



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

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## **LAND TENDER INFORMATION PACKAGE**

**RM of Miry Creek No. 229**

**Northeast of Lancer, SK**

**Brenda Groves**

**Bids Due: February 12, 2026**

**Our File No. 22537-002F**

## **CONTENTS**

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
5. SAMA Reports
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7. Offer to Purchase Agreement



# LAND FOR SALE - RM OF MIRY CREEK NO. 229

Owner: Brenda Groves Northeast of Lancer, SK

| Legal Land Description |                       | Assessed Value   | Total Acres   | Cult. Acres |
|------------------------|-----------------------|------------------|---------------|-------------|
| 1                      | NW 06-23-20 W3 Ext. 0 | \$370,800        | 159.75        | 158         |
| 2                      | SW 06-23-20 W3 Ext. 0 | \$252,200        | 159.95        | 154         |
| <b>TOTALS:</b>         |                       | <b>\$623,000</b> | <b>319.70</b> | <b>312</b>  |

## YARD SITE ON SW 06-23-20 W3 (no power)

Four (4) granaries consisting of:

- 4,800 bu Weesteel on Micada hopper with temperature cable and vertical air tube
- 4,800 bu D & E on D & E hopper with vertical air tube
- 1,650 bu Westeel Rosco on low-profile hopper with vertical air tube
- 1,650 bu Westeel Rosco with wood floor with vertical air tube

**2025 CROP:** Kabuli chickpeas

## **CONDITIONS:**

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **12<sup>th</sup> day of February 2026**;
- 2) Highest or any tender not necessarily accepted;
- 3) Tenders considered on individual parcel(s), indicating which quarter they apply to;
- 4) Tenders will not be called to the office of the undersigned to finalize the sale. However, at the sole discretion of the Owner, one or more of the highest Tenders may be contacted by telephone and provided the opportunity to increase or clarify their Tender;
- 5) A cheque for the amount of **3%** of the amount of Tender must accompany the Tender (cheques will be returned to unsuccessful Tender);
- 6) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
- 7) No tenders subject to financing or other conditions will be accepted;
- 8) **Land, buildings, fixtures and improvements** are offered for sale **“as is”** and **“where is”**. There are no warranties or representations of the Vendors expressed or implied;
- 9) The successful Tender shall be required to execute and deliver the Offer to Purchase Agreement, attached in Content #7 within 3 business days of acceptance of the tender;
- 10) In the event the Purchaser fails to pay the balance of the purchase price on or before the **26<sup>th</sup> day of February 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 – 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. 22537-002F

## 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:

| <b><u>BRENDA GROVES LAND TENDER</u></b> |                                 |                          |
|---|---------------------------------|--------------------------|
| <b><u>Bid</u></b>                       | <b><u>Legal Description</u></b> | <b><u>Bid Amount</u></b> |
| <input type="checkbox"/>                | <b>NW 06-23-20 W3 Ext 0</b>     | \$ _____                 |
| <input type="checkbox"/>                | <b>SW 06-23-20 W3 Ext 0</b>     | \$ _____                 |
|   | <b>TOTAL AMOUNT BID</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 12, 2026, at 12:00 noon** regarding the acceptance/decline of our offer

