



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Glen Bain No. 105

North of Glenbain, SK

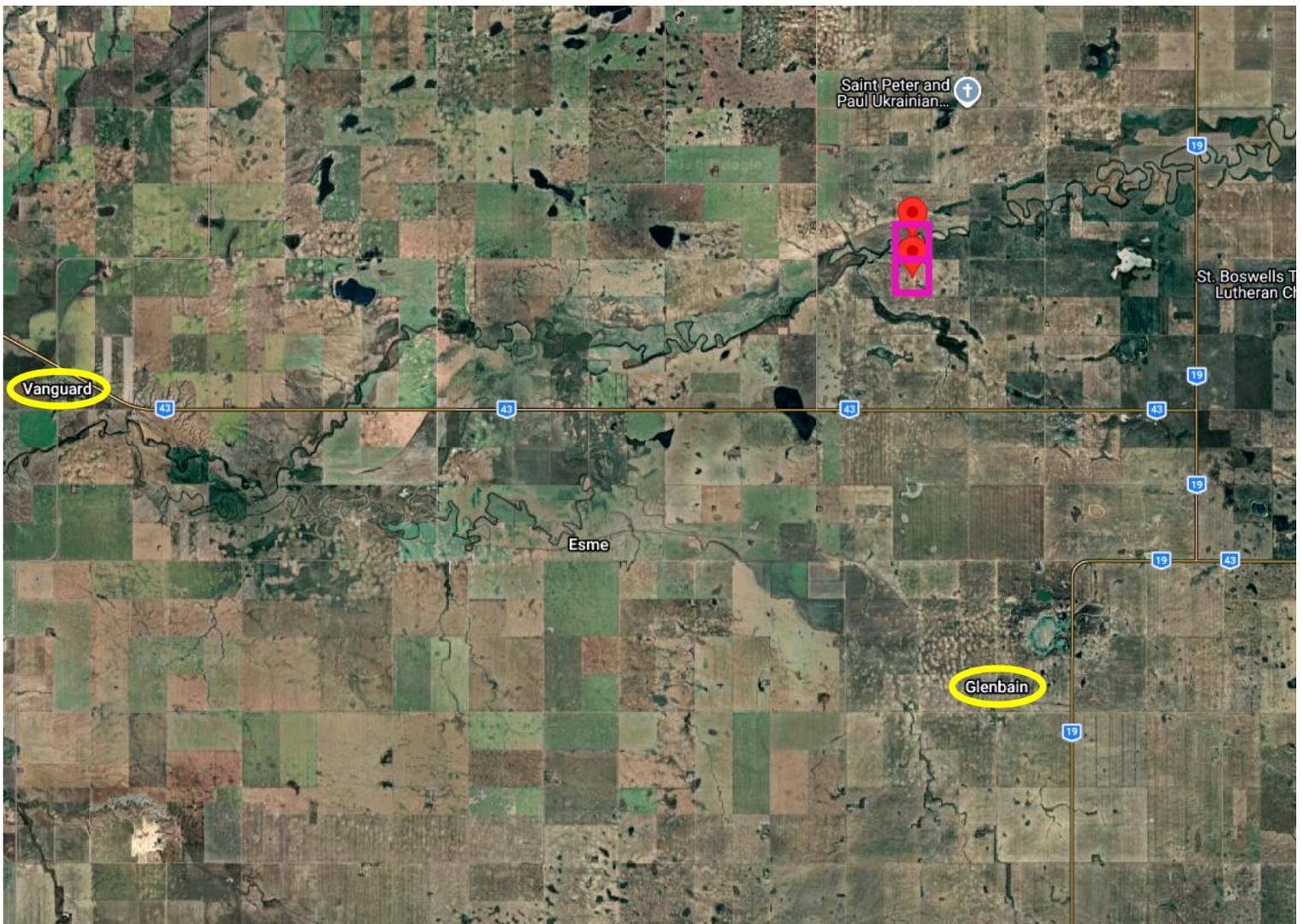
Ross & Kathryn Fuchs

Bids Due: March 11, 2026

Our File No. 09980-014F

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2. Tender for Purchase Form
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LAND FOR SALE - RM OF GLEN BAIN NO. 105

