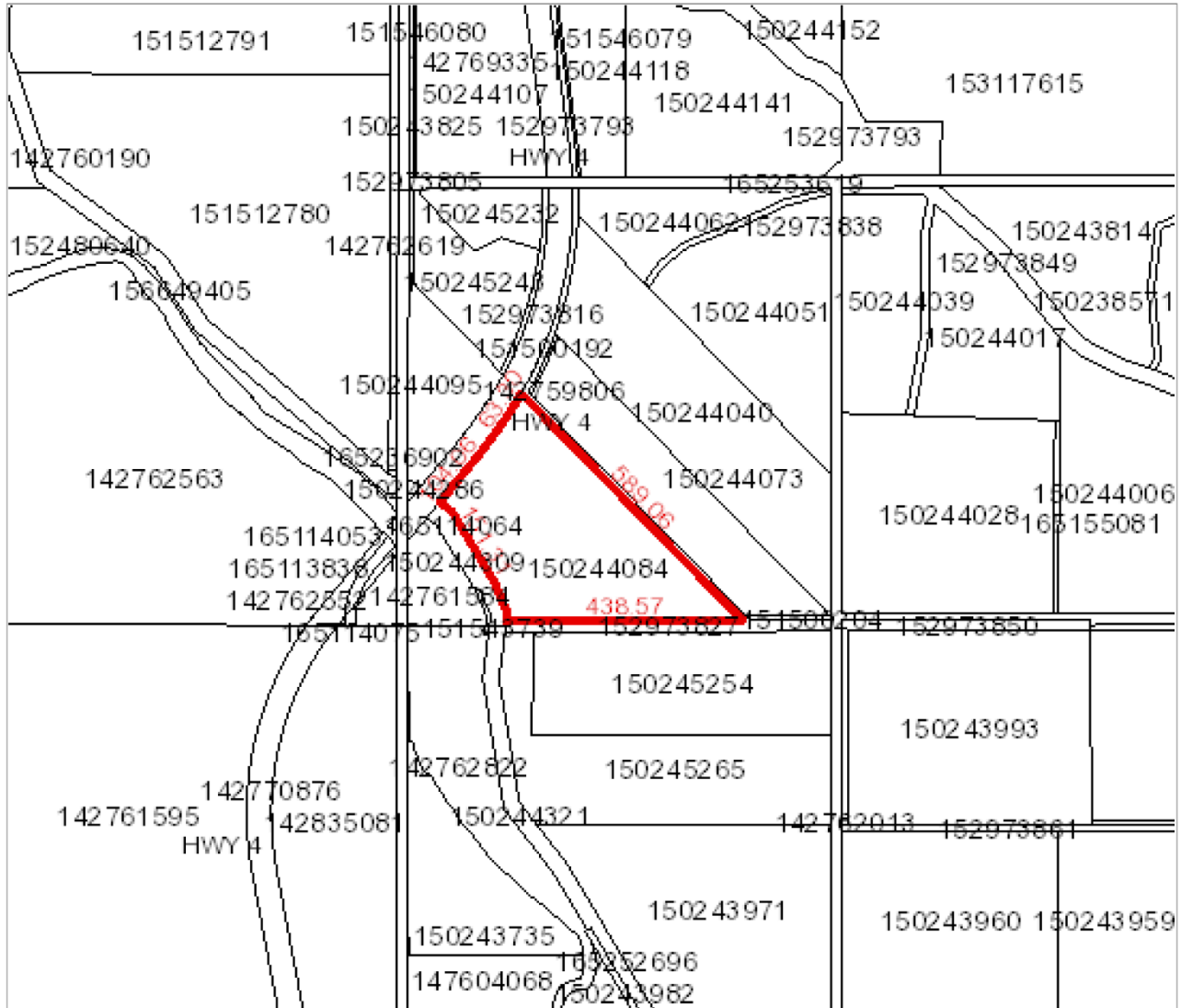
Ownership Share : 1:1

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: 150244084

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

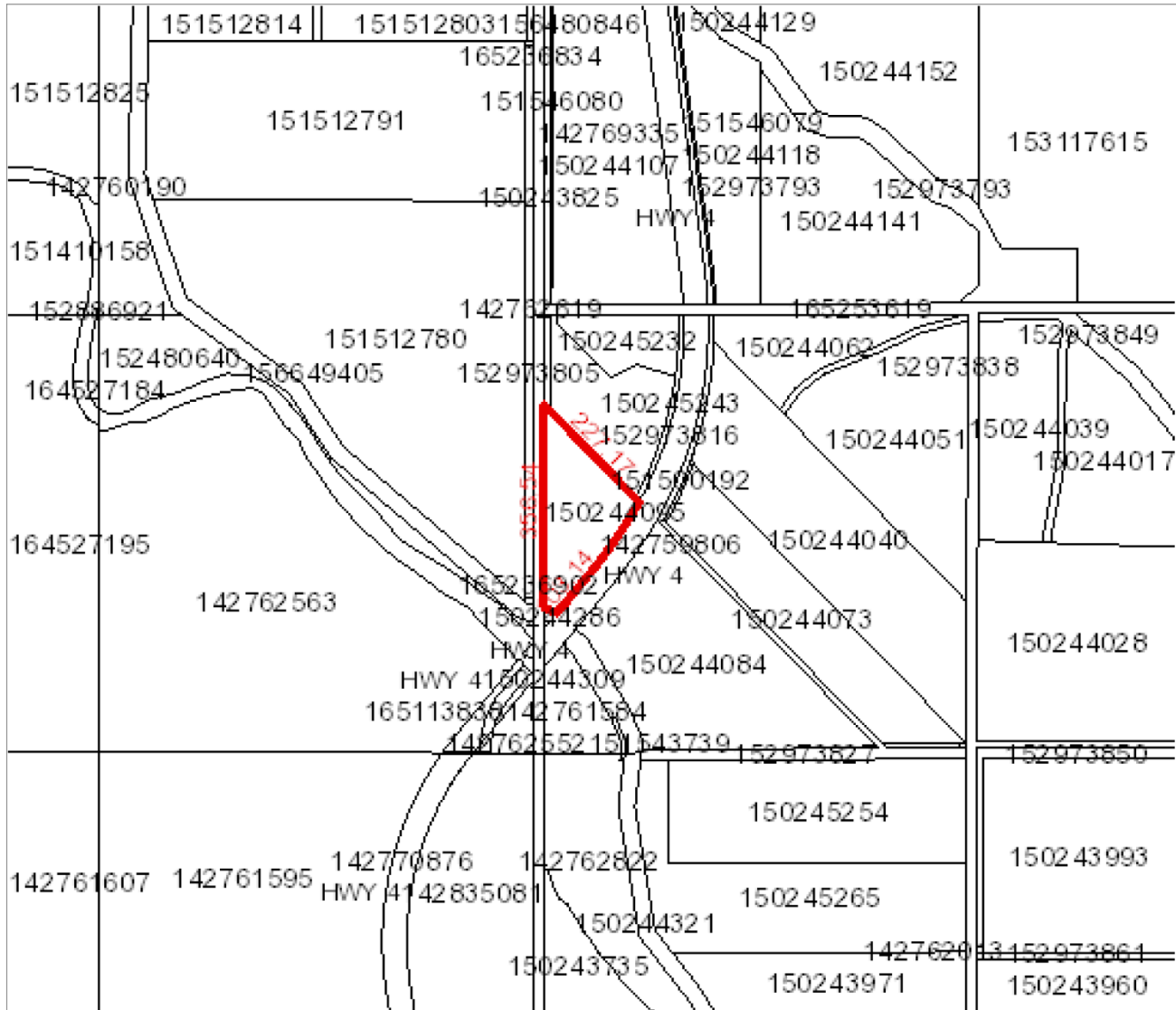
