



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Pittville No. 169

5.5 miles West of Hazlet, SK on Hwy 633

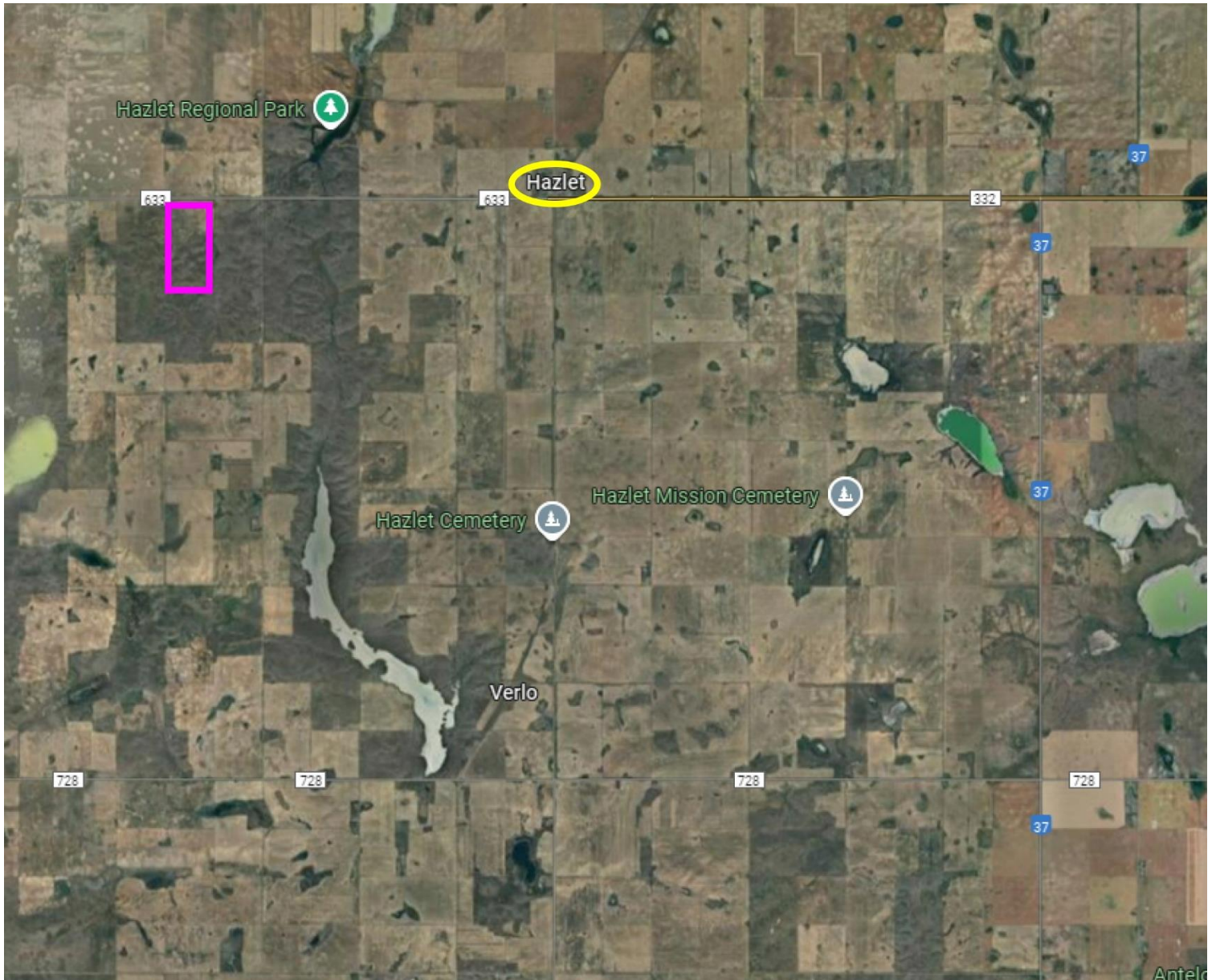
Randi & Heather Ellis

Closing: November 20th, 2024

Our File No. 05284-014F

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
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LAND FOR SALE - RM OF PITTVILLE NO. 169

Owner: Randi & Heather Ellis – West of Hazlet, SK

	Land Description	Assessed Value	Total Acres	Cult. Acres
1	NW 32-16-20 W3	\$193,000	159.3	149
2	SW 32-16-20 W3	\$176,400	160.23	155
TOTALS:		\$369,400	319.53	304

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **20th day of November 2024**;
- 2) Highest or any tender not necessarily accepted;
- 3) A cheque for the amount of **3%** of the amount of bid must accompany the bid (cheques will be returned to unsuccessful bidders);
- 4) Tenders considered on individual parcel(s), indicating which quarter they apply to;
- 5) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
- 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;
- 10) In the event the Purchaser fails to pay the balance of the purchase price on or before the **5th day of December 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; 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, 2024**. The Purchaser is responsible for 2025 taxes on deeded lands.