---

Date

---

*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. 22537-002F

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

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

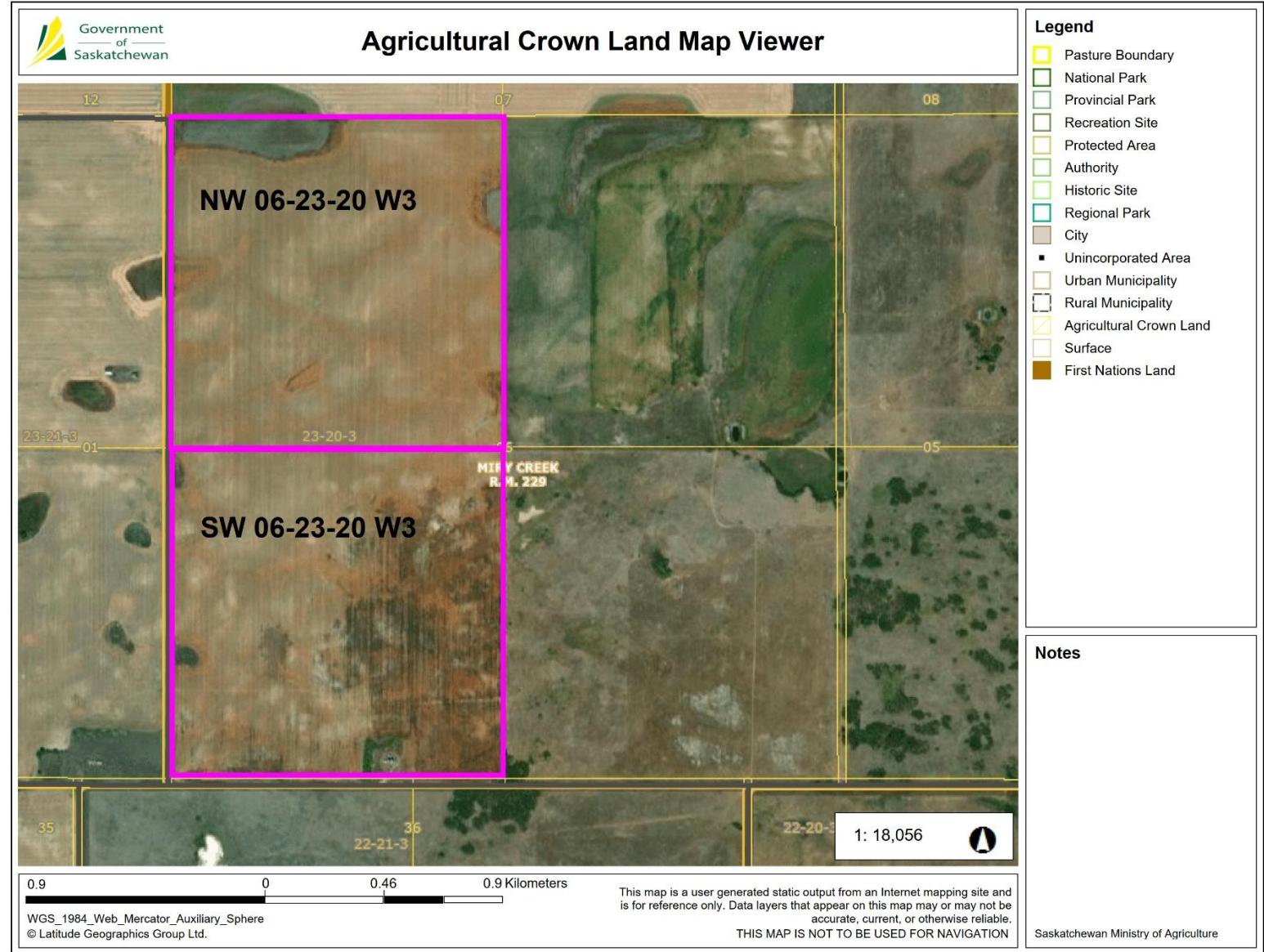
