



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Swift Current No. 137

East of Duncairn Dam

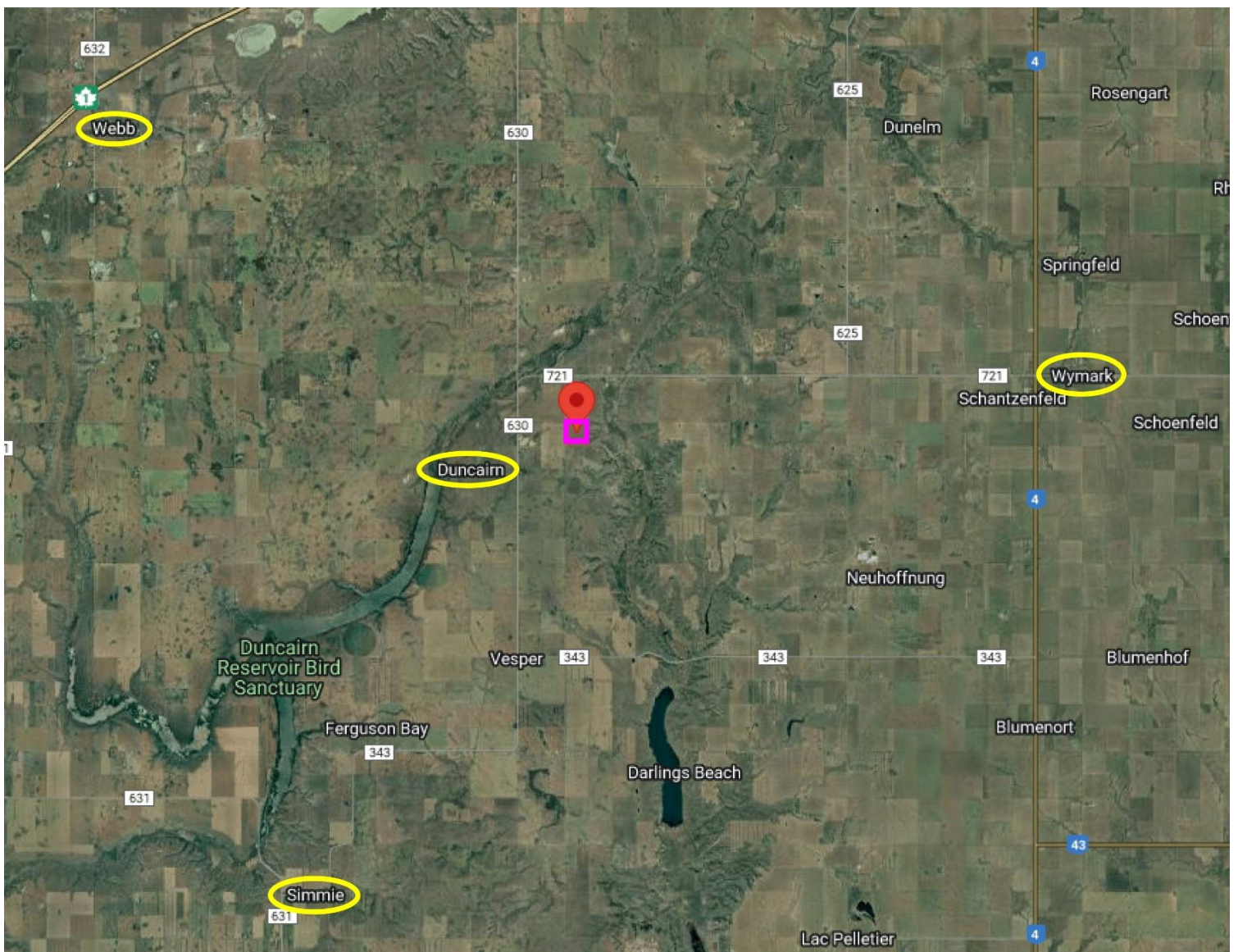
Leonard Larson

Closing: November 20, 2024

Our File No. 10565-006F

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1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
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6. Parcel Picture



LAND FOR SALE - RM OF SWIFT CURRENT NO. 137

Owner: Leonard Larson – East of Duncairn Dam

Land Description	Assessed Value	Total Acres	Cult. Acres
NW 15-13-15 W3 Ext. 0	\$212,000	156.9	156

