



**ANDERSON**  
& COMPANY  
LAND TENDER DIVISION

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## **LAND TENDER INFORMATION PACKAGE**

### **RM of Val Marie No. 017**

Southwest of Val Marie, SK  
By the Monchy Crossing

**Heather Haughian, Alison Gowan  
& Nelson Gowan**

**Closing: February 11<sup>th</sup>, 2026**

Our File No. 37196-001F

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2. Tender for Purchase Form
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## **LAND FOR SALE - RM OF VAL MARIE NO. 017**

**Owners: Heather Haughian, Alison Gowan & Nelson Gowan SW of Val Marie SK**

Land Description		Assessed Value	Total Acres	Cult. Acres
1	NE 08-01-14 W3	\$212,800	152.88	150
2	SE 08-01-14 W3	\$237,200	157.02	145
<b>TOTALS:</b>		<b>\$450,000</b>	<b>309.9</b>	<b>295</b>

**Annual Surface Lease Revenue – \$2,000/year** (abandoned Saturn Oil & Gas Inc. site).

### **CONDITIONS:**

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **11<sup>th</sup> day of February 2026**;
- 2) Highest or any tender not necessarily accepted;
- 3) 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;
- 4) A cheque for the amount of **3%** of the amount of Tender must accompany the Tender (cheques will be returned to unsuccessful Tender);
- 5) Tenders considered on individual parcel(s), indicating which quarter they apply to;
- 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 **25<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 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  
BARRISTERS & SOLICITORS**

**51 – 1<sup>st</sup> Ave NW, P.O. BOX 610 SWIFT CURRENT SK S9H 3W4  
PHONE: (306) 773-2891 [MFroslic@andlaw.ca](mailto:MFroslic@andlaw.ca) File No. 37196-001F**

## 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>HAUGHIAN / GOWAN – LAND TENDER</u></b>		
<b><u>Bid</u></b>	<b><u>Legal Description</u></b>	<b><u>Bid Amount</u></b>
<input type="checkbox"/>	NE 08-01-14 W3	\$ _____
<input type="checkbox"/>	SE 08-01-14 W3	\$ _____
	<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 11<sup>th</sup>, 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. 37196-001F