# Content 3

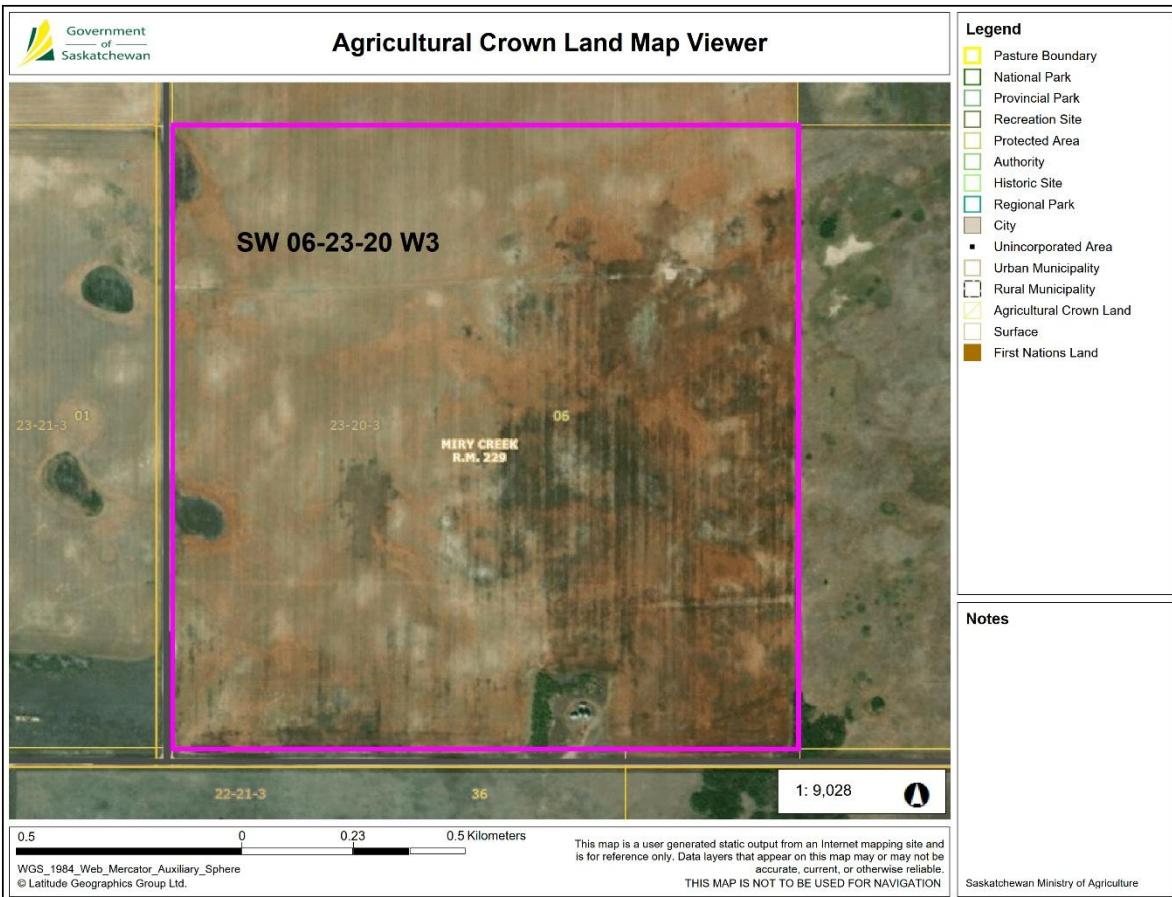
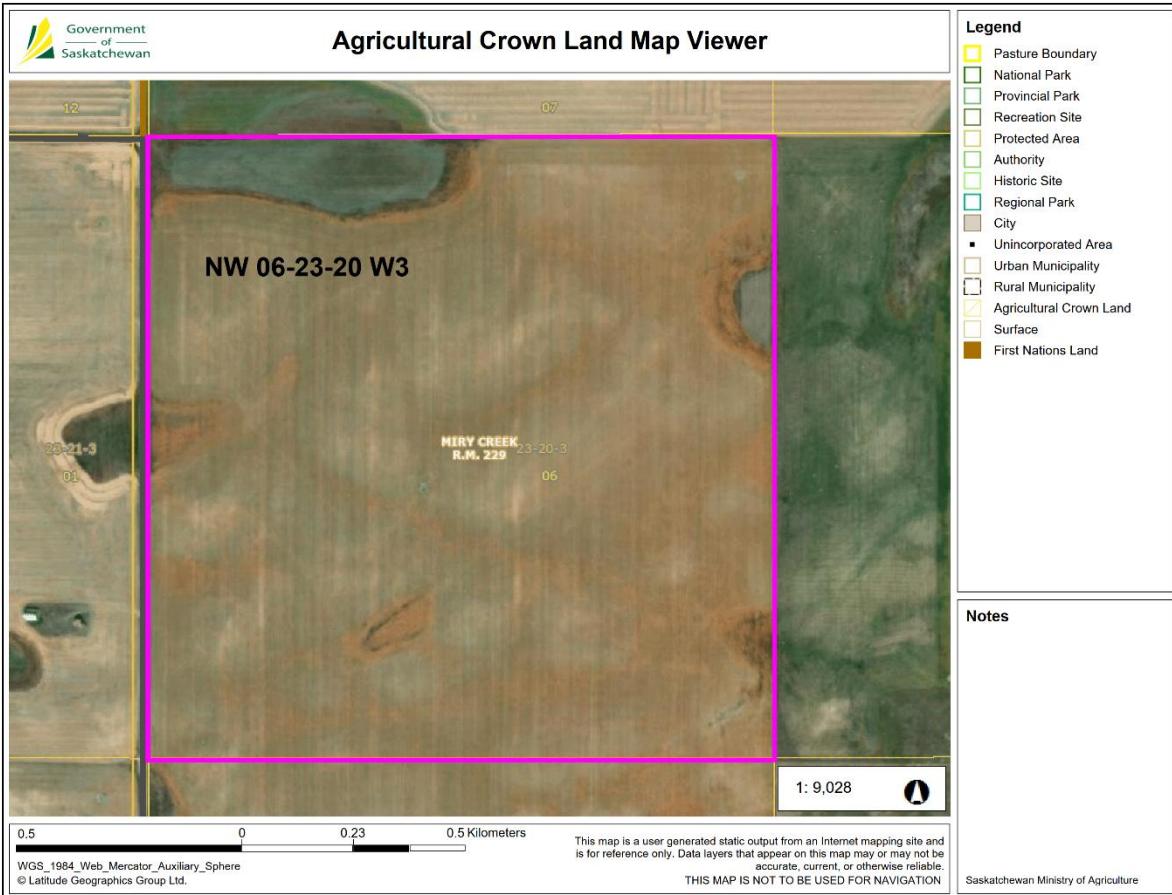
RM of RM of Miry Creek No. 229 – 2023 Map