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 must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
- 5) No tenders subject to financing or other conditions will be accepted;
- 6) Tenders will not be called to the office of the undersigned to finalize the sale;
- 7) 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;
- 8) 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;
- 9) 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;
- 10) 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;
- 11) The registered owner shall pay the costs for the preparation of the Transfer Authorization;
- 12) 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;
- 13) 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;
- 14) 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. 10565-006F

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 15-13-15 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, 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 20th, 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. 10565-006F/bw

Email: _____

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

Content 3

RM of Swift Current No. 137 - 2024 Map

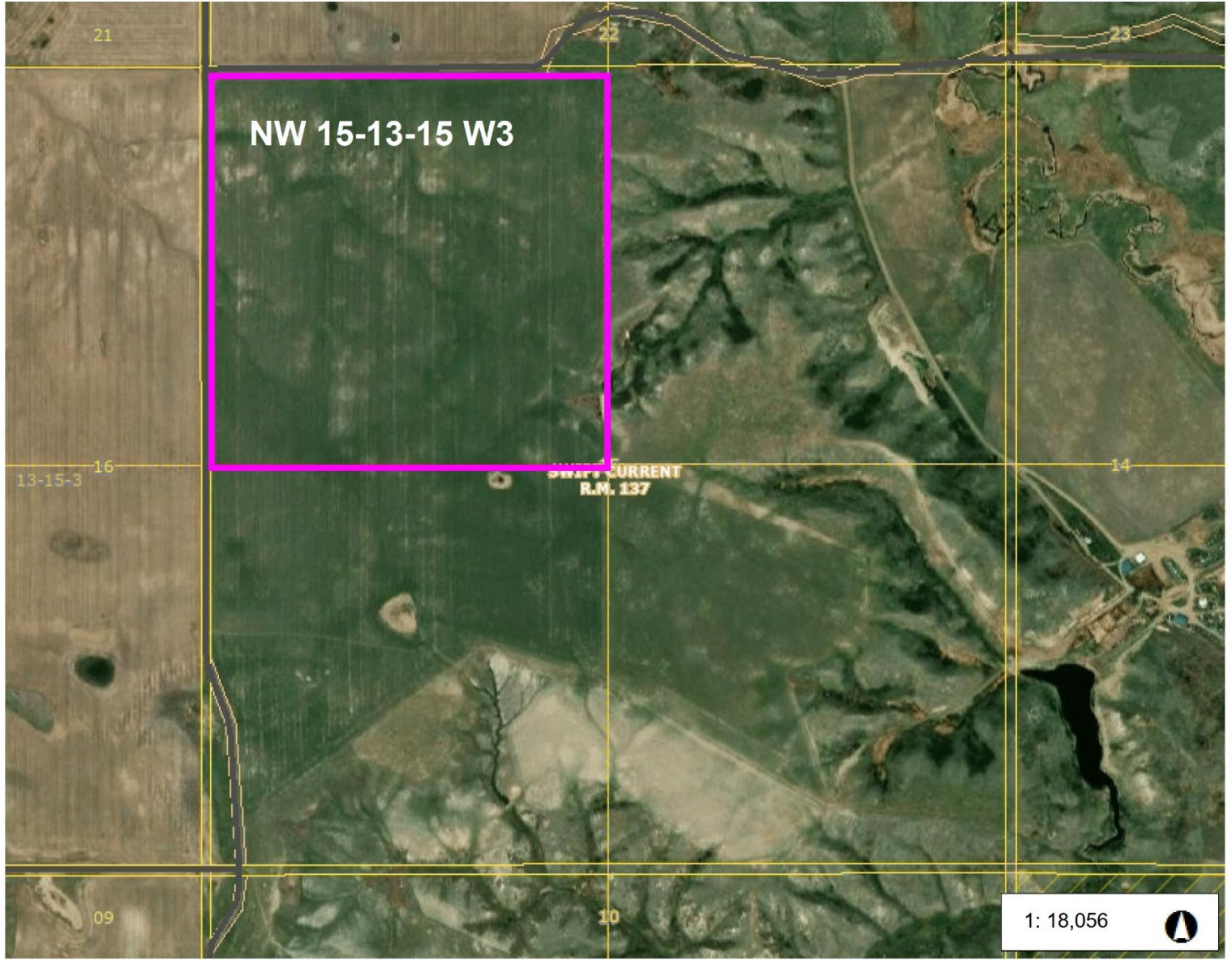
ALMA SALTER 177300	ALMA SALTER 245200	PERCY ASHTON 145700	PERCY ASHTON 169400	CARL SALTER 198400	BRYCE BURNETT 238800	BRADY BURNETT 222600	HUNTER LAND & CATTLE CO. LTD. 159300	RODNEY HUNTER 113200	RODNEY HUNTER 131200	CHRISTINE & BRIAN HANEL 185200	BRIAN & CHRISTINE HANEL 130600	ROBERTA & JEFFERIE HOWLETT & JENNIFER CLEAVELY 142600	ROBERTA & JEFFERIE HOWLETT & JENNIFER CLEAVELY 261200
GATZKE FARMS LTD. 208000	DENNIS GERBRANDT 280700	MAUREEN HOOGEVEEN 205000	MAUREEN HOOGEVEEN 182600	CARL SALTER 258100	BURNETT FARMS LTD. 202100	BRYCE BURNETT 147900	RODNEY HUNTER 228000	RODNEY HUNTER 113500	RODNEY HUNTER 113200	BRIAN & CHRISTINE HANEL 111600	BRIAN & CHRISTINE HANEL 153600	BRYCE & WYATT BURNETT 213500	BRYCE & WYATT BURNETT 169600
