



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Riverside No. 168

NW of Swift Current along HWY 332

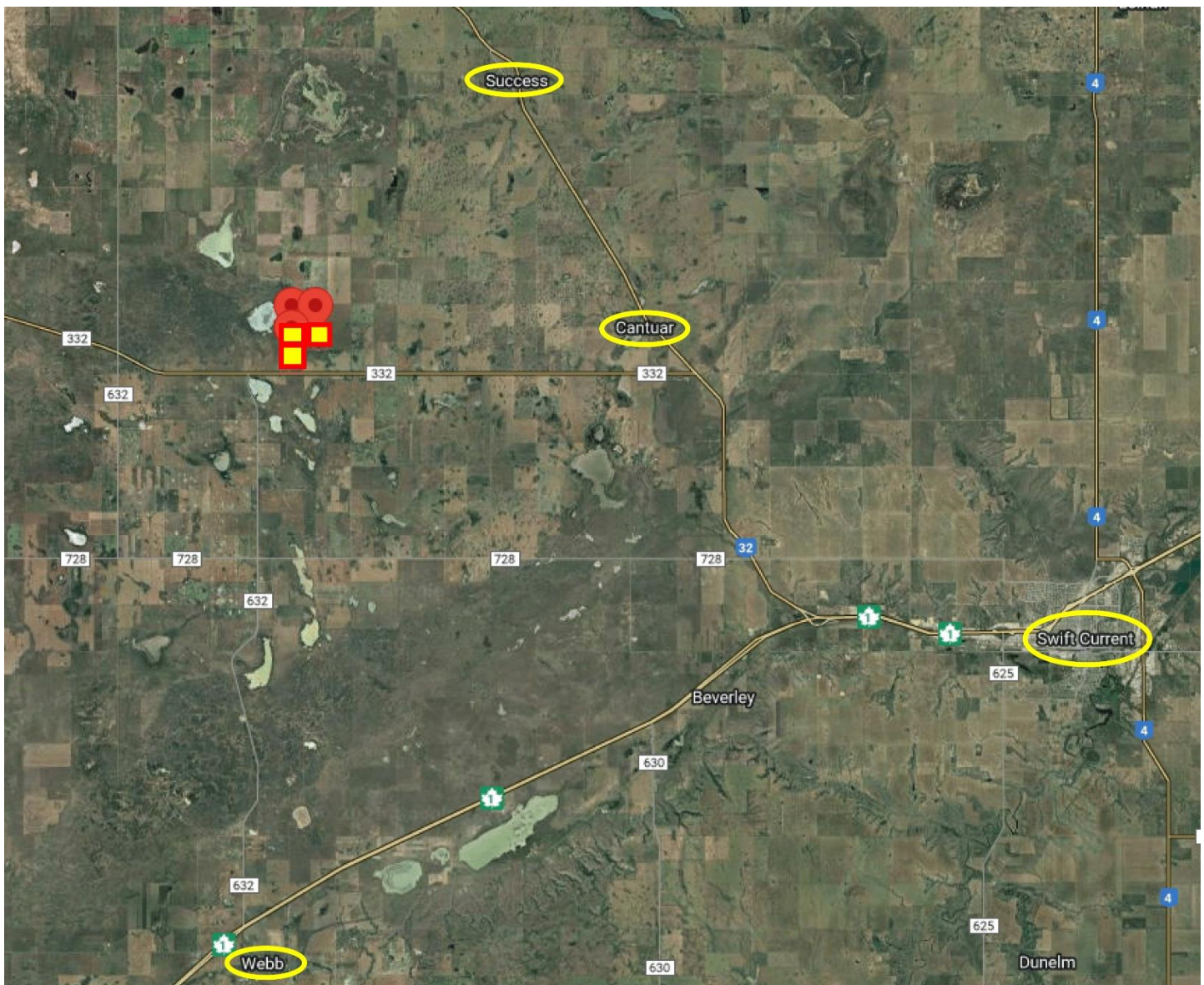
ZC Feedyards Ltd.

Closing: May 7, 2025

Our File No. 02421-005F

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
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LAND FOR SALE - RM OF RIVERSIDE NO. 168

Owner: ZC Feedyards Ltd. NW of Swift Current along HWY 332

Land Description		Assessed Value	Total Acres	Cultivated Grass	Native Grass
1	NE 30-16-16 W3 Ext. 0	\$127,800	158.5	155	
2	SE 30-16-16 W3 Ext. 1	\$116,800	155.35	145	
3	NW 29-16-16 W3 Ext. 0	\$97,500	161.08	70	70
TOTALS:		\$342,100	474.93	370	70

PARTICULARS:

All three quarters are seeded to tame grass, primarily Russian Wild Rye, established over 30 years ago.

All lands are perimeter fenced with four-strand fencing, no cross-fencing.

Water well located on the NE 30-16-16 W3, with power supplied by SaskPower.

Water storage is to water troughs.

Whitecap Resources Inc. surface lease on NE 30-16-16 W3, generating **annual rental income of \$1,900.**

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **7th day of May 2025**;
- 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 considered on individual parcel(s), indicating which quarter they apply to;
- 5) The current renter has the Right of First Refusal;
- 6) Surface lease revenue will not be adjusted, and the owners will retain all payments received up to the closing date;
- 7) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
- 8) No tenders subject to financing or other conditions will be accepted;
- 9) Tenders will not be called to the office of the undersigned to finalize the sale;
- 10) 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;
- 11) The successful Tender shall be required, following the last tender, to enter into the Offer to Purchase Agreement, attached in Content #7;
- 12) In the event the Purchaser fails to pay the balance of the purchase price on or before the **21st day of May 2025** (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;
- 13) 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;
- 14) The registered owner shall pay the costs for the preparation of the Transfer Authorization;

- 15) 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;
- 16) 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;
- 17) 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. 02421-005F

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>ZC Feedyards Ltd. Land Tender</u>		
<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	NE 30-16-16 W3 Ext. 0	\$ _____
<input type="checkbox"/>	SE 30-16-16 W3 Ext. 1	\$ _____
<input type="checkbox"/>	NW 29-16-16 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 **May 7th, 2025, 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. 02421-005F/bw

