



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Val Marie No. 17

South of Orkney, SK

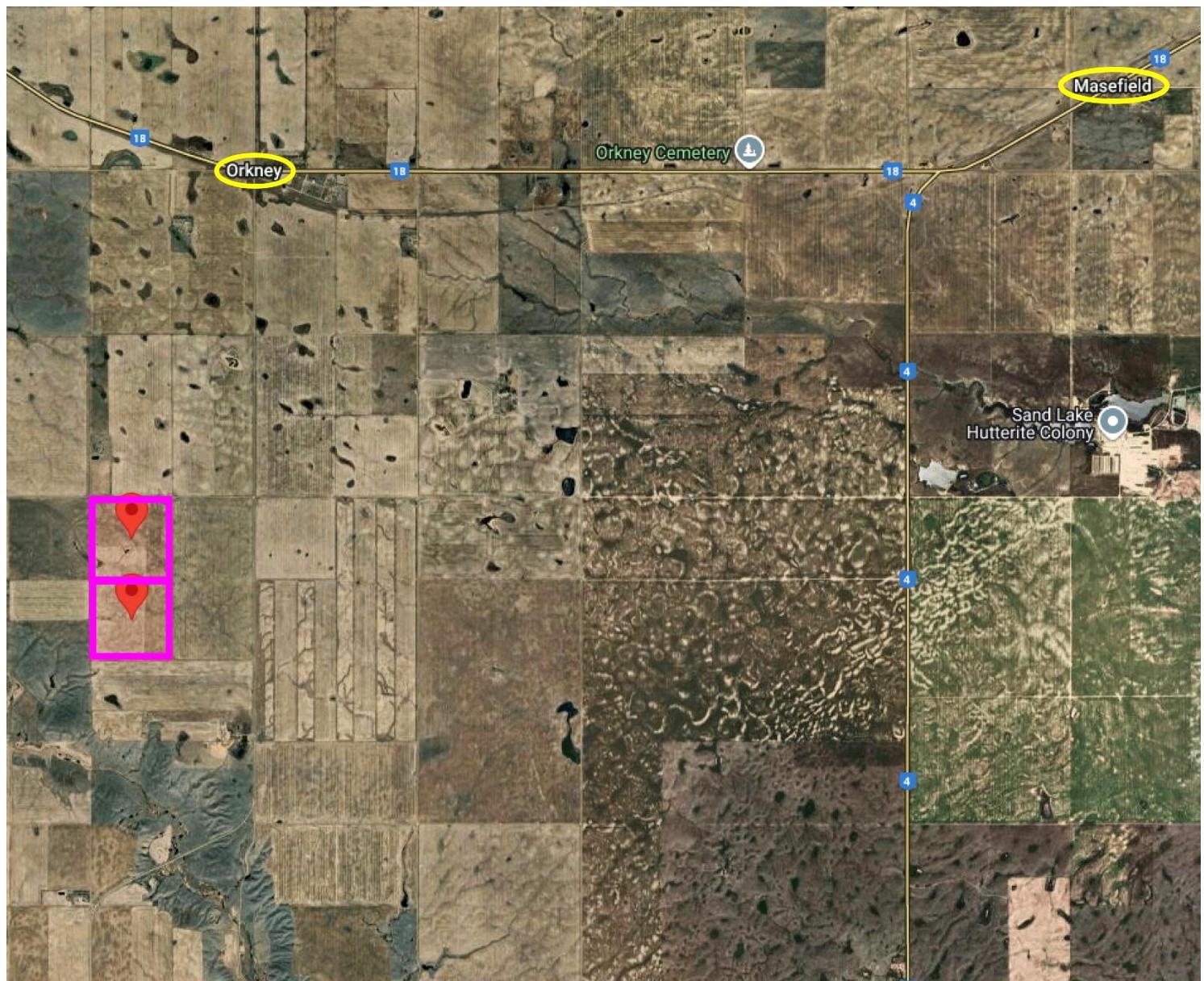
Marcella East & Kurtis East

Bids Due: February 26th, 2026

Our File No. 35511-003F

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
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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, 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:

EAST LAND TENDER		
<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

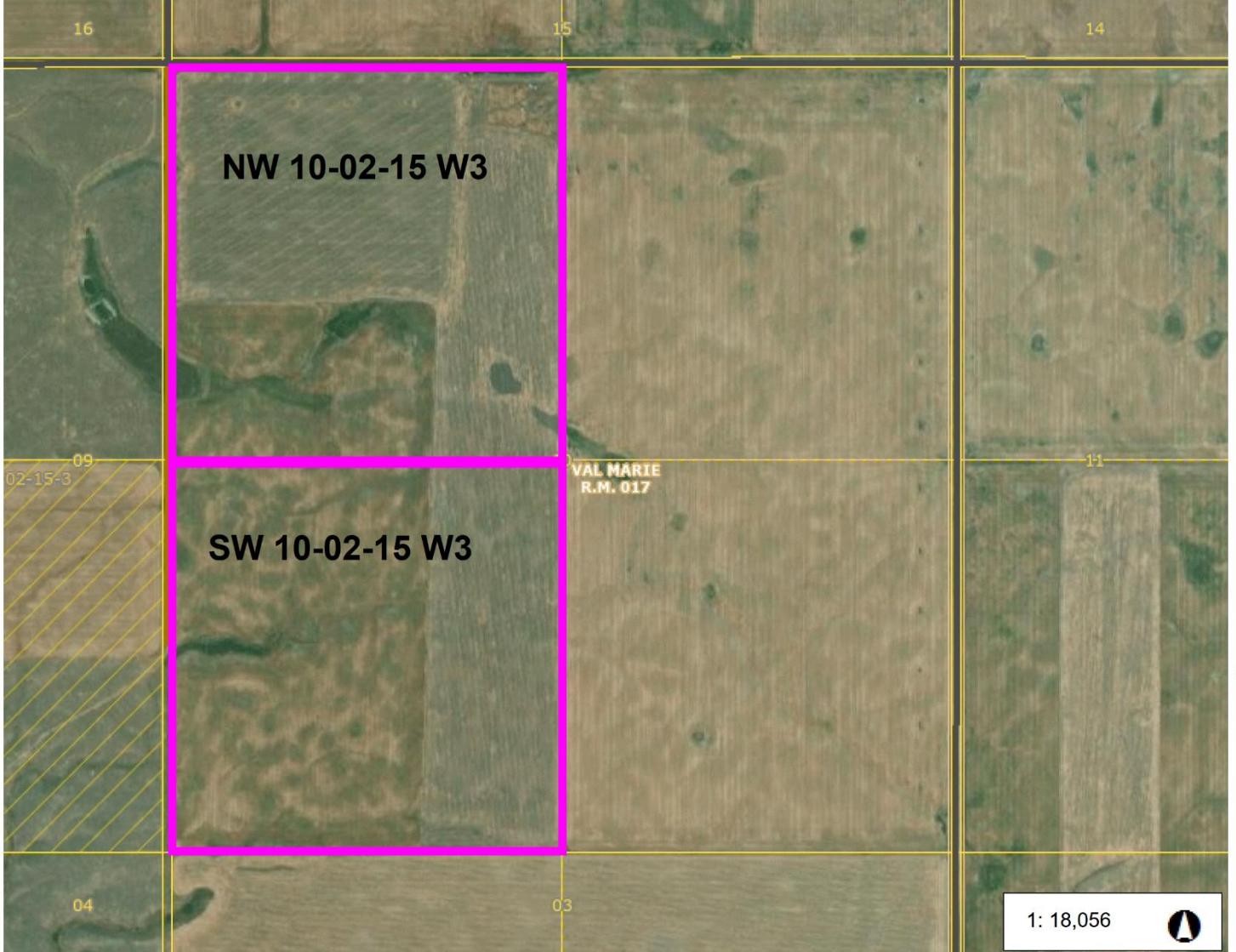
RM of RM of Val Marie No. 17 – 2021 Map

Content 4

Satellite Images

 Government of Saskatchewan

Agricultural Crown Land Map Viewer



16 15 14

09 02-15-8

04

03

NW 10-02-15 W3

SW 10-02-15 W3

VAL MARIE
R.M. 017

0.9 0 0.46 0.9 Kilometers

1: 18,056

WGS_1984_Web_Mercator_Auxiliary_Sphere
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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

Agricultural Crown Land Map Viewer



0.5 0 0.23 0.5 Kilometers
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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

Agricultural Crown Land Map Viewer



0.1 0 0.06 0.1 Kilometers
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Notes

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- Pasture Boundary
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Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



0.5 0 0.23 0.5 Kilometers
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Notes

Content 6

SAMA Reports

Property Report

Municipality Name: RM OF VAL MARIE (RM)		Assessment ID Number : 017-001210200	Print Date: 21-Jan-2026	Page 1 of 1
	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] Soil texture 1 CL - [CLAY LOAM] 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	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight	\$/ACRE Final 1,502.06 39.95