Forward bids and inquiries to:

MORRIS A. FROSLIE, ANDERSON & COMPANY

BARRISTERS & SOLICITORS

51 – 1st Ave NW, P.O. BOX 610

SWIFT CURRENT SK S9H 3W4

PHONE: (306) 773-2891

MFroslie@andlaw.ca

File No. 05284-014F

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>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	NW 32-16-20 W3	\$ _____
<input type="checkbox"/>	SW 32-16-20 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 **November 20, 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. 05284-014F/bw

Email: _____

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

Content 3

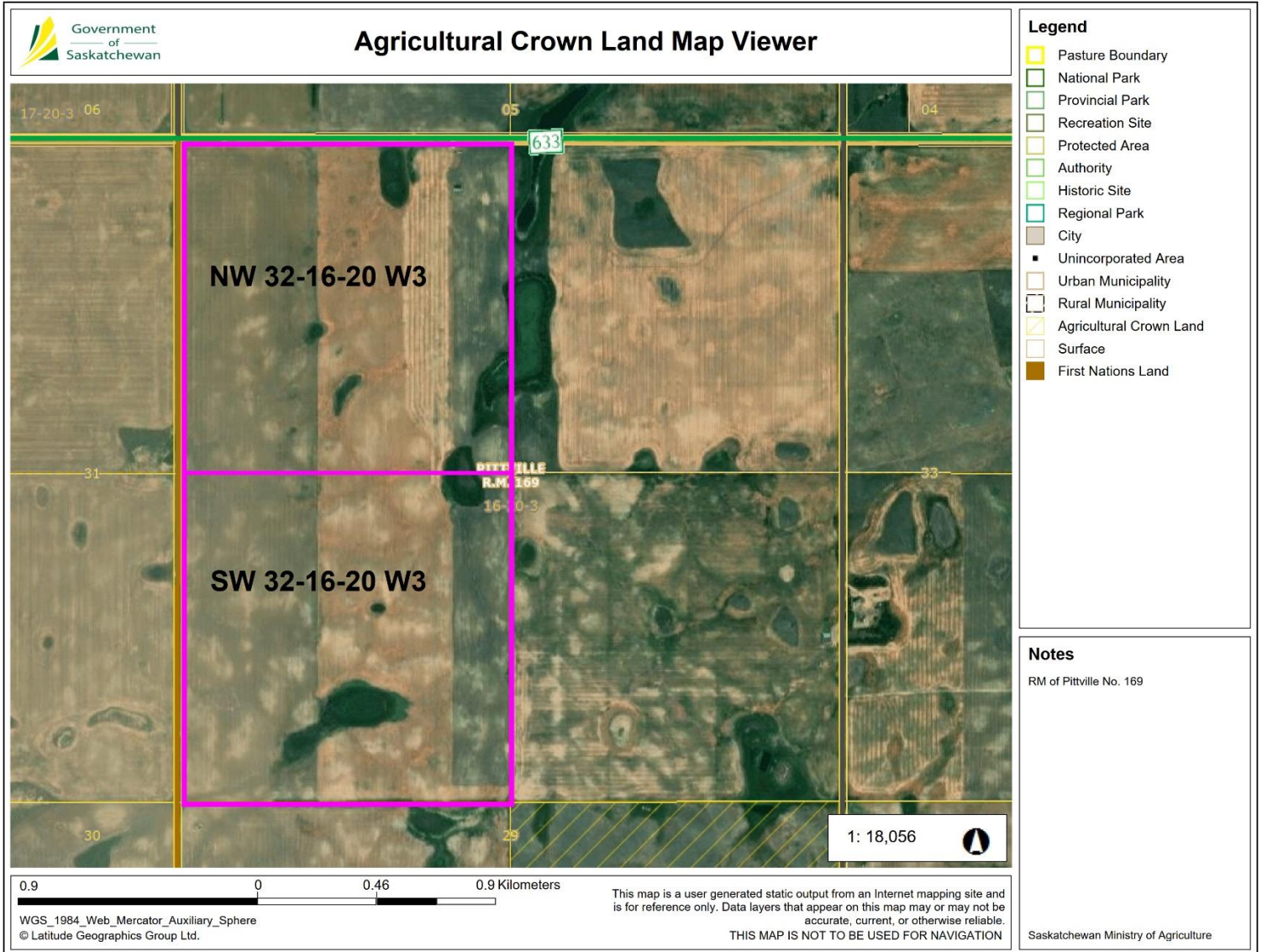
RM of Pittville No. 169 - 2024 Map

CLIFFORD & GAYLE D'AMOUR 190500 MICROTEC CONTROLS LTD. 168000	CLIFFORD & GAYLE D'AMOUR 190400 MICROTEC CONTROLS LTD. 178700	MICROTEC CONTROLS LTD. 196800 MICROTEC CONTROLS LTD. 184900	GOOD AG INC. 189800 GOOD AG INC. 199400	LILLIAN JOHNSTON 208400 TREVOR SLETTEN 225800	MICROTEC CONTROLS LTD. 173300 MICROTEC CONTROLS LTD. 214100	MICROTEC CONTROLS LTD. 181400 GOOD AG INC. 166300	MICROTEC CONTROLS LTD. 137500 GOOD AG INC. 181900	IAN & MAXINE SLETTEN 163800 JILL ANDREWS 184000	IAN & MAXINE SLETTEN 167500 CHAD ANDREWS 181800	DEWAR FAMILY FARMS LTD. 182900 KAREN MICKELSON 184000	DEWAR FAMILY FARMS LTD. 181800 HAROLD MICKELSON 174800	THOMAS & BRITNY ANDREWS 171000 HAUK FARMS LTD. 179700	ROBERTA & ADAM HAYDON 184700 HAUKNESS FARMS LTD. 174800	MICHAEL HAYDON 182200 BASIL HAYDON 189600	THOMAS & BRITNY ANDREWS 163700 EVAN DEWAR 193300	THOMAS & BRITNY ANDREWS 155400 EVAN DEWAR 191000	
MICROTEC CONTROLS LTD. 156900	BRIAN McINTOSH & HEATHER McEACHERN 178700	TREVOR SLETTEN 198800	KENNETH & JOSELYN HUGHES 210500	AGR. ENT. INC. 195300	AGR. ENT. INC. 182900	GOOD AG INC. 190600	GOOD AG INC. 205200	LARRY & KATHERINE SLETTEN 197100	SLETTEN FARMS LTD. 195900	DUANE SLETTEN 181800	KAREN MICKELSON 1152300	HAUKNESS FARMS LTD. 2194700	HAUK FARMS LTD. 184900	BASIL HAYDON 201300	L. A. J. FARMS INC. 195900	DEREK & EVAN DEWAR 186500	
