



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Val Marie No. 17

South of Orkney, SK

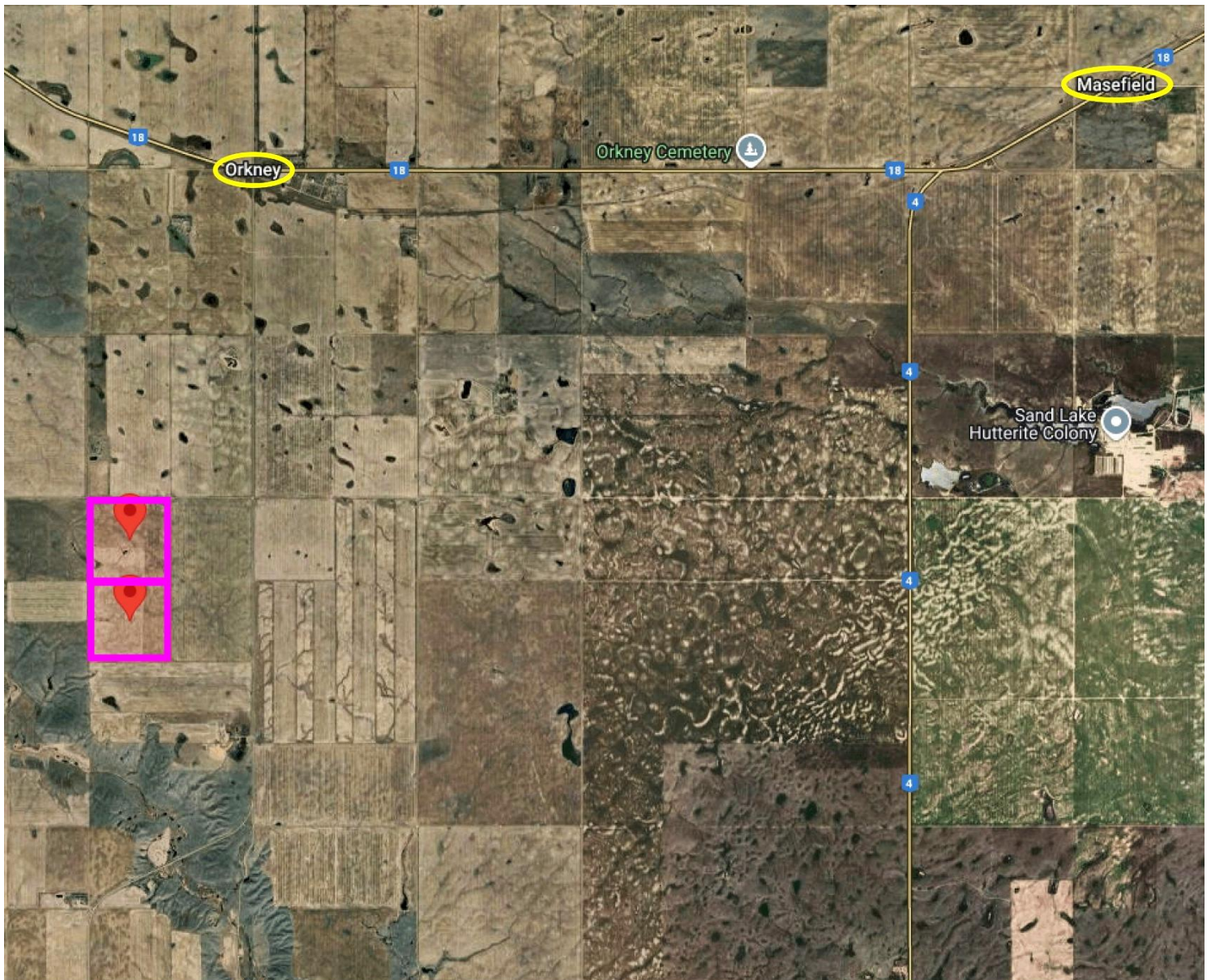
Marcella East & Kurtis East

Bids Due: February 26th, 2026

Our File No. 35511-003F

CONTENTS

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2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
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LAND FOR SALE - RM OF VAL MARIE NO. 17

Owners: Marcella East & Kurtis East South of Orkney, SK

Legal Land Description		Soil Class	Assessed Value	Total Acres	Cult. Acres
1	NW 10-02-15 W3 Ext. 0	J	\$237,300	159.59	158
2	SW 10-02-15 W3 Ext. 0		\$230,200	159.62	158
TOTALS:			\$467,500	319.21	316

YARD SITE ON NW 10-02-15 W3:

3,300 bu Westeel bin

2025 CROP:

- 170 acres summerfallow
- 148 acres stubble durum

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **26th day of February 2026**;
- 2) Highest or any tender not necessarily accepted;
- 3) Tenders considered on individual parcel(s), indicating which quarter they apply to;
- 4) Tenders will not be called to the office of the undersigned to finalize the sale. However, at the sole discretion of the Owner, one or more of the highest Tenders may be contacted by telephone and provided the opportunity to increase or clarify their Tender;
- 5) A cheque for the amount of **3%** of the amount of Tender must accompany the Tender (cheques will be returned to unsuccessful Tender);
- 6) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
- 7) No tenders subject to financing or other conditions will be accepted;
- 8) **Land, buildings, fixtures and improvements** are 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 to execute and deliver the Offer to Purchase Agreement, attached in Content #7 within 3 business days of acceptance of the tender;
- 10) In the event the Purchaser fails to pay the balance of the purchase price on or before the **12th day of March 2026** (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;
- 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; 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, 2025**. The Purchaser is responsible for 2026 taxes and onward.

Forward bids and inquiries to:

MORRIS A. FROSLIE, ANDERSON & COMPANY

51 – 1st Ave NW, P.O. BOX 610, SWIFT CURRENT SK S9H 3W4

PHONE: (306) 773-2891 MFroslie@andlaw.ca File No. 35511-003F

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>EAST LAND TENDER</u>		
<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	NW 10-02-15 W3 Ext. 0	\$ _____
<input type="checkbox"/>	SW 10-02-15 W3 Ext. 0	\$ _____
TOTAL AMOUNT BID		\$ _____

2. I/We, the undersigned, attach a **cheque** in the amount of \$ _____ as a **3% deposit** for the above purchase price, made payable to Anderson & Company, 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 **February 26th, 2026, at 12:00 noon** regarding the acceptance/decline of our offer

Date

Signature of Tenderer

Name of Tenderer (Individual or Corporation):

Mailing address:

If Corporation, Name of Signing Officer:

