



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Coulee No. 136

South of Braddock, SK

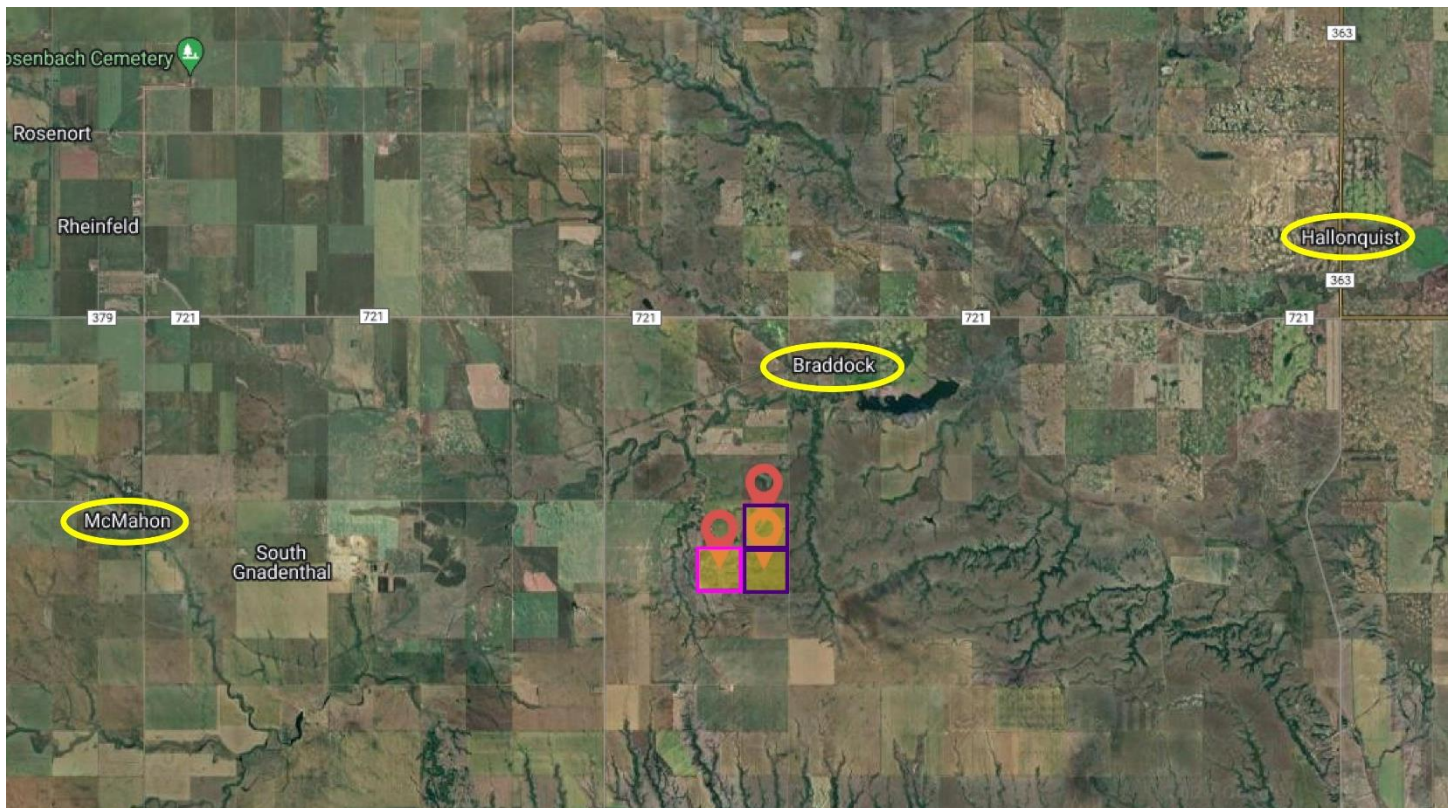
Jan Christopher & Myrna Christopher

Closing: May 29th, 2024

Our File No. 35069-001F

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
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LAND FOR SALE & LEASE - RM OF COULEE NO. 136

Owner: Jan Christopher & Myrna Christopher – South of Braddock, SK

Deeded Land					
	Land Description	Assessed Value	Total Acres	Cult. Grass	Native Grass
1	SW 11-13-11 W3	124,000	159.82	15	144.82

Agriculture Lease #482318 – Leased Lands					
	Land Description	Assessed Value	Total Acres	Cult. Grass	Native Grass
1	NE 11-13-11 W3	116,500	159.8	25	134.8
2	SE 11-13-11 W3	90,500	159.85		159.85
Total Leased Acres			319.65		

AGRICULTURAL LEASE #482318 (Expires December 31, 2052):

Tender must be eligible for assignment of lease and a condition is: must acquire the deeded land in order to be eligible. **Call the Ministry of Agriculture, Lands Branch @ 306-778-8957 to determine eligibility.**

PARTICULARS:

High-quality grass and abundant grazing opportunities.
Excellent spring-fed water source
Two complete solar pump systems and troughs.
Perimeter and cross-fenced lands.

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **29th day of May 2024**;
- 2) Highest or any tender not necessarily accepted;
- 3) The SW 11-13-11 W3 and the assigned leased lands will be sold as **one parcel**, subject to lease assignment eligibility;
- 4) A cheque for the amount of **3%** of the amount of bid must accompany the bid (cheques will be returned to unsuccessful bidders);
- 5) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars; **Tenders must also contact the Ministry of Agriculture and confirm eligibility for assignment of lease**;
- 6) No tenders subject to financing or other conditions will be accepted;
- 7) Tenders will not be called to the office of the undersigned to finalize the sale;
- 8) Land offered for sale is offered for sale **as is** and **where is**. There are no warranties or representations of the Vendors expressed or implied;
- 9) The successful Tender shall be required, following the last tender, to enter into a written agreement with the registered owner for sale of deeded land and assignment of lease;
- 10) In the event the Purchaser fails to pay the balance of the purchase price on or before the **13th day of June 2024** (the "**Closing Date**"), the deposit equivalent to three (3%) percent of the final tender, shall be forfeited absolutely to the registered owner as liquidated damages or alternatively, with consent of owner pay interest on balance to close at the rate of 6% per annum from Closing Date;
- 11) 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;

- 12) The registered owner shall pay the costs for the preparation of the Transfer Authorization;
- 13) The Purchaser shall pay all Land Titles costs for the registration of the Transfer Authorization at ISC and assignment fee payable to the Ministry of Agriculture. The Purchaser shall be responsible for his/her own Solicitor costs;
- 14) The Purchaser, in addition to the offer price, shall also pay GST, if applicable. The Purchaser must provide the registered owner 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;
- 15) The Owner shall pay taxes to **December 31, 2023**. The Purchaser is responsible for 2024 taxes on deeded and leased 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. 35069-001F

Content 2

Tender for Purchase Form

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to **purchase and lease** on the terms and conditions in the Tender Advertisement:

<u>LEGAL DESCRIPTION</u>	<u>BID AMOUNT</u>
Deeded Land: SW 11-13-11 W3 AG Lease #482318 NE 11-13-11 W3 SE 11-13-11 W3	
TOTAL AMOUNT BID	\$ _____

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 **May 29, 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. 35069-001F/bw

Email: _____

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

Content 3

RM of Coulee No. 136 - 2023 Map

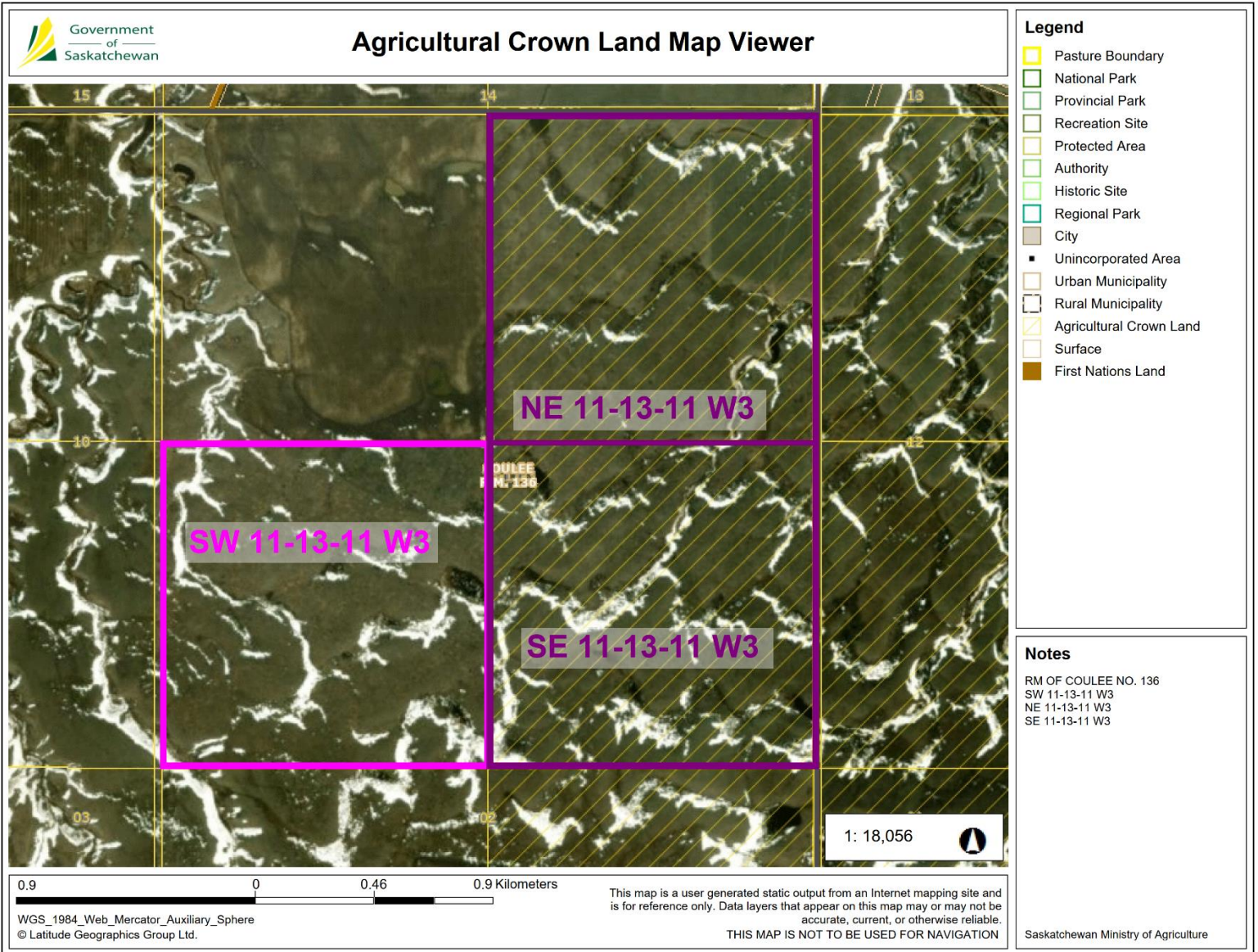
Deeded Lands (pink & yellow) Leased Land (purple & yellow)