JOKEN HOLDINGS INC. 156400	JOKEN HOLDINGS INC. 175500	JOKEN HOLDINGS INC. 180000	JOKEN HOLDINGS INC. 195900	STOAN FARMS INC. 181800	STOAN FARMS INC. 182900	G & M JOHNSTONE FARMS LTD. 197100	G & M JOHNSTONE FARMS LTD. 205200	LARRY & KATHERINE SLETTEN 213200	DUANE SLETTEN 171200	DUANE SLETTEN 151100	DUANE & KRISTY SLETTEN 109300	HAUK FARMS LTD. 133700	HAUKNESS FARMS LTD. 184000	DONALD & KYLE HAUKNESS 198000	DONALD & KYLE HAUKNESS 182100	WHEATLAND COLONY 163900	102072463 SASK. INC. 178800
JOKEN HOLDINGS INC. 147300	JOKEN HOLDINGS INC. 177500	JOKEN HOLDINGS INC. 197100	JOKEN HOLDINGS INC. 176300	STOAN FARMS INC. 179200	L. A. J. FARMS INC. 193400	L. A. J. FARMS INC. 190800	L. A. J. FARMS INC. 188600	L. A. J. FARMS INC. 186000	L. A. J. FARMS INC. 190800	FLYING H ENTERPRISES LTD. 95400	FLYING H ENTERPRISES LTD. 109300	KYLE HAUKNESS 167300	MAYNARD & CONSTANCE HAUKNESS 199900	PANORAMA MUTUAL 195500	WHEATLAND COLONY 168700	WHEATLAND COLONY 198800	102072463 SASK. INC. 193200
JOKEN HOLDINGS INC. 147300	JOKEN HOLDINGS INC. 177500	JOKEN HOLDINGS INC. 197100	JOKEN HOLDINGS INC. 176300	STOAN FARMS INC. 179200	L. A. J. FARMS INC. 193400	L. A. J. FARMS INC. 190800	L. A. J. FARMS INC. 188600	L. A. J. FARMS INC. 186000	L. A. J. FARMS INC. 190800	FLYING H ENTERPRISES LTD. 95400	FLYING H ENTERPRISES LTD. 109300	KYLE HAUKNESS 167300	MAYNARD & CONSTANCE HAUKNESS 199900	PANORAMA MUTUAL 195500	WHEATLAND COLONY 168700	WHEATLAND COLONY 198800	102072463 SASK. INC. 193200
SHANNON FARMS LTD. 155500	SHANNON FARMS LTD. 155500	102072463 SASK. INC. 178600	102072463 SASK. INC. 198300	1387768 ALTA LTD. 159600	L. A. J. FARMS INC. 159600	MARK STOCK 182200	1387768 ALTA LTD. 165300	JOKEN HOLDINGS INC. 160300	FLYING H ENTERPRISES LTD. 95700	FLYING H ENTERPRISES LTD. 102000	FLYING H ENTERPRISES LTD. 89500	JOHNSTON AGRICULTURAL ENTERPRISES INC. 191100	JOHNSTON AGRICULTURAL ENTERPRISES INC. 172200	GLORIA PARKER 197500	WHEATLAND COLONY 182100	102072463 SASK. INC. 209100	102072463 SASK. INC. 209100
THOMAS & PATRICIA SHANNON 144300	THOMAS & PATRICIA SHANNON 152000	KEVIN & TRACY STOCK 149000	KEVIN & TRACY STOCK 181500	L. A. J. FARMS INC. 181500	L. A. J. FARMS INC. 181500	GLEN & THELMA HARDER; LILLIAN FEIL 164800	FLYING H ENTERPRISES LTD. 95100	FLYING H ENTERPRISES LTD. 83800	FLYING H ENTERPRISES LTD. 84600	FLYING H ENTERPRISES LTD. 89700	FLYING H ENTERPRISES LTD. 87500	JOHNSTON AGRICULTURAL ENTERPRISES INC. 186100	BARRY & NOLA ZINN 193100	GLORIA PARKER 195100	1387768 ALTA LTD. 203600	1387768 ALTA LTD. 211300	102072463 SASK. INC. 214500