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

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



# Content 3

## RM of Val Marie No. 017 - 2021 Map

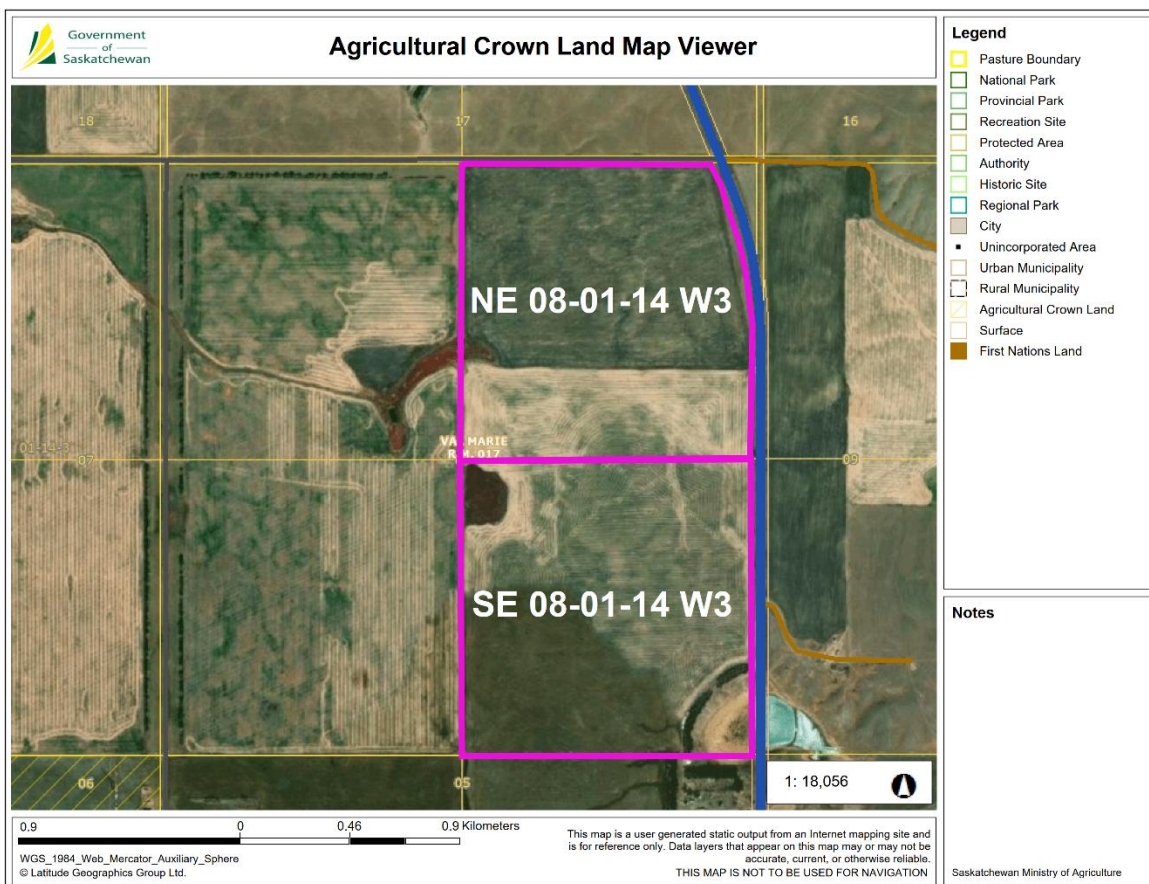
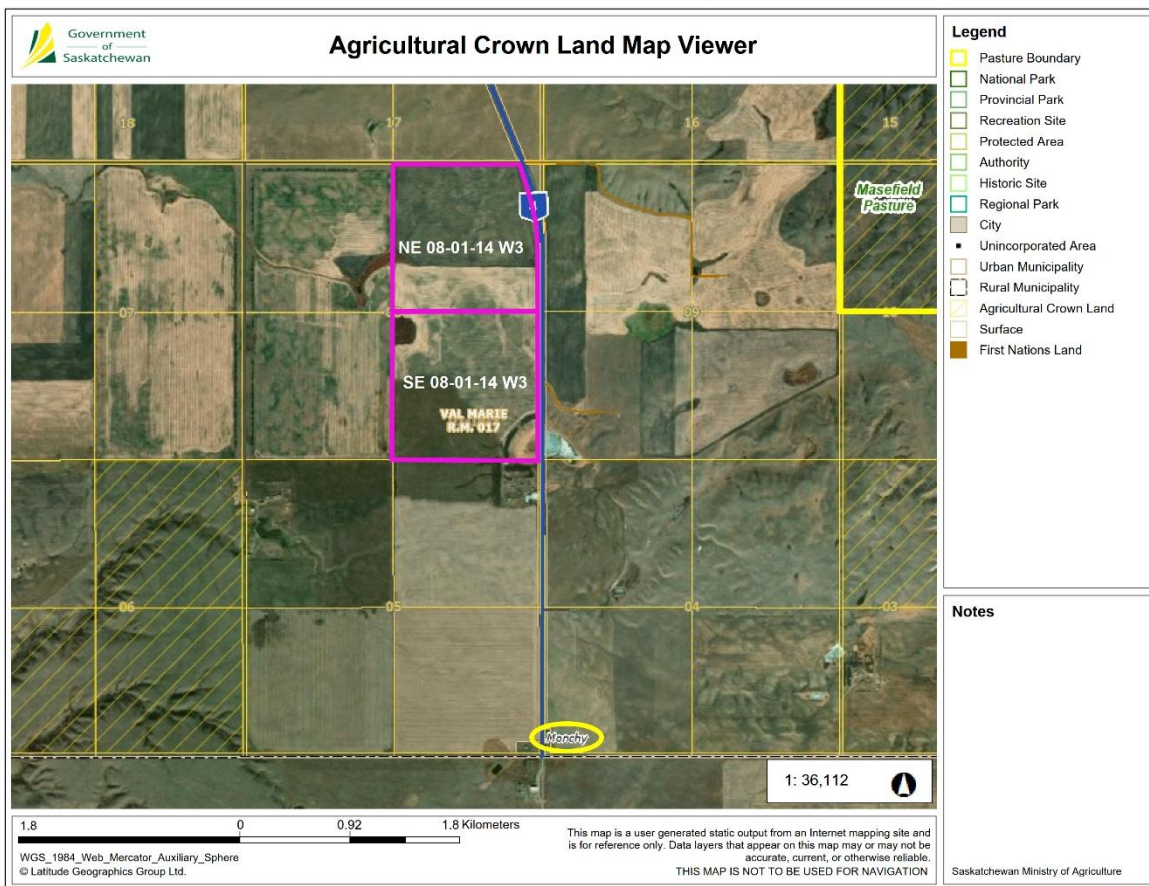
LAKE ERIAN HREN 165500	SAND LAKE HUTTERIAN BRETHREN 189000 178400	SAND LAKE HUTTERIAN BRETHREN 169900			SYDNEY SMAILES 75600	SYDNEY SMAILES 120100	SYDNEY SMAILES 136200		
5	36	31	32	33	34	35			
WAYNE & AMY ANDREE 140700	SAND LAKE HUTTERIAN BRETHREN 157600 170500	SAND LAKE HUTTERIAN BRETHREN 166900		MASEFIELD GRAZING HEADQUARTERS	SYDNEY SMAILES 75600	SYDNEY SMAILES 122700			
WAYNE & AMY ANDREE 73000	SAND LAKE HUTTERIAN BRETHREN 151000 163500	SAND LAKE HUTTERIAN BRETHREN 156700 169900							
6	25	30	29	28	27	26			
WAYNE & AMY ANDREE 68700	SAND LAKE HUTTERIAN BRETHREN 173900 172200	SAND LAKE HUTTERIAN BRETHREN 158200 161400							
WAYNE & AMY ANDREE 139300	ANTON M. ANDREE 164100	ANTON M. ANDREE 175400	ANTON M. ANDREE 144900		SAND LAKE HUTTERIAN BRETHREN 167800				
3	24	19	20	21	22	23			
WAYNE & AMY ANDREE 67000	WAYNE & AMY ANDREE 174000	WAYNE & AMY ANDREE 185500	ANTON M. ANDREE 168500	DERALD COUPE 72900	ANTON M. ANDREE 145500	WAYNE & AMY ANDREE 61200			
WAYNE & AMY ANDREE 63700	JESSIE L. J. GRANT 88800	DERALD COUPE 132400	DERALD COUPE 147600	DERALD COUPE 86300	ANTON M. ANDREE 123000	WAYNE & AMY ANDREE 61200	DERALD COUPE 105500	DERALD COUPE 81800	