KAREN HEINRICHS 251500	ANDRES 211200	ANDRES 199100	STARR 202300	STARR 235400	GINTER 216700	SABINE 148200	SCHWARTZ 137600	SCHWARTZ 94600	ANDERSON 90700	ANDERSON 118600	SM 170600	ANDERSON 187400	GUENTHER 154700
32	32	33	33	628	34	34	35	35	36	36	31	31	32
ONE TREE LAND COMPANY LTD. 233800	WAYNE & MICHAEL SABINE 153500	ISLA J. GREENLEY 184400	MYRNA E. GREENLEY & SABINE, BARBARA 192400	ABE GINTER 297200	ABE GINTER 116400	SABINE LAND & LIVESTOCK 142900	MICHAEL & TRICIA SABINE 141100	WADE & LORI NEWTON 109100	WADE & LORI NEWTON 93800	KEVIN & TAMMY BUSSE 101700	KEVIN & TAMMY BUSSE 114200	KEVIN & TAMMY BUSSE 137200	KEVIN & TAMMY BUSSE 134800
McMAHON COLONY FARMING Co.LTD. 236200	DOUG & MELISSA MARTENS 207900	McMAHON COLONY FARMING Co.LTD. 206800	ERWIN & SHELDON STARK 200900	ABE GINTER 131000	SHELDON STARK 120600	MICHAEL & TRICIA SABINE 113900	ARVERD & ROXY DYCK 179800	SPRING LAKE FARMING Co. LTD. 186600	SPRING LAKE FARMING Co. LTD. 156900	EVAN ANDERSON 102500	KEVIN & TAMMY BUSSE 89800	EVAN ANDERSON 141200	KEVIN & TAMMY BUSSE 176200
29	29	28	28	27	27	26	26	25	25	30	30	29	29
McMAHON COLONY FARMING Co.LTD. 200600	McMAHON COLONY FARMING Co.LTD. 194200	McMAHON COLONY FARMING Co.LTD. 217400	McMAHON COLONY FARMING Co.LTD. 161900	AUDREY M. BREVIK 156800	WAYNE & BARBARA SABINE 120500	WAYNE & BARBARA SABINE 110400	SABINE LAND & LIVESTOCK 163800	ARVERD & ROXY DYCK 218800	SPRING LAKE FARMING Co. LTD. 219200	CLINT BUSSE 196500	CLINT BUSSE 124700	CLINT & MISTY BUSSE 54600	CLINT & MISTY BUSSE 97600
HARVEY & MARION ENGEL 219500	VICTOR ENGEL 186800	SABINE LAND & LIVESTOCK 226100	JAMES & LORNA ANDRES 198400	JOSEPH LANE & MARK ARTHUR JANKE 222200	STEVEN & LINDA JANKE 222600	SPRING LAKE FARMING Co. LTD. 220000	ARVERD & ROXY DYCK 142400	ARVERD & ROXY DYCK 158400	DAVID & FLORA CHRISTOPHER 95100	JAY & BONNIE CHRISTOPHER 152000	EVAN ANDERSON 120100	NORMAN AMTHOR 137500	EVAN ANDERSON 119700
20	20	21	21	22	22	23	23	24	24	19	19	20	20
HARVEY & MARION ENGEL 217300	MICHAEL & TRICIA SABINE 197600	SABINE LAND & LIVESTOCK 191200	JAMES & LORNA ANDRES 199400	STEVEN & LINDA JANKE 210000	STEVEN & LINDA JANKE 235100	SPRING LAKE FARMING Co. LTD. 160300	SPRING LAKE FARMING Co. LTD. 115100	SPRING LAKE FARMING Co. LTD. 123300	ARVERD & ROXY DYCK 106500	JAY & BONNIE CHRISTOPHER 120200	DONALD & MARION SALDOR 67400	NORMAN AMTHOR 114800	ARLE & DEBBIE NELSON 216600
DOUG & MELISSA MARTENS 194700	DOUG & MELISSA MARTENS 197300	MICHAEL & TRICIA SABINE 185800	JAMES & LORNA ANDRES 127300	ARNOLD REMPEL 149800	GARET HARDING-JANKE & CRYSTAL HARDING 154600	ERWIN STARK 162300	ERWIN STARK 232600	SPRING LAKE FARMING Co. LTD. 150000	SPRING LAKE FARMING Co. LTD. 178300	KEVIN & TAMI CHRISTOPHER 167900	DENNIS CHRISTOPHER 144200	KEVIN BUSSE 11200	ARLE & DEBBIE NELSON 164100
17	17	16	16	15	15	14	14	13	13	18	18	17	17
MICHAEL & TRICIA SABINE 183000	MICHAEL & TRICIA SABINE 140000	JOSH REMPEL 120600	JAMES & LORNA ANDRES 134200	ARNOLD REMPEL 158400	ARNOLD REMPEL 164500	DOUG & MELISSA MARTENS 177200	JAN & MYRNA CHRISTOPHER 172600	JAY&BONNIE JAN&MYRNA CHRISTOPHER 157600	SPRING LAKE FARMING Co. LTD. 185300	KEVIN & TAMI CHRISTOPHER 152300	IVAR CHRISTOPHER 175400	TURKEY TRACK RANCH WEST LTD 85000	KEVIN & TAMMY BUSSE 124500
McMAHON COLONY FARMING Co.LTD. 155700	JOSH REMPEL 130600	McMAHON COLONY FARMING Co.LTD. 170500	McMAHON COLONY FARMING Co.LTD. 208000	ARNOLD REMPEL 187600	ARNOLD REMPEL 166200	McMAHON COLONY FARMING Co.LTD. 176400	JAN CHRISTOPHER 116500	TURKEY TRACK RANCH WEST LTD 92600	TURKEY TRACK RANCH WEST LTD 103900	TURKEY TRACK RANCH WEST LTD 103200	TURKEY TRACK RANCH WEST LTD 98000	TURKEY TRACK RANCH WEST LTD 70400	TURKEY TRACK RANCH WEST LTD 66200
8	8	9	9	10	10	11	11	12	12	7	7	8	8
McMAHON COLONY FARMING Co.LTD. 131900	KIMBERLEY KLASSEN 90500	MICHAEL & TRICIA SABINE 133200	McMAHON COLONY FARMING Co.LTD. 213200	ARNOLD REMPEL 215500	ARNOLD REMPEL 147700	JAN & MYRNA CHRISTOPHER 124000	JAN CHRISTOPHER 90500	TURKEY TRACK RANCH WEST LTD 90500	TURKEY TRACK RANCH WEST LTD 93800	TURKEY TRACK RANCH WEST LTD 93200	TURKEY TRACK RANCH WEST LTD 57800	TURKEY TRACK RANCH WEST LTD 66200	TURKEY TRACK RANCH WEST LTD 62000
JODY & MONIQUE WIENS 102600	REMPER AGRO LTD. 138500	REMPER AGRO LTD. 200800	SABINE LAND & LIVESTOCK 179200	ROY SCHULTZ 216600	ARNOLD REMPEL 165900	RUNNING JR RANCH LTD 160000	RUNNING JR RANCH LTD 169900	RUNNING JR RANCH LTD 103000	McMAHON COLONY FARMING Co.LTD. 162400	McMAHON COLONY FARMING Co.LTD. 106000	TURKEY TRACK RANCH WEST LTD 104500	TURKEY TRACK RANCH WEST LTD 95700	TURKEY TRACK RANCH WEST LTD 70400
5	5	4	4	3	3	2	2	1	1	6	6	5	5
JODY & MONIQUE WIENS 137800	REMPER AGRO LTD. 145100	ROY SCHULTZ 228200	ROY SCHULTZ 241900	ROY SCHULTZ 238200	ARNOLD REMPEL 226300	ARNOLD REMPEL 197800	ARNOLD REMPEL 244600	BEVERLEY GAYLE HEINRICHS-SMITH & DAVID & EDNA HEINRICHS 241300	McMAHON COLONY FARMING Co.LTD. 199600	McMAHON COLONY FARMING Co.LTD. 247200	McMAHON COLONY FARMING Co.LTD. 233700	TURKEY TRACK RANCH WEST LTD 99300	TURKEY TRACK RANCH WEST LTD 85000