Owners: Ross & Kathryn Fuchs North of Glenbain, SK

	Legal Land Description	Soil Class	Assessed Value	Total Acres	Cult. Acres
1	SW 28-11-08 W3 Ext 0	H	\$229,900	160.55	142
2	NW 21-11-08 W3 Ext 0	L	\$203,800	160.59	150
TOTALS:			\$433,700	321.14	292

2025 CROP: Durum

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **11th day of March 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 Owners, 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) The Land 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 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 **26th 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 Owners as liquidated damages or alternatively, with consent of Owners 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 Owners 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 Owners 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 Owners 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. 09980-014F

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:

FUCHS: LAND TENDER		
<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	SW 28-11-08 W3 Ext 0	\$ _____
<input type="checkbox"/>	NW 21-11-08 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 **March 11, 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 #: _____

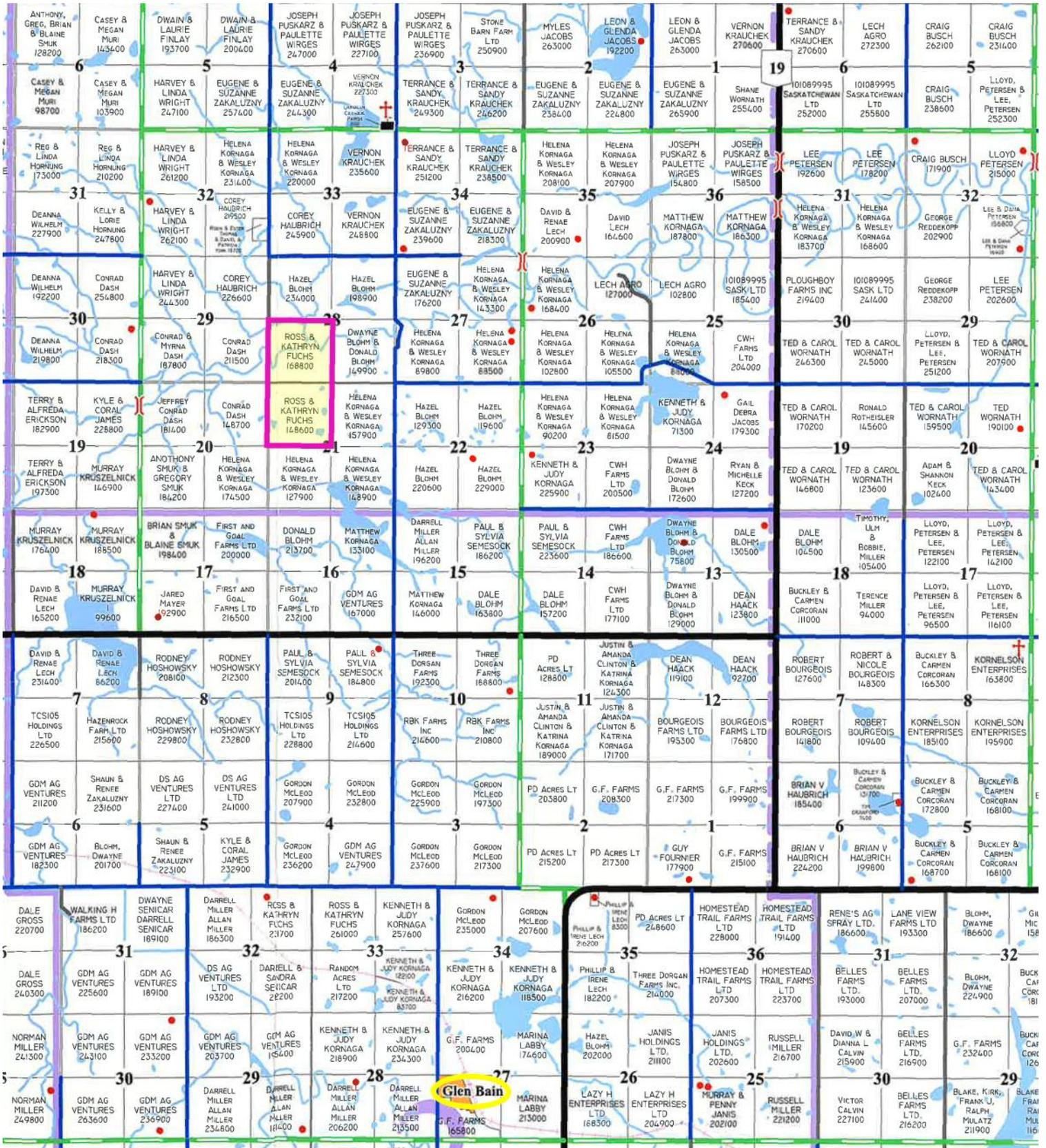
File No. 09980-014F

Email: _____

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