Email: _____

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

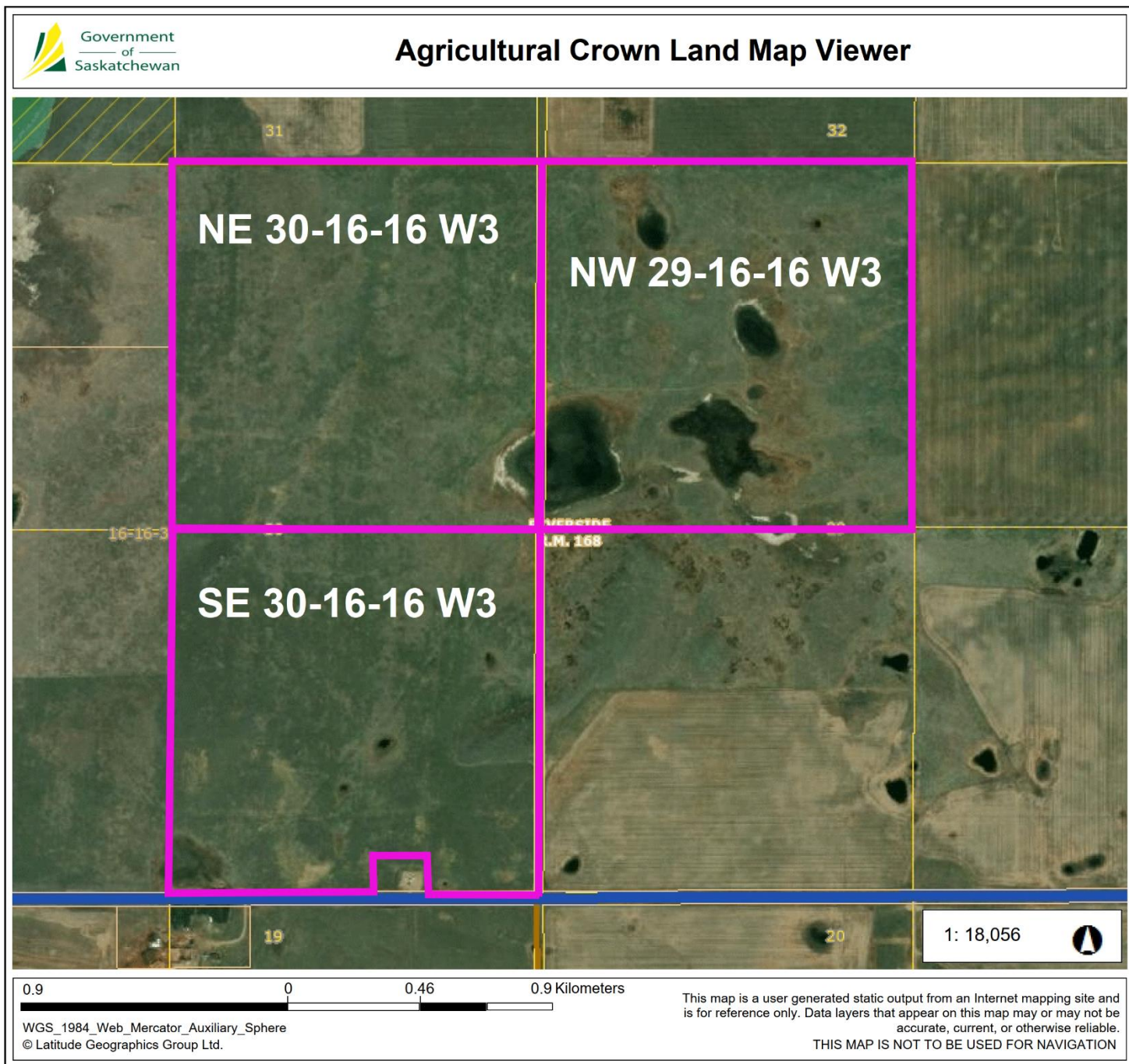
Content 3

RM of Riverside No. 168 - 2022 Map

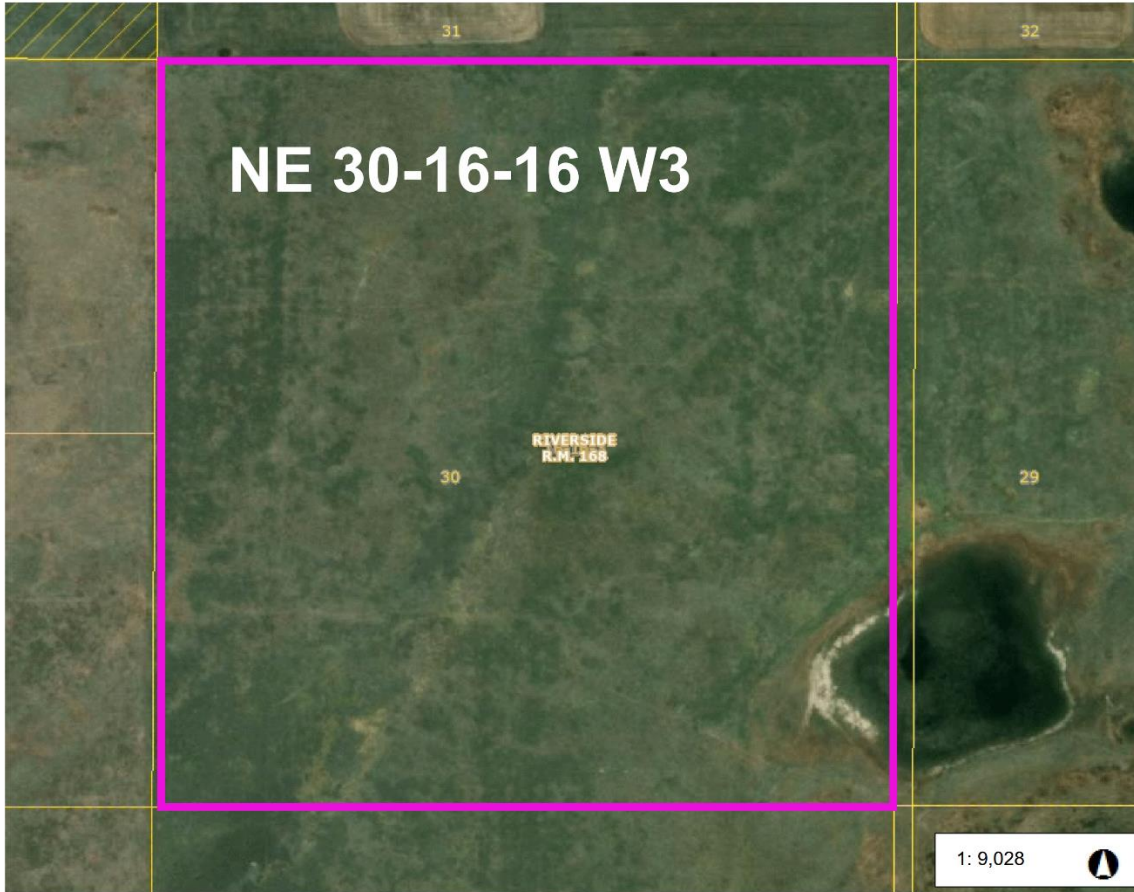
COMPANY LTD. 126700	15 KENNETH & LINDA BOLLMAN 146200	FARMS INC. 156800	178100	14 KEATON DOWDE-SWELL 208000	183400	13 MERVIN WATSON 116500	21 STUART ROBERTSON 151400	18 FARNS-WORTH 86000	17 FARNS-WORTH 122000	101100	16 LANDING HILL ACRES LTD. 213800	15 DIVINE ACRES INC. 146600	180100	15 RODNEY & WENDY GARLAND 184200	14 GARLAND AGVENTURES LTD. 216900	197200		
DWIGHT DOKKEN 122600	10 DWIGHT DOKKEN 119800	LA J FARMS INC. 153100	158500	11 FLYING D CATTLE COMPANY LTD. 157200	204400	12 SHIRLEY & PAUL WILDIN 60900	178800	07 STUART ROBERTSON 246000	08 DONALD LABAROWSKI 237000	203100	09 GARLAND AGVENTURES LTD. 201700	16 DELORES & DONALD GREEN 63200	173700	223000	228200	256400		
KEITH ANDERSON 124800	03 ADAM ANDERSON 77000	KEITH ANDERSON 128700	BRAD & LINDA DICKIE 68300	39 FLYING D CATTLE COMPANY LTD. 129600	ADAM ANDERSON 67000	ADAM ANDERSON 60700	ADAM ANDERSON 58000	KEITH ANDERSON 130000	DEAN & LEAH GARRETT 160600	ALEXANDER ROBERTSON 172000	STUART ROBERTSON 184200	WESLEY & PATRICIA FRIESEN 225400	D & L FARMS LTD. 207400	LARRY CASWELL 202400	256600	263300		
ADAM ANDERSON 71800	34 ADAM ANDERSON 72300	ADAM ANDERSON 50800	ADAM ANDERSON 62800	ADAM ANDERSON 68700	ADAM ANDERSON 61700	ADAM ANDERSON 72800	MERVIN WATSON 84900	SAR LAND LTD. 160100	STUART ROBERTSON 211000	WESLEY & PATRICIA FRIESEN 229100	D & L FARMS LTD. 228600	LARRY CASWELL 217800	LARRY CASWELL 260000	LARRY CASWELL 263600	SAR LAND LTD. 269500	101035264 SASK. LTD. 184600		
ADAM ANDERSON 68700	27 ADAM ANDERSON 72900	ADAM ANDERSON 70800	ADAM ANDERSON 65300	ADAM ANDERSON 58000	ADAM ANDERSON 64300	KIMBERLY BLACKMER & SHELLEY KNOWLTON 83300	KIMBERLY BLACKMER & SHELLEY KNOWLTON 70000	STUART ROBERTSON 116800	SAR LAND LTD. 124900	ALEXANDER ROBERTSON 163000	RED PLAIN FARM LTD. 151100	D & L FARMS LTD. 137500	RED PLAIN FARM LTD. 182400	BRAD & LOS DUNNINGTON 193600	GLORIA & DELBERT ALLAN 184200	ELVIRA DUNNINGTON 205300	224400	