THOMAS & PATRICIA SHANNON 85700	THOMAS & PATRICIA SHANNON 147800	KEVIN STOCK 165200	KEVIN STOCK 155300	CLARENCE HUGHES 164700	CLARENCE HUGHES 103900	GREGORY & LINDA OLSGARD 165700	FLYING H ENTERPRISES LTD. 101600	FLYING H ENTERPRISES LTD. 84800	FLYING H ENTERPRISES LTD. 92300	FLYING H ENTERPRISES LTD. 86300	FLYING H ENTERPRISES LTD. 88800	JOHNSTON AGRICULTURAL ENTERPRISES INC. 198500	ALORIA FARMS LTD. 196200	GREGORY OLSGARD 196200	GLORIA PARKER 200000	DEWAR FAMILY FARMS LTD. 202700	GRANT, JOAN & NEIL ANDERSON 213200
GERALD & JOANNE TODD 42600	GERALD & JOANNE TODD 147800	KEVIN & TRACY STOCK 97400	CLARENCE HUGHES 111800	CLARENCE HUGHES 128000	MARK STOCK 103900	GREGORY & LINDA OLSGARD 156600	GREGORY & LINDA OLSGARD 164200	JOKEN HOLDINGS INC. 148200	JOKEN HOLDINGS INC. 181100	JOKEN HOLDINGS INC. 181100	JOKEN HOLDINGS INC. 93200	FLYING H ENTERPRISES LTD. 135500	PATRICIA HUGHES 195900	GREGORY OLSGARD 205100	GLORIA PARKER 205000	RANDI WILSON 199800	RANDI WILSON 187000
WILLIAM WELLS 122000	GERALD & JOANNE TODD 109900	LESLIE & KATHALEEN TODD 136300	KEVIN & TRACY STOCK 124400	GERALD TODD 91100	GERALD TODD 66600	GREGORY & LINDA OLSGARD 152300	AVENUE LIVING AG LAND LP 182600	JOKEN HOLDINGS INC. 200100	JOKEN HOLDINGS INC. 198800	FLOYD & DARLENE STEELE 177800	DWAYNE PETERS 89800	PATRICIA HUGHES 153600	PATRICIA HUGHES 182900	PATRICIA HUGHES 183700	1387768 ALTA LTD. 205000	GRANT, JOAN & NEIL ANDERSON 200300	EVELYN DEWAR & DELLA 85700 196800
WILLIAM WELLS 147300	WILLIAM WELLS 150600	KEVIN & TRACY STOCK 103900	GERALD & JOANNE TODD 141300	GERALD TODD 50300	GERALD TODD 23400	GLEN & THELMA HARDER; LILLIAN FEIL 166600	AVENUE LIVING AG LAND LP 183000	RANDI & HEATHER ELLIS 209200	RANDI & HEATHER ELLIS 184000	FLOYD & DARLENE STEELE 160600	DWAYNE PETERS 89700	LONNIE DEWAR 191000	PATRICIA HUGHES 166900	PATRICIA HUGHES 150500	206400	214500	RANDI & PHILIPPA WILSON 232100
JEFFERY TODD 113400	BENJAMIN & GERALD TODD 119600	GERALD TODD 103900	GERALD TODD 96300	GERALD TODD 75000	GERALD & JOANNE TODD 125000	GERALD & JOANNE TODD 181600	AVENUE LIVING AG LAND LP 223500	KEVIN LOVE 174900	KEVIN LOVE 207900	FLOYD & DARLENE STEELE 185700	DWAYNE PETERS 52400	ALORIA FARMS LTD. 164300	ALORIA FARMS LTD. 124500	DELLA ROBERTSON 154300	140400	216800	RANDI & PHILIPPA WILSON 224900