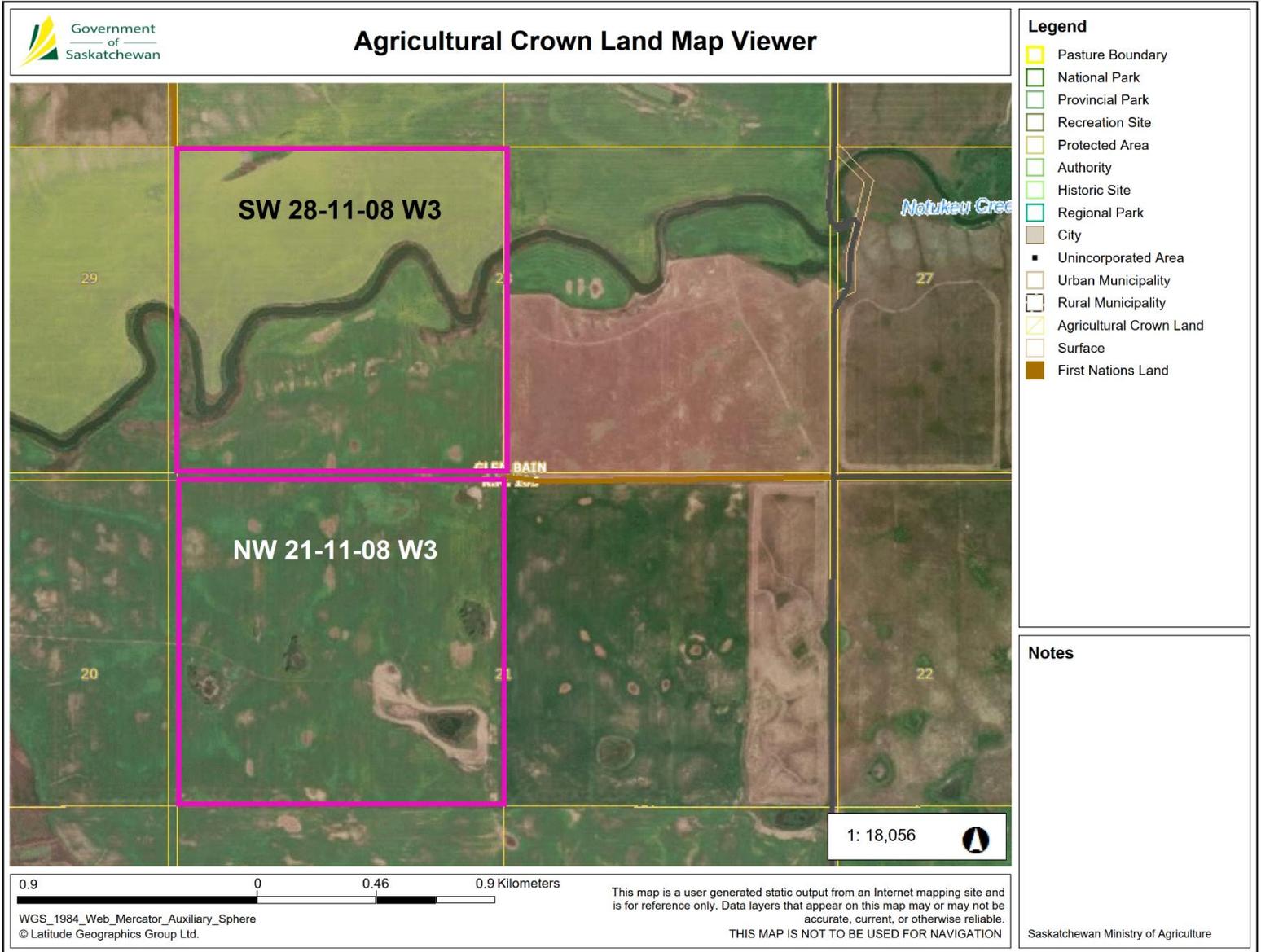
Content 3

RM of Glen Bain No. 105 - 2022 Map



Content 4

Satellite Image



Content 6

SAMA Reports

Property Report

Print Date: 05-Feb-2026

Page 1 of 2

Municipality Name: **RM OF GLEN BAIN (RM)**

Assessment ID Number : **105-000528400**

PID: **2983054**



Civic Address:

Legal Location: Qtr SW Sec 28 Tp 11 Rg 08 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 210

Neighbourhood: 105-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 05-Sep-2001

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
32.00	K - [CULTIVATED]	Soil association 1 BY - [BIRSAY] Soil texture 1 LL - [LIGHT LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Soil association 2 HT - [HATTON] Soil texture 3 SL - [SANDY 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 Natural hazard NH: Natural Hazard Rate: 0.94	\$/ACRE 1,324.94 Final 35.24
30.00	K - [CULTIVATED]	Soil association 1 BY - [BIRSAY] Soil texture 1 LL - [LIGHT LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 HT - [HATTON] Soil texture 3 SL - [SANDY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T4 - Strg Slopes Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.92	\$/ACRE 982.54 Final 26.13