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				

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

Reviewed: 12-Jul-2002

Change Reason:

Year / Frozen ID: 2025/-32560

Predom Code: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors		Rating
158.00	K - [CULTIVATED]	Soil association 1: RO - [ROBSART] Soil texture 1: CL - [CLAY LOAM] 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	Topography	T2 - Gentle Slopes	\$/ACRE
			Stones (qualities)	S2 - Slight	Final
					1,457.00
					38.75

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				

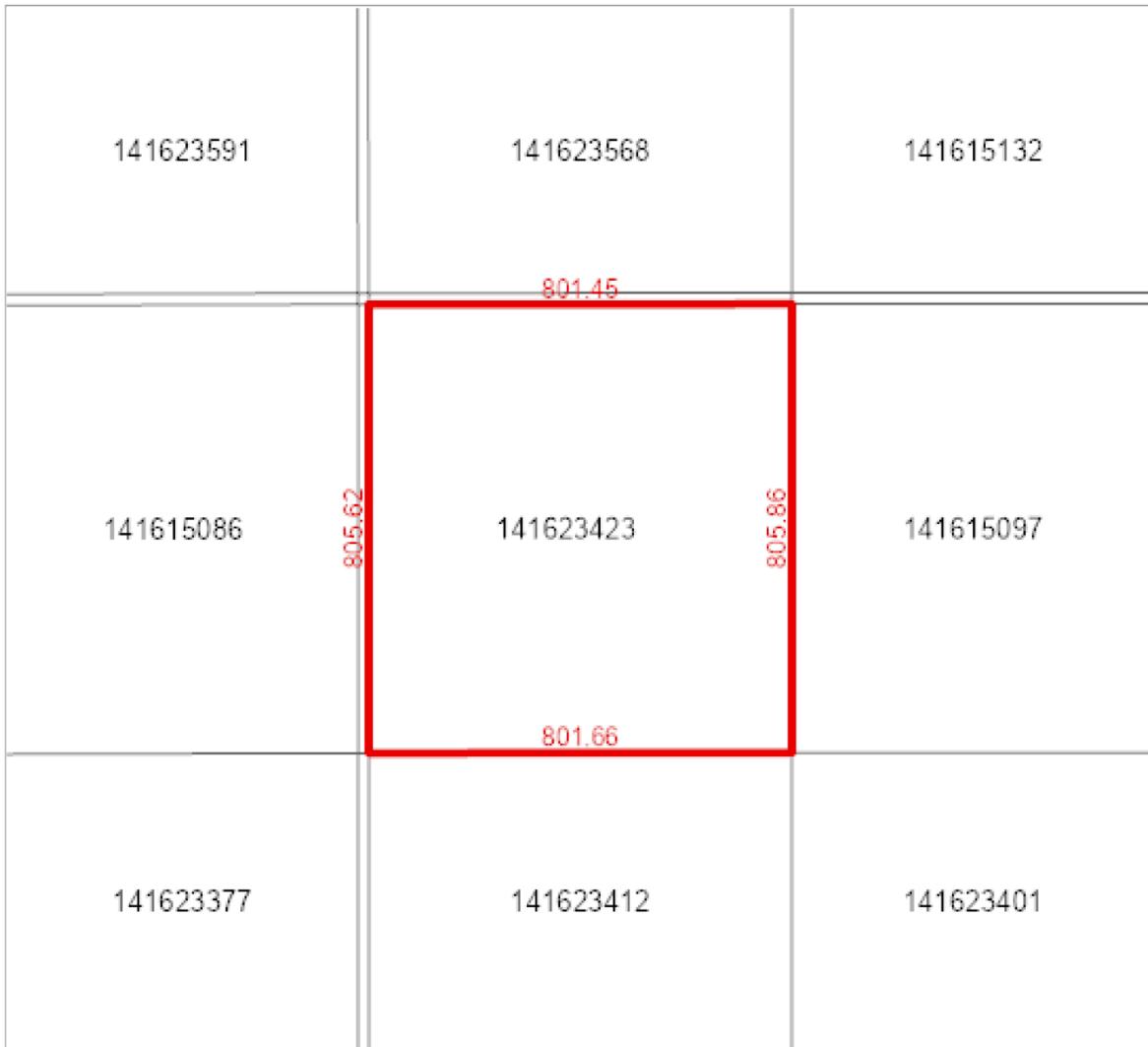
Content 7

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

Area : 64.584 hectares (159.59 acres)