Phone #: _____

File No. 35511-003F

Email: _____

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

Content 3

RM of RM of Val Marie No. 17 - 2021 Map

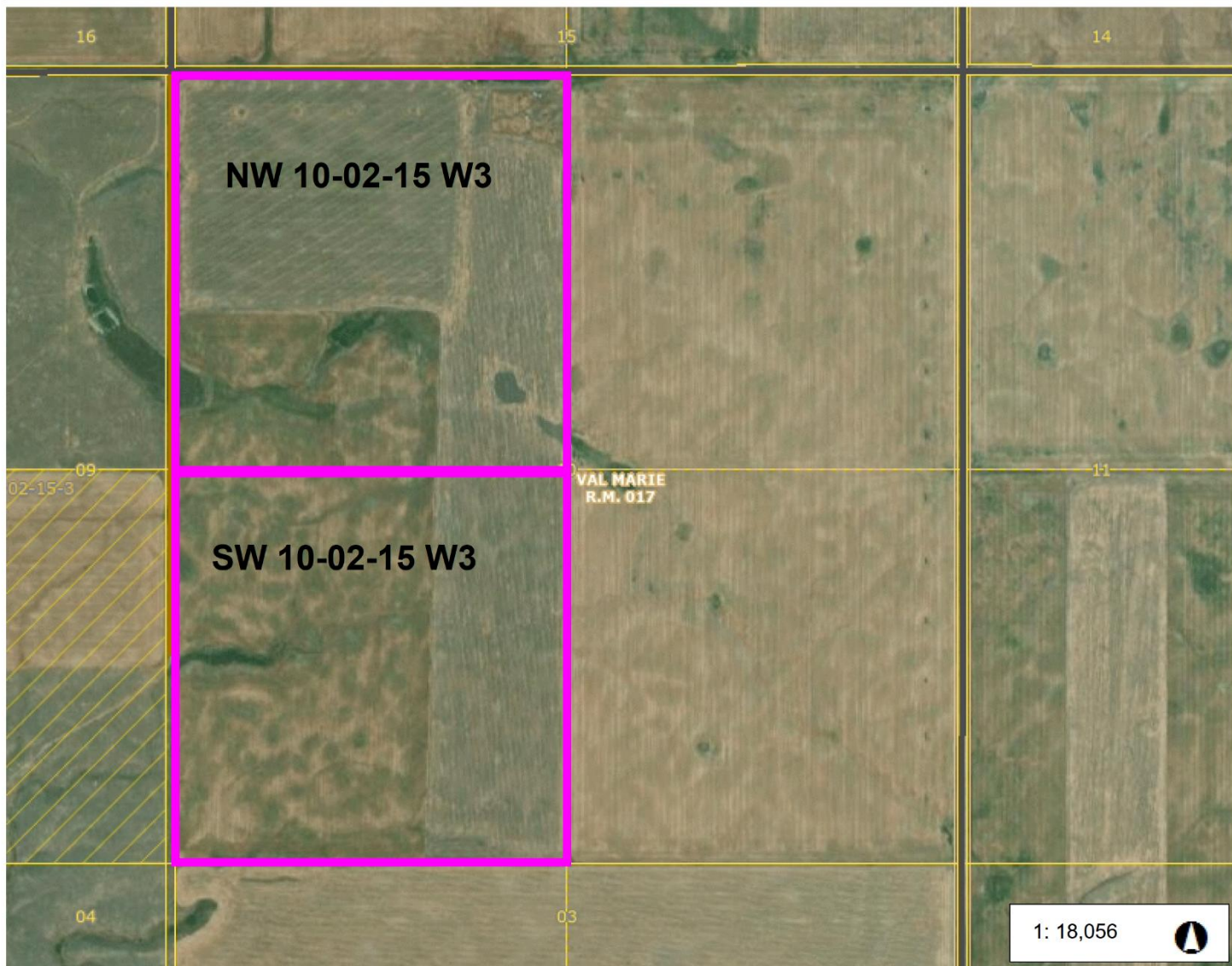
CORT & CHELSEY CARLETON 180700	CORT & CHELSEY CARLETON 156100	HOWLETT FARMS LTD. 171600 177300		RANDY ACKER 77100	RANDY ACKER 77100	MORSTAD HOLDINGS 182000	MORSTAD HOLDINGS 178500	MORSTAD HOLDINGS 173900	ARTHUR & CATHERINE JAMES 180800	MICHAEL ACKER 188400	STRON HANSEN 184900
BRI-JAN FARMS LTD. 179500	BRI-JAN FARMS LTD. 177300	BRI-JAN FARMS LTD. 171600	BRI-JAN FARMS LTD. 181800	LARRY C. CARLETON 180700	LARRY C. CARLETON 172400	TERRY ACKER 174200	RUSSEL CARLETON 176200	MORSTAD HOLDINGS 178300	ARTHUR JAMES 160400	ROSS & LANA EVANS 177000	ROSS & LANA EVANS 181000
NEIL & KELLY BABIAK 128000	NEIL & KELLY BABIAK 158600	BOYD EVANS 149900	BOYD EVANS 161400	LARRY C. CARLETON 188200	LARRY C. CARLETON 182900	TERRY ACKER 181100	RUSSEL CARLETON 181000	MORSTAD HOLDINGS 173000	ROBERT, TERRY & EMILY MITCHELL 158900	ROSS & LANA EVANS 158400	ROSS & LANA EVANS 143200
BREEZY BUSHES LTD. 156000	BREEZY BUSHES LTD. 132400	RUSSEL CARLETON 158200	RUSSEL CARLETON 174500	TERRY & CYNTHIA ACKER 138400	RANDY & CARLENA ACKER 162500	MARCELLA EAST 173400	MORSTAD HOLDINGS 174500	ROBERT & BRIAN MITCHELL 174000	HOWLETT FARMS LTD. 184300	KENNETH SHARPE 178900	KENNETH SHARPE 172400
BREEZY BUSHES LTD. 184300	BREEZY BUSHES LTD. 170800	SKJ LAND & CATTLE CO. 131900	SKJ LAND & CATTLE CO. 111900	TERRY & CYNTHIA ACKER 12900	TERRY & CYNTHIA ACKER 127800	MARCELLA EAST 166500	MORSTAD HOLDINGS 174500	HOWLETT FARMS LTD. 192000	HOWLETT FARMS LTD. 185500	SAND LAKE HUTTERIAN BRETHREN 180100	SAND LAKE HUTTERIAN BRETHREN 176800
ROBERT F. MITCHELL 179700	ROBERT F. MITCHELL 184300	KATHLEEN GRANT 165400	STEVEN J. GRANT 163400	RANDY & CARLENA ACKER 118000	JUDY & DENNIS KLEIN 89800	DONALD C. HOWLETT 171200	DONALD C. HOWLETT 166800	HOWLETT FARMS LTD. 181800	HOWLETT FARMS LTD. 181800	SAND LAKE HUTTERIAN BRETHREN 179400	SAND LAKE HUTTERIAN BRETHREN 172400
ROBERT F. MITCHELL 174000	ROBERT F. MITCHELL 184300	SHERYL LYNN EHMAN 164500	SHERYL LYNN EHMAN 152000	RICK PETERSON FARMS LTD. 178800	SUNNIBROOK FARMS LTD. 145500	DONALD C. HOWLETT 77100	DAVID HOWLETT 80300	SAND LAKE HUTTERIAN BRETHREN 180800	SAND LAKE HUTTERIAN BRETHREN 176200	SAND LAKE HUTTERIAN BRETHREN 172200	SAND LAKE HUTTERIAN BRETHREN 160000
FLORENCE QUENNELL 184300	FLORENCE QUENNELL 187800	SKJ LAND & CATTLE CO. 190200	SKJ LAND & CATTLE CO. 196900	RICK PETERSON FARMS LTD. 190200	DONALD MITCHELL 206400	DONALD MITCHELL 123400	DONALD C. HOWLETT 160700	SAND LAKE HUTTERIAN BRETHREN 161900	SAND LAKE HUTTERIAN BRETHREN 165500	SAND LAKE HUTTERIAN BRETHREN 189000	SAND LAKE HUTTERIAN BRETHREN 178400
GARDNER FARMS LTD. 173400	GARDNER FARMS LTD. 196900	MARK & SHELLEY MITCHELL 190200	MARCELLA EAST 194200	KURTIS EAST 194400	KURTIS EAST 198100	JOHN DAVID HOWLETT 183100	RANDY & CARLENA ACKER 120600	WAYNE & AMY ANDREE 128900	WAYNE & AMY ANDREE 140700	SAND LAKE HUTTERIAN BRETHREN 157600	SAND LAKE HUTTERIAN BRETHREN 170500
JOHN DAVID HOWLETT 171200	JOHN DAVID HOWLETT 188800	MARK & SHELLEY MITCHELL 198100	MORSTAD HOLDINGS 187800	MARCELLA EAST 183400	MARCELLA EAST 198800	JOHN DAVID HOWLETT 187800	RANDY & CARLENA ACKER 152700	RANDY & CARLENA ACKER 113700	WAYNE & AMY ANDREE 73000	SAND LAKE HUTTERIAN BRETHREN 151000	SAND LAKE HUTTERIAN BRETHREN 163500
MORSTAD HOLDINGS 170600	MORSTAD HOLDINGS 188100	MARK & SHELLEY MITCHELL 177700	MORSTAD HOLDINGS 190000	DONALD MITCHELL 194400	DONALD MITCHELL 179700	JOHN DAVID HOWLETT 180600	JOHN DAVID HOWLETT 187800	RANDY & CARLENA ACKER 115700	WAYNE & AMY ANDREE 68700	SAND LAKE HUTTERIAN BRETHREN 173900	SAND LAKE HUTTERIAN BRETHREN 172200