60.00	K - [CULTIVATED]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 C - [CLAY] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Soil association 2 BW - [BROWN (ALLUVIUM)] Soil texture 3 C - [CLAY] Soil texture 4 Soil profile 2 SOL-M - [CHERN SOLOD] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.94 Phy. Factor 1 25% reduction due to SA3 - [75 : Salinity - Strong]	\$/ACRE 2,104.55 Final 55.97
20.00	K - [CULTIVATED]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 C - [CLAY] Soil texture 2	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 25% reduction due to SA3 - [75 : Salinity - Strong]	\$/ACRE 1,578.41 Final 41.98

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Data Source: SAMAVIEW

Property Report

Print Date: 05-Feb-2026

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Municipality Name: **RM OF GLEN BAIN (RM)**

Assessment ID Number : **105-000528400**

PID: **2983054**

Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)]

Natural hazard NH: Natural Hazard Rate: 0.94

Soil association 2 BW - [BROWN (ALLUVIUM)]

Soil texture 3 C - [CLAY]

Soil texture 4

Soil profile 2 SOL-M - [CHERN SOLOD]

Top soil depth 3-5

AGRICULTURAL WASTE LAND

Acres	Waste Type
18	CREEK

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	\$229,900		1	Other Agricultural	55%	\$126,445				Taxable
Total of Assessed Values:	\$229,900					\$126,445				

Property Report

Print Date: 05-Feb-2026

Page 1 of 2

Municipality Name: RM OF GLEN BAIN (RM)

Assessment ID Number : 105-000521200

PID: 2979375



Civic Address:
 Legal Location: Qtr NW Sec 21 Tp 11 Rg 08 W 3 Sup
 Supplementary:

Title Acres: 160.00
 School Division: 210
 Neighbourhood: 105-100
 Overall PUSE: 2000
 Call Back Year:
 Reviewed: 05-Sep-2001
 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
35.00	K - [CULTIVATED]	Soil association 1 BY - [BIRSAY] Soil texture 1 LL - [LIGHT LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 HT - [HATTON] Soil texture 3 SL - [SANDY 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 NH: Natural Hazard Rate: 0.98	\$/ACRE 1,260.73 Final 33.53
115.00	K - [CULTIVATED]	Soil association 1 BY - [BIRSAY] Soil texture 1 LL - [LIGHT LOAM] Soil texture 2 Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 BY - [BIRSAY] Soil texture 3 LL - [LIGHT 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 Phy. Factor 1 5% reduction due to SD1 - [95 : Sand Pockets - Slight] Natural hazard NH: Natural Hazard Rate: 0.98	\$/ACRE 1,387.56 Final 36.90

AGRICULTURAL WASTE LAND

Acres	Waste Type
10	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
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Data Source: SAMAVIEW

Property Report

Print Date: 05-Feb-2026

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Municipality Name: RM OF GLEN BAIN (RM)

Assessment ID Number : 105-000521200

PID: 2979375

Agricultural	\$203,800	1	Other Agricultural	55%	\$112,090	Taxable
Total of Assessed Values:		\$203,800	Total of Taxable/Exempt Values:		\$112,090	