Ownership Share : 1:1

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: 150244095

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

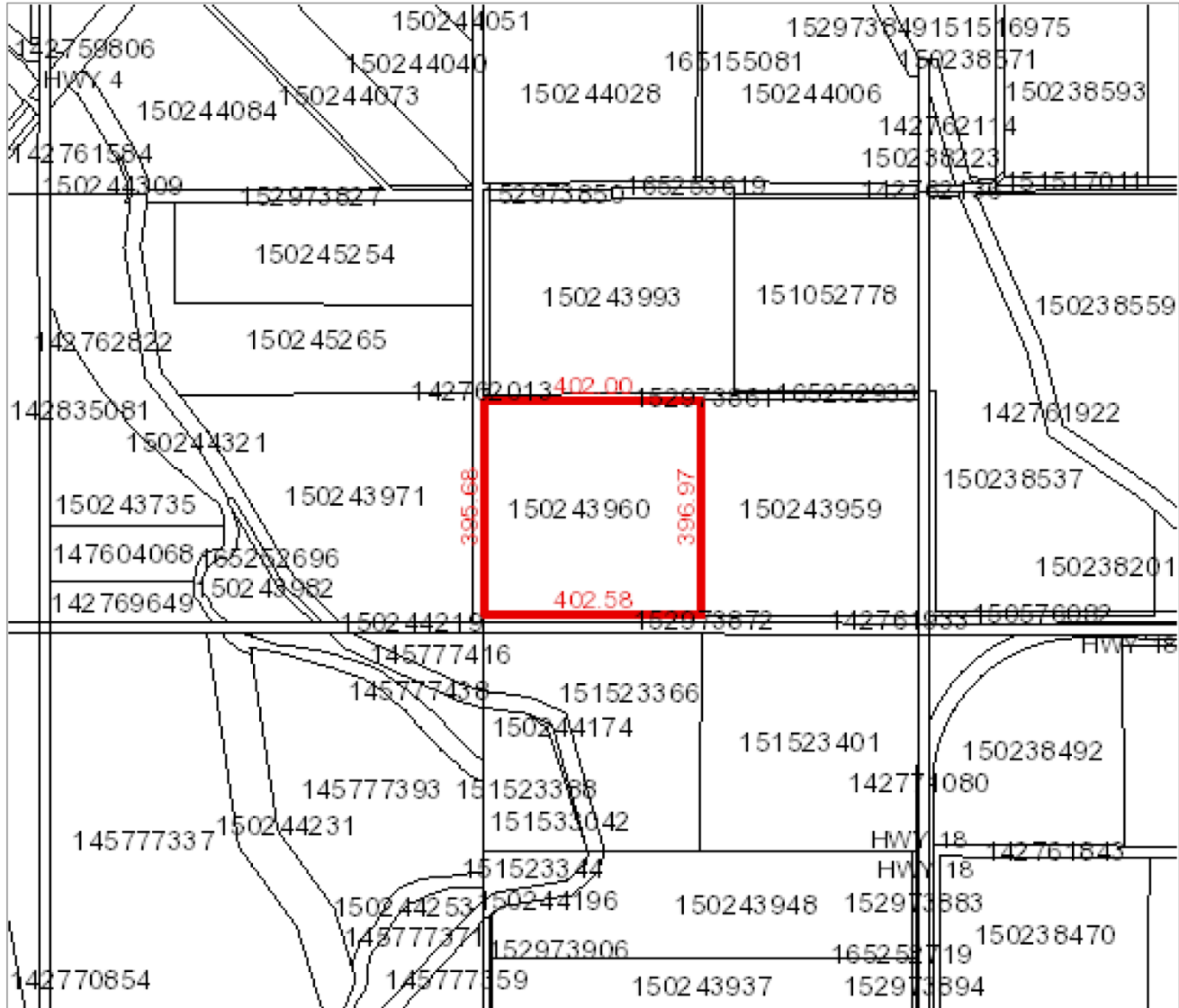
Ownership Share : 1:1

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: 150243960

