



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Val Marie No. 017

**Southwest of Val Marie, SK
By the Monchy Crossing**

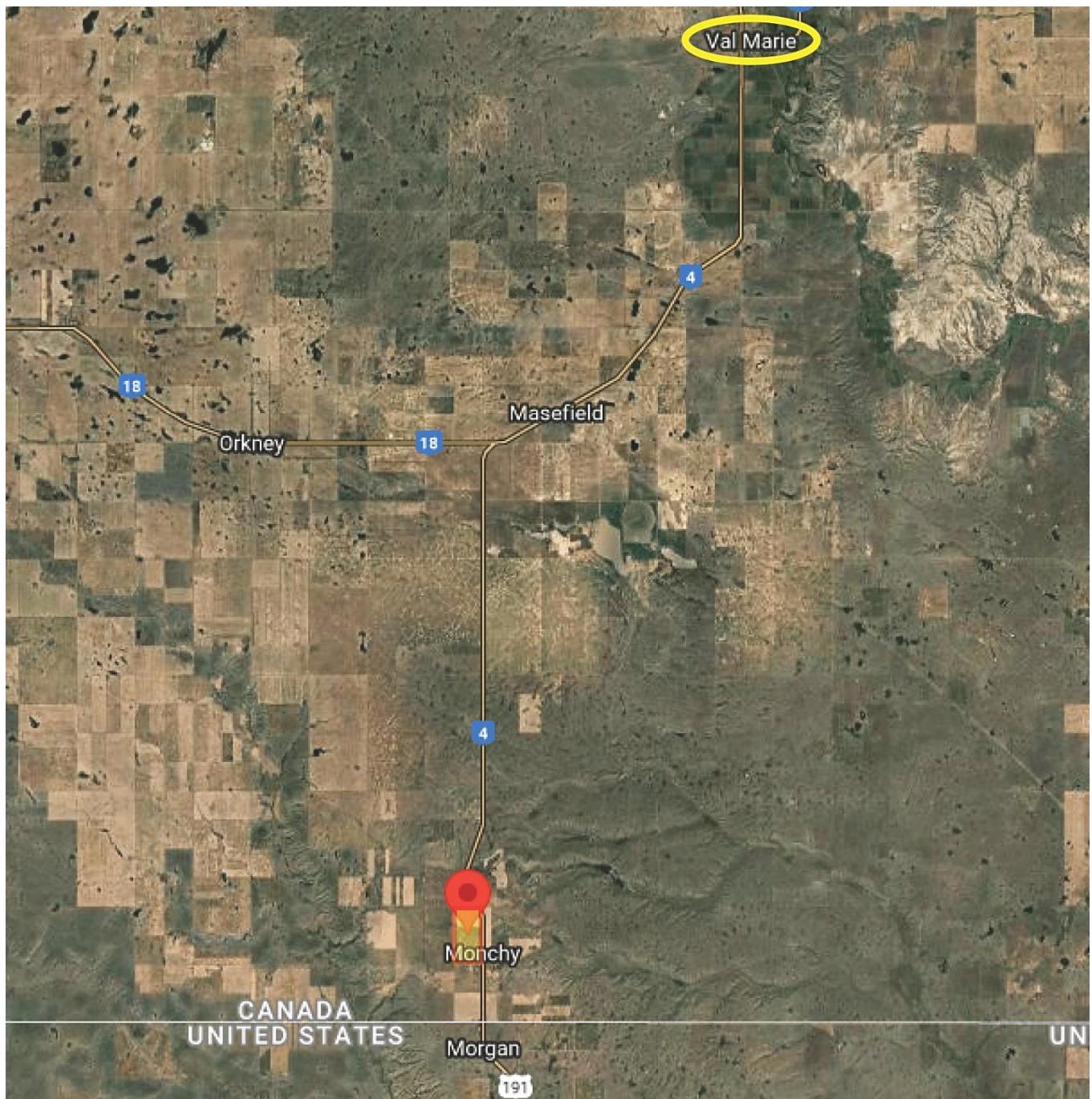
**Heather Haughian, Alison Gowan
& Nelson Gowan**

Closing: February 11th, 2026

Our File No. 37196-001F

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1. Tender Advertisement
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
TOTALS:		\$450,000	309.9	295

