



**ANDERSON**  
**& COMPANY**  
**LAND TENDER DIVISION**

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## **LAND TENDER INFORMATION PACKAGE**

**RM of Chaplin No. 164**

**Northeast of Chaplin, SK**

**Ed Sanderson Ranching Ltd.**

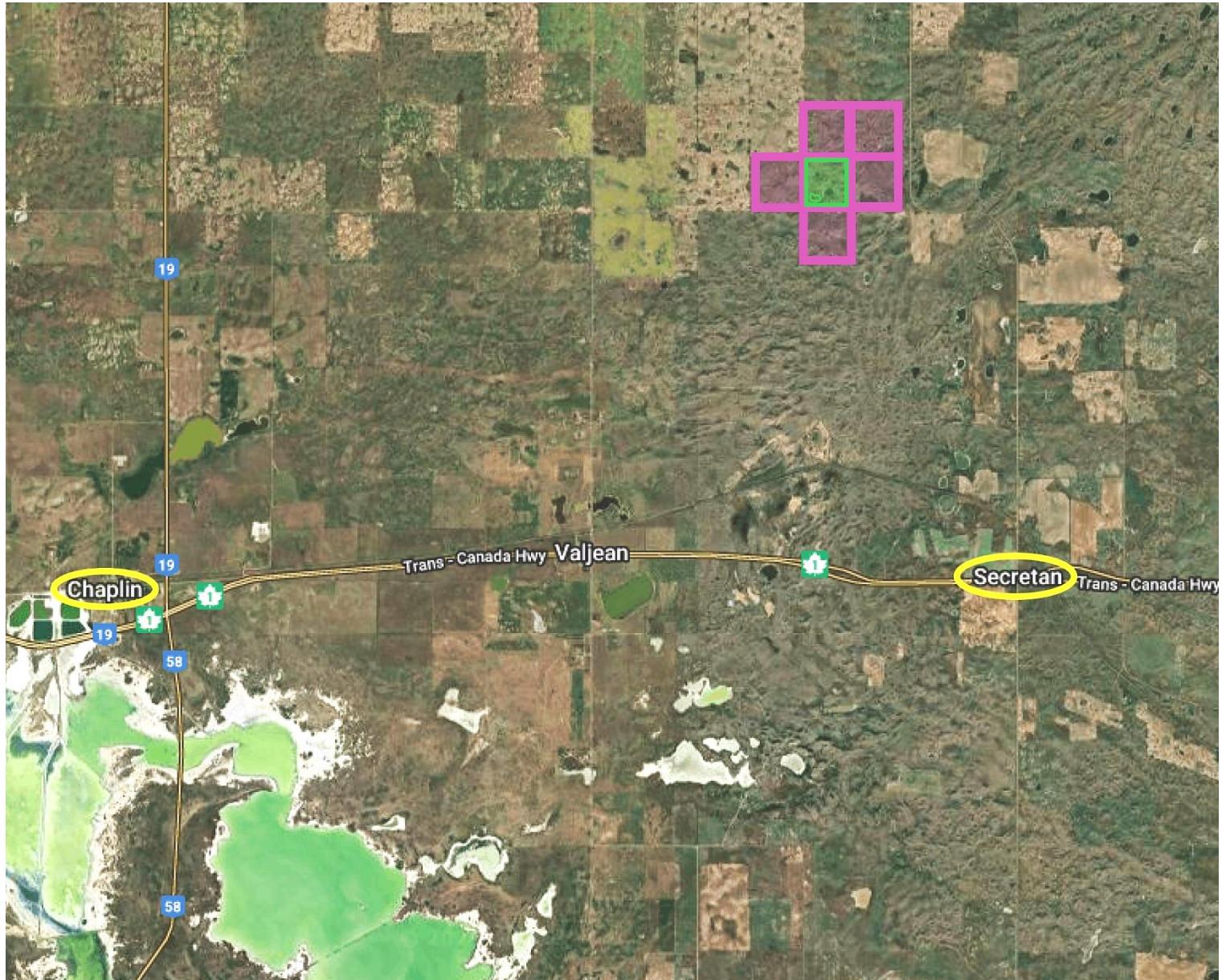
**Closing: February 18, 2026**

Our File No. 10487-012F

# **CONTENTS**

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
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**Deeded Land**  
**Leased Land**



# Land For Sale & Lease - RM of Chaplin No. 164

Owner: Ed Sanderson Ranching Ltd. NE of Chaplin, SK

Deeded Land Description	Assessed Value	Total Acres	Cult. Grass	Native Grass
NW 16-18-04 W3 Ext 0	\$172,700	159.2	40	119
NE 16-18-04 W3 Ext 0	\$144,400	157.94	8	132
SE 16-18-04 W3 Ext 5	\$170,700	149.89	70	60
SE 17-18-04 W3 Ext 0	\$135,400	160.69		150
NW 09-18-04 W3 Ext 0	\$138,800	159.33	75	64
<b>TOTALS:</b>	<b>\$762,000</b>	<b>787.05</b>	<b>193</b>	<b>525</b>

Agriculture Lease #100390				
Leased Land Description	Assessed Value	Total Acres	Native Grass	
SW 16-18-04 W3 Ext 0	\$159,500	159.27	159.27	

## AGRICULTURAL LEASE #100390 (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:** Perimeter fencing around entire block; east and south ends are new.

**EXCLUSIONS:** All portable corrals.

## **CONDITIONS:**

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **18<sup>th</sup> day of February 2026**;
- 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 must contact the Ministry of Agriculture and confirm eligibility for assignment of lease;**
- 5) All deeded Lands and **Agricultural Lease #100390** will be **sold as one parcel only**, subject to lease assignment eligibility;
- 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) 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;
- 9) Land offered for sale and lease **as is** and **where is**. There are no warranties or representations of the Vendors expressed or implied;
- 10) The successful Tender shall be required, following the last tender, to enter into the Offer to Purchase Agreement, attached in Content #7;
- 11) In the event the Purchaser fails to pay the balance of the purchase price on or before the **4<sup>th</sup> 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;

- 12) 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;
- 13) The registered owner shall pay the costs for the preparation of the Transfer Authorization and lease assignment;
- 14) 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;
- 15) 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;
- 16) The Owner shall pay taxes to **December 31, 2025**. The Purchaser is responsible for 2026 taxes and onward on deeded and leased lands.

**Forward bids and inquiries to:**

**MORRIS A. FROSLIE, ANDERSON & COMPANY**  
**BARRISTERS & SOLICITORS**  
**51 – 1<sup>st</sup> Ave NW, P.O. BOX 610**  
**SWIFT CURRENT SK S9H 3W4**  
**PHONE: (306) 773-2891**  
**[MFroslie@andlaw.ca](mailto:MFroslie@andlaw.ca)**  
**File No. 10487-012F**

## Content 2

### Tender for Purchase & Lease Form

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to **purchase and lease** in accordance with the terms and conditions in the Tender Advertisement and attached Offer to Purchase Agreement the following land at the Bid Amount:

<u>ED SANDERSON RANCHING LTD.</u>	
<u>Legal Description</u>	<u>Bid Amount</u>
<u>Deeded Land:</u> NW 16-18-04 W3 Ext 0 NE 16-18-04 W3 Ext 0 SE 16-18-04 W3 Ext 5 SE 17-18-04 W3 Ext 0 NW 09-18-04 W3 Ext 0 <u>AG Lease #100390</u> SW 16-18-04 W3 Ext 0	
<b>TOTAL BID AMOUNT:</b>	\$ _____

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 18, 2025, at 12:00 noon** regarding the acceptance/decline of our offer.