MRS. GRACE RADTKE EST. 233600	PAT MIERKE 201900	DENNIS GERBRANDT 187000	MAUREEN HOOGEVEEN 145200	101247451 SASK. LTD. 164000	LES ACRES FARMS INC. 144900	BRYCE BURNETT 161200	RM OF SWIFT CURRENT 148300	RODNEY HUNTER 44800	RODNEY HUNTER 128800	PRAIRIE HILL ACRES LTD. 140800	PRAIRIE HILL ACRES LTD. 197300	PRAIRIE HILL ACRES LTD. 168700	BRYCE & WYATT BURNETT 168300
MRS. GRACE RADTKE EST. 221500	PAT MIERKE 180600	PAT MIERKE 228200	ALBERT & WILLIAM JEWITT 110600	101247451 SASK. LTD. 129600	BRYCE BURNETT 144200	WANDA E. BURNETT 190100	BRIAN WIENS 171500	RODNEY HUNTER 208200	RODNEY HUNTER 120600	FLYING K RANCH LTD. 206000	PRAIRIE HILL ACRES LTD. 127800	PRAIRIE HILL ACRES LTD. 231500	BRYCE & WYATT BURNETT 195700
HUNTER LAND & CATTLE CO. LTD. 194200	HUNTER LAND & CATTLE CO. LTD. 209600	JAMES, GRAHAM & DEB SEARS 173600	HUTHERIAN BRETHREN CHURCH OF WEBB INC. 116400	MILTON DYCK 210600	MONETTE AG VENTURES LTD. 193000	MONETTE AG VENTURES LTD. 154600	MONETTE AG VENTURES LTD. 135200	MONETTE AG VENTURES LTD. 181800	OLD WEST FARMS LTD. 245600	OLD WEST FARMS LTD. 250600	KYLE WALL 242700	RODNEY HUNTER 190600	
HUTHERIAN BRETHREN CHURCH OF WEBB INC. 218500	RUSSEL H. PAUL 94700	RUSSEL H. PAUL 113200	RODNEY & JACKIE HUNTER 159400	RODNEY HUNTER 193900	RODNEY HUNTER 220000	MONETTE AG VENTURES LTD. 220200	MONETTE AG VENTURES LTD. 178100	MONETTE AG VENTURES LTD. 152500	MONETTE AG VENTURES LTD. 187600	OLD WEST FARMS LTD. 245600	OLD WEST FARMS LTD. 240500	KYLE WALL 241600	RODNEY HUNTER 158500
HUTHERIAN BRETHREN CHURCH OF WEBB INC. 153300	HUTHERIAN BRETHREN CHURCH OF WEBB INC. 144200	DON CAMPBELL 117600	RUSSELL H. PAUL 113100	MURIEL WIEBE 150700	MONETTE FARMS LTD. 212200	LEONARD LARSON 212000	ALLAN LARSON 139100	ALLAN LARSON 151400	CLAYTON LARSON 170500	F. BEN DYCK 201100	F. BEN DYCK 230000	MONETTE FARMS LTD. 230200	RODNEY HUNTER 152500