4	13	18	17	16	15	14			
STEVEN J. GRANT 107200	STEVEN J. GRANT 74700	DERALD COUPE 161900	DERALD COUPE 153400	DERALD COUPE 203400	ANTON M. ANDREE 171100	WAYNE & AMY ANDREE 132700	DERALD COUPE 123800	DERALD COUPE 124200	
SKJ LAND & CATTLE CO. LTD. 77100	SKJ LAND & CATTLE CO. LTD. 65300	DERALD COUPE 117000	DANIEL & JAMEE COUPE 151900	GRANT ENT. LTD. 179500	LOGAN GRANT 168000	A. & N. GOWAN, HEATHER HAUGHIAN 152300	DANIEL & JAMEE COUPE 137600	121400	
1	12	7	8	9	10	11			
SKJ LAND & CATTLE CO. LTD. 72100	STEVEN J. GRANT 57000	DERALD COUPE 65300	DANIEL & JAMEE COUPE 176300	GRANT ENT. LTD. 190000	LOGAN GRANT 196700	A. & N. GOWAN, HEATHER HAUGHIAN 172300	DANIEL & JAMEE COUPE 131100	112200	SYDNEY J. SMAILES 81200
STEVEN J. GRANT 181200	STEVEN J. GRANT 100100	DANIEL & JAMEE COUPE 58600	DANIEL & JAMEE COUPE 142300	DANIEL & JAMEE COUPE 67800	DANIEL & JAMEE COUPE 160200	GOWAN 175600	SYDNEY J. SMAILES 105300	SYDNEY J. SMAILES 70400	SYDNEY J. SMAILES 67800
2	1	6	5	4	3	2			
STEVEN J. GRANT 178900	STEVEN J. GRANT 153600	DANIEL & JAMEE COUPE 75600	DANIEL & JAMEE COUPE 55500	DANIEL & JAMEE COUPE 63900	D.M.G. RANCHES LTD. 177900	CARMEL GOWAN 176300	SYDNEY J. SMAILES 146400	SYDNEY J. SMAILES 62500	SYDNEY J. SMAILES 59500
							PORT OF MONCHY	7400	