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Date

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*Signature of Tenderer*

Name of Tenderer (Individual or Corporation):

Mailing address:

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If Corporation, Name of Signing Officer:

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Phone #: \_\_\_\_\_

File No. 10487-012F

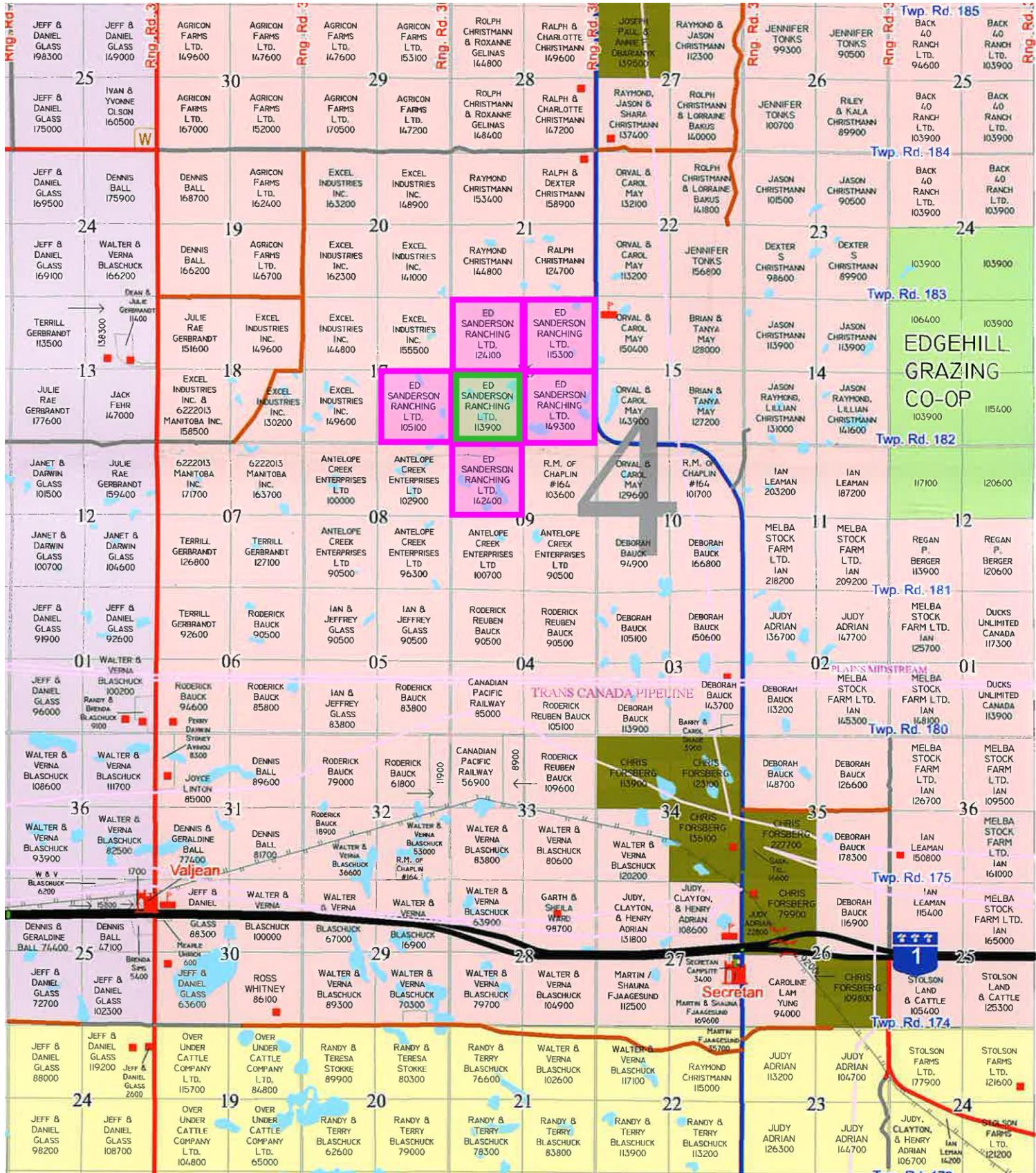
Email: \_\_\_\_\_

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

# Content 3

## RM of Chaplin No. 164 – 2022 Map

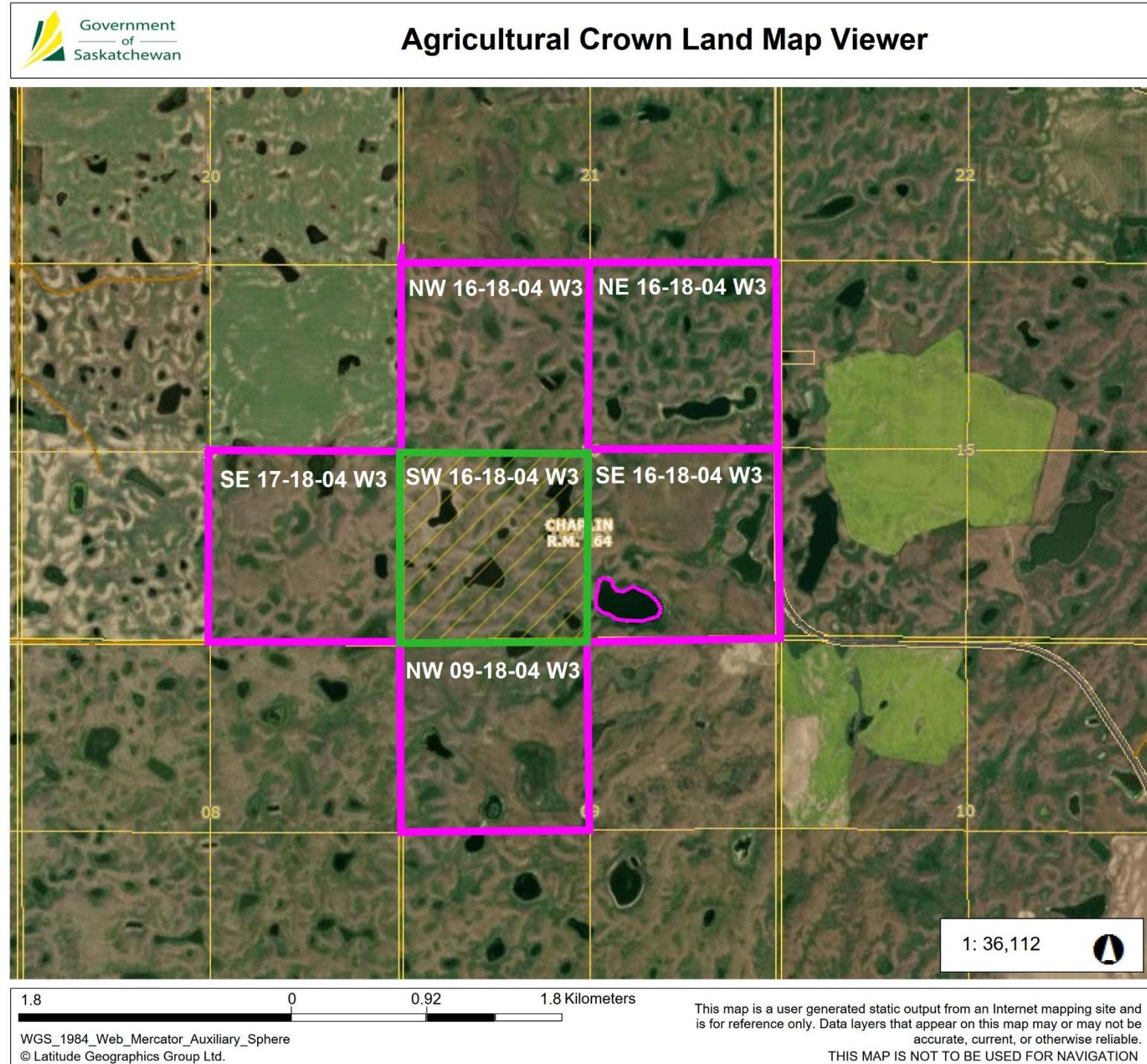
Pink is Deeded Lands Green is Ag Lease #100390