JEFFERY TODD 100600	GERALD TODD 98800	GERALD TODD 103900	GERALD TODD 103900	GERALD TODD 95400	GERALD & JOANNE TODD 108400	COYOTE LAKE FARMS LTD. 127600	AVENUE LIVING AG LAND LP 176800	KEVIN LOVE 170500	FLOYD & DARLENE STEELE 202900	FLOYD & DARLENE STEELE 133400	DWAYNE PETERS 52400	DWAYNE PETERS 91600	ALORIA FARMS LTD. 160800	LARRY DEWAR 142600	149000	218800	RANDI & PHILIPPA WILSON 220100
HAUKNESS FARMS LTD. 137000	BENJAMIN & GERALD TODD 109900	BENJAMIN TODD 154100	GERALD TODD 124400	LESLIE & KATHALEEN TODD 103900	LESLIE & KATHALEEN TODD 186900	LESLIE & KATHALEEN TODD 184700	GERALD & JOANNE TODD 110800	GERALD & JOANNE TODD 111400	DWAYNE PETERS 118200	GERALD & JOANNE TODD 151400	DWAYNE PETERS 87000	LARRY & KATHERINE SLETTEN 187000	LARRY & KATHERINE SLETTEN 154800	LONNIE DEWAR 119700	119400	188600	RICKY WILSON 188600
KEVIN BAUMANN 115500	HAUKNESS FARMS LTD. 134700	DAVID & LYNNE BAUMANN 133800	GERALD TODD 97200	LESLIE & KATHALEEN TODD 98800	LESLIE & KATHALEEN TODD 177300	LESLIE & KATHALEEN TODD 112100	GERALD & JOANNE TODD 123300	GERALD & JOANNE TODD 150300	DWAYNE PETERS 147000	GERALD & JOANNE TODD 103900	DWAYNE PETERS 90900	DWAYNE PETERS 50000	DWAYNE PETERS 73300	DWAYNE PETERS 136400	176300	158300	RICKY WILSON 158300
DAVID BAUMANN 101261666 SASK. LTD. 115600	DAVID BAUMANN 114400	DAVID & LYNNE BAUMANN 140500	GERALD TODD 103900	LESLIE & KATHALEEN TODD 102000	TODD FARMS LTD. 86900	GERALD TODD 93300	TODD FARMS LTD. 90700	DOUGLAS & PHYLIS STEELE 145300	DWAYNE PETERS 171900	DWAYNE PETERS 166400	DWAYNE PETERS 169000	DWAYNE PETERS 24100	DWAYNE PETERS 98600	VERLO 172300	172300	157000	RANDI & PHILIPPA WILSON 157000
DAVID BAUMANN 136700	DAVID BAUMANN 105800	DAVID & LYNNE BAUMANN 113600	BEN & GERALD TODD 113600	TODD FARMS LTD. 107900	GERALD & JOANNE TODD 175500	LESLIE & KATHALEEN TODD 159800	LESLIE & KATHALEEN TODD 101700	TODD FARMS LTD. 120800	THREE E FARMS LTD. 177200	DWAYNE PETERS 173000	DWAYNE PETERS 145000	DWAYNE PETERS 103200	CALVIN GIETZ 157700	RUSSELL & SHELLEY THERMAN 186500	173800	164300	RANDI & PHILIPPA WILSON 164300