ANNA KNOWLTON 122400	22 ANNA KNOWLTON 108000	STEVEN & LYNN ANDERSON 125800	DEBRA HOGBERG & ELAINE JOHNSON 110400	DEBRA HOGBERG & ELAINE JOHNSON 83700	DEBRA HOGBERG & ELAINE JOHNSON 74300	KIMBERLY BLACKMER & SHELLEY KNOWLTON 105400	ADAM ANDERSON 109100	WAYNE BUTLER 39200	WAYNE BUTLER 111000	SEAN ROBERTSON 133800	IAN ROBERTSON 211400	101035264 SASK. LTD. 187700	21 GLORIA & DELBERT ALLAN 214100	101035264 SASK. LTD. 234000	ELVIRA DUNNINGTON 225300	MONTE & RHONDA HAROLDSON 208200	ELVIRA DUNNINGTON 203600	JENNA HAROLDSON & LOGAN NOTENSCHEMER 116400
CHARLES R. IRVINE 124600	15 CHARLES R. IRVINE 118100	WAYNE & CONNIE SORENSON 120000	MICHELLE MCCREA 109000	KAREN MESSER 95600	KAREN MESSER 122600	KAREN MESSER 117800	KAREN MESSER 114200	SHARON PETERS 27900	DOUGLAS & FLORINA MARTIN 83800	ROGER & CAROLYN MALCHOW 65000	101035264 SASK. LTD. 94000	GLORIA & DELBERT ALLAN 151700	BRAD & LOS DUNNINGTON 152800	SHIRLEY COREY 141200	MURRAY & SHAWN HAROLDSON 143300	MURRAY & SHAWN HAROLDSON 124000	MURRAY & SHAWN HAROLDSON 117600	
MAUREEN CROSBY 124000	10 DENISE MARTINEZ 124000	JEANNINE DRIVER & GREGORY KNECHTEL 115500	MICHELLE MCCREA 127600	KEVIN MESSER 173100	BRENDA MOFFITT 134200	BRENDA MOFFITT 109400	DOUGLAS & FLORINA MARTIN 109500	101035264 SASK. LTD. 101500	101035264 SASK. LTD. 75300	SAR LAND LTD. 117400	DARRELL & DONNA WOTHER-SPOON 112800	DARRELL & DONNA WOTHER-SPOON 94700	DARRELL & DONNA WOTHER-SPOON 117900	MURRAY & SHAWN HAROLDSON 105400	MARGARET MAXWELL REP. WILLIAM MAXWELL 140500	SKY HAWK ENTERPRISES LTD. 118300	SKY HAWK ENTERPRISES LTD. 149600	JEROME COREY 128100
STEVEN & LYNN ANDERSON 113100	03 STEVEN ANDERSON 131700	TEDRICK MORTENSEN 130500	KENNETH BOLLMAN 157800	PAUL DeMARS 136400	D & L FARMS LTD. 168200	D & L FARMS LTD. 159300	DAVID & ISABELLE BARKER 133800	MICHELLE MCCREA 115400	DAVID & ISABELLE BARKER 70500	KAREN MESSER 123600	KAREN MESSER 117600	MURRAY & SHAWN HAROLDSON 76600	MURRAY & SHAWN HAROLDSON 98200	MARGARET MAXWELL REP. WILLIAM MAXWELL 142800	BLAIR & SHELLEY MAXWELL 110900	JAMES MAXWELL 154600	SHIRLEY COREY 179400	