## Content 4

### Satellite Images

Pink is Deeded Lands Green is Ag Lease #100390



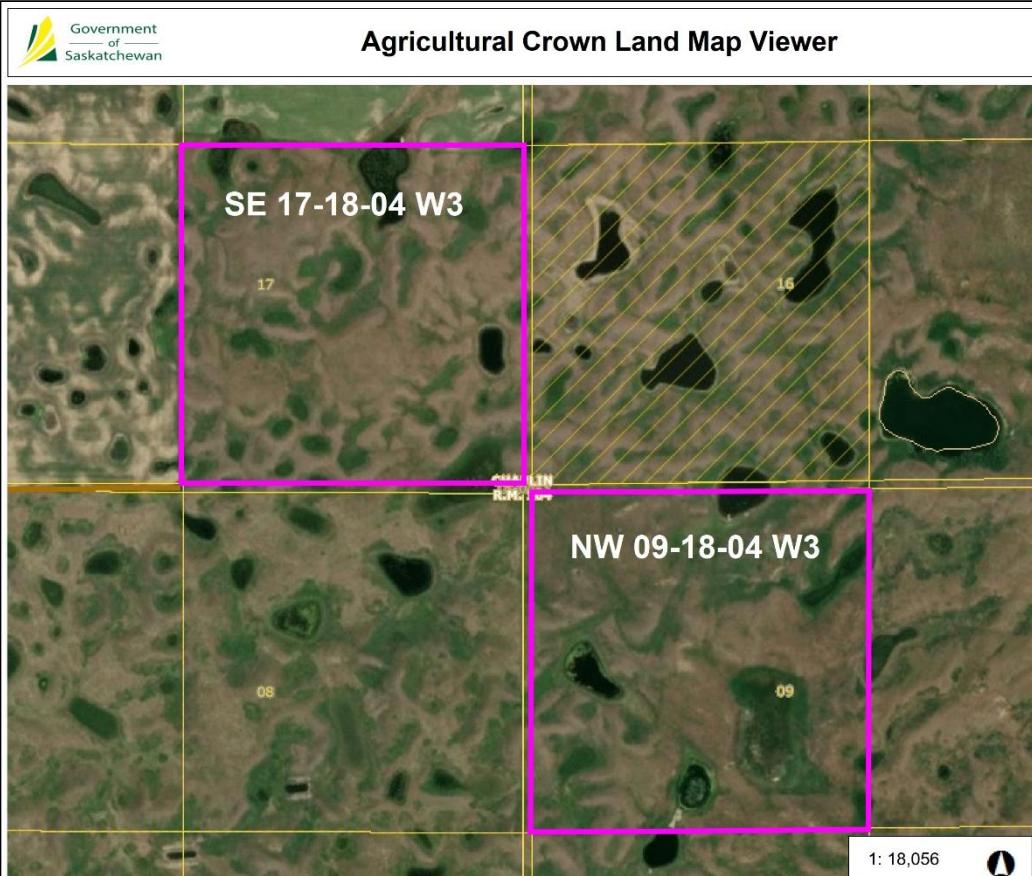
## Agricultural Crown Land Map Viewer



### 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



### Legend

- Pasture Boundary
- National Park
- Provincial Park
- Recreation Site
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- Urban Municipality
- Rural Municipality
- Agricultural Crown Land
- Surface
- First Nations Land

### Notes



Saskatchewan Ministry of Agriculture

# Content 5

## SAMA Reports

### DEEDED LAND

#### Property Report

Municipality Name: RM OF CHAPLIN (RM)		Assessment ID Number : 164-000816200	Print Date: 12-Jan-2026	Page 1
	Civic Address: Legal Location: Qtr NW Sec 16 Tp 18 Rg 04 W 3 Supplementary:	Title Acres: 159.00 School Division: 210 Neighbourhood: 164-201 Overall PUSE: 2100 Call Back Year:	Reviewed: 23-Sep-2024 Change Reason: Reinspection 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
40.00	KG - [CULTIVATED GRASS]	Soil association 1 AM - [AMULET] Soil texture 1 L - [LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9 )] Soil association 2 AD - [ARDILL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T4 - Strg Slopes Stones (qualities) S2 - Slight	\$/ACRE 1,352.52 Final 35.97

#### AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
119.00	NG - [NATIVE GRASS]	Soil association 1 AM - [AMULET] Soil texture 1 L - [LOAM] Soil texture 2  Soil association 2 AD - [ARDILL] Soil texture 3 L - [LOAM] Soil texture 4	Range site L: LOAMY Pasture Type N - [Native] 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	\$/ACRE 996.88

#### 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	\$172,700	1		Non-Arable (Range)	45%	\$77,715				Taxable
Total of Assessed Values:	\$172,700			Total of Taxable/Exempt Values:		\$77,715				

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Data Source: SAMAVIEW

**Property Report**

Print Date: 12-Jan-2026

Page 1 of 2

**Municipality Name:** RM OF CHAPLIN (RM)**Assessment ID Number :** 164-000816100**PID:** 2983237

Civic Address:

Legal Location: Qtr NE Sec 16 Tp 18 Rg 04 W 3 Sup  
Supplementary:

Title Acres: 157.94

Reviewed: 23-Sep-2024

School Division: 210

Change Reason: Reinspection

Neighbourhood: 164-201

Year / Frozen ID: 2025/-32560

Overall PUSE: 2100

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
8.00	KG - [CULTIVATED GRASS]	Soil association 1 AM - [AMULET] Soil texture 1 L - [LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9 )] Soil association 2 AD - [ARDILL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S2 - Slight	\$/ACRE 1,578.82 Final 41.99

**AGRICULTURAL PASTURE LAND**

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
132.00	NG - [NATIVE GRASS]	Soil association 1 AM - [AMULET] Soil texture 1 L - [LOAM] Soil texture 2  Soil association 2 AD - [ARDILL] Soil texture 3 L - [LOAM] Soil texture 4	Range site L: LOAMY Pasture Type N - [Native] 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	\$/ACRE 996.88

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
18	SALINE WASTE

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Data Source: SAMAVIEW

**Property Report**

Print Date: 12-Jan-2026

Page 2 of 2

**Municipality Name:** RM OF CHAPLIN (RM)**Assessment ID Number :** 164-000816100**PID:** 2983237**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	\$144,400	1		Non-Arable (Range)	45%	\$64,980				Taxable
Total of Assessed Values:	\$144,400				Total of Taxable/Exempt Values:	\$64,980				

**Property Report**

Print Date: 12-Jan-2026

Page 1 of 2

**Municipality Name:** RM OF CHAPLIN (RM)**Assessment ID Number :** 164-000816300**PID:** 2983252**Civic Address:**Legal Location: Qtr SE Sec 16 Tp 18 Rg 04 W 3 Sup  
Supplementary:**Title Acres:** 149.89**School Division:** 210  
**Neighbourhood:** 164-201  
**Overall PUSE:** 2100**Reviewed:** 23-Sep-2024  
**Change Reason:** Reinspection  
**Year / Frozen ID:** 2025-32560**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
42.00	KG - [CULTIVATED GRASS]	Soil association 1 AM - [AMULET] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9 )] Soil association 2 AD - [ARDILL] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S2 - Slight	\$/ACRE Final 1,733.61
28.00	KG - [CULTIVATED GRASS]	Soil association 1 AM - [AMULET] Soil texture 1 L - [LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9 )] Soil association 2 AD - [ARDILL] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T4 - Strg Slopes Stones (qualities) S2 - Slight	\$/ACRE Final 1,352.52

**AGRICULTURAL PASTURE LAND**

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
60.00	NG - [NATIVE GRASS]	Soil association 1 AM - [AMULET] Soil texture 1 L - [LOAM] Soil texture 2 Soil association 2 AD - [ARDILL] Soil texture 3 L - [LOAM] Soil texture 4	Range site L: LOAMY Pasture Type N - [Native] 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	\$/ACRE 996.88