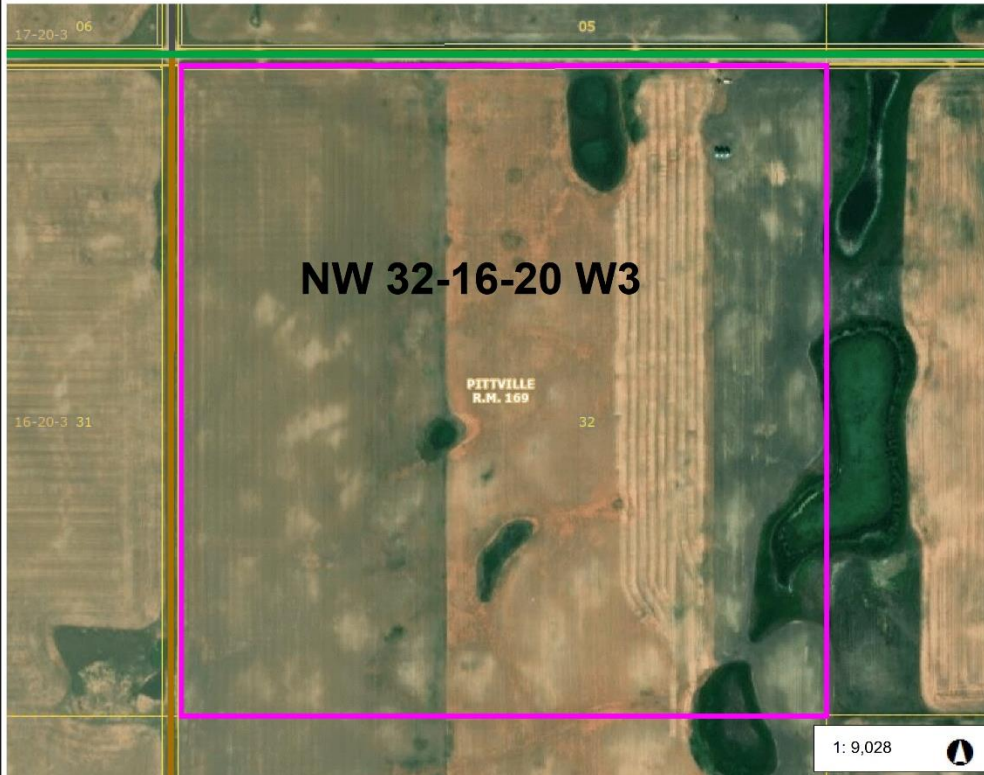
HAZLET

Content 4

Satellite Images

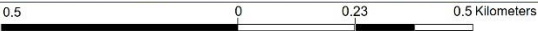


Agricultural Crown Land Map Viewer



- 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 Pittville No. 169

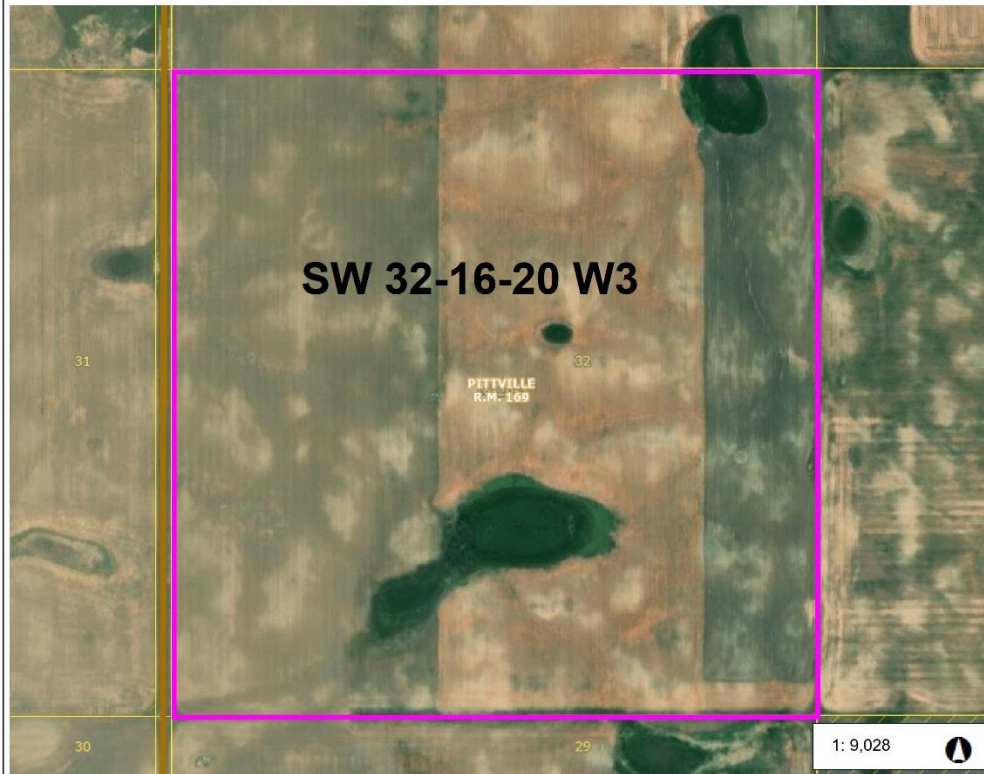


WGS_1984_Web_Mercator_Auxiliary_Sphere
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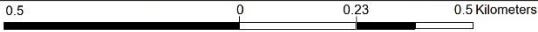
Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



- Legend**
- Pasture Boundary
 - National Park
 - Provincial Park
 - Recreation Site
 - Protected Area
 - Authority
 - Historic Site
 - Regional Park
 - City
 - Unincorporated Area
 - Urban Municipality
 - Rural Municipality
 - Agricultural Crown Land
 - Surface
 - First Nations Land

Notes
RM of Pittville No. 169



WGS_1984_Web_Mercator_Auxiliary_Sphere
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Saskatchewan Ministry of Agriculture


Content 5

SAMA Reports

Property Report

Print Date: 17-Oct-2024

Page 1 of 1

Municipality Name: RM OF PITTVILLE (RM)	Assessment ID Number : 169-000232200	PID: 201559820
	Civic Address: Legal Location: Qtr NW Sec 32 Tp 16 Rg 20 W 3 Sup Supplementary:	Title Acres: 159.00 School Division: 211 Neighbourhood: 169-100 Overall PUSE: 2000 Call Back Year:
	Reviewed: 22-Mar-2013 Change Reason: Reinspection Year / Frozen ID: 2024/-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	
149.00	K - [CULTIVATED]	Soil association 1 FX - [FOX VALLEY] Soil texture 1 SIL - [SILT LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Soil association 2 BY - [BIRSAY] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few	\$/ACRE Final	1,294.76 48.20

AGRICULTURAL WASTE LAND

Acres	Waste Type
10	WASTE SLOUGH1

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	\$193,000		1	Other Agricultural	55%	\$106,150				Taxable
Total of Assessed Values:	\$193,000				Total of Taxable/Exempt Values:	\$106,150				

Property Report

Municipality Name: **RM OF PITTVILLE (RM)**

Assessment ID Number : **169-000232400**

PID: **201559861**



Civic Address:

Legal Location: **Qtr SW Sec 32 Tp 16 Rg 20 W 3** Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 169-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 22-Mar-2013

Change Reason: Reinspection

Year / Frozen ID: 2024/-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	
80.00	K - [CULTIVATED]	Soil association 1 FX - [FOX VALLEY] Soil texture 1 L - [LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T3 - Moderate Slopes Stones (qualities) S1 - None to Few Natural hazard WS: Waste Slough Rate: 0.98	\$/ACRE Final	1,014.80 37.78
75.00	K - [CULTIVATED]	Soil association 2 HR - [HAVERHILL] Soil texture 3 LL - [LIGHT LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard WS: Waste Slough Rate: 0.98	\$/ACRE Final	1,268.86 47.24
		Soil association 1 FX - [FOX VALLEY] Soil texture 1 SIL - [SILT LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]			
		Soil association 2 BY - [BIRSAY] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5			

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH1

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	\$176,400		1	Other Agricultural	55%	\$97,020				Taxable
Total of Assessed Values:	\$176,400					\$97,020				

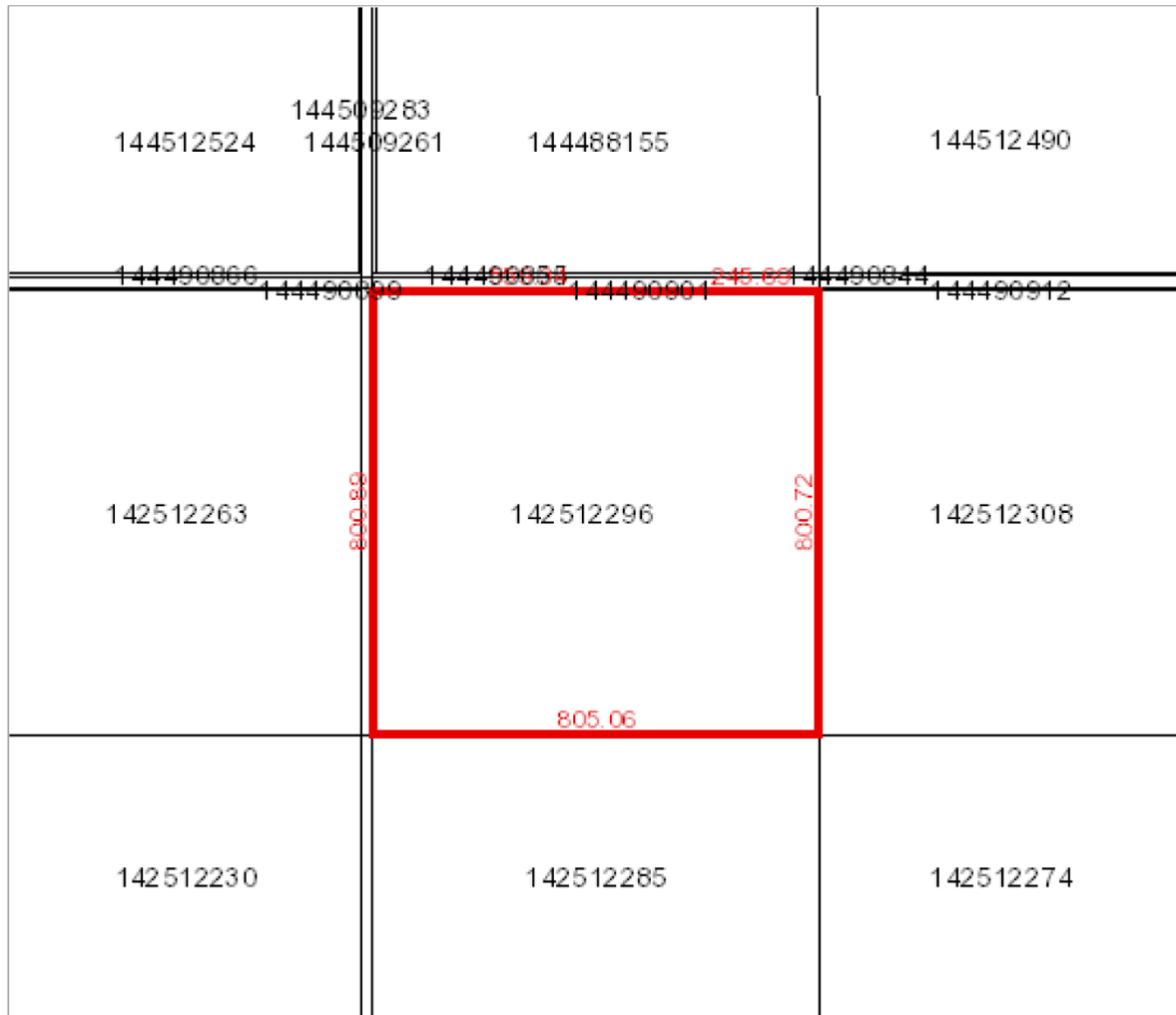
Content 6

Parcel Pictures



Surface Parcel Number: 142512296

REQUEST DATE: Thu Oct 17 12:01:45 GMT-06:00 2024



Owner Name(s) : Ellis, Heather Jean, Ellis, Randi Leon

Municipality : RM OF PITTVILLE NO. 169

Title Number(s) : 157444173

Parcel Class : Parcel (Generic)