Content 4

Satellite Images



Agricultural Crown Land Map Viewer

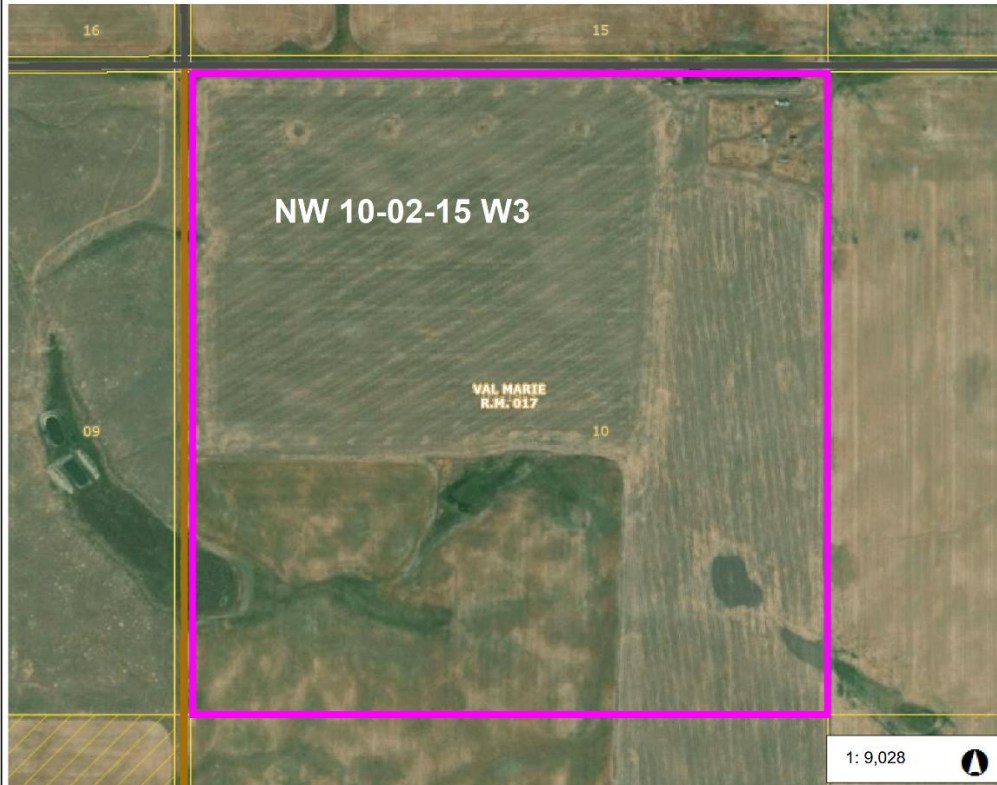


0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Agricultural Crown Land Map Viewer