## Range

# Content 4

## Satellite Images





# Content 6

## SAMA Reports

### Property Report

| Municipality Name: RM OF MIRY CREEK (RM)  |  | Assessment ID Number : 229-001406200  | Print Date: 05-Jan-2026   | Page 1 of 2 |
|---|--|---|---|-------------|
|  <p><b>SAMA</b><br/>SASKATCHEWAN ASSESSMENT<br/>MANAGEMENT AGENCY</p> | <p>Civic Address:<br/>Legal Location: Qtr NW Sec 06 Tp 23 Rg 20 W 3 Sup<br/>Supplementary:</p> | <p>Title Acres: 160.00<br/>School Division: 211<br/>Neighbourhood: 229-100<br/>Overall PUSE: 2000<br/>Call Back Year:</p> | <p>Reviewed: 01-Sep-2016<br/>Change Reason: Reinspection<br/>Year / Frozen ID: 2025/32560<br/>Predom Code:<br/>Method in Use: C.A.M.A. - Cost</p> |             |

### AGRICULTURAL ARABLE LAND

| Acres | Land Use         | Productivity Determining Factors  | Economic and Physical Factors  | Rating                          |
|-------|------------------|---|--|---------------------------------|
| 50.00 | K - [CULTIVATED] | Soil association 1 SC - [SCEPTRE]<br>Soil texture 1 HC - [HEAVY CLAY]<br>Soil profile 1 VERT- [CHERN-VERT]<br>Soil association 2 WW - [WILLOWS]<br>Soil texture 3 C - [CLAY]<br>Soil texture 4<br>Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)]<br>Top soil depth VERT                                       | Topography T1 - Level / Nearly Level<br>Stones (qualities) S1 - None to Few  | \$/ACRE<br>Final 2,587.19       |
| 11.00 | K - [CULTIVATED] | Soil association 1 WW - [WILLOWS]<br>Soil texture 1 C - [CLAY]<br>Soil texture 2<br>Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )]<br>Soil association 2 FX - [FOX VALLEY]<br>Soil texture 3 SICL - [SILTY CLAY LOAM]<br>Soil texture 4<br>Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)]<br>Top soil depth 3-5 | Topography T1 - Level / Nearly Level<br>Stones (qualities) S1 - None to Few<br>Phy. Factor 1 25% reduction due to F3 - [ 75 : Flooding - Strong]<br>Phy. Factor 2 25% reduction due to SA3 - [ 75 : Salinity - Strong] | \$/ACRE<br>Final 1,316.16 35.00 |
| 97.00 | K - [CULTIVATED] | Soil association 1 WW - [WILLOWS]<br>Soil texture 1 C - [CLAY]<br>Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )]<br>Soil association 2 FX - [FOX VALLEY]<br>Soil texture 3 SICL - [SILTY CLAY LOAM]<br>Soil texture 4<br>Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)]<br>Top soil depth 3-5                   | Topography T1 - Level / Nearly Level<br>Stones (qualities) S1 - None to Few  | \$/ACRE<br>Final 2,339.85 62.23 |

### AGRICULTURAL WASTE LAND

| Acres | Waste Type   |
|-------|--------------|
| 2     | WASTE SLOUGH |

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Data Source: SAMAVIEW

### Property Report

| Municipality Name: RM OF MIRY CREEK (RM)              |           | Assessment ID Number : 229-001406200 |                  |               | Print Date: 05-Jan-2026         | Page 2 of 2 |
|---|-----------|--------------------------------------|------------------|---------------|---------------------------------|-------------|