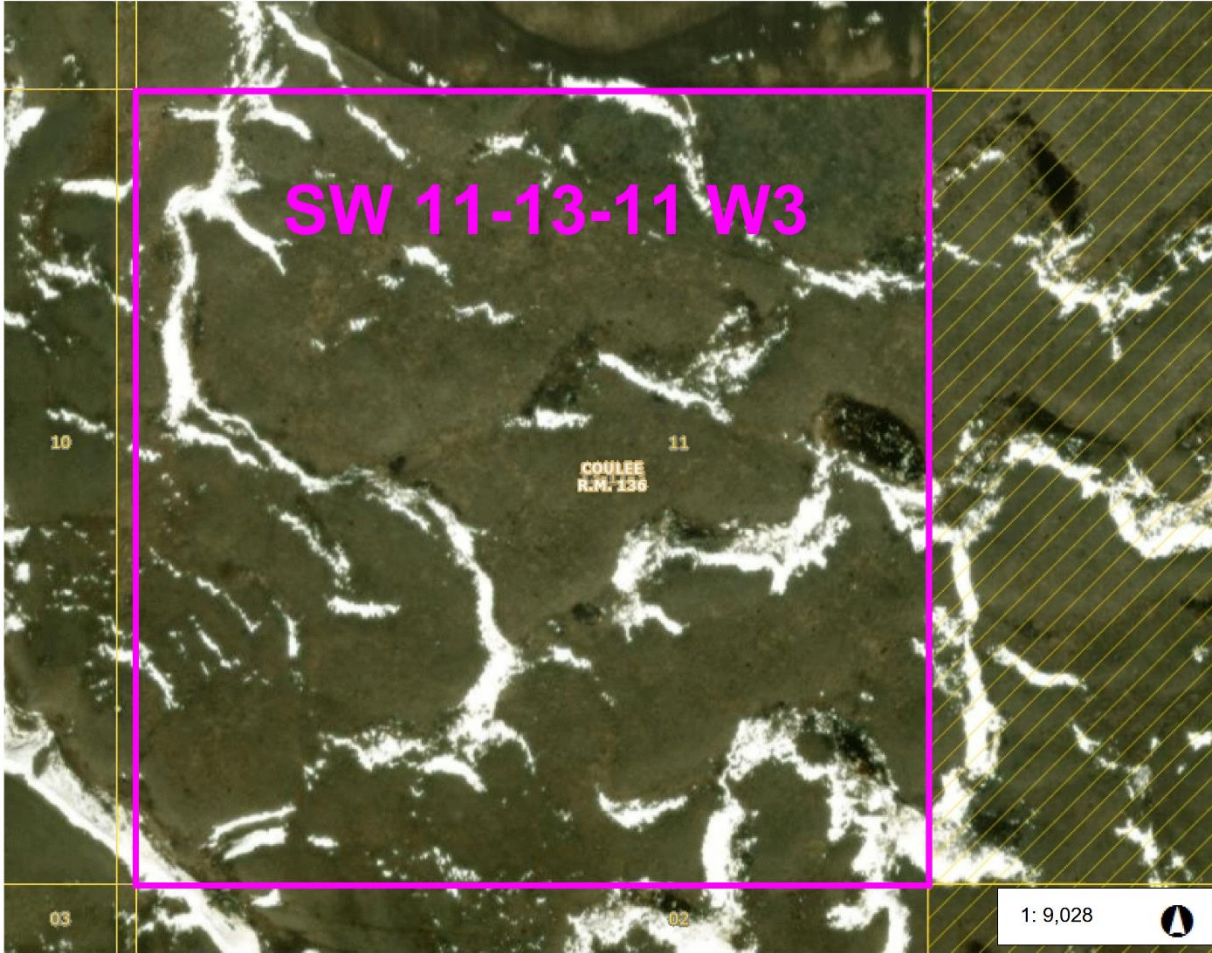
Content 4

Satellite Image

Deeded Land (pink) and Leased Land (purple)



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

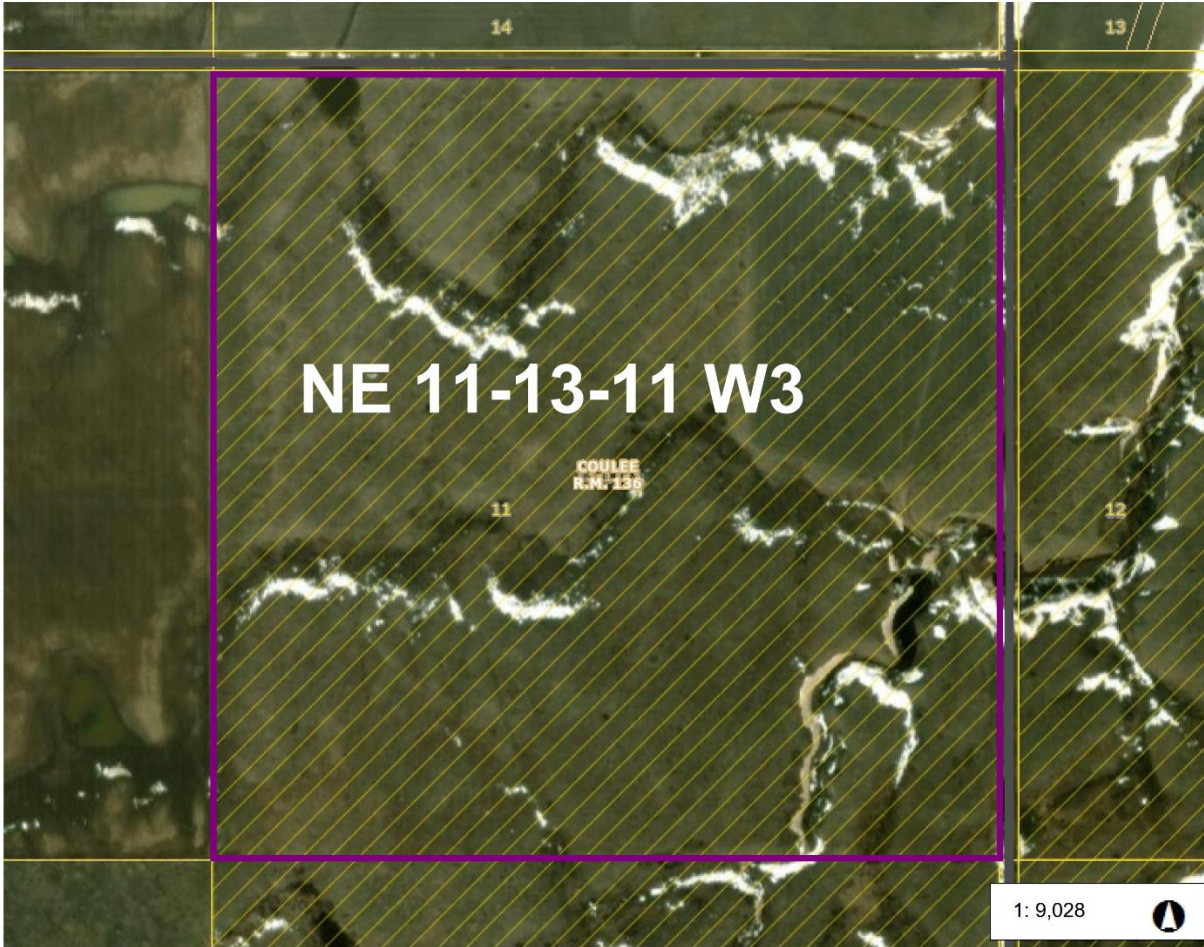
RM OF COULEE NO. 136
SW 11-13-11 W3

0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Saskatchewan Ministry of Agriculture