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 : 91SC12458I

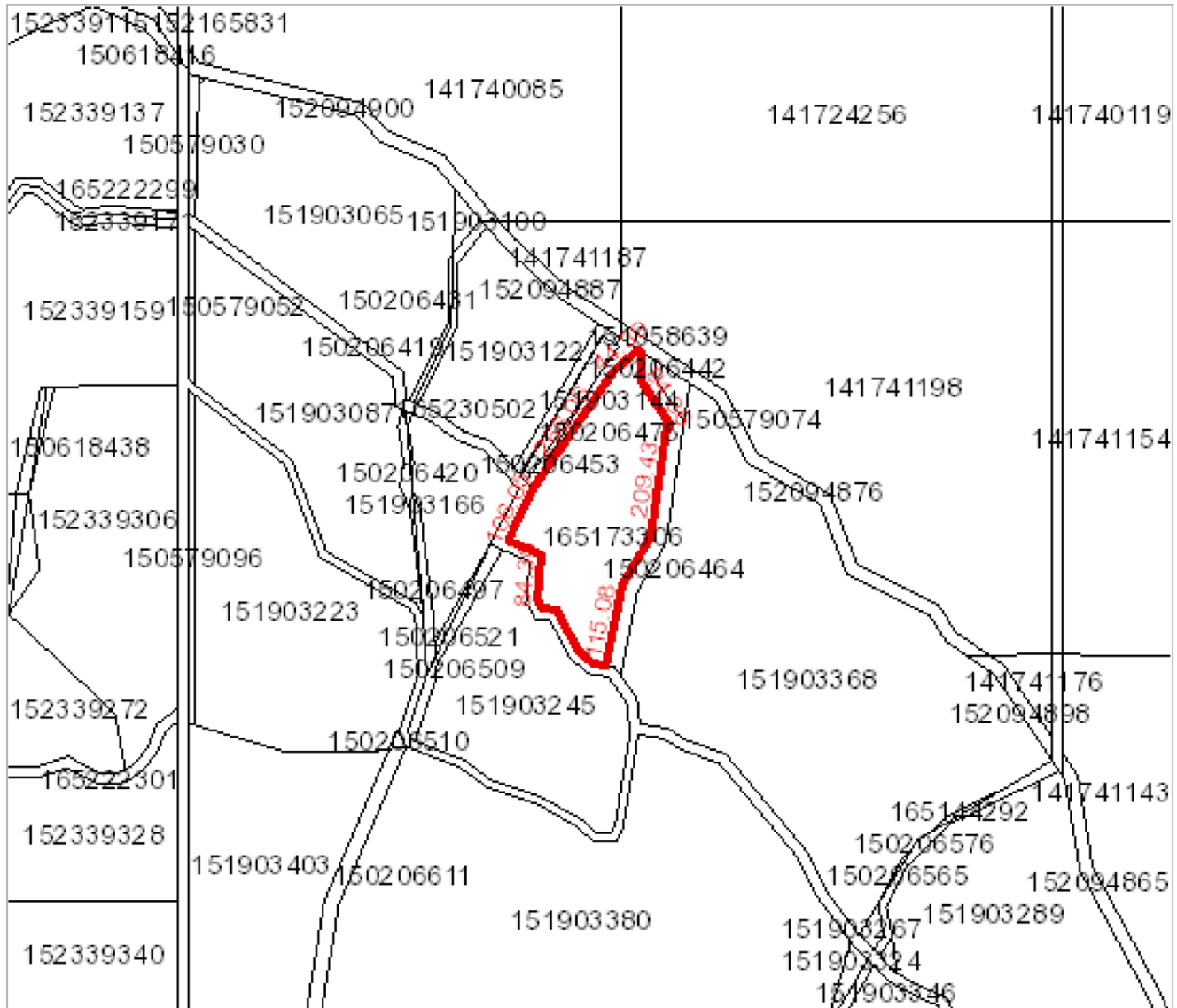
Ownership Share : 1:1

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: 165173306

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

Parcel Class : Parcel (Generic)

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)

Converted Title Number : 99SC10784(1)

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.