Content 4

Satellite Images



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

0.5 0 0.23 0.5 Kilometers

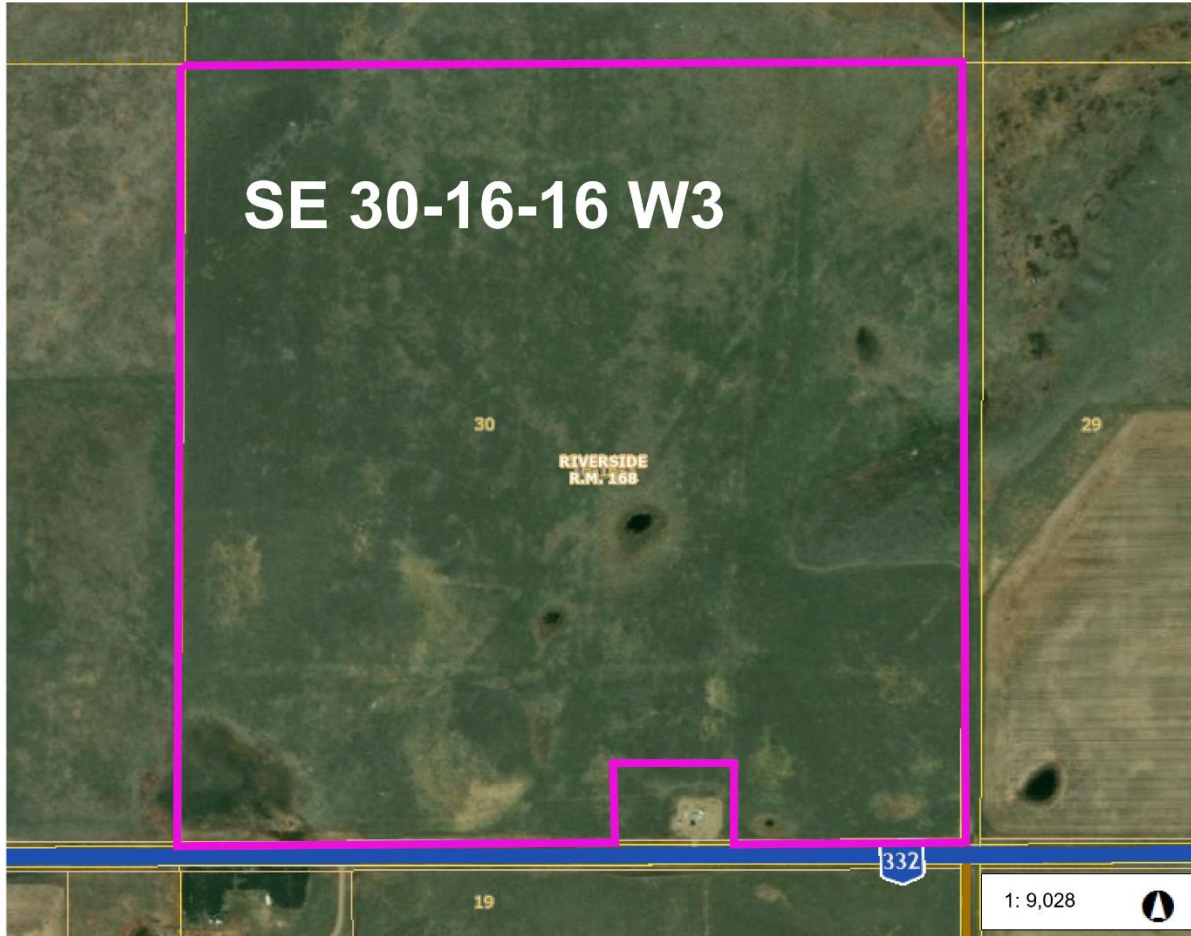
WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Saskatchewan Ministry of Agriculture

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

0.5 0 0.23 0.5 Kilometers

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Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



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0.5 0 0.23 0.5 Kilometers

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Saskatchewan Ministry of Agriculture

Content 5

SAMA Reports

Property Report

Print Date: 24-Mar-2025

Page 1 of 1

Municipality Name: RM OF RIVERSIDE (RM)

Assessment ID Number : 168-000130100

PID: 280636



Civic Address:

Legal Location: Qtr NE Sec 30 Tp 16 Rg 16 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 168-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 12-Oct-1988

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	
155.00	K-KG - [K AND KG]	Soil association 1	HT - [HATTON]	Topography	T3 - Moderate Slopes	\$/ACRE	824.23
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	30.69
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 2	BY - [BIRSAY]				
		Soil texture 3	FL - [FINE SANDY LOAM]				
		Soil texture 4					
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH1

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	\$127,800		1	Other Agricultural	55%	\$70,290				Taxable
Total of Assessed Values:	\$127,800			Total of Taxable/Exempt Values:		\$70,290				

Property Report

Print Date: 24-Mar-2025

Page 1 of 1

Municipality Name: RM OF RIVERSIDE (RM)
Assessment ID Number : 168-000130300
PID: 280826

Civic Address:
Legal Location: Qtr SE Sec 30 Tp 16 Rg 16 W 3 Sup 01

Supplementary: ISC 203777567

EXCEPT: HWY AND PARCEL B (2.47 AC)

Title Acres: 155.35

School Division: 211

Neighbourhood: 168-200

Overall PUSE: 2000

Call Back Year:
Reviewed: 11-Jan-2021

Change Reason: Maintenance

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	
120.00	KG - [CULTIVATED GRASS]	Soil association 1	HT - [HATTON]	Topography	T3 - Moderate Slopes	\$/ACRE	824.23
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	30.69
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 2	BY - [BIRSAY]				
		Soil texture 3	FL - [FINE SANDY LOAM]				
		Soil texture 4					
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9)]				
		Top soil depth	ER10				
25.00	KG - [CULTIVATED GRASS]	Soil association 1	HT - [HATTON]	Topography	T3 - Moderate Slopes	\$/ACRE	712.96
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	26.54
		Soil texture 2	LS - [LOAMY SAND]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
10	WS & WN

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	\$116,800		1	Other Agricultural	55%	\$64,240				Taxable
Total of Assessed Values:	\$116,800				Total of Taxable/Exempt Values:	\$64,240				

Property Report

Print Date: 24-Mar-2025

Page 1 of 2

Municipality Name: RM OF RIVERSIDE (RM)