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 **11th 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 **25th 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 – 1st Ave NW, P.O. BOX 610 SWIFT CURRENT SK S9H 3W4

PHONE: (306) 773-2891 MFroslie@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:

HAUGHIAN / GOWAN – LAND TENDER		
Bid	Legal Description	Bid Amount
<input type="checkbox"/>	NE 08-01-14 W3	\$ _____
<input type="checkbox"/>	SE 08-01-14 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, 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 11th, 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

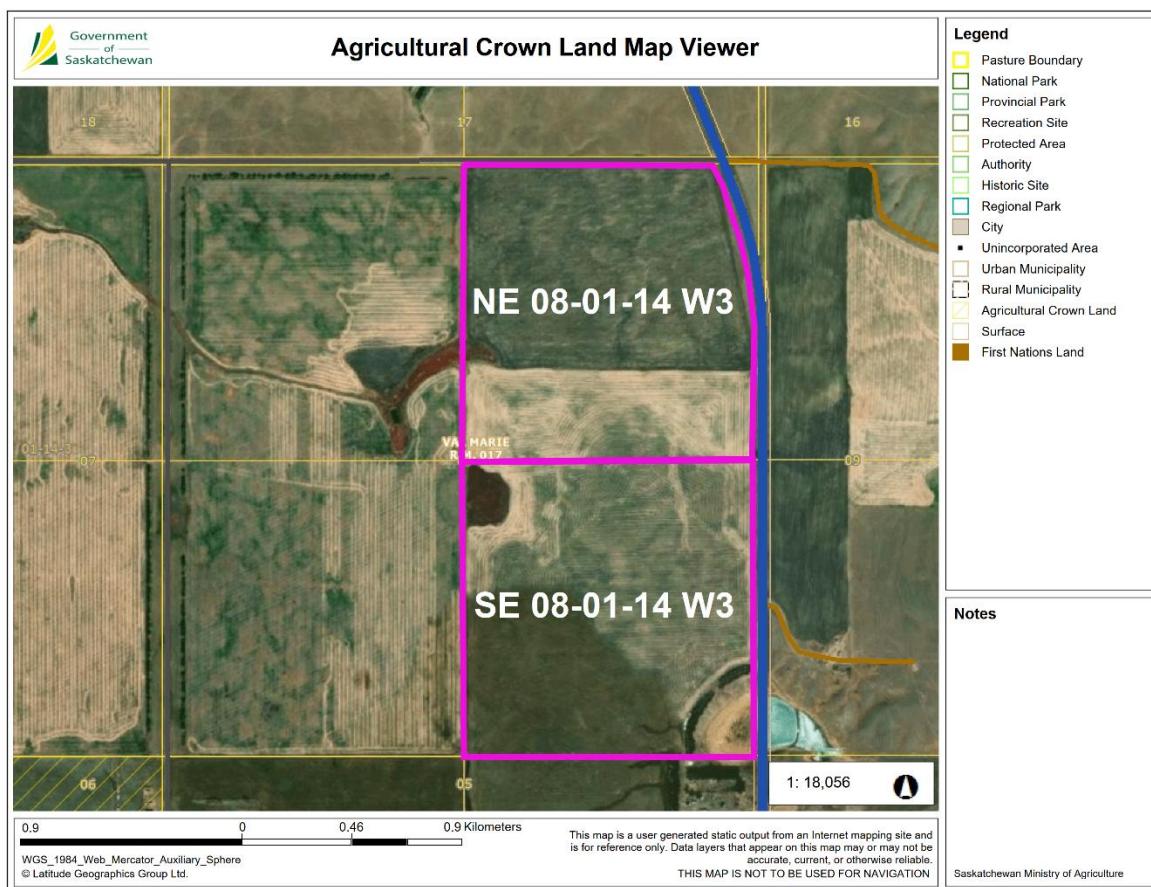
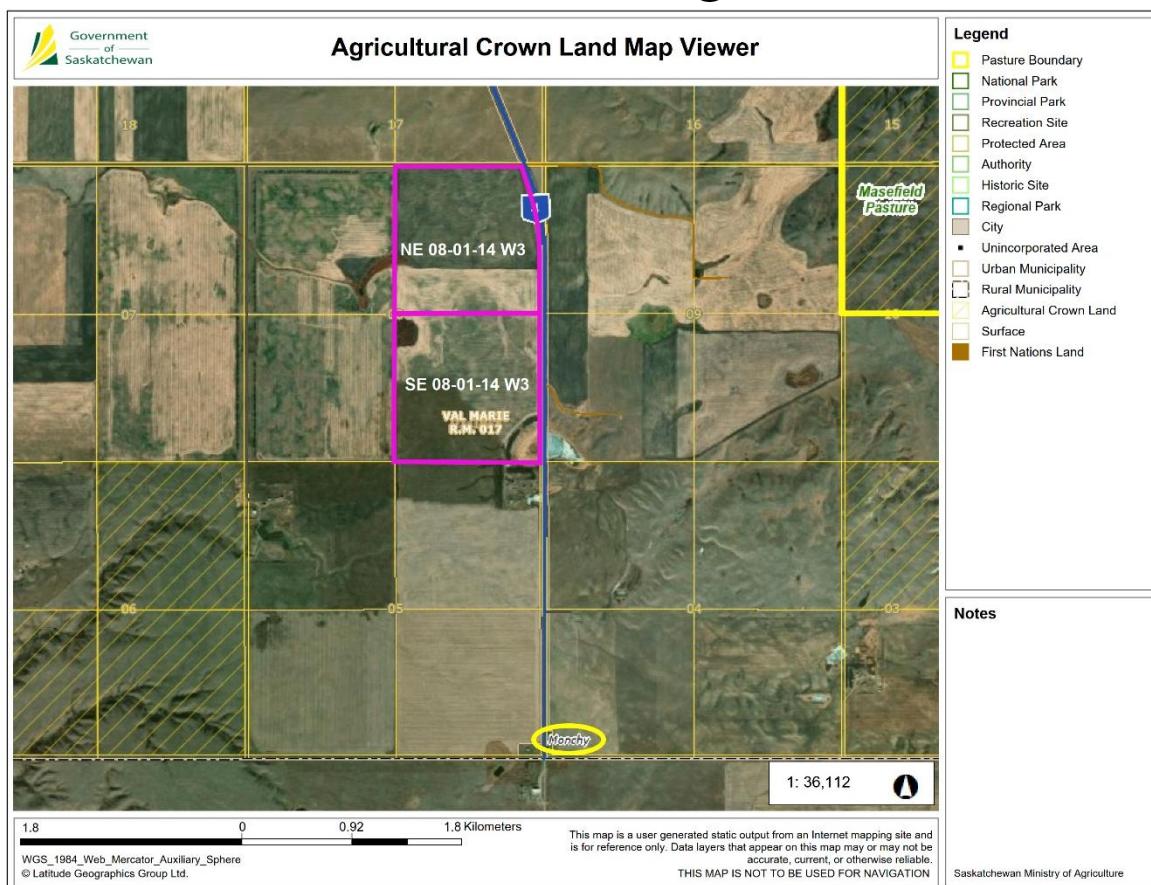
RM of Val Marie No. 017 – 2021 Map