RGE. 14



# Content 4

## Satellite Images



# Content 5

## SAMA Reports

### Property Report

Print Date: 07-Nov-2025

Page 1 of 2

Municipality Name: RM OF VAL MARIE (RM)

Assessment ID Number : 017-000508100

PID: 3345378



Civic Address:

Legal Location: Qtr NE Sec.08 Tp.01 Rg.14 W.3 Sup.00

Supplementary: EXCEPT: HWY #4

Title Acres: 153.00

Reviewed: 29-Jul-2002

School Division: 211

Change Reason:

Neighbourhood: 017-100

Year / Frozen ID: 2025/-32560

Overall PUSE: 2000

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	
68.00	K - [CULTIVATED]	Soil association 1	RO - [ROBSART]	Topography	T3 - Moderate Slopes	\$/ACRE	1,380.14
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	36.71
		Soil profile 1	Z-M - [CHERN SOLONETZ MOD]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	AD - [ARDILL]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9 )]				
		Top soil depth	ER10				
70.00	K - [CULTIVATED]	Soil association 1	RO - [ROBSART]	Topography	T2 - Gentle Slopes	\$/ACRE	1,557.67
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	41.43
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	RO - [ROBSART]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	ER10				
12.00	K - [CULTIVATED]	Soil association 1	RO - [ROBSART]	Topography	T1 - Level / Nearly Level	\$/ACRE	822.08
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	21.86
		Soil texture 2		Phy. Factor 1	50% reduction due to F5 - [ 50 : Flooding - Severe]		
		Soil profile 1	Z-M - [CHERN SOLONETZ MOD]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Top soil depth	3-5				

### AGRICULTURAL WASTE LAND

Acres	Waste Type
3	DRAW

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Data Source: SAMAVIEW

### Property Report

Print Date: 07-Nov-2025

Page 2 of 2

Municipality Name: RM OF VAL MARIE (RM)

Assessment ID Number : 017-000508100

PID: 3345378

### 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	\$212,800		1	Other Agricultural	55%	\$117,040				Taxable
Total of Assessed Values:	\$212,800					Total of Taxable/Exempt Values:	\$117,040			

## Property Report

Print Date: 07-Nov-2025

Page 1 of 1

Municipality Name: RM OF VAL MARIE (RM)

Assessment ID Number : 017-000508300

PID: 3345410



Civic Address:

Legal Location: Qtr SE Sec 08 Tp 01 Rg 14 W 3 Sup 00

Supplementary: EXCEPT: HWY #4

Title Acres: 157.00

School Division: 211

Neighbourhood: 017-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 29-Jul-2002

Change Reason:

Year / Frozen ID: 2025/-32560

Predom Code:

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

## AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
115.00	K - [CULTIVATED]	Soil association 1	RO - [ROBSART]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,638.61
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	43.58
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Soil association 2	RO - [ROBSART]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	ER10				
30.00	K - [CULTIVATED]	Soil association 1	RO - [ROBSART]	Topography	T2 - Gentle Slopes	\$/ACRE	1,622.57
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	43.15
		Soil profile 1	Z-M - [CHERN SOLONETZ MOD]				
		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				

## AGRICULTURAL WASTE LAND

Acres	Waste Type
12	WASTE SLOUGH

## 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	\$237,200		1	Other Agricultural	55%	\$130,460				Taxable
Total of Assessed Values:	\$237,200			Total of Taxable/Exempt Values:		\$130,460				