Assessment ID Number : 168-000129200

PID: 280404



Civic Address:

Legal Location: Qtr NW Sec 29 Tp 16 Rg 16 W 3 Sup

Supplementary:

Title Acres: 160.00

Reviewed: 12-Oct-1988

School Division: 211

Change Reason:

Neighbourhood: 168-200

Year / Frozen ID: 2024/-32560

Overall PUSE: 2100

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	
70.00	KG - [CULTIVATED GRASS]	Soil association 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	860.07
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	32.02
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	WS: Waste Slough Rate: 0.96		
		Soil association 2	BY - [BIRSAY]				
		Soil texture 3	FL - [FINE SANDY LOAM]				
		Soil texture 4					
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9)]				
		Top soil depth	ER10				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
30.00	NG - [NATIVE GRASS]	Soil association 1	BY - [BIRSAY]	Range site	SY/SA: SANDY/SALINE UPLAN	\$/ACRE	481.62
		Soil texture 1	FL - [FINE SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.25		
				Aum/Quarter	40.00		
40.00	NG - [NATIVE GRASS]	Soil association 2	HT - [HATTON]	Range site	SY: SANDY	\$/ACRE	565.38
		Soil texture 3	SL - [SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 4		Pasture Topography	T1: Level 0-2.5% Slopes		
		Soil association 1	BY - [BIRSAY]	Grazing water source	WS: Slough		
		Soil texture 1	FL - [FINE SANDY LOAM]	Pasture Tree Cover	NO - [NO]		
		Soil texture 2		Aum/Acre	0.30		

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Data Source: SAMAVIEW

Property Report

Print Date: 24-Mar-2025

Page 2 of 2

Municipality Name: RM OF RIVERSIDE (RM)

Assessment ID Number : 168-000129200

PID: 280404

Soil association 2 HT - [HATTON]
Soil texture 3 SL - [SANDY LOAM]
Soil texture 4

Aum/Quarter 48.00

AGRICULTURAL WASTE LAND

Acres	Waste Type
20	WASTE SLOUGH1

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	\$97,500		1	Non-Arable (Range)	45%	\$43,875				Taxable
Total of Assessed Values:	\$97,500					Total of Taxable/Exempt Values:	\$43,875			

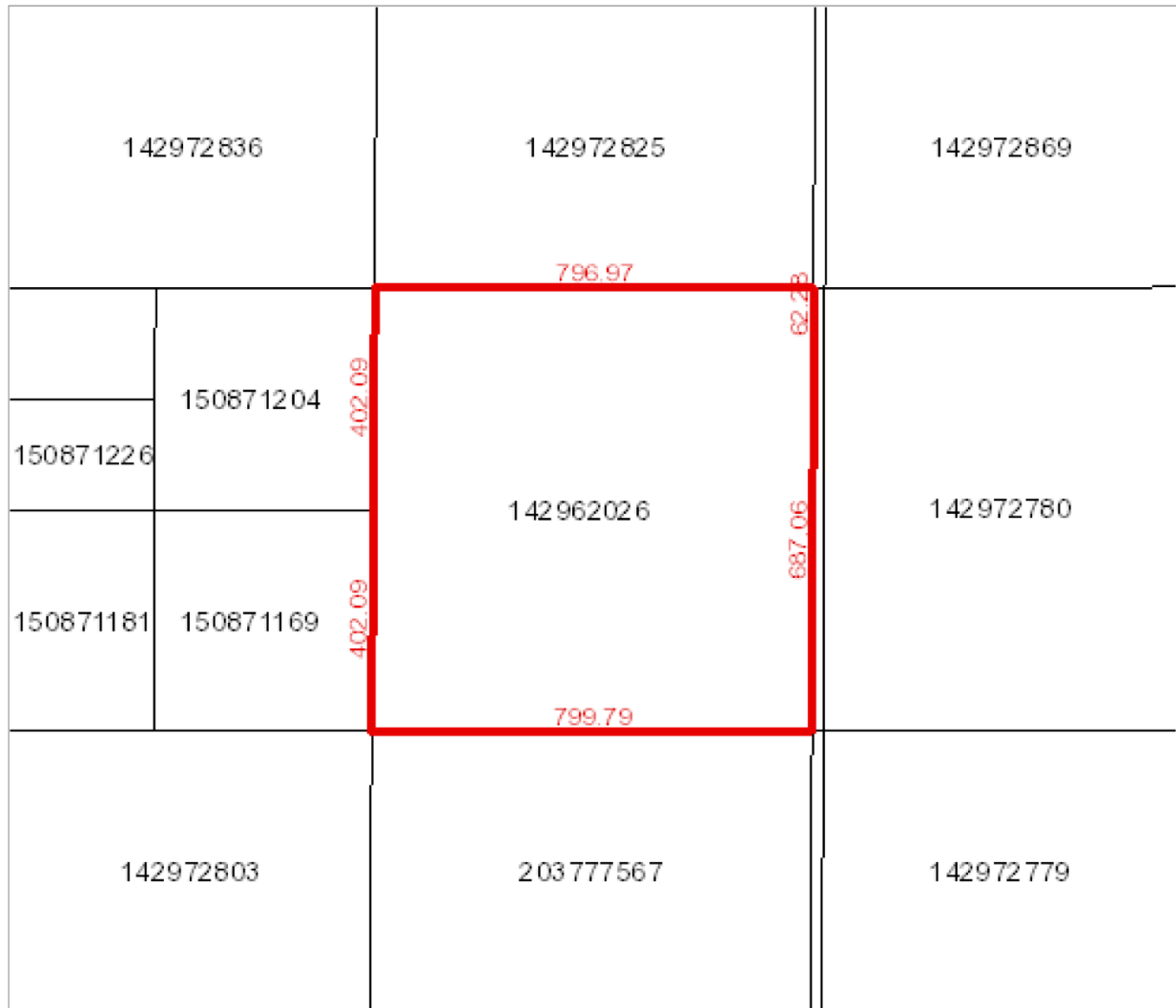
Content 6

Parcel Pictures



Surface Parcel Number: 142962026

REQUEST DATE: Mon Mar 17 10:35:44 GMT-06:00 2025



Owner Name(s) : ZC FEEDYARDS LTD.