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Data Source: SAMAVIEW

**Property Report**

Print Date: 12-Jan-2026

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**Municipality Name:** RM OF CHAPLIN (RM)**Assessment ID Number :** 164-000816300**PID:** 2983252**AGRICULTURAL WASTE LAND**

Acres	Waste Type
20	SALINE 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	\$170,700		1	Non-Arable (Range)	45%	\$76,815				Taxable
Total of Assessed Values:	\$170,700				Total of Taxable/Exempt Values:	\$76,815				

**Property Report**

Print Date: 12-Jan-2026

Page 1 of 2

**Municipality Name: RM OF CHAPLIN (RM)****Assessment ID Number : 164-000817300****PID: 2983294**SASKATCHEWAN ASSESSMENT  
MANAGEMENT AGENCY

Civic Address:

Legal Location: Qtr SE Sec 17 Tp 18 Rg 04 W 3 Sup  
Supplementary:

Title Acres: 160.69

School Division: 210

Neighbourhood: 164-201

Overall PUSE: 2100

Predom Code:

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

Reviewed: 23-Sep-2024

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Call Back Year:

**AGRICULTURAL PASTURE LAND**

Acres	Land Use	Productivity Determining Factors			Productivity Determining Factors			Rating
74.00	NG - [NATIVE GRASS]	Soil association 1	AM - [AMULET]		Range site	L/TH: LOAMY/THIN		\$/ACRE
		Soil texture 1	L - [LOAM]		Pasture Type	N - [Native]		791.64
		Soil texture 2			Pasture Topography	T5: Very Strong 16-20% SI		
		Soil association 2	AD - [ARDILL]		Grazing water source	Y: Yes		
		Soil texture 3	L - [LOAM]		Pasture Tree Cover	NO - [NO]		
		Soil texture 4			Aum/Acre	0.31		
77.00	NG - [NATIVE GRASS]	Soil association 1	AM - [AMULET]		Range site	L: LOAMY		996.88
		Soil texture 1	L - [LOAM]		Pasture Type	N - [Native]		
		Soil texture 2			Pasture Topography	T3: Moderate 6-9% Slopes		
		Soil association 2	AD - [ARDILL]		Grazing water source	Y: Yes		
		Soil texture 3	L - [LOAM]		Pasture Tree Cover	NO - [NO]		
		Soil texture 4			Aum/Acre	0.40		
					Aum/Quarter	64.00		

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
10	SALINE 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

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Data Source: SAMAVIEW

**Property Report**

Print Date: 12-Jan-2026

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**Municipality Name: RM OF CHAPLIN (RM)****Assessment ID Number : 164-000817300****PID: 2983294**

Taxable

Agricultural \$135,400 1 Non-Arable (Range) 45% \$60,930

Total of Assessed Values: \$135,400 Total of Taxable/Exempt Values: \$60,930

**Property Report**

Print Date: 12-Jan-2026

Page 1 of 2

**Municipality Name: RM OF CHAPLIN (RM)****Assessment ID Number : 164-000809200****PID: 2982866**

Civic Address:

Legal Location: Qtr NW Sec 09 Tp 18 Rg 04 W 3 Sup  
Supplementary:

Title Acres: 159.33

School Division: 210

Neighbourhood: 164-201

Overall PUSE: 2100

Reviewed: 12-Sep-2024

Change Reason: Reinspection

Year / Frozen ID: 2025-32560

Predom Code:

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

Call Back Year:

**AGRICULTURAL PASTURE LAND**

Acres	Land Use	Productivity Determining Factors			Productivity Determining Factors			Rating
64.00	NG - [NATIVE GRASS]	Soil association 1	AM - [AMULET]		Range site	L: LOAMY		\$/ACRE
		Soil texture 1	L - [LOAM]		Pasture Type	N - [Native]		996.88
		Soil texture 2			Pasture Topography	T3: Moderate 6-9% Slopes		
		Soil association 2	AD - [ARDILL]		Grazing water source	Y: Yes		
		Soil texture 3	L - [LOAM]		Pasture Tree Cover	NO - [NO]		
		Soil texture 4			Aum/Acre	0.40		
75.00	KG/R - [CULT GRASS-REVERT]	Soil association 1	AM - [AMULET]		Aum/Quarter	64.00		
		Soil texture 1	L - [LOAM]					
		Soil texture 2						
		Soil association 2	AD - [ARDILL]					
		Soil texture 3	L - [LOAM]					
		Soil texture 4						

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
20	SALINE 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	\$138,800	1	Non-Arable (Range)		45%	\$62,460				

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Data Source: SAMAVIEW

**Property Report**

Print Date: 12-Jan-2026

Page 2 of 2

**Municipality Name: RM OF CHAPLIN (RM)****Assessment ID Number : 164-000809200****PID: 2982866**

Agricultural	\$138,800	1	Non-Arable (Range)	45%	\$62,460					Taxable
Total of Assessed Values:	\$138,800			Total of Taxable/Exempt Values:	\$62,460					

## Property Report

Print Date: 12-Jan-2026

Page 1

Municipality Name: RM OF CHAPLIN (RM)

Assessment ID Number : 164-000816400

PID: 2983260

SASKATCHEWAN ASSESSMENT  
MANAGEMENT AGENCY

Civic Address:

Legal Location: Qtr SW Sec 16 Tp 18 Rg 04 W 3 Sup  
Supplementary:

Title Acres: 160.00 Reviewed: 23-Sep-2024  
 School Division: 210 Change Reason: Reinspection  
 Neighbourhood: 164-201 Year / Frozen ID: 2025/32560  
 Overall PUSE: 2100 Predom Code:  
 Method in Use: C.A.M.A. - Cost

Call Back Year:

## AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors			Productivity Determining Factors			Rating
133.00	NG - [NATIVE GRASS]	Soil association 1	AM - [AMULET]		Range site	L: LOAMY		\$/ACRE
		Soil texture 1	L - [LOAM]		Pasture Type	N - [Native]		996.88
		Soil texture 2			Pasture Topography	T3: Moderate 6-9% Slopes		
		Soil association 2	AD - [ARDILL]		Grazing water source	Y: Yes		
		Soil texture 3	L - [LOAM]		Pasture Tree Cover	NO - [NO]		
		Soil texture 4			Aum/Acre	0.40		
27.00	NG - [NATIVE GRASS]	Soil association 1	AM - [AMULET]		Range site	L: LOAMY		\$/ACRE
		Soil texture 1	L - [LOAM]		Pasture Type	N - [Native]		996.88
		Soil texture 2			Pasture Topography	T3: Moderate 6-9% Slopes		
		Soil association 2	AD - [ARDILL]		Grazing water source	Y: Yes		
		Soil texture 3	L - [LOAM]		Pasture Tree Cover	NO - [NO]		
		Soil texture 4			Aum/Acre	0.40		
					Aum/Quarter	64.00		

## Assessed &amp; 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	\$159,500	1		Non-Arable (Range)	45%	\$71,775				Grazing Lease
Total of Assessed Values:	\$159,500			Total of Taxable/Exempt Values:		\$71,775				