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

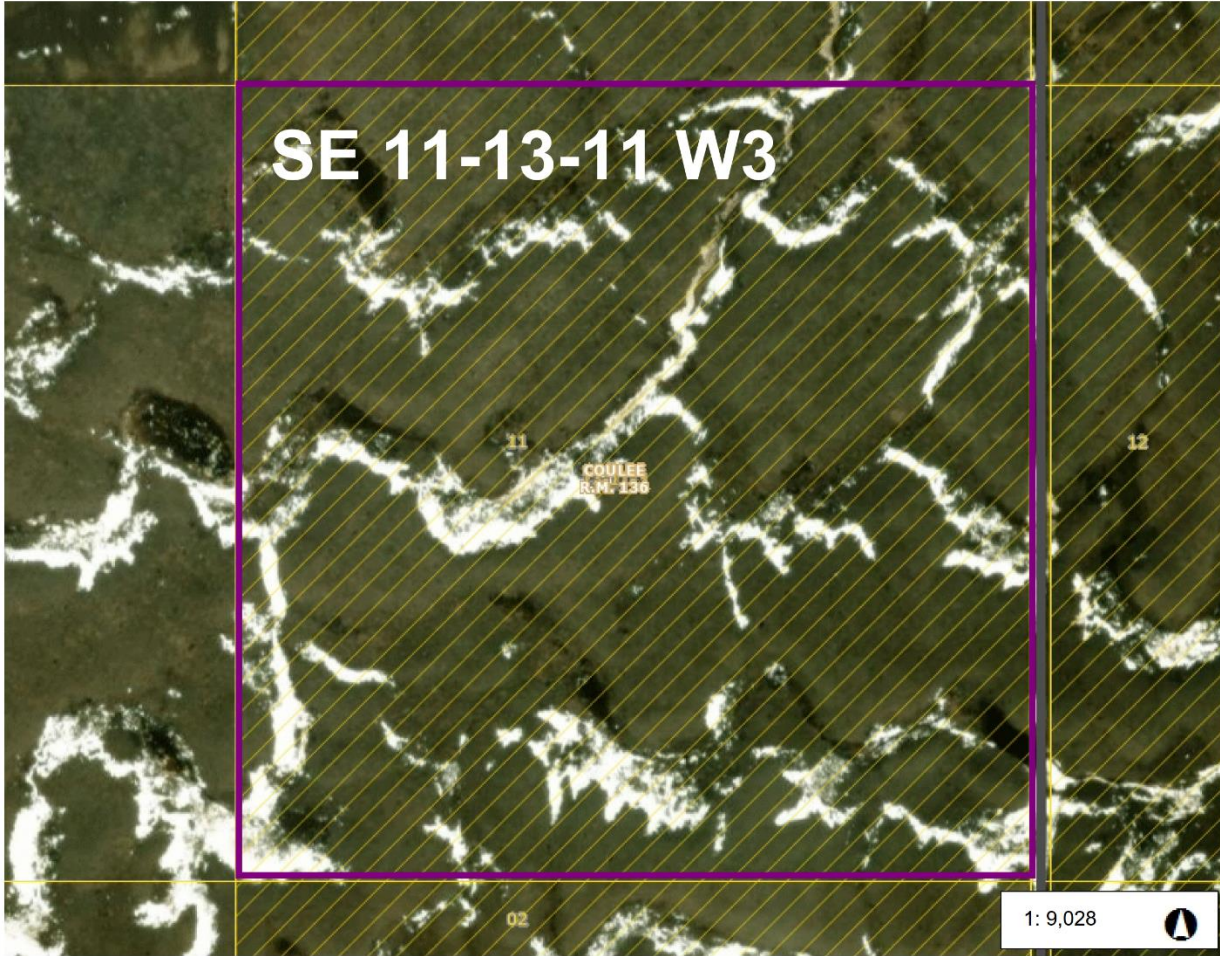
RM OF COULEE NO. 136
NE 11-13-11 W3

0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Saskatchewan Ministry of Agriculture



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

RM OF COULEE NO. 136
SE 11-13-11 W3

0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Saskatchewan Ministry of Agriculture

Content 5

SAMA Reports

Deeded Land

Page 1 of 2



Property Report

Print Date: 23-Apr-2024

Municipality Name: **COULEE (RM)**

Assessment ID Number: **136-000211400**

PID: **2795714**

Civic Address:

Legal Location: Qtr SW Sec 11 Tp 13 Rg 11 W 3 Sup

Supplementary

:

Title Acres: 160.00

Reviewed: 19-Oct-2005

School Division: 211

Change Reason: Reinspection

Neighbourhood: 136-100

Year / Frozen ID: 2024/-2

Puse Code: 2100

Predom Code:

Call Back Year:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
15.00	KG - [CULTIVATED GRASS]	Soil association 1	WK - [WYMARK]	Topography	T2 - Gentle Slopes	\$/ACRE	1,387.78
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	51.67
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 2	AD - [ARDILL]				
		Soil texture 3					
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
145.00	NG - [NATIVE GRASS]	Soil association 1	WK - [WYMARK]	Range site	L: LOAMY	\$/ACRE	711.96
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T3: Moderate 6-9% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.40		
				Aum/Quarter	64.00		
		Soil association 2	AD - [ARDILL]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					

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Data Source: SAMAVIEW

RM OF COULEE (RM)

Assessment ID Number: **136-000211400**

PID: **2795714**

Print Date: 23-Apr-2024

Page 2 of 2

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	\$124,000		1	Non-Arable (Range)	45%	\$55,800				Taxable
Total of Assessed Values:	\$124,000									
						Total of Taxable/Exempt Values:		\$55,800		



Property Report

Municipality Name: COULEE (RM) **Assessment ID Number:** 136-000211100 **PID:** 2795607

Civic Address:
Legal Location: Qtr NE Sec 11 Tp 13 Rg 11 W 3 Sup
Supplementary
 :

Title Acres: 160.00 **Reviewed:** 19-Oct-2005
School Division: 211 **Change Reason:** Reinspection
Neighbourhood: 136-100 **Year / Frozen ID:** 2024/-2
Puse Code: 2100 **Predom Code:**
Call Back Year: **Method in Use:** C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating
135.00	NG - [NATIVE GRASS]	Soil association 1	WK - [WYMARK]	Range site	L: LOAMY	\$/ACRE 711.96
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]	
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.40	
				Aum/Quarter	64.00	
		Soil association 2	AD - [ARDILL]			
		Soil texture 3	CL - [CLAY LOAM]			
		Soil texture 4				
25.00	KG - [CULT GRASS]	Soil association 1	WK - [WYMARK]	Range site	L: LOAMY	\$/ACRE 816.66
		Soil texture 1	L - [LOAM]	Pasture Type	I - [Improved]	
		Soil texture 2		Pasture Topography	T3: Moderate 6-9% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.52	
				Aum/Quarter	83.20	
		Soil association 2	AD - [ARDILL]			
		Soil texture 3	CL - [CLAY LOAM]			
		Soil texture 4				

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	\$116,500		1	Non-Arable (Range)	45%	\$52,425				Grazing Lease
Total of Assessed Values:	\$116,500					\$52,425				



Property Report

Print Date: 23-Apr-2024

Municipality Name: COULEE (RM) Assessment ID Number: 136-000211300 PID: 2795680

Civic Address:
 Legal Location: Qtr SE Sec 11 Tp 13 Rg 11 W 3 Sup
 Supplementary :

Title Acres: 160.00 Reviewed: 19-Oct-2005
 School Division: 211 Change Reason: Reinspection
 Neighbourhood: 136-100 Year / Frozen ID: 2024/-2
 Puse Code: 2100 Predom Code:
 Call Back Year: Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating
160.00	NG - [NATIVE GRASS]	Soil association 1	WK - [WYMARK]	Range site	L/TH: LOAMY/THIN	\$/ACRE 565.38
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]	
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% SI	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.31	
				Aum/Quarter	50.00	
		Soil association 2	AD - [ARDILL]			
		Soil texture 3	CL - [CLAY LOAM]			
		Soil texture 4				