Municipality : RM OF RIVERSIDE NO. 168

Title Number(s) : 158486686

Parcel Class : Parcel (Generic)

Land Description : NE 30-16-16-3 Ext 0

Source Quarter Section : NE-30-16-16-3

Commodity/Unit : Not Applicable

Area : 64.143 hectares (158.5 acres)

Converted Title Number : 76SC03506

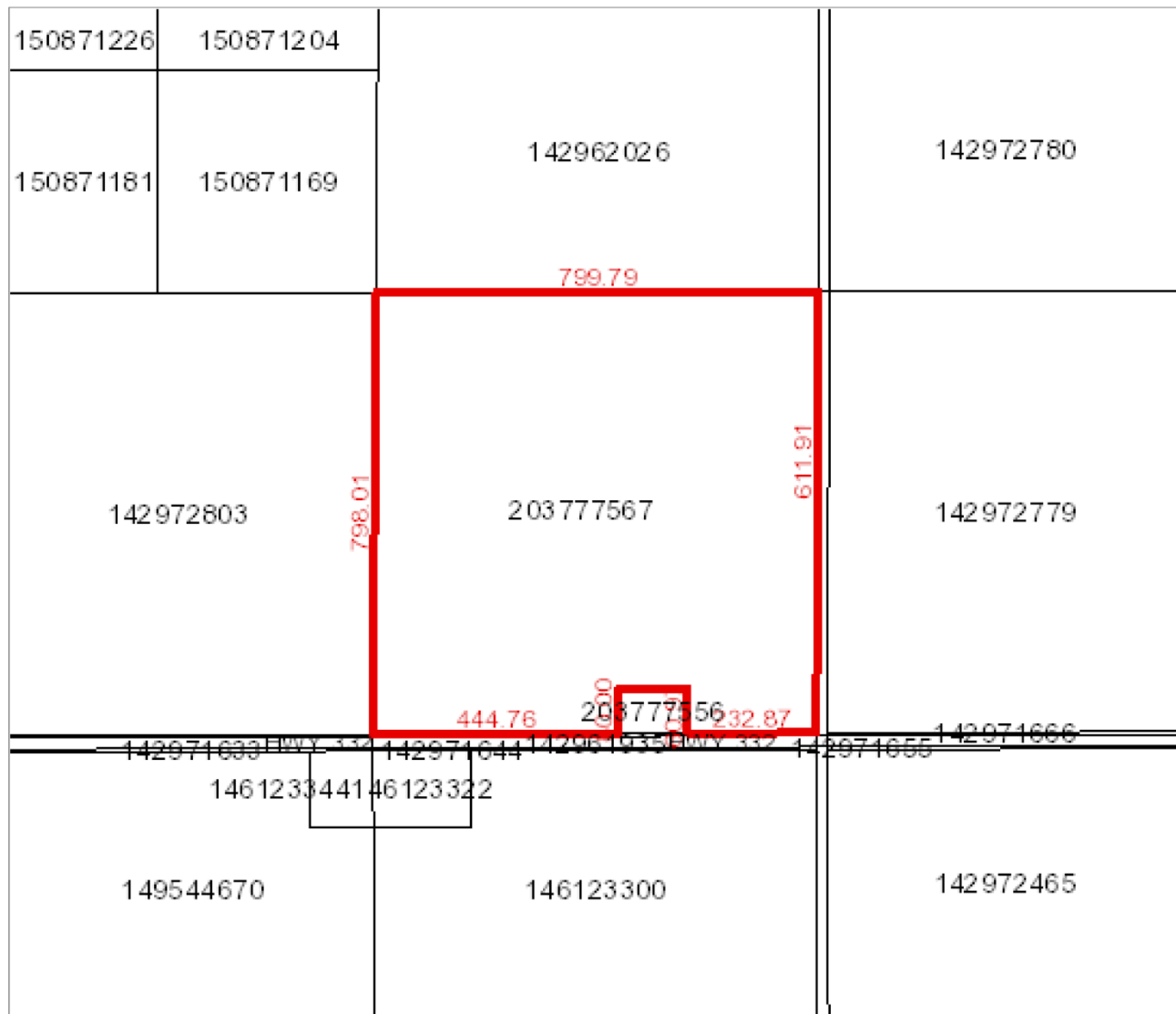
Ownership Share : 1:1

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: 203777567

REQUEST DATE: Mon Mar 17 10:32:03 GMT-06:00 2025



Owner Name(s) : ZC FEEDYARDS LTD.

Municipality : RM OF RIVERSIDE NO. 168

Title Number(s) : 158486675

Parcel Class : Parcel (Generic)

Land Description : SE 30-16-16-3 Ext 1

Source Quarter Section : SE-30-16-16-3

Commodity/Unit : Not Applicable

Area : 62.868 hectares (155.35 acres)