# Content 6

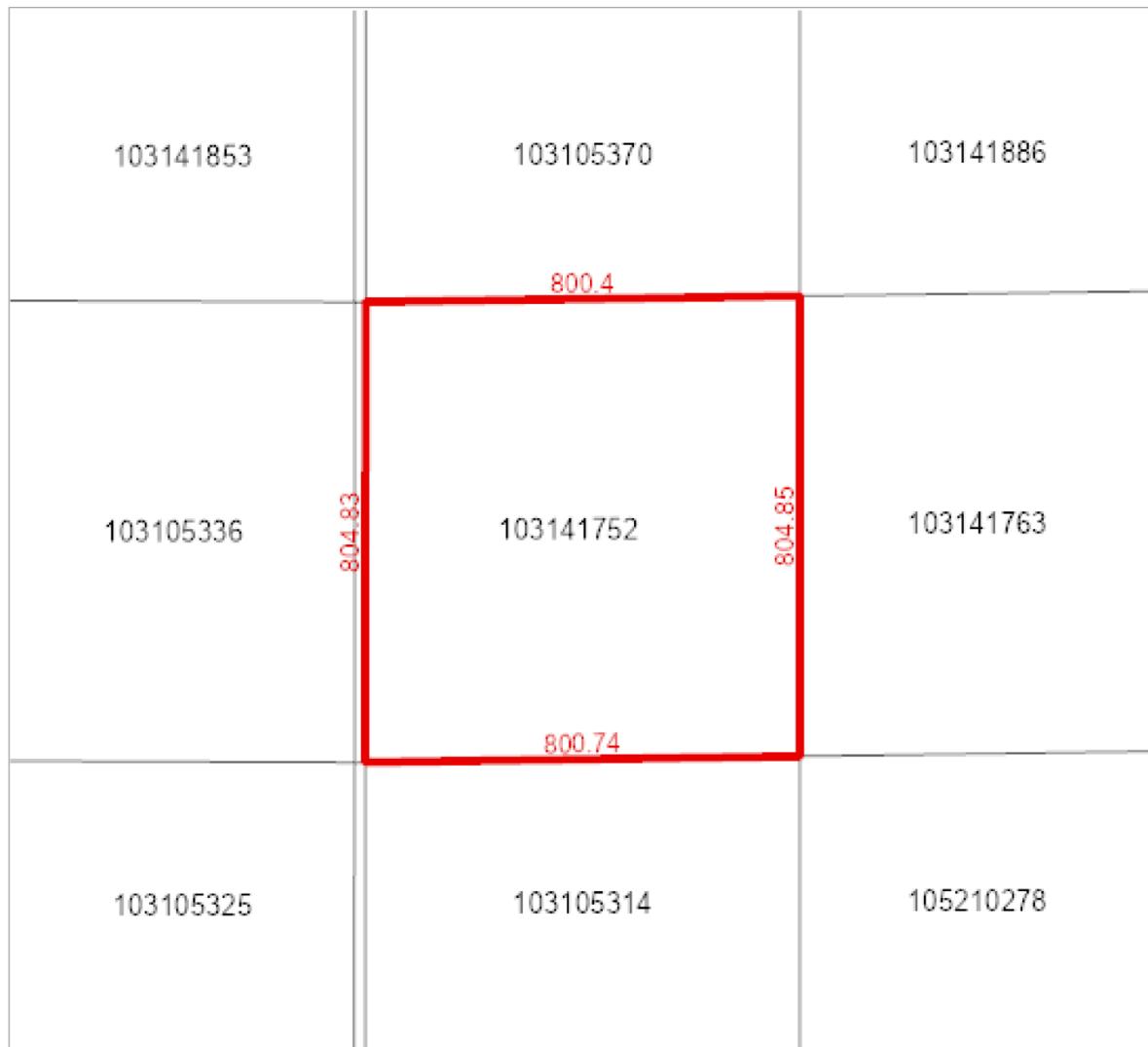
## Parcel Pictures



**DEEDED LAND**

**Surface Parcel Number: 103141752**

REQUEST DATE: Wed Jan 7 15:26:21 GMT-06:00 2026



**Owner Name(s) :** ED SANDERSON RANCHING LTD.

**Municipality :** RM OF CHAPLIN NO. 164

**Area :** 64.428 hectares (159.2 acres)

**Title Number(s) :** 153082559

**Converted Title Number :** 96MJ05733A

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NW 16-18-04-3 Ext 0

**Source Quarter Section :** NW-16-18-04-3

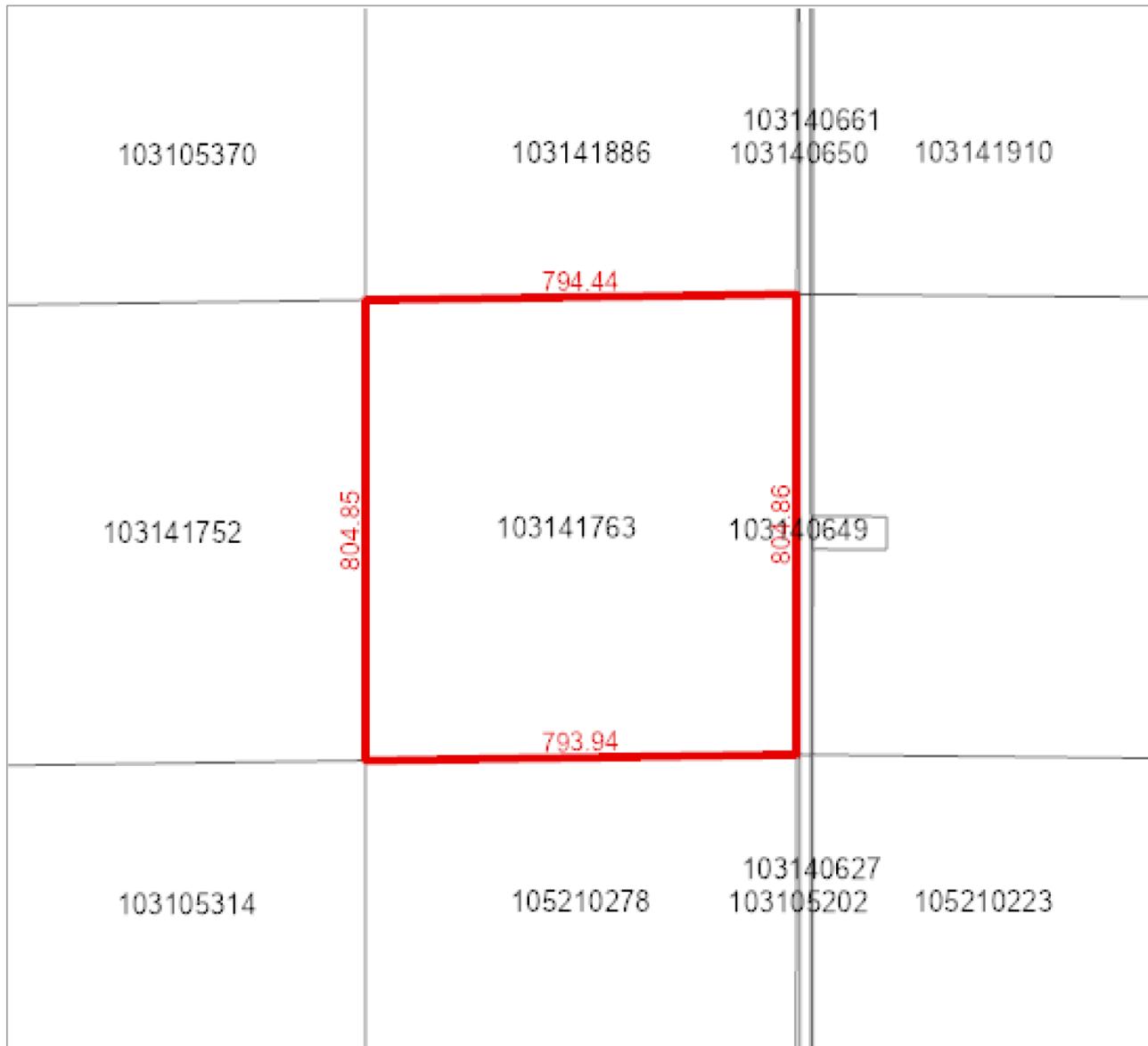
**Commodity/Unit :** Not Applicable

**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: 103141763

REQUEST DATE: Wed Jan 7 15:29:26 GMT-06:00 2026



**Owner Name(s) :** ED SANDERSON RANCHING LTD.

**Municipality :** RM OF CHAPLIN NO. 164

**Area :** 63.916 hectares (157.94 acres)

**Title Number(s) :** 153082571

**Converted Title Number :** 96MJ05733

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NE 16-18-04-3 Ext 0