LAKE ERIAN HREN 165500 5 —	SAND LAKE HUTTERIAN BRETHREN 189000 178400 36 —	SAND LAKE HUTTERIAN BRETHREN 169900 31 —			SYDNEY SMAILES 75600 32 —	SYDNEY SMAILES 120100 33 —	SYDNEY SMAILES 136200 34 —	
WAYNE & AMY ANDREE 140700 6 —	SAND LAKE HUTTERIAN BRETHREN 152600 170500 25 —	SAND LAKE HUTTERIAN BRETHREN 166900 30 —	MASEFIELD GRAZING HEADQUARTERS		SYDNEY SMAILES 75600 29 —	SYDNEY SMAILES 122700 28 —		35 —
WAYNE & AMY ANDREE 73000 6 —	SAND LAKE HUTTERIAN BRETHREN 151000 163500 25 —	SAND LAKE HUTTERIAN BRETHREN 156700 169900 30 —			4			
WAYNE & AMY ANDREE 68700 3 —	SAND LAKE HUTTERIAN BRETHREN 173900 172200 24 —	SAND LAKE HUTTERIAN BRETHREN 158200 161400 19 —				27 —	26 —	
WAYNE & AMY ANDREE 139300 3 —	ANTON M. ANDREE 164100 175400 24 —	ANTON M. ANDREE 144900 19 —		SAND LAKE HUTTERIAN BRETHREN 167800 20 —				
WAYNE & AMY ANDREE 67000 4 —	WAYNE & AMY ANDREE 174000 185500 13 —	ANTON M. DERALD COUPE 168500 72900 18 —	ANTON M. ANDREE 145500 61200 ● 20 —	WAYNE & AMY ANDREE 123000 61200 17 —	DERALD COUPE 105500 81800 16 —	DERALD COUPE 123800 124200 15 —	22 —	23 —
WAYNE & AMY ANDREE 63700 4 —	JESSIE J. GRANT DERALD COUPE 88800 132400 13 —	DERALD COUPE 147600 86300 18 —	ANTON M. ANDREE 171100 132700 17 —	WAYNE & AMY ANDREE 123000 61200 16 —	DERALD COUPE 105500 81800 15 —	DERALD COUPE 123800 124200 14 —		
STEVEN J. GRANT 107200 2 —	STEVEN J. GRANT DERALD COUPE 74700 161900 12 —	DERALD COUPE 153400 203400 7 —						
SKJ LAND & CATTLE CO. LTD. 77100 1 —	SKJ LAND & CATTLE CO. LTD. 65300 117000 12 —	DANIEL & JAMEE ENT. LTD. 151900 179500 7 —	LOGAN GRANT 168000 6 —	A. & N. GOWAN, HEATHER HAUGHIAN 152300 3 —	DANIEL & JAMEE COUPE 137600 121400 9 —			
SKJ LAND & CATTLE CO. LTD. 77100 2 —	SKJ LAND & CATTLE CO. LTD. 57000 65300 1 —	DANIEL & JAMEE ENT. LTD. 176300 190000 6 —	LOGAN GRANT 196700 5 —	A. & N. GOWAN, HEATHER HAUGHIAN 172300 3 —	DANIEL & JAMEE COUPE 131100 112200 9 —	SYDNEY J. SMAILES 61200 10 —	11 —	
STEVEN J. GRANT 181200 2 —	STEVEN J. GRANT DANIEL & JAMEE COUPE 100100 58600 1 —	DANIEL & JAMEE COUPE 142300 67800 6 —	DANIEL & JAMEE COUPE 160200 175600 5 —	SYDNEY J. GOWAN 176300 200000 4 —	SYDNEY J. GOWAN 105300 70400 4 —	SYDNEY J. SMAILES 67800 59500 3 —	SYDNEY J. SMAILES 146400 62500 2 —	
STEVEN J. GRANT 178900 1 —	STEVEN J. GRANT DANIEL & JAMEE COUPE 153600 75600 1 —	DANIEL & JAMEE COUPE 55500 63900 6 —	D.M.G. RANCHES LTD. 177900 5 —	CARMEL GOWAN 176300 200000 3 —	SYDNEY J. GOWAN 176300 200000 3 —	SYDNEY J. SMAILES 146400 62500 2 —		
				C. G. & GUINNEY 177900 3 —	PORT OF MONCHY 2400 1 —	7400 1 —		