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	\$90,500		1	Non-Arable (Range)	45%	\$40,725				Taxable
Total of Assessed Values:	\$90,500					\$40,725				
					Total of Taxable/Exempt Values:	\$40,725				

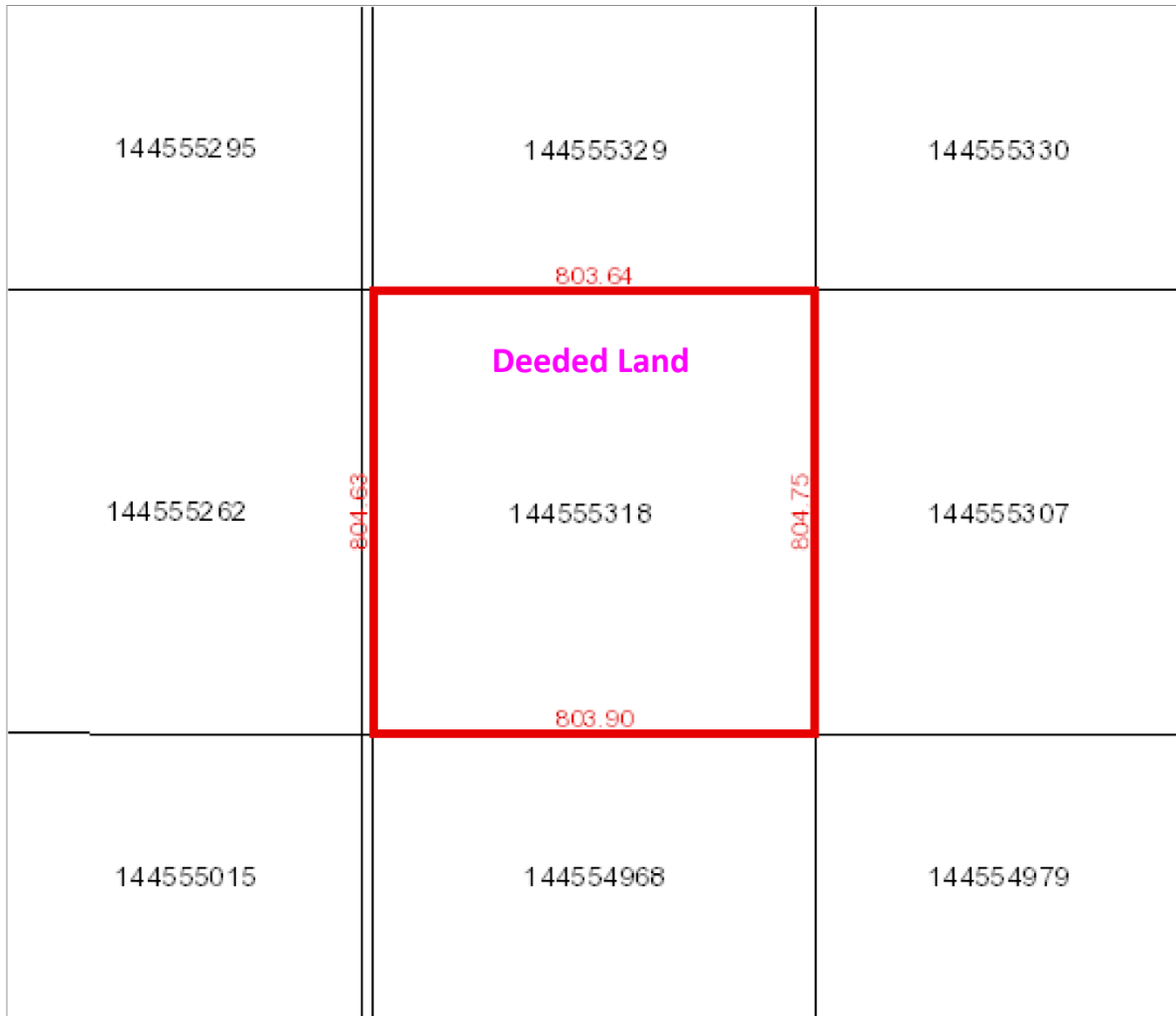
Content 6

Parcel Pictures



Surface Parcel Number: 144555318

REQUEST DATE: Tue Feb 20 14:34:30 GMT-06:00 2024



Owner Name(s) : CHRISTOPHER, JAN ARVID, CHRISTOPHER, MYRNA LAUREEN

Municipality : RM OF COULEE NO. 136

Area : 64.679 hectares (159.82 acres)