**Source Quarter Section :** NE-16-18-04-3

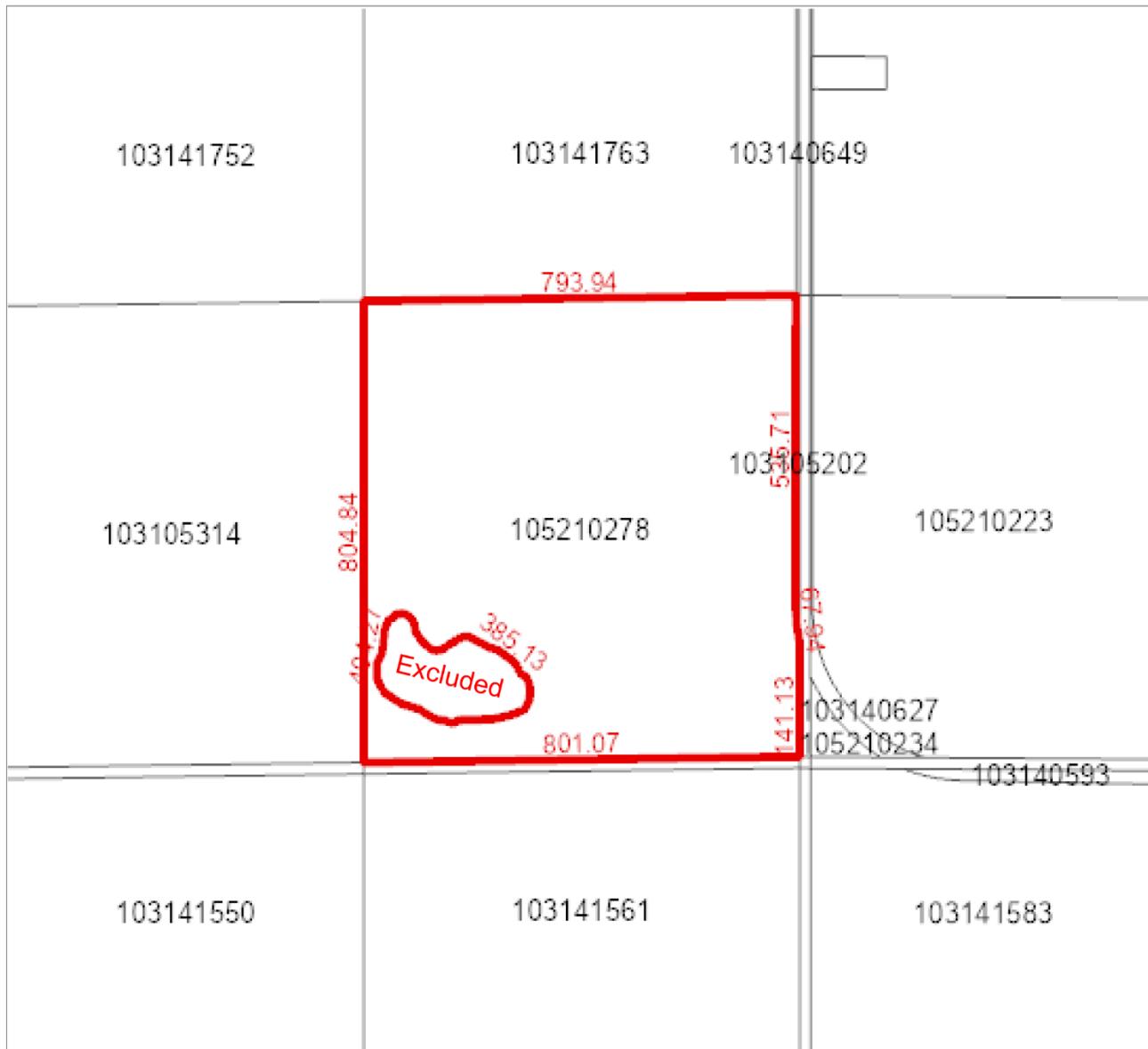
**Commodity/Unit :** Not Applicable

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: 105210278

REQUEST DATE: Wed Jan 7 15:32:34 GMT-06:00 2026



**Owner Name(s) :** ED SANDERSON RANCHING LTD.

**Municipality :** RM OF CHAPLIN NO. 164

**Area :** 60.657 hectares (149.89 acres)

**Title Number(s) :** 153082593

**Converted Title Number :** 96MJ05733B

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** SE 16-18-04-3 Ext 5

**Source Quarter Section :** SE-16-18-04-3

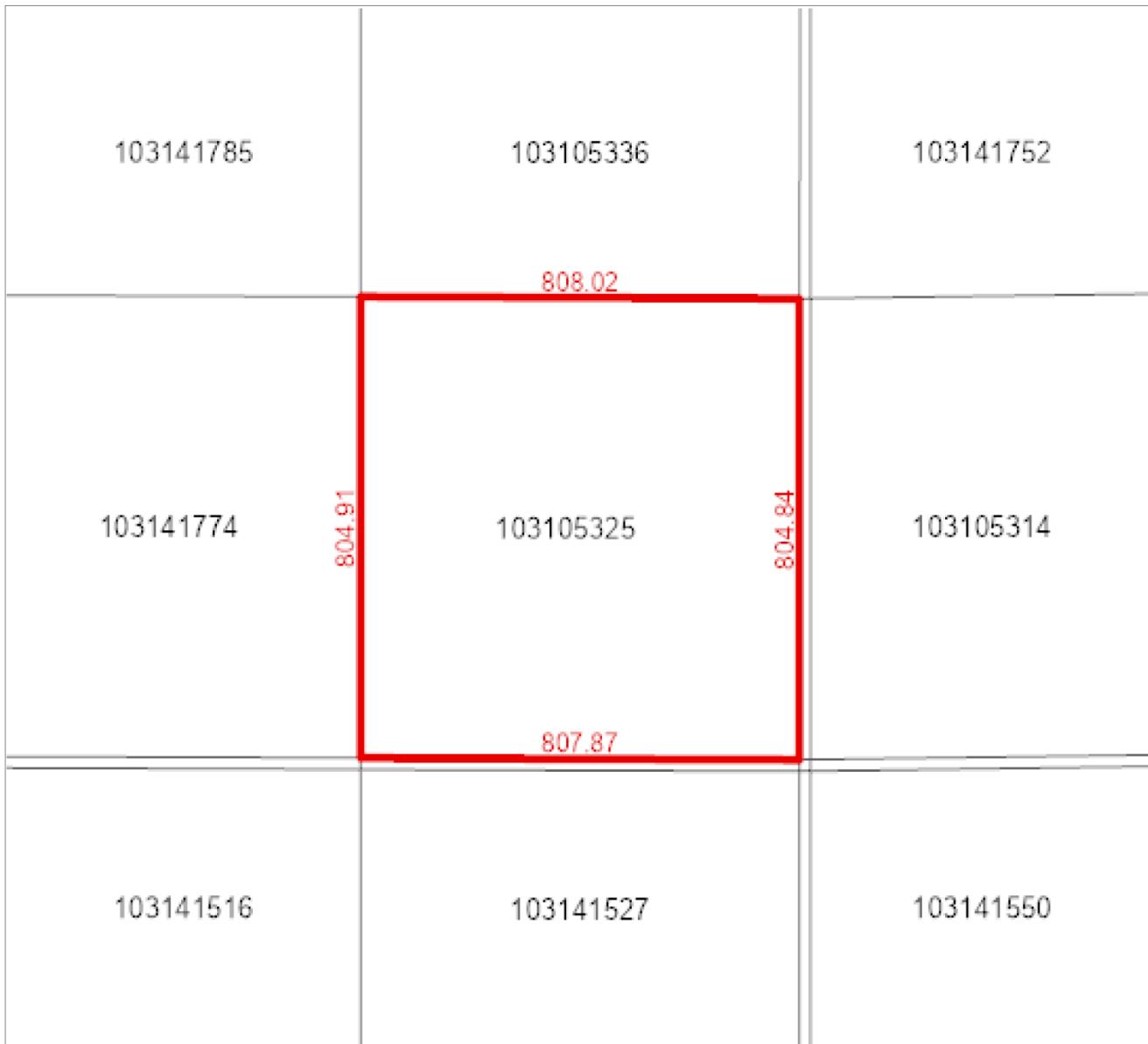
**Commodity/Unit :** Not Applicable

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: 103105325

REQUEST DATE: Wed Jan 7 15:38:25 GMT-06:00 2026



Owner Name(s) : ED SANDERSON RANCHING LTD.