RGE. 14

Content 4

Satellite Images



Content 5

SAMA Reports

Property Report

Print Date: 07-Nov-2025

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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 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
SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY			

AGRICULTURAL ARABLE LAND

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

AGRICULTURAL WASTE LAND

Acres	Waste Type
3	DRAW

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Data Source: SAMAVIEW

Property Report

Print Date: 07-Nov-2025

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

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: 2000Reviewed: 29-Jul-2002
Change Reason:
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
115.00	K - [CULTIVATED]	Soil association 1 RO - [ROBSART] Soil texture 1 CL - [CLAY LOAM] 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	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight	\$/ACRE Final 1,638.61 43.58
30.00	K - [CULTIVATED]	Soil association 1 RO - [ROBSART] Soil texture 1 CL - [CLAY LOAM] 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	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight	\$/ACRE Final 1,622.57 43.15

AGRICULTURAL WASTE LAND

Acres	Waste Type
12	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
Agricultural	\$237,200	1		Other Agricultural	55%	\$130,460				Taxable
Total of Assessed Values:	\$237,200				Total of Taxable/Exempt Values:	\$130,460				

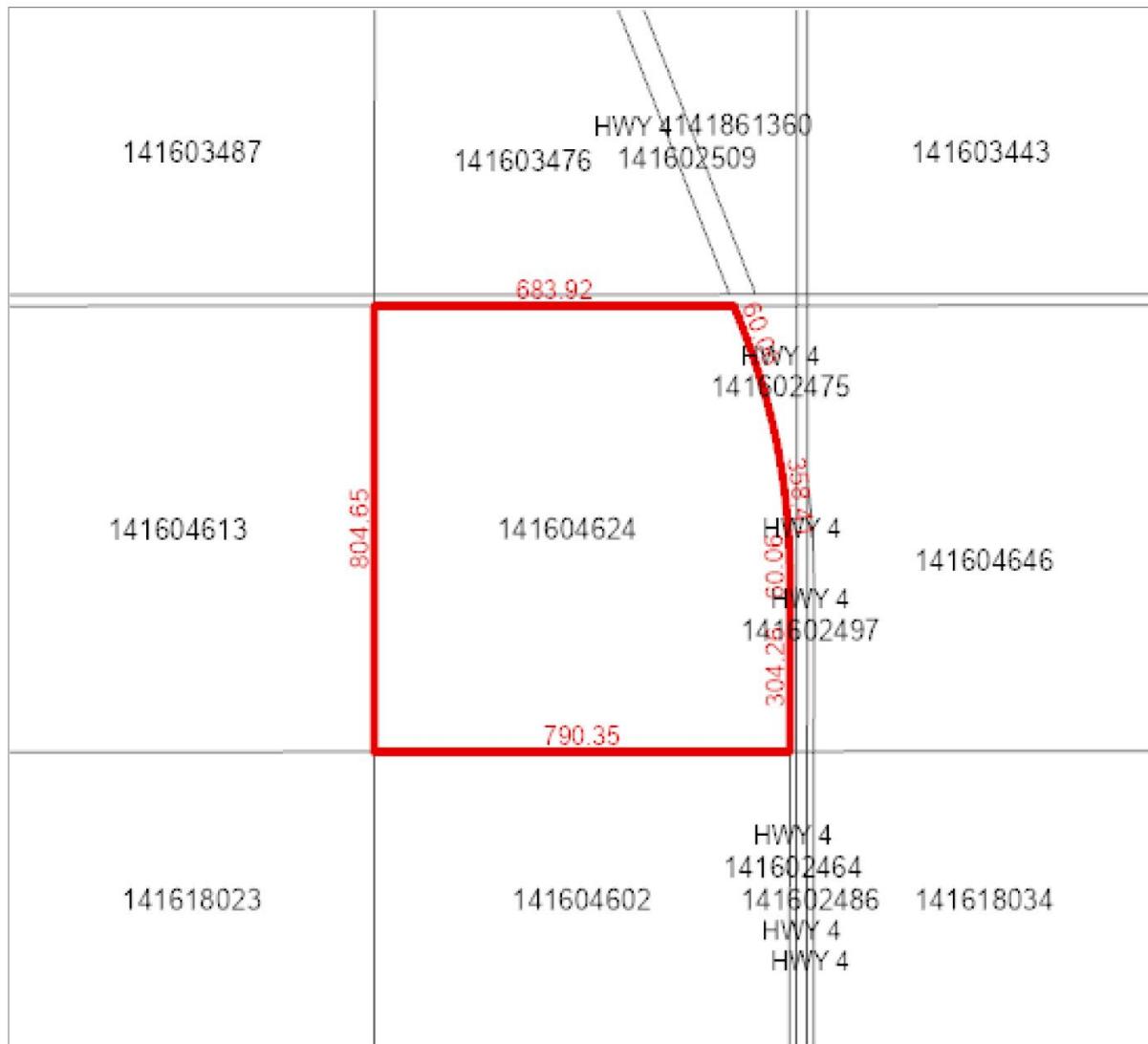
Content 6

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

Area : 61.869 hectares (152.88 acres)