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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

Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



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Notes

Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



0.5 0 0.23 0.5 Kilometers

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Notes

Saskatchewan Ministry of Agriculture

Content 6

SAMA Reports

Property Report

Print Date: 21-Jan-2026

Page 1 of 1

Municipality Name: RM OF VAL MARIE (RM)

Assessment ID Number : 017-001210200

PID: 3383320



Civic Address:

Legal Location: Qtr NW Sec 10 Tp 02 Rg 15 W 3 Sup

Supplementary:

Title Acres: 159.00

School Division: 211

Neighbourhood: 017-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 12-Jul-2002

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	
158.00	K - [CULTIVATED]	Soil association 1	RO - [ROBSART]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,502.06
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	39.95
		Soil profile 1	SOL-M - [CHERN SOLOD MODERATE]				
		Soil association 2	EC - [ECHO]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	Z - [SOL;SOLONETZ STRONG]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

Acres	Waste Type
1	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	\$237,300		1	Other Agricultural	55%	\$130,515				Taxable
Total of Assessed Values:	\$237,300				Total of Taxable/Exempt Values:	\$130,515				

Property Report

Print Date: 21-Jan-2026

Page 1 of 1

Municipality Name: RM OF VAL MARIE (RM)

Assessment ID Number : 017-001210400

PID: 3383387



Civic Address:

Legal Location: Qtr SW Sec 10 Tp 02 Rg 15 W 3 Sup

Supplementary:

Title Acres: 159.00

School Division: 211

Neighbourhood: 017-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 12-Jul-2002

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	
158.00	K - [CULTIVATED]	Soil association 1	RO - [ROBSART]	Topography	T2 - Gentle Slopes	\$/ACRE	1,457.00
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	38.75
		Soil profile 1	SOL-M - [CHERN SOLOD MODERATE]				
		Soil association 2	EC - [ECHO]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	Z - [SOL;SOLONETZ STRONG]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

Acres	Waste Type
1	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	\$230,200		1	Other Agricultural	55%	\$126,610				Taxable
Total of Assessed Values:	\$230,200			Total of Taxable/Exempt Values:		\$126,610				