Municipality : RM OF CHAPLIN NO. 164

Area : 65.029 hectares (160.69 acres)

Title Number(s) : 153082616

Converted Title Number : 91MJ04932A

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SE 17-18-04-3 Ext 0

Source Quarter Section : SE-17-18-04-3

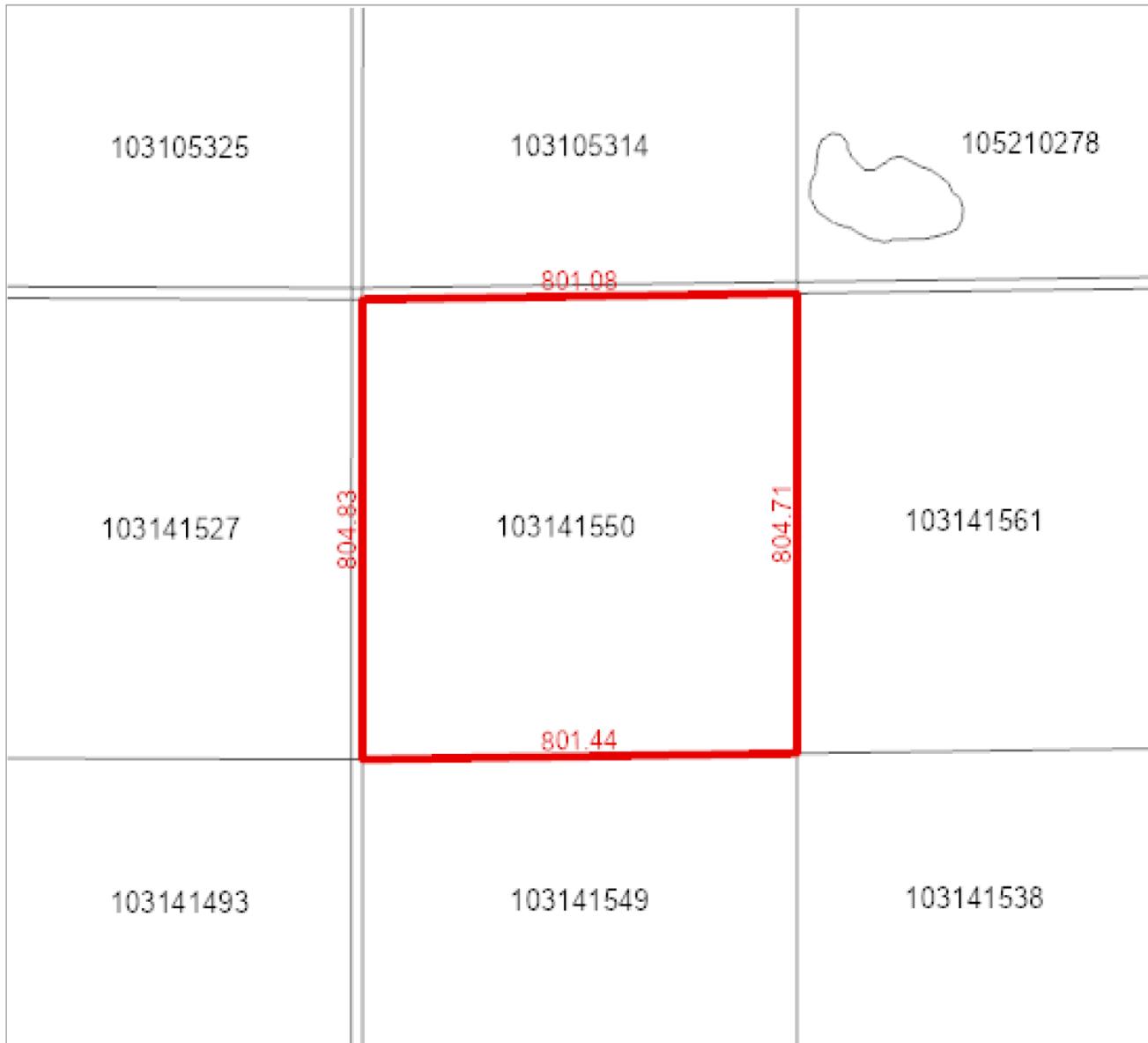
Commodity/Unit : Not Applicable

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## Surface Parcel Number: 103141550

REQUEST DATE: Wed Jan 7 15:40:11 GMT-06:00 2026



Owner Name(s) : ED SANDERSON RANCHING LTD.

Municipality : RM OF CHAPLIN NO. 164

Area : 64.478 hectares (159.33 acres)

Title Number(s) : 153082627

Converted Title Number : 96MJ05733A

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 09-18-04-3 Ext 0

Source Quarter Section : NW-09-18-04-3

Commodity/Unit : Not Applicable

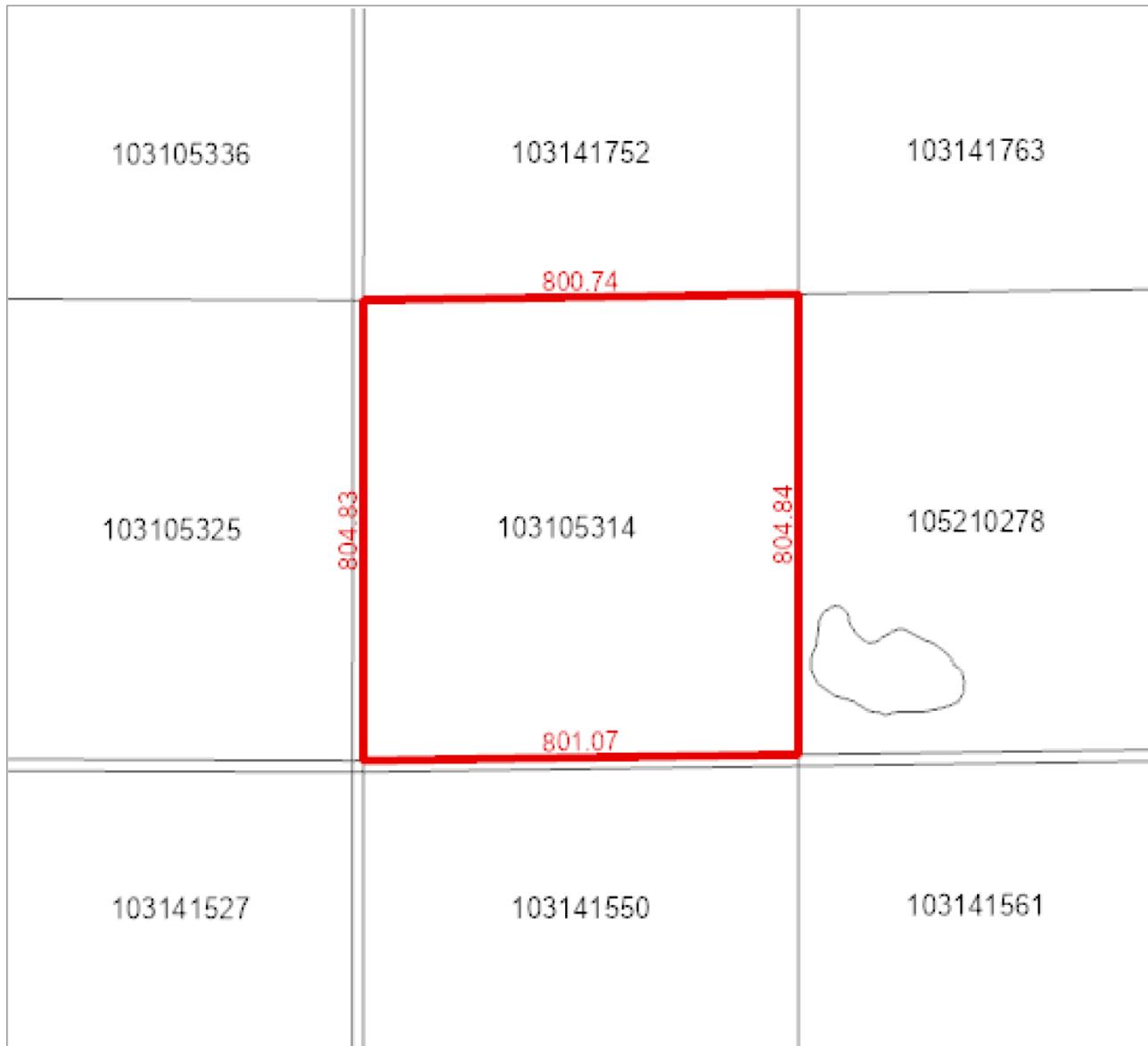
DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of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