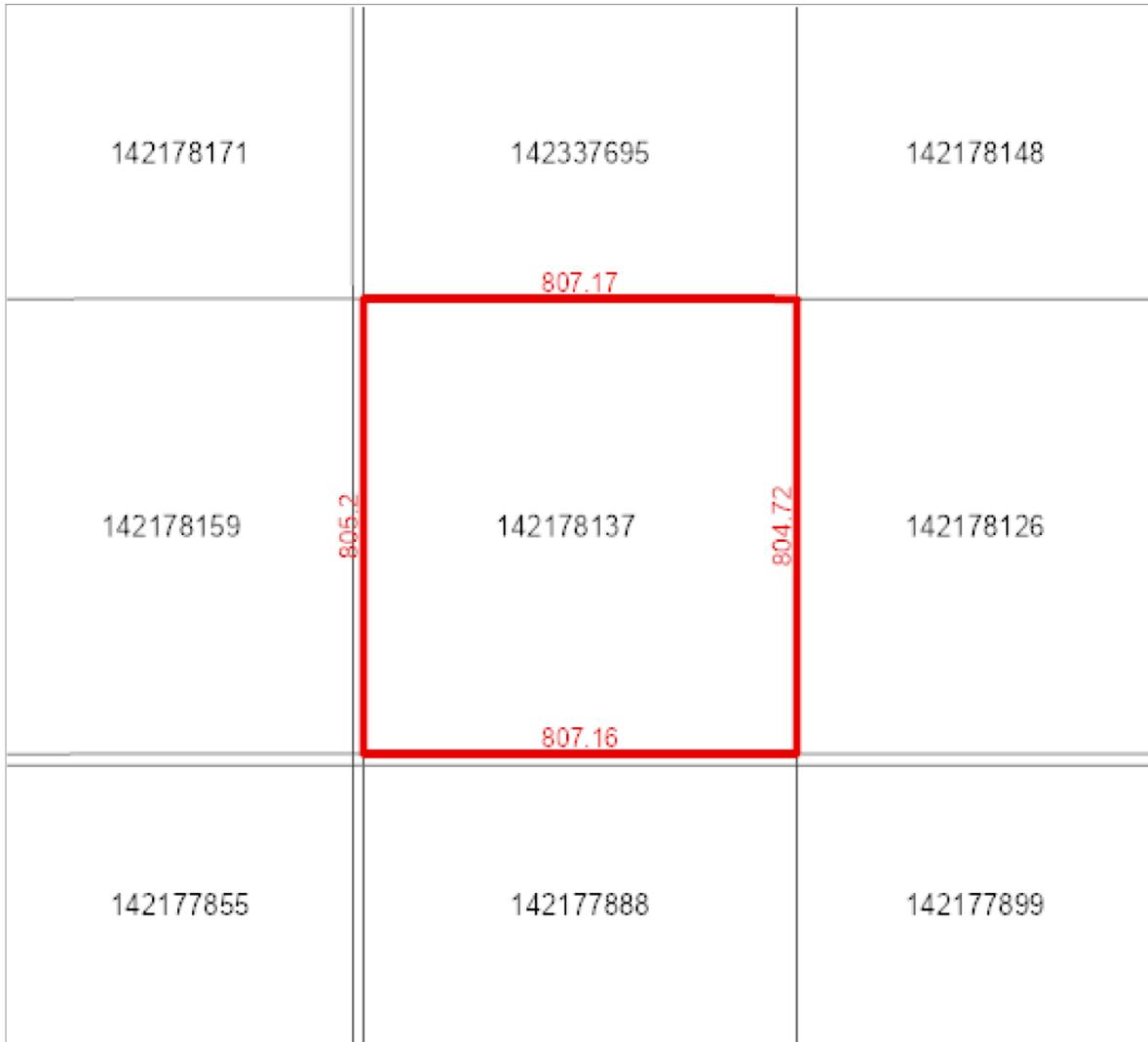
Content 7

Parcel Pictures



Surface Parcel Number: 142178137

REQUEST DATE: Thu Feb 5 09:51:07 GMT-06:00 2026



Owner Name(s) : Fuchs, Kathryn, Fuchs, Ross

Municipality : RM OF GLEN BAIN NO. 105

Title Number(s) : 115558331

Parcel Class : Parcel (Generic)

Land Description : SW 28-11-08-3 Ext 0

Source Quarter Section : SW-28-11-08-3

Commodity/Unit : Not Applicable

Area : 64.973 hectares (160.55 acres)