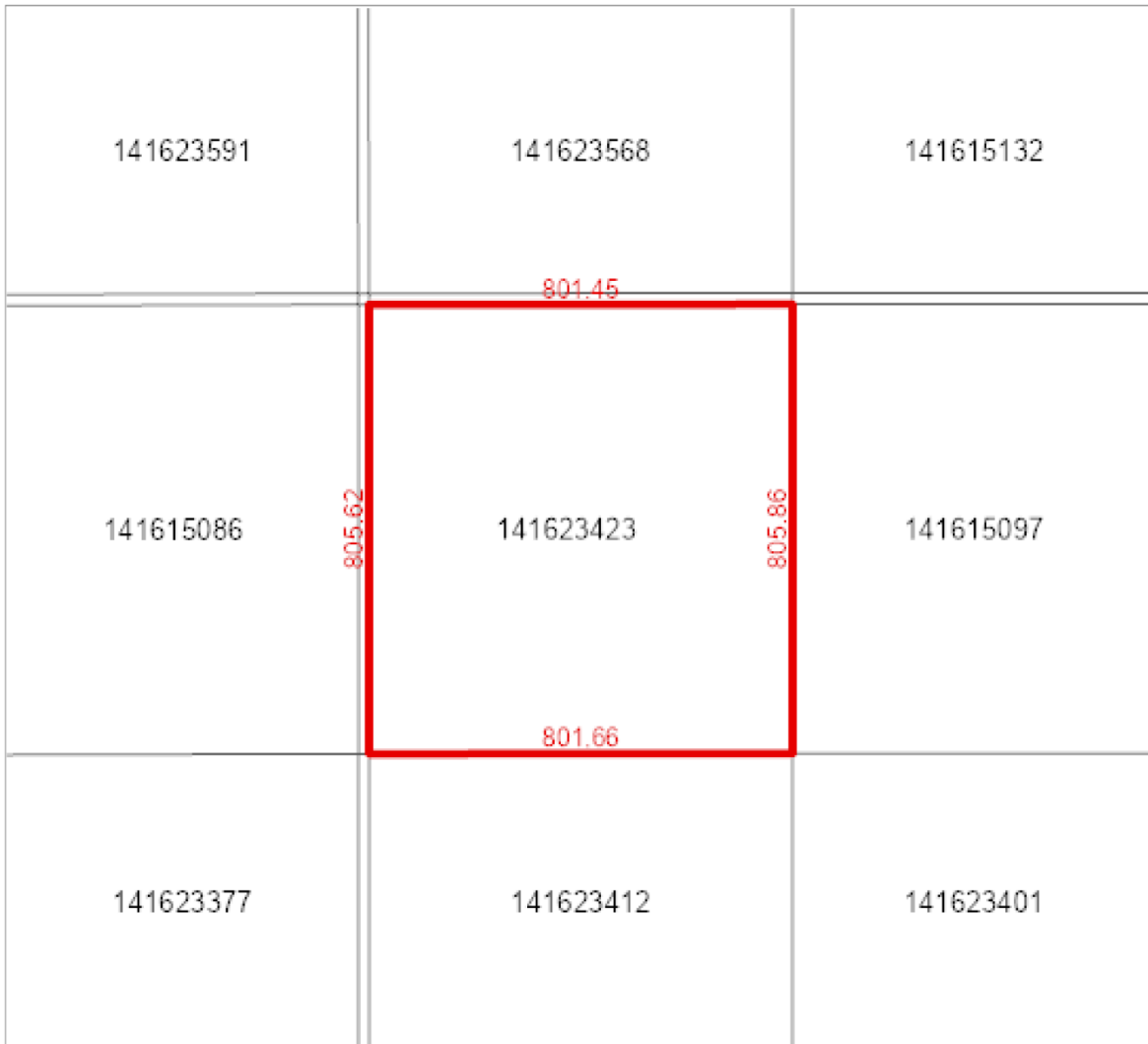
Content 7

Parcel Pictures



Surface Parcel Number: 141623423

REQUEST DATE: Wed Jan 21 14:30:10 GMT-06:00 2026



Owner Name(s) : East, Kurtis Paul, East, Marcella Dianne

Municipality : RM OF VAL MARIE NO. 017

Title Number(s) : 157829282

Parcel Class : Parcel (Generic)

Land Description : NW 10-02-15-3 Ext 0

Source Quarter Section : NW-10-02-15-3

Commodity/Unit : Not Applicable

Area : 64.584 hectares (159.59 acres)