HUTHERIAN BRETHREN CHURCH OF WEBB INC. 149300	HUTHERIAN BRETHREN CHURCH OF WEBB INC. 188000	DON CAMPBELL 195800	MRS. GRACE RADTKE EST. 177200	RUSSELL & SANDRA PAUL 174400	MONETTE FARMS LTD. 195800	LEONARD LARSON 193800	LEONARD LARSON 176800	ALLAN LARSON 195700	ALLAN LARSON 144200	ROY G. LARSON 127800	LES ACRES FARMS INC. 247400	MONETTE FARMS LTD. 234300	RODNEY HUNTER 231300
HI-WAY 4 LAND & CATTLE CO. LTD. 182800	HI-WAY 4 LAND & CATTLE CO. LTD. 135500	HI-WAY 4 LAND & CATTLE CO. LTD. 135500	HI-WAY 4 LAND & CATTLE CO. LTD. 195100	HI-WAY 4 LAND & CATTLE CO. LTD. 247700	MONETTE FARMS LTD. 159600	LEONARD LARSON 155500	ALLAN LARSON 111700	LEONARD & ALLAN LARSON 103800	LEONARD & ALLAN LARSON 119900	ROY G. LARSON 158300	LES ACRES FARMS INC. 215800	MONETTE FARMS LTD. 229200	MONETTE FARMS LTD. 239100
HI-WAY 4 LAND & CATTLE CO. LTD. 183300	HI-WAY 4 LAND & CATTLE CO. LTD. 161200	HI-WAY 4 LAND & CATTLE CO. LTD. 161200	HI-WAY 4 LAND & CATTLE CO. LTD. 180200	MONETTE FARMS LTD. 240700	MONETTE FARMS LTD. 179900	MONETTE FARMS LTD. 159500	CLAYTON LARSON 176100	LEONARD & ALLAN LARSON 102600	LEONARD & ALLAN LARSON 113200	ROY G. LARSON 179400	GARY & TERESA HILDEBRANDT 230100	J & B HILDEBRANDT FARMS LTD. 190900	MARILYN HABSCHIED 236000
DON CAMPBELL 97700	DENNIS & RONALD WIELER 174900	BRIAN WIENS 170900	MONETTE FARMS LTD. 196600	MONETTE FARMS LTD. 159700	MONETTE FARMS LTD. 128300	MONETTE FARMS LTD. 100800	MONETTE FARMS LTD. 60300	LEONARD & ALLAN LARSON 107200	ALLAN LARSON 117000	GARY & TERESA HILDEBRANDT 201200	GARY & TERESA HILDEBRANDT 229200	GERALD, JEAN, & TYREL SULZER 186700	J & B HILDEBRANDT FARMS LTD. 190700
HUTHERIAN BRETHREN OF SUNSET INC. 182100	BRIAN WIENS 196300	BRIAN WIENS 200700	MONETTE FARMS LTD. 230700	MONETTE FARMS LTD. 230700	MONETTE FARMS LTD. 190000	PRIMROSE LIVESTOCK (SASK) 2003 LTD. 103900	MONETTE FARMS LTD. 103900	LEONARD & ALLAN LARSON 103900	ALLAN LARSON 103900	VALLEY BLOSSOM RANCH LTD. 174900	VALLEY BLOSSOM RANCH LTD. 169100	GERALD, JEAN, & TYREL SULZER 160800	BEN KROEKER 184700