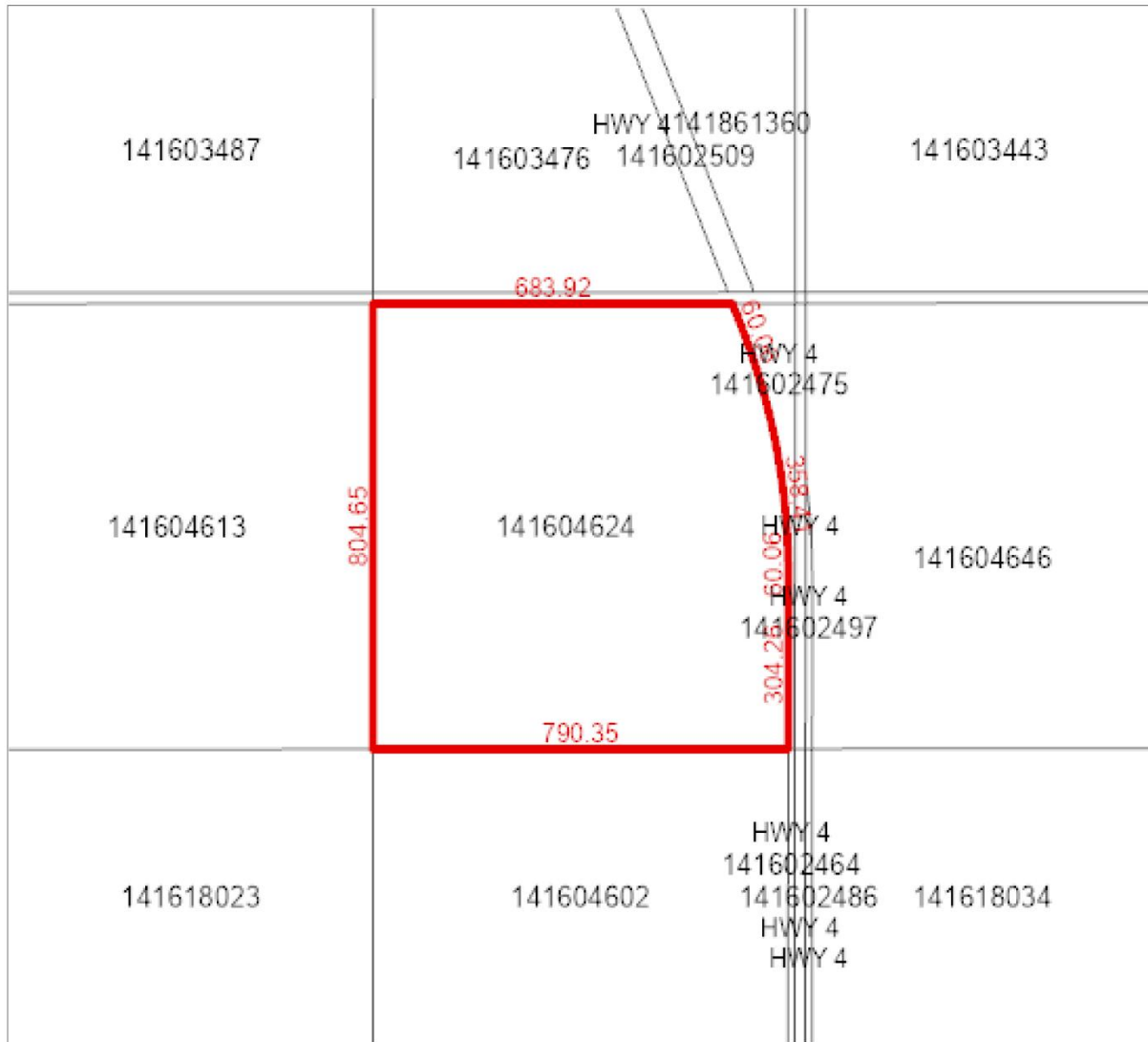
# Content 6

## Parcel Pictures



**Surface Parcel Number: 141604624**

REQUEST DATE: Fri Oct 31 11:47:11 GMT-06:00 2025



**Owner Name(s) :** Gowan, Alison, Gowan, Nelson, Haughian, Heather

**Municipality :** RM OF VAL MARIE NO. 017

**Title Number(s) :** 151451681

**Parcel Class :** Parcel (Generic)

**Land Description :** NE 08-01-14-3 Ext 0

**Source Quarter Section :** NE-08-01-14-3

**Commodity/Unit :** Not Applicable

**Area :** 61.869 hectares (152.88 acres)

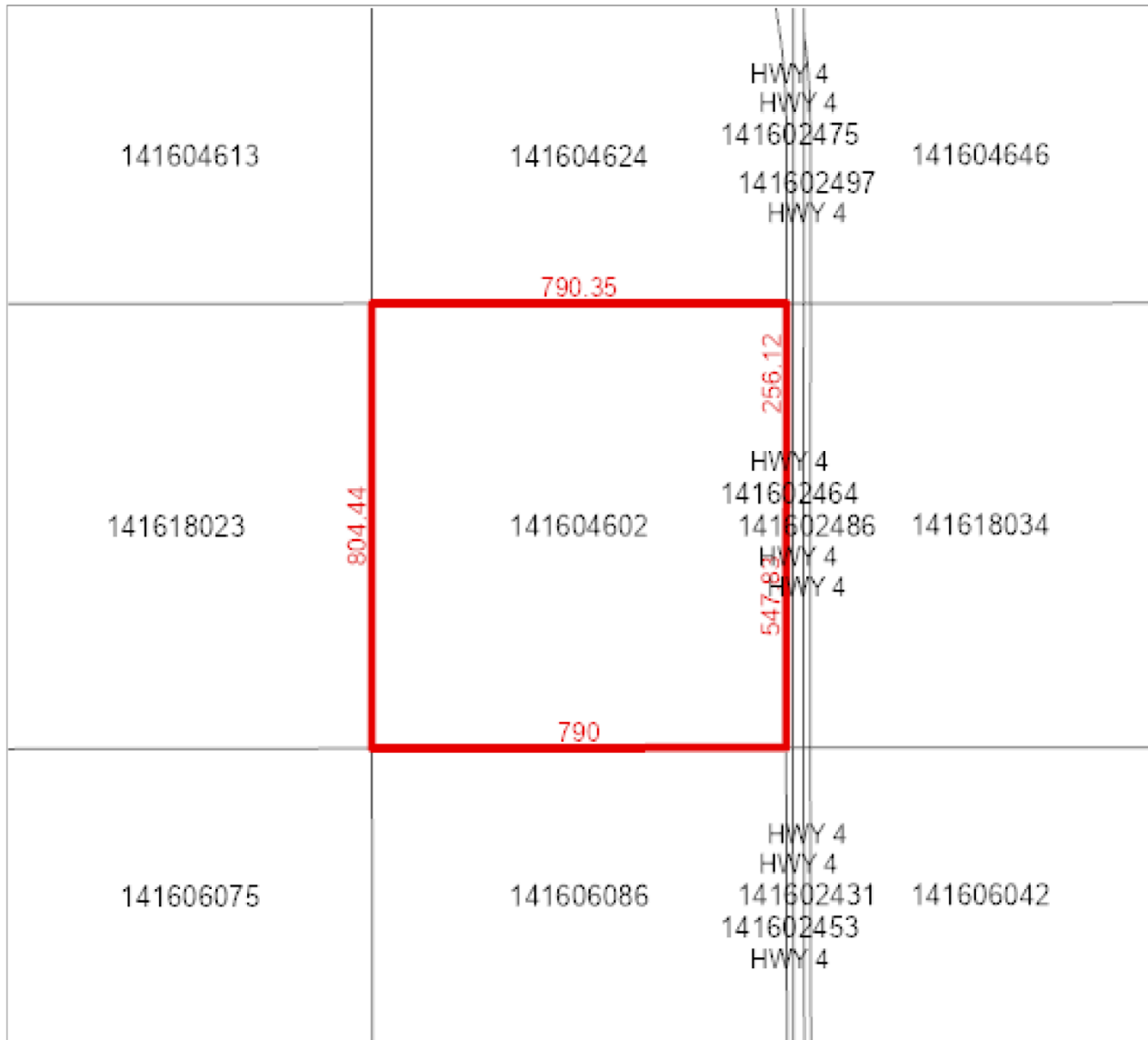
**Converted Title Number :** 94SC14290

**Ownership Share :** 1:1



## Surface Parcel Number: 141604602

REQUEST DATE: Fri Oct 31 11:47:53 GMT-06:00 2025



**Owner Name(s) :** Gowan, Alison, Gowan, Nelson, Haughian, Heather

**Municipality :** RM OF VAL MARIE NO. 017

**Title Number(s) :** 151451670

**Parcel Class :** Parcel (Generic)

**Land Description :** SE 08-01-14-3 Ext 0

**Source Quarter Section :** SE-08-01-14-3

**Commodity/Unit :** Not Applicable

**Area :** 63.544 hectares (157.02 acres)

**Converted Title Number :** 94SC14290

**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.