Converted Title Number : 00SC12967

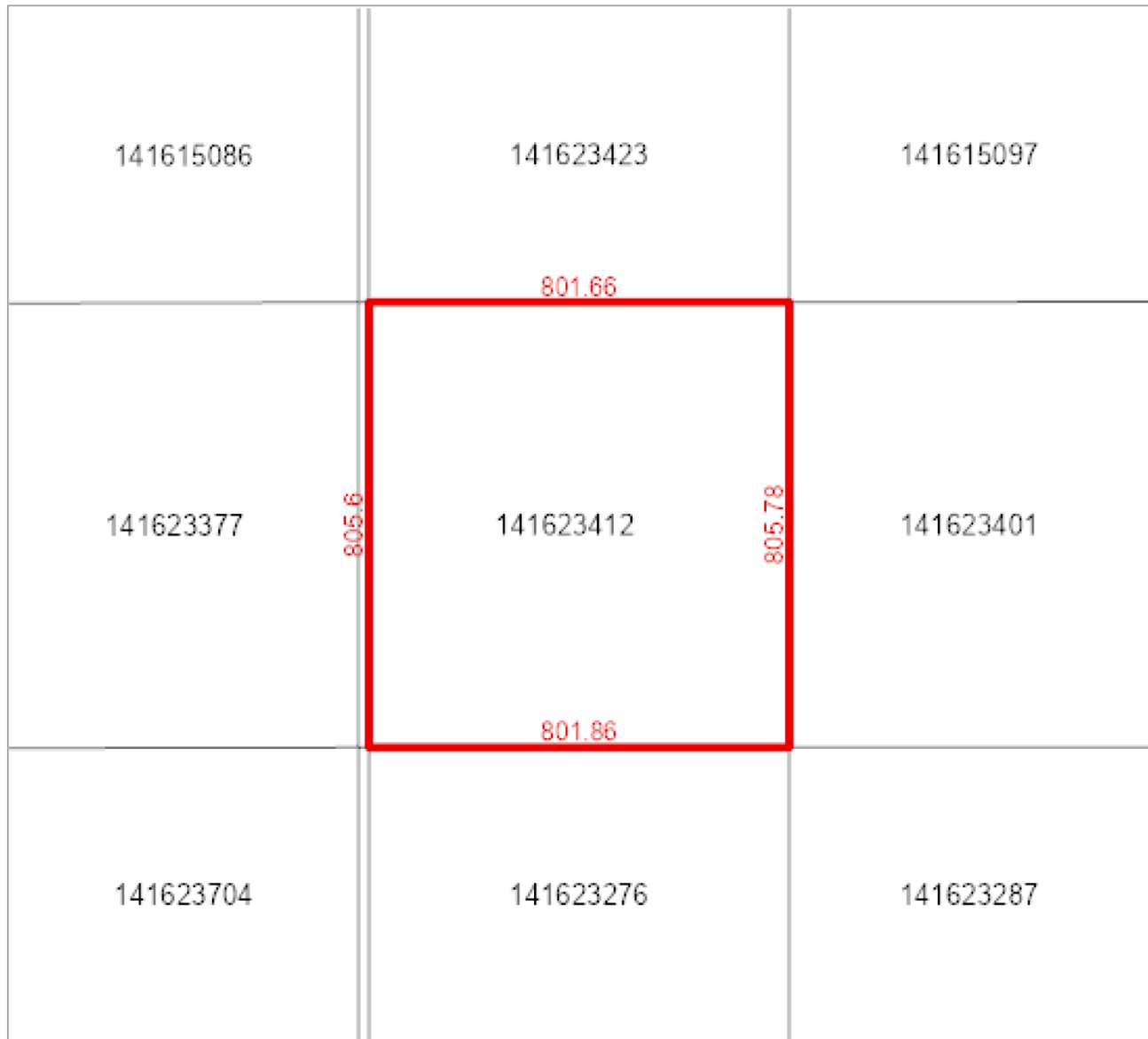
Ownership Share : 1:1

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: 141623412

REQUEST DATE: Wed Jan 21 14:34:22 GMT-06:00 2026



Owner Name(s) : East, Kurtis Paul, East, Marcella Dianne

Municipality : RM OF VAL MARIE NO. 017

Title Number(s) : 157829293

Parcel Class : Parcel (Generic)

Land Description : SW 10-02-15-3 Ext 0

Source Quarter Section : SW-10-02-15-3

Commodity/Unit : Not Applicable

Area : 64.597 hectares (159.62 acres)

Converted Title Number : 00SC12967

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.

Content 7

Offer to Purchase Agreement

THIS AGREEMENT MADE IN DUPLICATE DATED FOR REFERENCE THIS 26TH DAY OF FEBRUARY 2026.

BETWEEN:

MARCELLA DIANE EAST and KURTIS PAUL EAST
both of the District of Orkney,
in the Province of Saskatchewan

HEREINAFTER CALLED THE "VENDORS"

AND:

in the Province of _____

HEREINAFTER CALLED THE "PURCHASER(S)"

OFFER TO PURCHASE – RURAL PROPERTY

1. PURCHASE PRICE AND PROPERTY

- 1.1 The Purchaser hereby offers to purchase from the Vendors the following property (herein referred to as the "Purchase Asset" and/or "said Property") for the purchase price of _____ (\$_____.00) DOLLARS, (hereinafter called the "Purchase Price"), namely:

- a) Land described in attached Schedule "A" (hereinafter referred to as the "lands")
- b) Buildings or improvements described in Schedule "A"

TOTAL PURCHASE PRICE \$ _____

- 1.2 The Purchase Price shall be paid as follows:

- a) The sum of \$_____ now deposited in trust with the Law Firm of ANDERSON & COMPANY, (the "Vendors' Solicitors") the receipt of which is hereby acknowledged;
- b) The balance of the purchase price in the amount of \$_____ to be deposited in trust with the Vendors' Solicitors on or before the 12th day of March 2026. (the "Closing Date").;
- c) If the Purchaser does not have a G.S.T. Number the Purchaser shall pay G.S.T. on the Purchase Price.

- 1.3 Provided the Vendors has provided the Purchaser's Solicitor with a registrable Transfer Authorization in sufficient time to allow and provide the Purchaser's Solicitor to register the same and financing security and draw down the funds prior to the Possession Date and the Purchaser delays in the registration, then the Purchaser agrees to pay to Vendors interest at the rate of 6% per annum on any portion of the Purchase Price, less mortgages or other encumbrances assumed, not received by the Vendors or their Solicitors as at the possession date, to be calculated from the possession date or receipt by the Purchasers'

Solicitor or agent, of a registrable Transfer of Title, whichever last occurs until monies are paid to the Vendors or their aforesaid agents.

2. **PERMITTED ENCUMBRANCES**

- 2.1 The Vendors agrees to provide the Purchaser's Solicitor with a registrable Land Titles Act Transfer Authorization, transferring the said Property to the Purchaser, free and clear of all charges, liens and encumbrances, save and except the Permitted Encumbrances stated in attached **Schedule "A"**.

3. **POSSESSION DATE**

- 3.1 The Purchaser shall be entitled to Possession of the said property upon the Transfer Authorization registering and the Purchase Price is paid unconditionally to the Vendors (herein referred to as the "**Possession Date**").