Land Description : NW 32-16-20-3 Ext 0

Source Quarter Section : NW-32-16-20-3

Commodity/Unit : Not Applicable

Area : 64.468 hectares (159.3 acres)

Converted Title Number : 99SC12699D

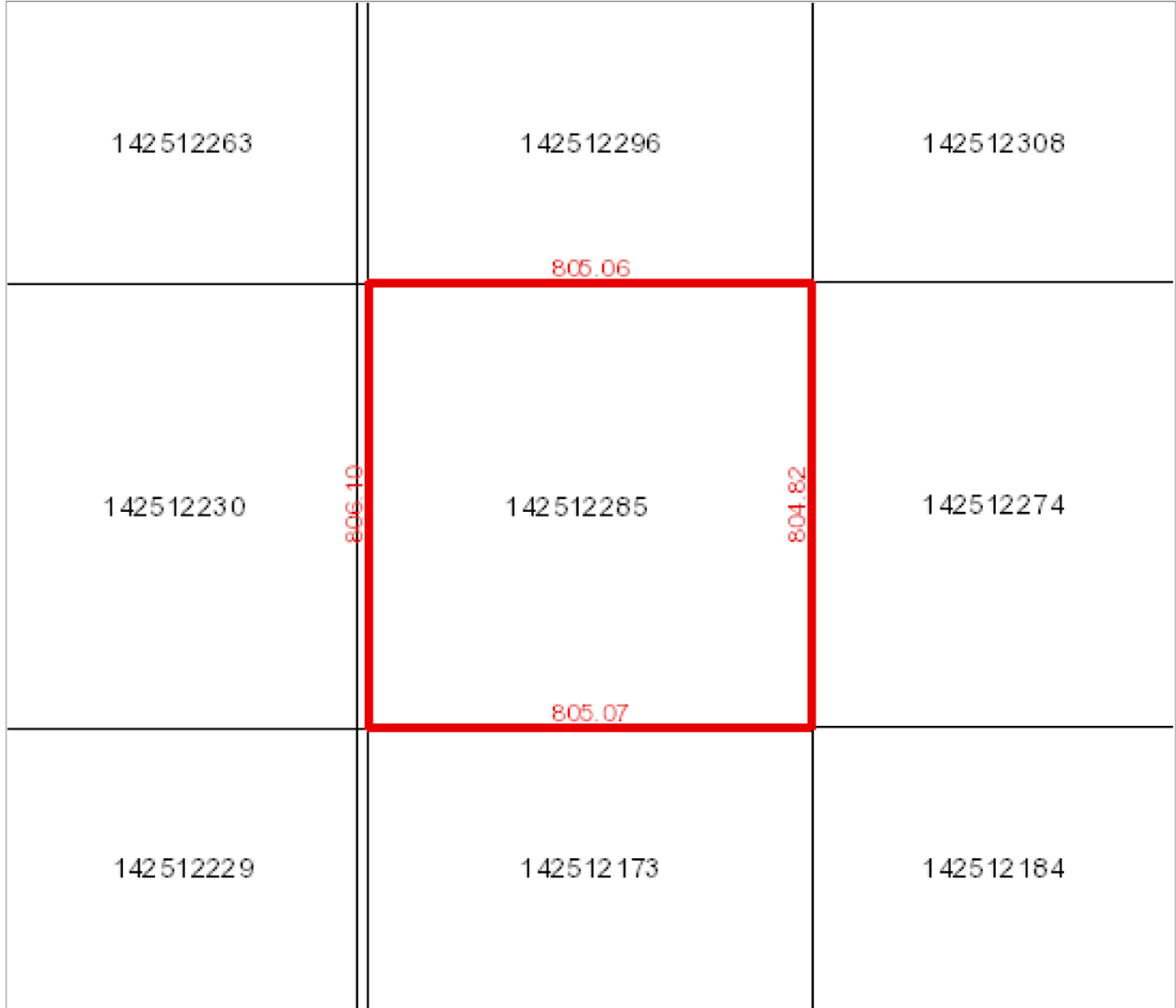
Ownership Share : 1:1

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: 142512285

REQUEST DATE: Thu Oct 17 12:00:56 GMT-06:00 2024



Owner Name(s) : Ellis, Heather Jean, Ellis, Randi Leon

Municipality : RM OF PITTVILLE NO. 169

Title Number(s) : 157444140

Parcel Class : Parcel (Generic)

Land Description : SW 32-16-20-3 Ext 0

Source Quarter Section : SW-32-16-20-3

Commodity/Unit : Not Applicable

Area : 64.845 hectares (160.23 acres)

Converted Title Number : 99SC12699D

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.