| <u>Assessed &amp; Taxable/Exempt Values (Summary)</u> |           | Description                          | Appraised Values | Adjust Reason | Liability Subdivision           | Tax Class   |
| Agricultural  | \$370,800 | 1                                    |                  |               | Other Agricultural              | 55%         |
| Total of Assessed Values:                             | \$370,800 |                                      |                  |               | Total of Taxable/Exempt Values: | \$203,940   |

## Property Report

Print Date: 05-Jan-2026

Page 1 of 2

Municipality Name: RM OF MIRY CREEK (RM)

Assessment ID Number : 229-001406400

PID: 3304854



Civic Address:

Legal Location: Qtr SW Sec 06 Tp 23 Rg 20 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 229-100

Overall PUSE: 2000

Reviewed: 06-Sep-2016

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  |
|-------|-------------------|---|-------------------------------|---------------------------|-------|---------|
| 12.00 | K - [CULTIVATED]  | Soil association 1: WW - [WILLOWS]<br>Soil texture 1: C - [CLAY]<br>Soil texture 2:<br>Soil profile 1: OR12 - [CHERN-ORTH (CA 12+ )]<br>Soil association 2: FX - [FOX VALLEY]<br>Soil texture 3: SICL - [SILTY CLAY LOAM]<br>Soil texture 4:<br>Soil profile 2: OR10 - [CHERN-ORTH (CA 9-12)]<br>Top soil depth: 3-5                                | Topography                    | T1 - Level / Nearly Level |       | \$/ACRE |
|       |                   |   | Stones (qualities)            | S1 - None to Few          | Final | 28.00   |
| 55.00 | K-KG - [K AND KG] | Soil association 1: HT - [HATTON]<br>Soil texture 1: SL - [SANDY LOAM]<br>Soil texture 2: LS - [LOAMY SAND]<br>Soil profile 1: OR8 - [CHERN-ORTH (CA 7-9 )]<br>Soil association 2: HT - [HATTON]<br>Soil texture 3: SL - [SANDY LOAM]<br>Soil texture 4: LS - [LOAMY SAND]<br>Soil profile 2: OR10 - [CHERN-ORTH (CA 9-12)]<br>Top soil depth: ER10 | Topography                    | T2 - Gentle Slopes        |       | \$/ACRE |
|       |                   |   | Stones (qualities)            | S1 - None to Few          | Final | 25.68   |
| 63.00 | K - [CULTIVATED]  | Soil association 1: WW - [WILLOWS]<br>Soil texture 1: C - [CLAY]<br>Soil profile 1: OR12 - [CHERN-ORTH (CA 12+ )]<br>Soil association 2: FX - [FOX VALLEY]<br>Soil texture 3: SICL - [SILTY CLAY LOAM]<br>Soil texture 4:<br>Soil profile 2: OR10 - [CHERN-ORTH (CA 9-12)]<br>Top soil depth: 3-5   | Topography                    | T1 - Level / Nearly Level |       | \$/ACRE |
|       |                   |   | Stones (qualities)            | S1 - None to Few          | Final | 62.23   |
| 24.00 | K - [CULTIVATED]  | Soil association 1: BY - [BIRSY]<br>Soil texture 1: VL - [VERY FINE SANDY LOAM]<br>Soil profile 1: OR10 - [CHERN-ORTH (CA 9-12)]  | Topography                    | T2 - Gentle Slopes        |       | \$/ACRE |
|       |                   |   | Stones (qualities)            | S1 - None to Few          | Final | 43.20   |