Content 4

Satellite Images



Agricultural Crown Land Map Viewer

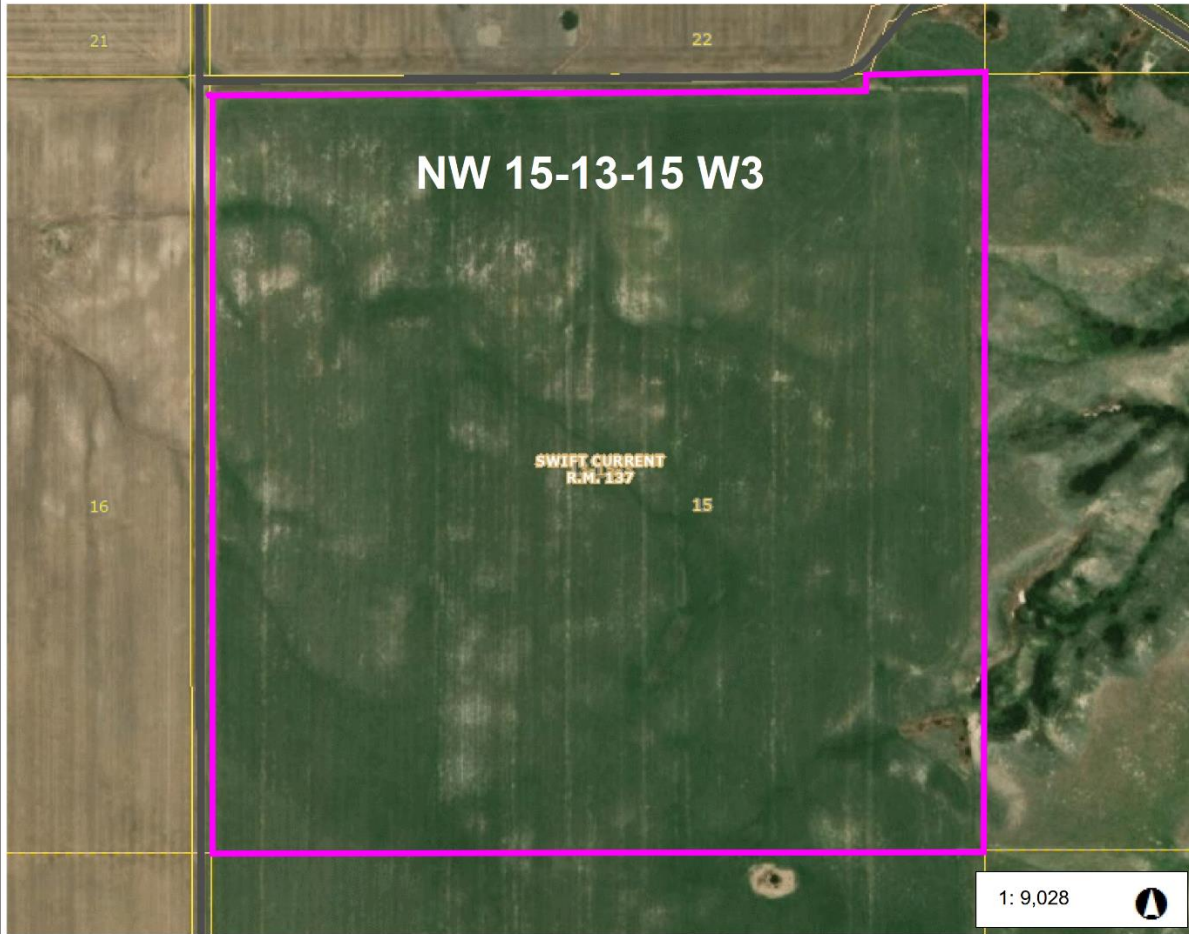


0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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 SWIFT CURRENT NO. 137

Content 5

SAMA Reports

Property Report

Print Date: 22-Oct-2024

Page 1 of 2

Municipality Name: **RM OF SWIFT CURRENT (RM)**

Assessment ID Number : **137-000315200**

PID: **200898633**



Civic Address:

Legal Location: Qtr NW Sec 15 Tp 13 Rg 15 W 3 Sup

Supplementary:

Title Acres: 158.00

School Division: 211

Neighbourhood: 137-230

Overall PUSE: 2000

Call Back Year:

Reviewed: 24-Sep-1998

Change Reason:

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	
98.00	K - [CULTIVATED]	Soil association 1 CY - [CYPRESS] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 WK - [WYMARK] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight	\$/ACRE Final	1,460.50 54.37
43.00	K - [CULTIVATED]	Soil association 1 CY - [CYPRESS] Soil texture 1 L - [LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 WK - [WYMARK] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T4 - Strg Slopes Stones (qualities) S3 - Moderate	\$/ACRE Final	1,036.83 38.60
15.00	K - [CULTIVATED]	Soil association 1 WK - [WYMARK] Soil texture 1 SICL - [SILTY CLAY LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Soil association 2 CY - [CYPRESS] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight	\$/ACRE Final	1,621.40 60.36

AGRICULTURAL WASTE LAND

Acres	Waste Type
2	WASTE KNOLL

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Data Source: SAMAVIEW

Property Report

Print Date: 22-Oct-2024

Page 2 of 2

Municipality Name: **RM OF SWIFT CURRENT (RM)**

Assessment ID Number : **137-000315200**

PID: **200898633**

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	\$212,000		1	Other Agricultural	55%	\$116,600				Taxable
Total of Assessed Values:	\$212,000					\$116,600				