Converted Title Number : 76SC03506

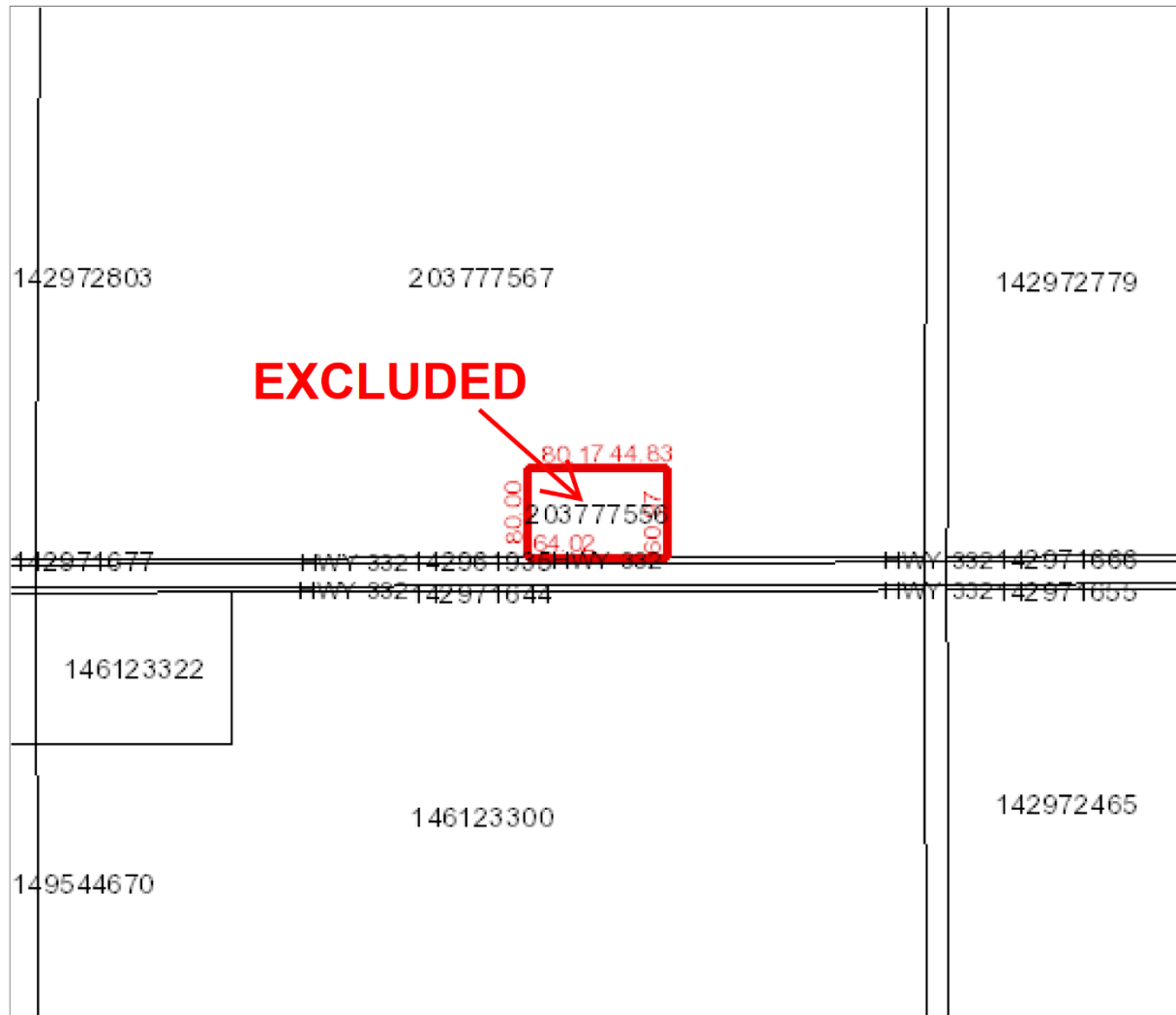
Ownership Share : 1:1

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: 203777556

REQUEST DATE: Mon Mar 24 10:54:14 GMT-06:00 2025



Owner Name(s) : TRANSGAS LIMITED

Municipality : RM OF RIVERSIDE NO. 168

Title Number(s) : 152640772

Parcel Class : Parcel (Generic)

Land Description : Blk/Par B-Plan 102328039 Ext 0

Source Quarter Section : SE-30-16-16-3

Commodity/Unit : Not Applicable

Area : 1 hectares (2.47 acres)

Converted Title Number : 76SC03506 / 90SC13140

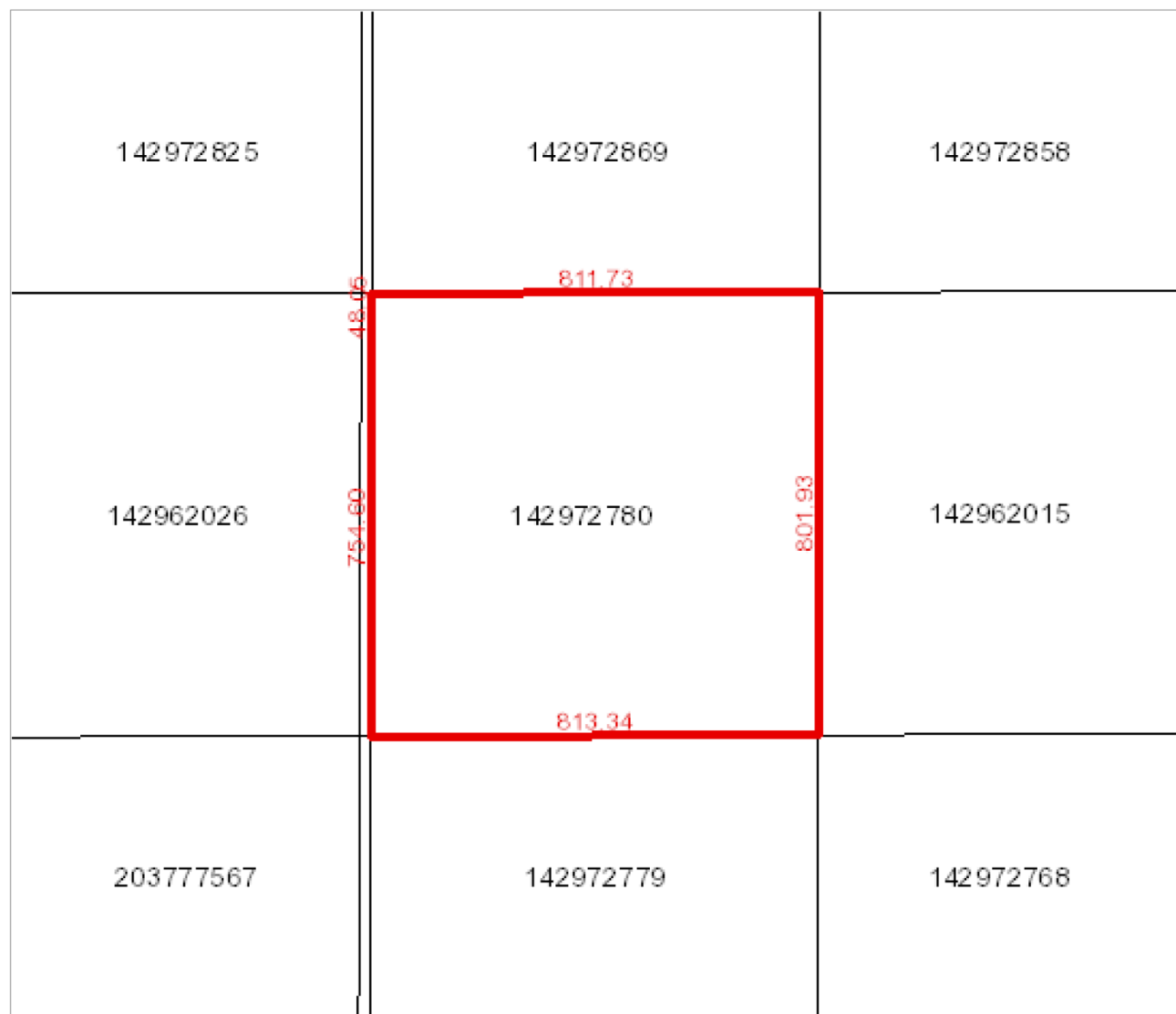
Ownership Share : 1:1

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: 142972780

REQUEST DATE: Mon Mar 17 10:37:40 GMT-06:00 2025



Owner Name(s) : ZC FEEDYARDS LTD.