Title Number(s) : 148175590

Converted Title Number : 02SC06950A

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 11-13-11-3 Ext 0

Source Quarter Section : SW-11-13-11-3

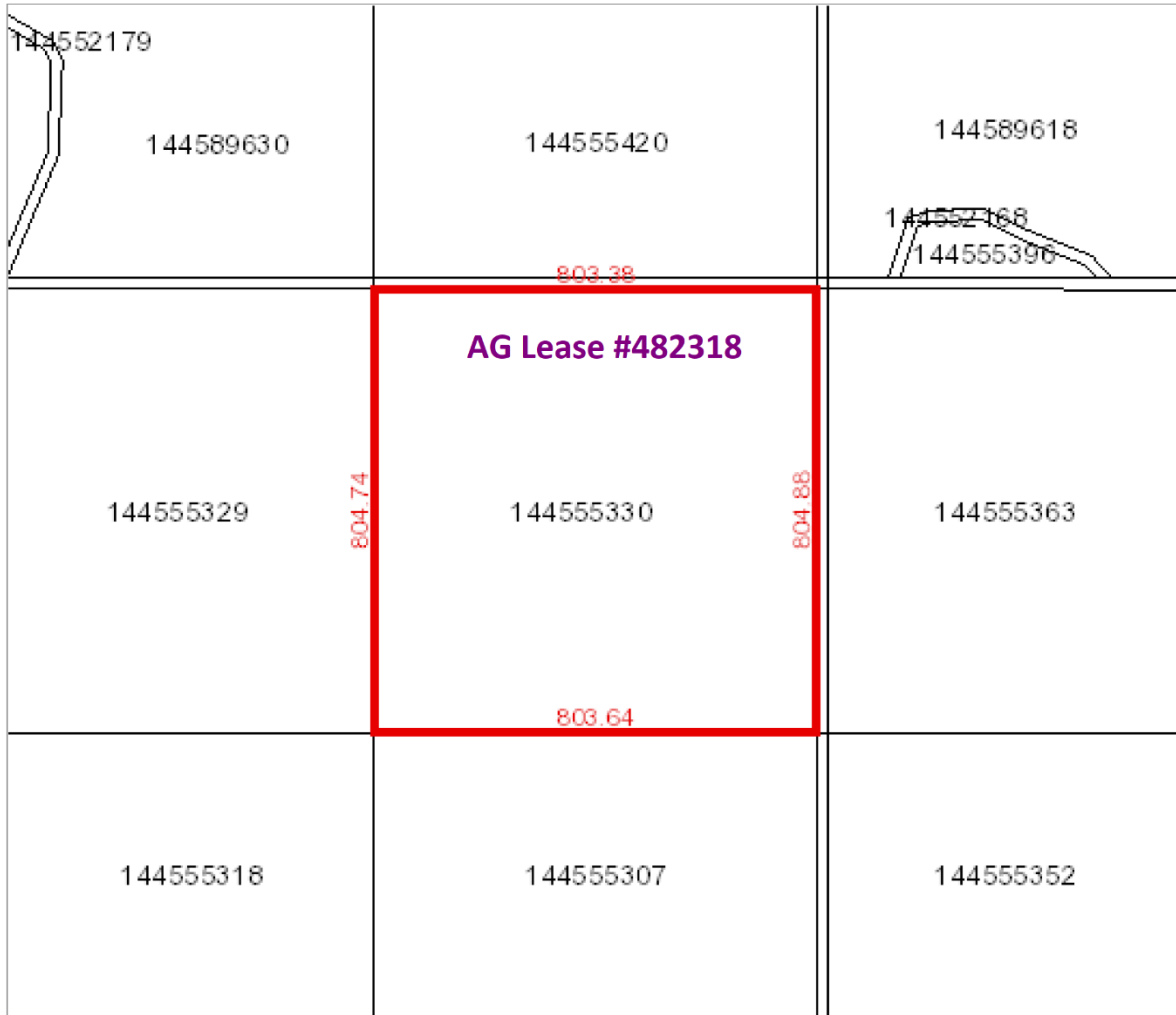
Commodity/Unit : Not Applicable

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: 144555330

REQUEST DATE: Tue Apr 23 08:31:39 GMT-06:00 2024



Owner Name(s) : Her Majesty the Queen (Saskatchewan)

Municipality : RM OF COULEE NO. 136

Title Number(s) : 121772864

Parcel Class : Parcel (Generic)

Land Description : NE 11-13-11-3 Ext 0

Source Quarter Section : NE-11-13-11-3

Commodity/Unit : Not Applicable

Area : 64.667 hectares (159.8 acres)

Converted Title Number : SC100865010

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: 144555307

REQUEST DATE: Tue Apr 23 08:30:48 GMT-06:00 2024

144555329	144555330	144555363
144555318	AG Lease #482318 144555307	144555352
144554968	144554979	144554924

Dimensions (in red text):
Top: 803.64
Bottom: 803.90
Left: 804.75
Right: 804.88

Owner Name(s) : Her Majesty the Queen (Saskatchewan)

Municipality : RM OF COULEE NO. 136

Title Number(s) : 121772875

Parcel Class : Parcel (Generic)

Land Description : SE 11-13-11-3 Ext 0

Source Quarter Section : SE-11-13-11-3

Commodity/Unit : Not Applicable

Area : 64.689 hectares (159.85 acres)

Converted Title Number : SC100865010

Ownership Share : 1:1

Content 7

Agriculture Lease #482318

Saskatchewan



Agricultural Lease No. 482318

THIS Agricultural Lease

BETWEEN: HER MAJESTY THE QUEEN, in the right of the Province of Saskatchewan as represented by the Minister of Agriculture, the "Minister"

AND: Jan Arvid Christopher of Swift Current, Saskatchewan

AND: Jodi Lynn Christopher of Swift Current, Saskatchewan

AND: Myrna Lauren Christopher of Swift Current, Saskatchewan the "Lessee".

as joint tenants (right of survivorship) not as tenants in common


THE PARTIES AGREE as follows:

- 1) The parties agree to the terms and conditions contained in Schedule "A" which is attached to and forms part of this Agreement.
- 2) The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as described in Schedule "B" which is attached to and forms part of this Agreement, ("the lands").
- 3) The term of this lease is for 33 years, commencing on January 1, 2020 and ending on December 31, 2052.
- 4) The rent for the first year of the lease shall be due on or before November 1, 2020 and in each successive year shall be due on or before the first day of November.
- 5) The Lessee shall pay a yearly cash rent as determined by the Minister in accordance with the regulations under The Provincial Lands Act, 2016 as amended from time to time, and calculated annually for each calendar year of the lease. The parties agree that, until the acreage or usage is changed in accordance with this Agreement, the rent will be based on a total of 320.000 acres comprised of the following usages:

Grazing - 320.000 acres
- 6) The Minister may, by written notice to the Lessee, adjust the rent from time to time in accordance with amendments to the regulations under The Provincial Lands Act, 2016 and the Lessee shall pay such adjusted rent.

SIGNED AND DELIVERED on Jan. 28, 2020.


Witness

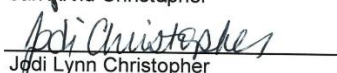

Trevor Dyck
Authorized by and on behalf of the
Minister of Agriculture
for the Province of Saskatchewan.

SIGNED AND DELIVERED on Jan. 22, 2020.

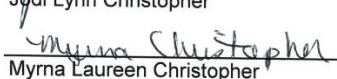

Witness


Jan Arvid Christopher


Witness


Jodi Lynn Christopher


Witness


Myrna Lauren Christopher

SCHEDULE A

1) ACTS AND REGULATIONS

The Lessee shall comply with all provisions of law, including federal, provincial or municipal, which relate to the leased lands or the Lessee's maintenance, operation and use of the leased lands. Without limiting the generality of the foregoing, the Lessee agrees that this lease is subject to all applicable provisions of The Conservation and Development Act, The Crown Minerals Act, The Ecological Reserves Act, The Environmental Assessment Act, The Environmental Management and Protection Act, 2010, the Fisheries Act (Canada), The Fisheries Act (Saskatchewan), 1994, The Forest Resources Management Act, The Heritage Property Act, The Irrigation Act, 1996, the Migratory Birds Convention Act, 1994 (Canada), The Oil and Gas Conservation Act, The Parks Act, The Provincial Lands Act, 2016, The Saskatchewan Water Corporation Act, The Surface Rights Acquisition and Compensation Act, The Wildfire Act, The Wildlife Act, 1998, and The Wildlife Habitat Protection Act as amended or replaced from time to time and to all applicable regulations under the said Acts.

2) MANAGEMENT AND USE

1) The Lessee shall:

- a) manage and be actively involved in the farming operations on the leased lands except for such periods as the Minister may authorize;
- b) adopt and carry out, to the satisfaction of the Minister, any plan of tillage, rotation of crops, weed and alien/invasive species control, range or pasture management practices, irrigation methods and other farm management or agricultural practices which, in the opinion of the Minister, are necessary to achieve sustainable production from the leased lands;
- c) erect such fences and develop such watering facilities as are necessary for the proper management of the grazing or hay lands;
- d) use the leased lands for agricultural purposes only.

2) The Lessee shall not:

- a) accumulate, permit or allow the accumulation on the leased lands of any waste material, debris, refuse or garbage;
- b) allow any crop growing on the leased lands to go to waste by failing to harvest that crop;
- c) allow any part of the leased lands to be grazed in such a manner as to impair the normal reproduction of the vegetation;
- d) use or permit the use of the grazing or hay lands for the pasturing of livestock owned by any person other than the Lessee or a Feeder or the Breeder Association of which the Lessee is a member.