Title Number(s) : 157829282

Converted Title Number : 00SC12967

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

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

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

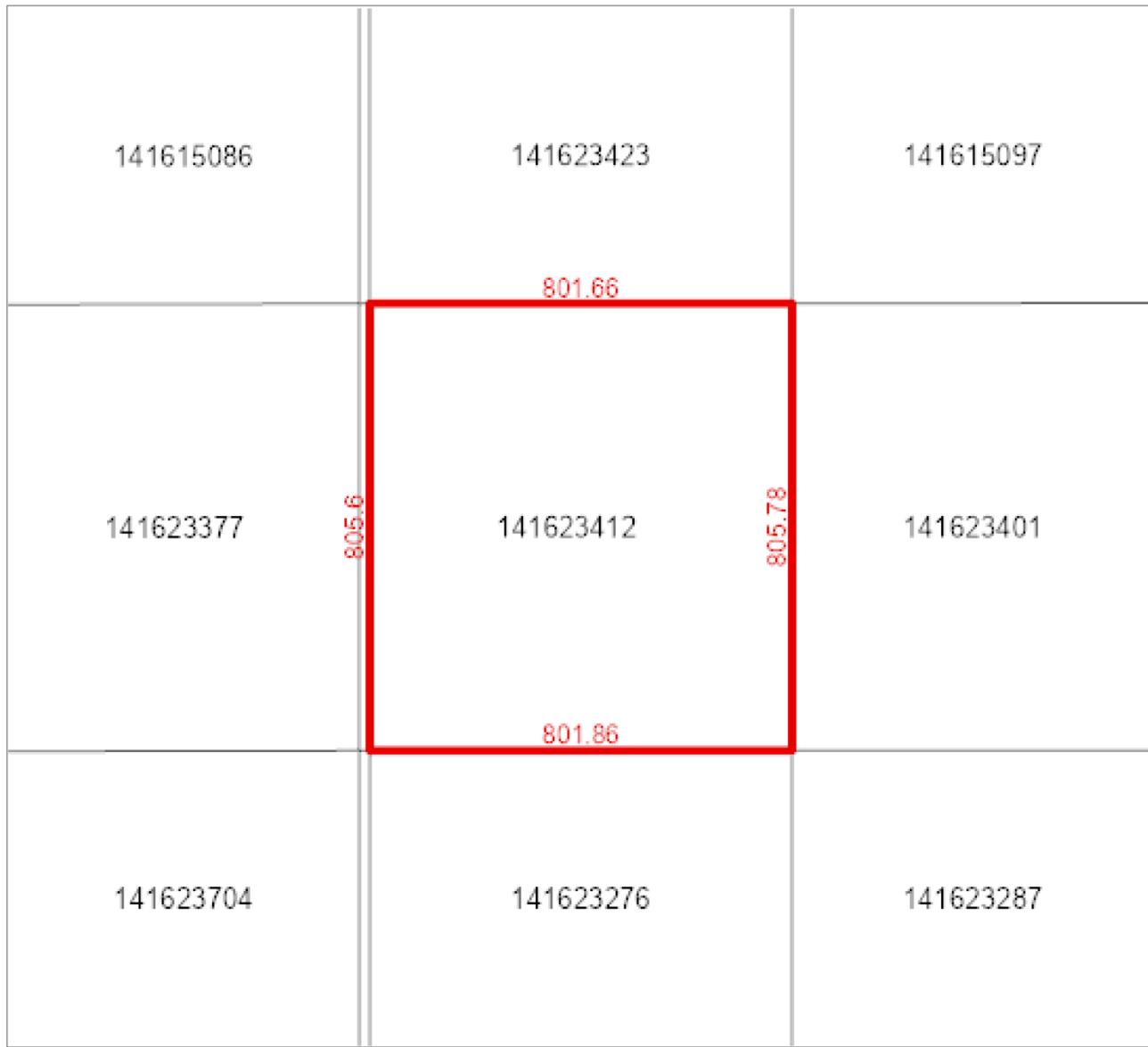
Commodity/Unit : Not Applicable

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: 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

Area : 64.597 hectares (159.62 acres)

Title Number(s) : 157829293

Converted Title Number : 00SC12967

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

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

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

Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Content 7

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 Purchaser's

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"

<u>DEEDED LAND</u>	<u>ACRES</u>
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.