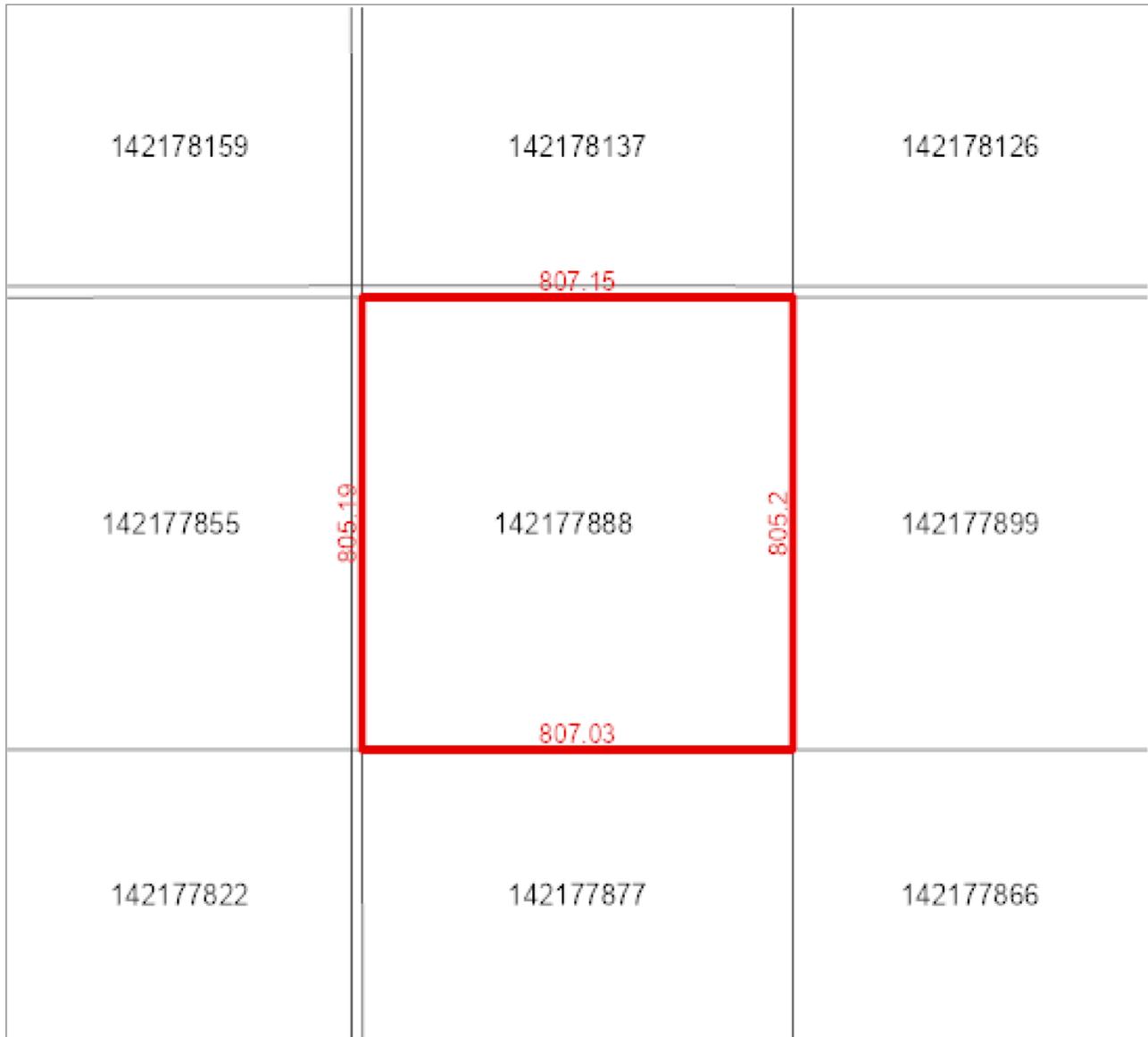
Converted Title Number : 89SC10072

Ownership Share : 1:1



Surface Parcel Number: 142177888

REQUEST DATE: Thu Feb 5 09:36:51 GMT-06:00 2026



Owner Name(s) : Fuchs, Kathryn, Fuchs, Ross

Municipality : RM OF GLEN BAIN NO. 105

Title Number(s) : 115558319

Parcel Class : Parcel (Generic)

Land Description : NW 21-11-08-3 Ext 0

Source Quarter Section : NW-21-11-08-3

Commodity/Unit : Not Applicable

Area : 64.987 hectares (160.59 acres)

Converted Title Number : 89SC10072

Ownership Share : 1:1

Content 7

Offer to Purchase Agreement

THIS AGREEMENT MADE IN DUPLICATE DATED FOR REFERENCE THIS 11th DAY OF MARCH 2026.

BETWEEN:

ROSS FUCHS and KATHRYN FUCHS
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")

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 26th 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'

- 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 March 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 March 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

ROSS FUCHS

Witness

KATHRYN FUCHS

THIS IS SCHEDULE "A" TO AN OFFER TO PURCHASE – RURAL PROPERTY DATED FOR REFERENCE THIS 11th DAY OF MARCH 2026 BETWEEN ROSS FUCHS AND KATHRYN FUCHS, AS VENDORS, AND _____, AS PURCHASER.

SCHEDULE "A"

DEEDED LAND

ACRES

Surface Parcel # 142178137
SW 28-11-08-3 Ext 0
as described on Certificate of
Title 89SC10072.

160.55

Surface Parcel # #142177888
NW 21-11-08-3 Ext 0
as described on Certificate of
Title 89SC10072.

160.59

BUILDINGS, FIXTURES AND IMPROVEMENTS

NONE

PERMITTED ENCUMBRANCES

NONE

ANDERSON &
COMPANY