3) The Lessee shall not, without the prior written consent of the Minister, do any of the following on the leased lands:

- a) knowingly destroy, alter or remove the residence or usual place of habitation of any wild plant or animal species that is a "wild species at risk" within the meaning of The Wildlife Act, 1998;
- b) cultivate any naturally vegetated areas including riparian areas, native prairie or dry lake beds;
- c) change the natural course of any waterways;
- d) cut any trees or clear any tree growth unless required to maintain existing improvements on the leased lands;
- e) reside upon the lands or place or erect any buildings on the leased lands other than temporary shelters for agricultural use;
- f) sell, remove or otherwise dispose of or encumber any improvements on the leased lands;
- g) sell or barter any hay on or removed from grazing lands;
- h) change the use of the cultivated, grazing or hay lands to any other use or the number of acres used for each as referred to in this Agreement; and in the event the Minister authorizes such a change, the yearly cash rent shall be recalculated by the Minister in accordance with the regulations under The Provincial Lands Act, 2016, as amended from time to time.
- i) use the leased lands or allow the leased lands to be used for, or in conjunction with the provision of licensed or unlicensed guiding or outfitting services as defined in The Outfitter and Guide Regulations, 2004.

- 3) **TAXES**
The Lessee shall pay, as they become due and payable, all taxes, charges, rates, duties and assessments during the term of this lease in respect to the leased lands.
- 4) **ENTRY**
The Minister's employees or agents, together with all necessary vehicles and machinery, may enter upon the leased lands at any time for the purpose of carrying out inspections or surveys, or evaluating, constructing, operating or maintaining any improvements or works on the leased lands.
- 5) **RESERVATIONS**
This lease is subject to any implied reservations or conditions to which this lease or the Minister's title is subject pursuant to The Provincial Lands Act, 2016, The Land Titles Act, 2000 or any other relevant legislation.
- 6) **CANCELLATION**
The Minister may cancel this lease:
- 1) if the Lessee fails to pay any rent or charges when due;
 - 2) if the Lessee fails to comply with;
 - a) any terms of this lease;
 - b) the provisions of the Acts and regulations referred to above;
 - 3) upon the death of the Lessee;
 - 4) if the Lessee should;
 - a) become insolvent;
 - b) file a notice of intention to make a proposal or make a proposal under The Bankruptcy and Insolvency Act (Canada);
 - c) make an assignment or be petitioned into bankruptcy;
 - 5) if the Lessee is incorporated, upon it being struck off the register of corporations for Saskatchewan;
 - 6) where the Lessee has agreed to a development program, land or lease utilization plan, and has not adhered to the design or intent of the development program, land or lease utilization plan or has failed to complete the development program, land or lease utilization plan in the time specified;
 - 7) if the Lessee fails to make any payment under any lease, promissory note, improvement purchase, permit, agreement for sale or any other debt owing to the Minister on the date specified for such payment;
 - 8) If the lessee fails to make payment, owed pursuant to this lease, to a lending institution who is a holder of security in this lease and the lending institution has requested cancellation of lease;
 - 9) where, in the opinion of the Minister, the Lessee has failed in any year to use the leased lands for agricultural purposes; or
 - 10) where the lessee has misrepresented or failed to disclose a material fact in the application for lease;

provided that in the event of cancellation the Lessee shall continue to be liable to pay, and the Minister shall have the same remedies for recovery of rent then due or accruing due as if this lease had not been cancelled but remained in full force and effect.

- 7) **OVERHOLDING**
If this lease expires or is cancelled and the Lessee refuses to vacate the leased lands, the Lessee shall pay as liquidated damages, an amount equal to the amount of rent, as determined by the Minister in accordance with The Provincial Lands (Agriculture) Regulations, that the Lessee would have been required to pay with respect to the period during which the lands have remained in the possession of the Lessee after the expiry or cancellation. This clause shall survive the expiration or cancellation of this lease, but does not imply that the Minister has agreed to the Lessee remaining on the leased lands.
- 8) **INDEMNITY**
The Lessee shall indemnify the Minister against all claims arising out of:
- 1) any breach or failure to perform any term of this lease;
 - 2) damage to property resulting from the Lessee's use of the leased lands; or
 - 3) injury to or the death of any person resulting from the use of the leased lands.
- This section shall survive the expiration or cancellation of this Agreement.

- 9) **EASEMENTS**
This lease is subject to any easement granted or to be granted, by the Minister or any previous owner of the lands.
- 10) **WAIVER**
No waiver on behalf of the Minister of any breach of any of the terms of this agreement shall be binding upon the Minister unless it is in writing and any waiver so expressed shall apply only to the particular breach so waived and shall not limit the Minister's right in respect of any other breach.
- 11) **ASSIGNMENT OR SUBLETTING**
The Lessee shall not assign, sublet, transfer or otherwise dispose of this lease or any of the Lessee's rights or obligations under this Agreement without the prior written consent of the Minister.
- 12) **JOINT AND SEVERAL LIABILITY**
Each person that signs this Agreement as a Lessee, shall be jointly and severally liable for every obligation under the lease and a breach by one of them shall entitle the Minister to cancel this lease in its entirety.
- 13) **CONSENT TO RELEASE AND ACQUIRE INFORMATION**
1) The Lessee hereby consents to:
a) the Minister disclosing any information about this lease or the Lessee, including credit or financial information, to any provincial or federal government agency, or to any financial institution that has or proposes to have dealings with the Lessee;
b) the Minister, for the purpose of administering or enforcing this lease, obtaining any information about the Lessee, including credit or financial information, from any credit reporting agency, provincial or federal government agency, financial institution, or other person that has dealt with the Lessee;
c) any third party mentioned in clause (b) providing such information to the Minister.
2) The Lessee acknowledges that:
a) the Minister may, without the consent of the Lessee, disclose to any person the following details of this lease: name, address and telephone number of the lessee, land description, lease type, lease term, and rental amount;
b) nothing in this Agreement is intended to restrict the use or disclosure of any information that may be made without the consent of the Lessee pursuant to The Freedom of Information and Protection of Privacy Act.
- 14) **NOTICES**
All notices to the Lessee shall be deemed duly given and served if such notices are in writing and are posted prepaid and registered to the Lessee at the last known address of the Lessee according to the records of the Minister. All notices to the Minister shall be in writing and posted prepaid and registered to the Minister of Agriculture, 3085 Albert Street, Regina, Saskatchewan, S4S 0B1 or any other such address the Minister may designate in writing.

SCHEDULE B

The Minister leases to the Lessee the lands situated in the Province of Saskatchewan, as listed below:

Land	Cult	Grazing	Hay	Waste	AUM	Acres
Parcel 1-NE-11-13-11-3	0.0	160.0	0.0	0.0	70	160.0
Parcel 1-SE-11-13-11-3	0.0	160.0	0.0	0.0	64	160.0

① SC MC