4. **TAXES AND ADJUSTMENTS**

- 4.1 The taxes shall be adjusted at **December 31, 2025**. The Vendors are responsible for all taxes and assessments up to and including December 31, 2025; the Purchaser responsible for all taxes and assessments from and after January 1, 2026.

5. **G.S.T.**

- 5.1 The Purchaser confirms that it is a registrant under Subdivision D of Division IV of Part IX of the *Excise Tax Act* and undertakes and agrees to pay all G.S.T. in respect to the purchase of the said Property and to hold the Vendors free and clear and indemnified in respect of the same. The Purchaser's G.S.T. Number is RT0001.

6. **RISK**

- 6.1 The Purchased Assets shall remain at the risk of the Vendors until the Possession Date and at the risk of the Purchaser from and after the Possession Date.

7. **WARRANTIES, REPRESENTATIONS AND ACKNOWLEDGEMENT**

- 7.1 The Vendors warrants and represents and acknowledges that the Purchaser is relying upon such warranties and representations, and which warranties and representations shall be correct at closing and finalization of the within transaction, namely:
- a) That as of the Possession Date, or such adjourned Possession Date, the said property shall be free and clear of all charges, liens and encumbrances except as stated herein;
 - b) That there are no leases existing as to the said property and no third party has any right or interest in regards to the said property except as disclosed herein;
 - c) The Vendors are Canadian residents for the purposes of and within the definition of the *Income Tax Act*, for Canada;

- d) The Vendors shall deliver the said property to the Purchaser on the Possession Date in the same state of repair and condition on the date of this Agreement, reasonable wear and tear excepted.

7.2 The Purchaser acknowledged and agrees to purchase the property "as is".

8. COSTS AND LEGAL FEES

8.1 Each party shall be responsible for their respective legal fees regarding this transaction.

8.2 The Vendors shall be responsible for all legal costs to prepare the Transfer Authorization.

8.3 All Land Titles fees with respect to this transaction shall be paid by the Purchaser.

8.4 The Purchaser shall be responsible for any costs of preparing and registering a mortgage or other financing documentation.

8.5 The Vendors shall be responsible for any costs in discharging any mortgage or other encumbrance, lien or charge from the title.

9. TIME OF THE ESSENCE

9.1 Time shall be in every respect the essence of this Agreement.

10. ENTIRE AGREEMENT

10.1 The Parties hereto acknowledge, covenant and agree that this agreement contains the entire agreement between the Parties and there are not any other warranties and representations other than contained herein.

11. ENUREMENT

11.1 The terms "Purchaser" and "Vendors" in this agreement shall include the Executors, Administrators and assigns of the Purchaser and the Vendors, respectively, and the said terms and references thereto in the singular number or the masculine gender shall include the plural and feminine (neuter in the case of a Corporation) gender where the context so requires.

12. COUNTERPARTS

12.1 This Agreement may be executed in any number of counterparts with the same effect as if all parties had all signed the same document. All counterparts will be construed together with and will constitute one and the same agreement. This Agreement may be executed by the parties and transmitted by facsimile transmission and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had delivered an executed original Agreement.

THIS OFFER TO PURCHASE DATED this ____ day of February 2026.

Witness

Witness

PER:

PER:

ACCEPTANCE

THE UNDERSIGNED, Vendors of the property hereby accepts the above offer and agrees to complete the sale on the terms and conditions in the Offer and should the Vendors fail to, the Purchaser at their option may cancel this contract and withdraw the deposit.

SIGNED and dated at _____, Saskatchewan, on the ____ day of February 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

MARCELLA DIANE EAST

Witness

KURTIS PAUL EAST

THIS IS SCHEDULE "A" TO AN OFFER TO PURCHASE – RURAL PROPERTY DATED FOR REFERENCE THIS 26TH DAY OF FEBRUARY 2026 BETWEEN MARCELLA DIANE EAST AND KURTIS PAUL EAST, AS VENDORS, AND _____, AS PURCHASER.

SCHEDULE "A"

DEEDED LAND

ACRES

Surface Parcel #141623423
NW 10-02-15-3 Ext 0
as described on Certificate of
Title 00SC12967.

159.75

Surface Parcel #141623412
SW 10-02-15-3 Ext 0
as described on Certificate of
Title 00SC12967.

159.95

BUILDINGS, FIXTURES AND IMPROVEMENTS

YARD SITE ON NW 10-02-15 W3:

- 3,300 bu Westeel bin with new floor, flashing and bin opener installed in 2000.

PERMITTED ENCUMBRANCES

As to NW 10-02-15-3 Ext 0 (Title No. 157829282):

CNV Certificate of Chief Engineer registered September 28, 1972, in favour of Saskatchewan Water Corporation, affecting LSD 11, registered as Interest No. 199789362, Interest Register No. 107377038.