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Data Source: SAMAVIEW

## Property Report

Print Date: 05-Jan-2026

Page 2 of 2

Municipality Name: RM OF MIRY CREEK (RM)

Assessment ID Number : 229-001406400

PID: 3304854

|                    |                              |
|--------------------|------------------------------|
| Soil association 2 | FX - [FOX VALLEY]            |
| Soil texture 3     | SIL - [SILT LOAM]            |
| Soil texture 4     |                              |
| Soil profile 2     | CAL8 - [CHERN-CAL (CA 7-9 )] |
| Top soil depth     | 3-5                          |

## AGRICULTURAL WASTE LAND

| Acres | Waste Type |
|-------|------------|
| 6     | WS & WN    |

## 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              | \$252,200        | 1             |                       | Other Agricultural | 55%                             | \$138,710 |               |        |               | Taxable    |
| Total of Assessed Values: | \$252,200        |               |                       |                    | Total of Taxable/Exempt Values: | \$138,710 |               |        |               |            |

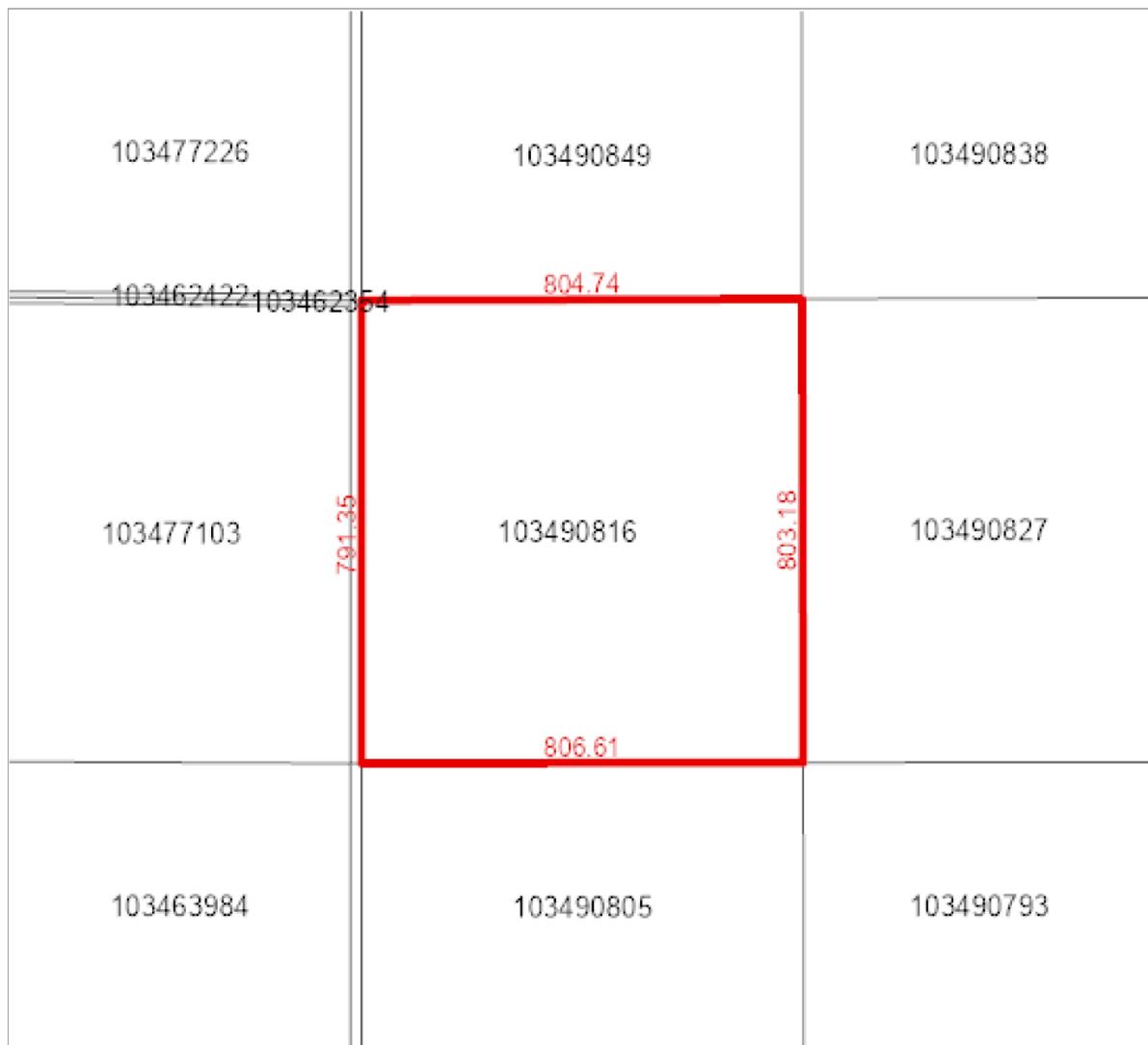
# Content 7

## Parcel Pictures



**Surface Parcel Number: 103490816**

REQUEST DATE: Mon Jan 5 14:20:42 GMT-06:00 2026



**Owner Name(s) :** Groves, Brenda Ann

**Municipality :** RM OF MIRY CREEK NO. 229

**Title Number(s) :** 139445590

**Parcel Class :** Parcel (Generic)

**Land Description :** NW 06-23-20-3 Ext 0

**Source Quarter Section :** NW-06-23-20-3

**Commodity/Unit :** Not Applicable

**Area :** 64.649 hectares (159.75 acres)

**Converted Title Number :** 98SC04906

**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: 103490805

REQUEST DATE: Mon Jan 5 14:19:51 GMT-06:00 2026



Owner Name(s) : Groves, Brenda Ann

Municipality : RM OF MIRY CREEK NO. 229

Area : 64.728 hectares (159.95 acres)

Title Number(s) : 139445792

Converted Title Number : 98SC04906

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 06-23-20-3 Ext 0

Source Quarter Section : SW-06-23-20-3

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 12<sup>TH</sup> DAY OF FEBRUARY 2026.

## BETWEEN:

**BRENDA ANN GROVES**  
of the District of Portreeve,  
in the Province of Saskatchewan

HEREINAFTER CALLED THE "VENDOR"

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 Vendor 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 "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 26<sup>th</sup> day of February 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 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 his Solicitors as at the possession date, to be calculated from the possession date or receipt by the Purchasers' Solicitor or agent, of a registrable Transfer of Title, whichever last occurs until monies are paid to the Vendor or his aforesaid agents.

## 2. PERMITTED ENCUMBRANCES

2.1 The Vendor 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 January 1, **2026**. The Vendor is 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.