Municipality : RM OF RIVERSIDE NO. 168

Title Number(s) : 158486697

Parcel Class : Parcel (Generic)

Land Description : NW 29-16-16-3 Ext 0

Source Quarter Section : NW-29-16-16-3

Commodity/Unit : Not Applicable

Area : 65.188 hectares (161.08 acres)

Converted Title Number : 73SC04050

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.

Content 7

Offer to Purchase Agreement

THIS AGREEMENT DATED FOR REFERENCE THIS 7th DAY OF MAY 2025.

BETWEEN:

ZC FEEDYARDS LTD.
a body corporate of the
Province of Saskatchewan,

HEREINAFTER CALLED THE "VENDORS"

AND:

in the Province of _____
HEREINAFTER CALLED THE "PURCHASER"

OFFER TO PURCHASE – RURAL PROPERTY

1. PURCHASE PRICE AND PROPERTY

1.1 The Purchaser hereby offers to purchase from the Vendors the real property (herein referred to as the "Purchase Asset" and/or "said Property") for the purchase price of _____ (\$_____) 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 "Vendor's Solicitor") the receipt acknowledged by the Vendors;
- b) The balance of the purchase price, \$ _____ to be deposited in trust with the Vendors' Solicitor on or before the 21st day of May 2025 (the "Closing Date").

1.3 Provided the Vendors have 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 the 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 Purchaser's Solicitor or agent, of a registrable Transfer of Title, whichever last occurs until monies are paid to the Vendors or their aforesaid agents.

2. CONDITIONS PRECEDENT

2.1 The Purchaser has no conditions.

2.2 The Vendors and the Purchaser agree that the within Offer is subject to the following condition, for the sole benefit of the Vendors, which must be fully satisfied and completed on or before the Closing Date, unless the said condition is waived or amended by the Vendors:

- a) The within Offer to Purchase is subject to the Purchaser paying the Purchase Price and this transaction closing;

If the above condition precedent is not fully satisfied and completed, then this agreement shall terminate and end and the deposit shall be forfeited to the Vendors as liquidated damages.

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 **December 31, 2024**. The Vendors are responsible for all taxes and assessments up to and including December 31, 2024; the Purchaser responsible for all taxes and assessments from and after January 1, 2025.

4.2 There is no adjustment to the surface lease rentals. Surface lease rentals paid and received by the Vendor prior to the Closing Date shall belong absolutely to the vendor. Surface lease rentals paid after the Closing Date shall belong to the Purchaser.

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 Vendors 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 Vendors until the Possession Date and at the risk of the Purchaser from and after the Possession Date.

7. WARRANTIES AND RESPONSIBILITIES

7.1 The Vendors warrant and represent and acknowledge 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) Save and except oil and gas surface leases, 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 Vendors are a Canadian resident for the purposes of and within the definition of the *Income Tax Act*, for Canada;
- 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 warrants and represents and acknowledges as follows:

- a) The Purchaser agrees to purchase the Purchased Assets "as is;"

8. **MOVEABLES / GRAIN ON HAND**

8.1 There are no moveables or grain on hand on the Lands.

9. **COSTS AND LEGAL FEES**

9.1 Each party shall be responsible for their respective legal fees regarding this transaction.

9.2 The Vendors shall be responsible for all legal costs to prepare the Transfer Authorization.

9.3 All Land Titles fees with respect to this transaction shall be paid by the Purchaser.

9.4 The Purchaser shall be responsible for any costs of preparing and registering a mortgage or other financing documentation.

9.5 The Vendor shall be responsible for any costs in discharging any mortgage or other encumbrance, lien or charge from the title.

10. **TIME OF THE ESSENCE**

10.1 Time shall be in every respect the essence of this Agreement.

11. **ENTIRE AGREEMENT**

11.1 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.

12. **ENUREMENT**

12.1 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.

13. **COUNTERPARTS**

- 13.1 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 May 2025.

“Seal”

PER: _____

PER: _____

Witness

Witness

ACCEPTANCE

THE UNDERSIGNED, Vendors of the property hereby accept the above offer and agree to complete the sale on the terms and conditions in the Offer and should the Vendors fail to, the Purchaser at its option may cancel this contract and withdraw the deposit.

SIGNED and dated at _____, Saskatchewan, on the _____ day of May 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

ZC FEEDYARDS LTD.

"Seal"

PER: _____

PER: _____

THIS IS SCHEDULE "A" TO AN OFFER TO PURCHASE – RURAL PROPERTY DATED FOR REFERENCE THIS 7th DAY OF MAY 2025 BETWEEN ZC FEEDYARDS LTD., AS VENDORS, AND _____, AS PURCHASER.

SCHEDULE "A"

DEEDED LAND

ACRES

VALUE

Surface Parcel # 142962026
NE 30-16-16 W3, Extension 0,
As Described on Certificate Of
Title 76SC03506.

158.5

Surface Parcel # 203777567
SE 30-16-16 W3, Extension 1,
As Described on Certificate Of
Title 76SC03506.

155.35

Surface Parcel # 142972780
NW 29-16-16 W3, Extension 0,
As Described on Certificate Of
Title 73SC04050.

161.08

BUILDINGS, FIXTURES AND IMPROVEMENTS

none

TOTAL VALUE

\$ _____

PERMITTED ENCUMBRANCES

As to NE 30-16-16 W3, Extension 0,

CNV Easement, TRANSGAS LIMITED, reg'd 12 Feb 1960 as Int. Register #105036959

CNV Caveat, Whitecap Resources Inc., reg'd 17 Feb 2000 as Int. Register #105036971

Lease - 10 years or more, Whitecap Resources Inc., reg'd 11 Aug 2004 as Int. Register #109195432

As to SE 30-16-16 W3, Extension 1,

CNV Easement, TRANSGAS LIMITED, reg'd 12 Feb 1960 as Int. Register #105036959

CNV Caveat, Saskatchewan Power Corporation, reg'd 17 Mar 1966 as Int. Register #105036993

Pipelines Act - Easement, PLAINS MIDSTREAM CANADA ULC., reg'd 25 Nov 2006 as Int. Register #111274095

Pipelines Act - Easement, PLAINS MIDSTREAM CANADA ULC., reg'd 25 Nov 2006 as Int. Register #112048174

Miscellaneous Interest, TRANSGAS LIMITED, reg'd 20 Jun 2014 as Int. Register #120124178

Miscellaneous Interest, TRANSGAS LIMITED, reg'd 20 May 2019 as Int. Register #123454267

As to NW 29-16-16 W3, Extension 0,

CNV Easement, TRANSGAS LIMITED, reg'd 30 Mar 1960 as Int. Register # 105037017