Title Number(s) : 151451681

Converted Title Number : 94SC14290

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

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

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

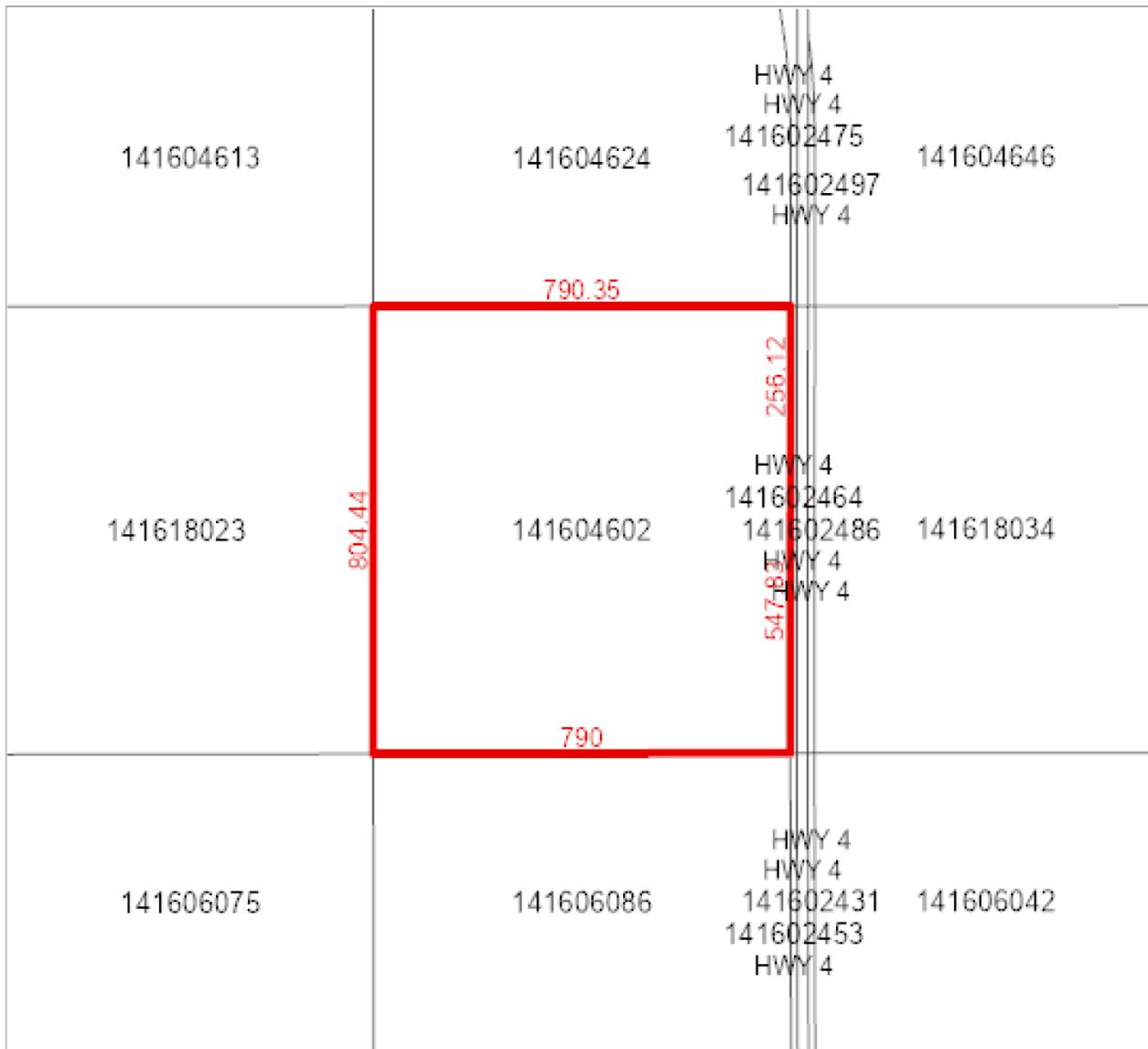
Commodity/Unit : Not Applicable

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: 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

Area : 63.544 hectares (157.02 acres)

Title Number(s) : 151451670

Converted Title Number : 94SC14290

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

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

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

Commodity/Unit : Not Applicable