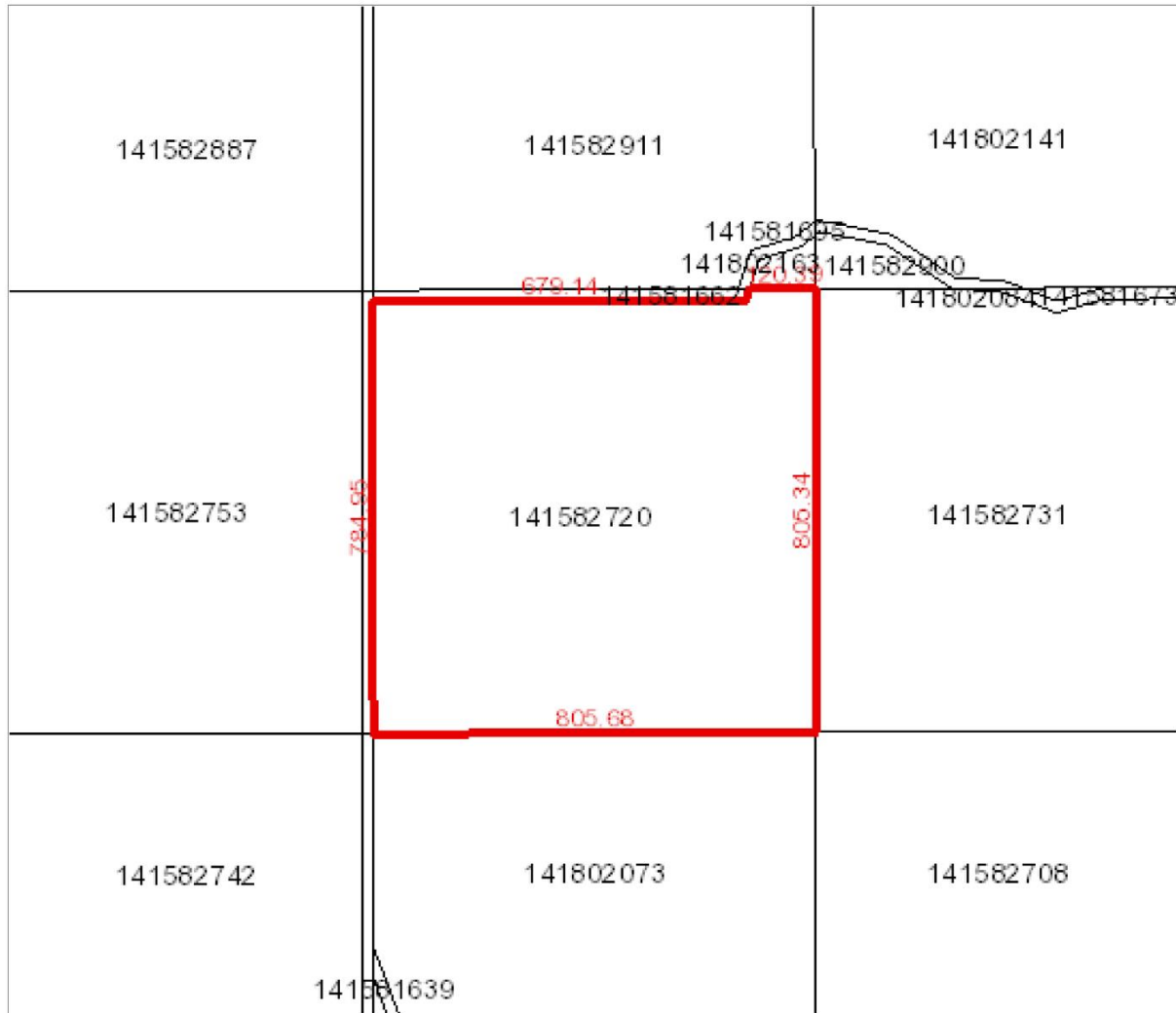
Content 6

Parcel Picture



Surface Parcel Number: 141582720

REQUEST DATE: Tue Oct 22 16:18:55 GMT-06:00 2024



Owner Name(s) : Larson, Leonard

Municipality : RM OF SWIFT CURRENT NO. 137

Title Number(s) : 121899134

Parcel Class : Parcel (Generic)

Land Description : NW 15-13-15-3 Ext 0

Source Quarter Section : NW-15-13-15-3

Commodity/Unit : Not Applicable

Area : 63.524 hectares (156.97 acres)

Converted Title Number : 80SC04780

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.