4.2 Surface lease rentals received by the Vendor prior to the Closing Date shall belong absolutely to the Vendor. The Purchaser shall be entitled to surface lease rentals paid after the Closing Date.

## 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 Vendor 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 Vendor 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 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.

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 Vendor 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 Vendor 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 "**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.

**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, 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 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

**BRENDA ANN GROVES**

THIS IS SCHEDULE "A" TO AN OFFER TO PURCHASE – RURAL PROPERTY DATED FOR REFERENCE THIS 12<sup>TH</sup> DAY OF FEBRUARY 2026 BETWEEN BRENDA ANN GROVES., AS VENDOR, AND \_\_\_\_\_, AS PURCHASER.

SCHEDULE "A"

| <u>DEEDED LAND</u>  | <u>ACRES</u> | <u>VALUE</u> |
|---|--------------|--------------|
| Surface Parcel # 103490816<br>NW 06-23-20-3 Ext 0<br>as described on Certificate of<br>Title 98SC04906.   | 159.75       |              |
| Surface Parcel #103490805<br>SW 06-23-20-3 Ext 0<br>as described on Certificate of<br>Title 98SC04906.  | 159.95       |              |
| SW 06-23-20-3 Ext 0<br>As described on Certificate of Title 98SC04906.  |              |              |
| <u>BUILDINGS, FIXTURES AND IMPROVEMENTS</u>   |              |              |
| YARD SITE ON SW 06-23-20 W3 (no power)<br>Four (4) granaries consisting of:<br>- 4,800 bu Weesteel on Micada hopper with temperature cable and vertical air tube<br>- 4,800 bu D & E on D & E hopper with vertical air tube<br>- 1,650 bu Westeel Rosco on low-profile hopper with vertical air tube<br>- 1,650 bu Westeel Rosco with wood floor with vertical air tube |              |              |
| <u>TOTAL VALUE</u>  |              | \$ _____     |

PERMITTED ENCUMBRANCES

As to **NW Sec 06 Twp 23 Rge 20 W 3 Extension 0** (Title No. 139445590):

**Surface Lease** dated May 29, 2007 between Groves Farms Ltd. (Lessor) and FET Energy Ltd. (Lessee), affecting NW 6-23-20-W3M (LSD 12), now held by Abbey Resources Corp., reg'd 05 Jun 2007 as Int. Register # **112892935**.

**Grant of Easement** dated July 18, 2007 between Groves Farms Ltd. (Grantor) and FET Energy Ltd. (Grantee), affecting SW 6-23-20-W3M and NW 6-23-20-W3M, now held by Abbey Resources Corp., reg'd 02 Oct 2007 as Int. Register # **113282838**.

As to **SW Sec 06 Twp 23 Rge 20 W 3 Extension 0** (Title No. 139445792):

**Grant of Easement** dated January 23, 2007 between Groves Farms Ltd. (Grantor) and FET Energy Ltd. (Grantee), affecting SW 6-23-20-W3M, now held by Abbey Resources Corp., reg'd 24 Jan 2007 as Int. Register # **112553344**.

**Surface Lease** dated May 29, 2007 between Groves Farms Ltd. (Lessor) and FET Energy Ltd. (Lessee), affecting SW 6-23-20-W3M (LSD 4), now held by Abbey Resources Corp., reg'd 05 Jun 2007 as Int. Register # **112892902**.

**Surface Lease** dated June 7, 2007 between Groves Farms Ltd. (Lessor) and FET Energy Ltd. (Lessee), affecting SW 6-23-20-W3M (Remote Sump), now held by Abbey Resources Corp., reg'd 14 Jun 2007 as Int. Register # **112921264**.

**Grant of Easement** dated July 18, 2007 between Groves Farms Ltd. (Grantor) and FET Energy Ltd. (Grantee), affecting SW 6-23-20-W3M and NW 6-23-20-W3M, now held by Abbey Resources Corp., reg'd 02 Oct 2007 as Int. Register # **113282838**.

ANDERSON &  
COMPANY