LEASED LAND

## Surface Parcel Number: 103105314

REQUEST DATE: Wed Jan 7 15:28:26 GMT-06:00 2026



Owner Name(s) : CROWN IN RIGHT OF SASKATCHEWAN

Municipality : RM OF CHAPLIN NO. 164

Area : 64.454 hectares (159.27 acres)

Title Number(s) : 101823140

Converted Title Number : MJ100054959

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 16-18-04-3 Ext 0

Source Quarter Section : SW-16-18-04-3

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 DATED FOR REFERENCE THIS 18<sup>th</sup> DAY OF FEBRUARY 2026.

BETWEEN:

ED SANDERSON RANCHING LTD.

a body corporate

in the Province of Saskatchewan

HEREINAFTER CALLED THE "VENDOR"

AND:

\_\_\_\_\_

in the Province of \_\_\_\_\_

HEREINAFTER CALLED THE "PURCHASER(S)"

### CONDITIONAL OFFER TO PURCHASE – RURAL PROPERTY

#### 1. PURCHASE PRICE AND PROPERTY

1.1 The Purchaser hereby offers to purchase from the Vendor the real 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) Assignment and transfer of Provincial Lease of leased lands 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 "Vendor" **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 Vendor' Solicitors on or before the 4<sup>th</sup> 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 Vendor 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 the Vendor 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 Vendor 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 Vendor or their aforesaid agents.

## 2. CONDITIONS PRECEDENT

2.1 The Vendor and the Purchaser agrees that the within Offer Agreement is subject to the following condition(s), for the sole benefit of the Purchaser, which must be fully satisfied and completed on or before the **Closing Date**, unless the said conditions are waived by Agreement of the Purchaser:

- The approval and consent by Lands Branch to the assignment and transfer of the leased lands.

If the above condition precedent is not fully satisfied and completed, then this Agreement shall terminate and end and the deposit and all interest earned hereon shall be forthwith returned to the Purchaser.

2.2 The Vendor and the Purchaser agrees that the within Offer is subject to the following condition, for the sole benefit of the Vendor, which must be fully satisfied and completed on or before the **Closing Date**, unless the said condition is waived or amended by the Vendor:

- The within Offer to Purchase is subject to the Purchaser paying the balance of the Purchase Price.

If the above condition precedent is not fully satisfied and completed then this agreement shall terminate and end and if the condition in Article 2.1 has been waived by the Purchaser, or satisfied, then the deposit and all interest earned thereon shall be forfeited to the Vendor as liquidated damages.

## 3. PERMITTED ENCUMBRANCES

3.1 The Vendor agree 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"**.

## 4. POSSESSION DATE

4.1 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 Vendor (herein referred to as the "Possession Date").

## 5. TAXES AND ADJUSTMENTS

5.1 The taxes shall be adjusted at **December 31, 2025**. The Vendor 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.

**6. G.S.T.**

6.1 The Purchaser confirms that they are 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 Vendor free and clear and indemnified in respect of the same. The Purchaser's G.S.T. Number is \_\_\_\_\_.

**7. RISK**

7.1 The Purchased Assets shall remain at the risk of the Vendor until the Possession Date and at the risk of the Purchaser from and after the Possession Date.

**8. WARRANTIES AND RESPONSIBILITIES**

8.1 The Vendor 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 Vendor is a Canadian resident for the purposes of and within the definition of the *Income Tax Act*, for Canada;
- d) The Vendor 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.
- e) That to the best of the Vendor' knowledge and belief there are no environmental hazards or contamination on or about the lands.

8.2 The Purchaser warrants and represents and acknowledges as follows:

- a) The Purchaser agrees to purchase the Purchased Assets "as is".

**9. MOVEABLES / GRAIN ON HAND**

9.1 There are no moveables or grain on hand on the Lands.

**10. COSTS AND LEGAL FEES**

- 10.1 Each party shall be responsible for their respective legal fees regarding this transaction.
- 10.2 The Vendor shall be responsible for all legal costs to prepare the Transfer Authorization.
- 10.3 All Land Titles fees with respect to registration of the Transfer Authorization and fees to assign the Provincial Lease shall be paid by the Purchaser.

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

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

**11. TIME OF THE ESSENCE**

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

**12. ENTIRE AGREEMENT**

12.1 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.

**13. ENUREMENT**

13.1 The terms "**Purchaser**" and "**Vendor**" in this agreement shall include the Executors, Administrators and assigns of the Purchaser and the Vendor, 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.

**14. COUNTERPARTS**

14.1 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.

- *Intentionally Left Blank – Signing on Next Page* -

THIS OFFER TO PURCHASE DATED this \_\_\_\_ day of February 2026.

Witness \_\_\_\_\_

Witness \_\_\_\_\_

PER: \_\_\_\_\_

PER: \_\_\_\_\_

ANDERSON &  
COMPANY

**ACCEPTANCE**

**THE UNDERSIGNED**, Vendor 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 Vendor fail to, the Purchaser at his/her option may cancel this contract and withdraw the deposit.

SIGNED and dated at Maple Creek, Saskatchewan, on the \_\_\_\_ day of February 2026.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

ED SANDERSON RANCHING LTD.

PER: \_\_\_\_\_

PER: \_\_\_\_\_

**ANDERSON &  
COMPANY**

THIS IS SCHEDULE "A" TO AN OFFER TO PURCHASE - RURAL PROPERTY  
DATED FOR REFERENCE THIS 18<sup>th</sup> DAY OF FEBRUARY 2026 BETWEEN ED  
SANDERSON RANCHING LTD., AS VENDOR, AND \_\_\_\_\_,  
AS PURCHASER(S).

SCHEDULE "A"

<u>DEEDED LAND</u>	<u>ACRES</u>	<u>VALUE</u>
Surface Parcel # 103141752 NW 16-18-04-3 Ext 0 As Described on Certificate Of Title 96MJ05733A.	159.2	
Surface Parcel # 103141763 NE 16-18-04-3 Ext 0 As Described on Certificate Of Title 96MJ05733.	157.94	
Surface Parcel # 105210278 SE 16-18-04-3 Ext 5 As Described on Certificate Of Title 96MJ05733B, description 5.	149.89	
Surface Parcel # 103105325 SE 17-18-04-3 Ext 0 As Described on Certificate Of Title 91MJ04932A.	160.69	
Surface Parcel # 103141550 NW 09-18-04-3 Ext 0 As Described on Certificate Of Title 96MJ05733A.	153.33	

AGRICULTURE LEASE #100390 – LEASED LAND

Surface Parcel #103105314  
SW 16-18-04-3 Ext 0

BUILDINGS, FIXTURES AND IMPROVEMENTS

none

TOTAL VALUE

PERMITTED ENCUMBRANCES

None