



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Victory No. 226

East of Beechy, SK

Affleck Land

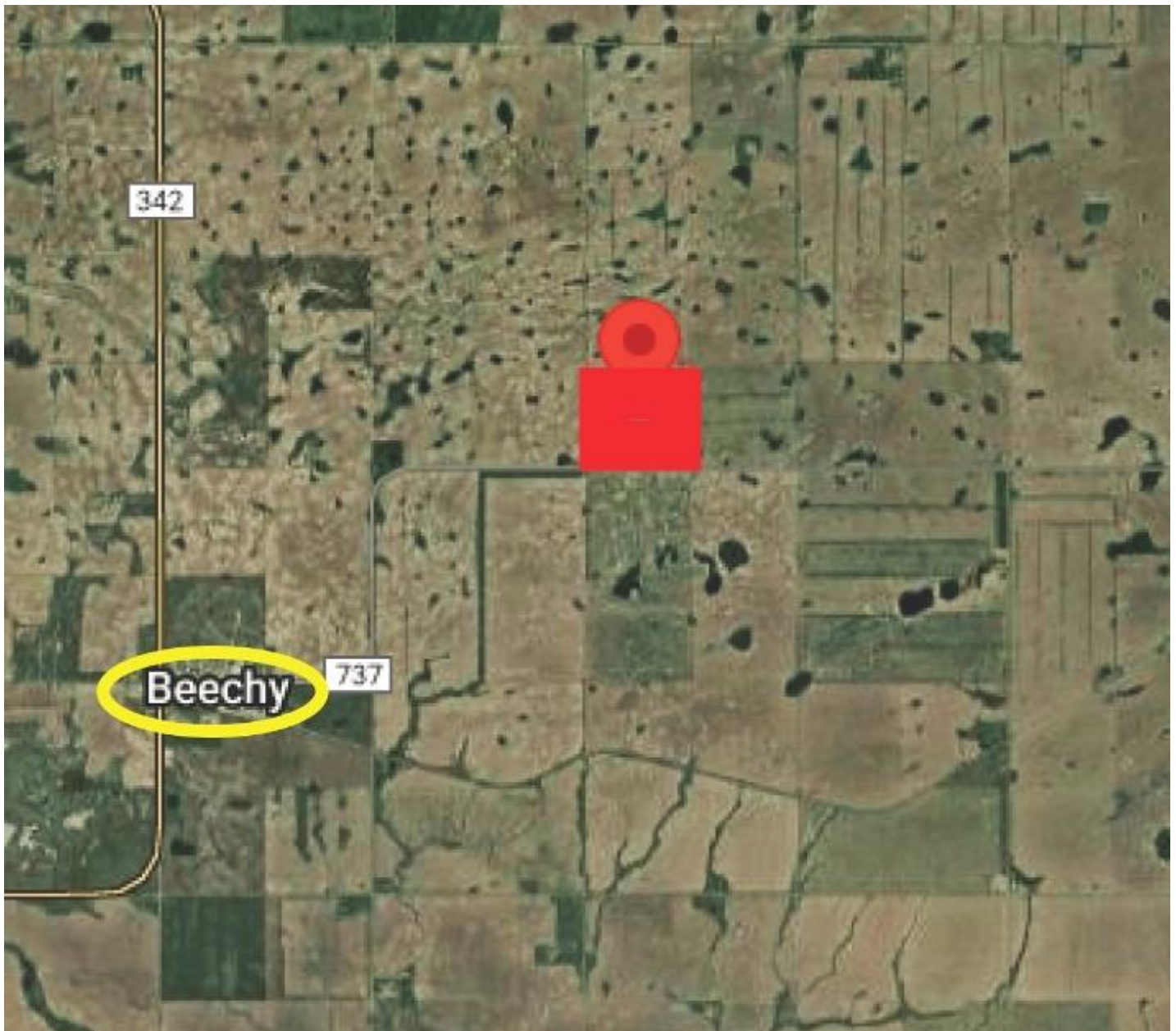
Bids Due: November 14th, 2025

Our File No. 17994-011G

*Located just 4 km east of Beechy, SK, right along HWY 737, this productive quarter offers approximately **145 cultivated acres** with level topography, good soil quality, and a recent rotation of wheat and lentils. Situated within an **established farming region**, this property presents an excellent opportunity for expansion or*

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LAND FOR SALE BY TENDER - RM OF VICTORY NO. 226

AFFLECK LAND EAST OF BEECHY, SK

Legal Land Description	SAMA Assessment	Total Acres	Cultivated Acres
SW 28-22-10 W3 Ext. 0	\$259,200	158.01	145

CROP ROTATION:

2025: Wheat

2024: Lentils

2023: Wheat

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by noon, on the **14th day of November 2025**;
- 2) Highest or any tender not necessarily accepted;
- 3) A cheque for the amount of **3%** of the amount of the bid must accompany the bid (cheques will be returned to unsuccessful bidders);
- 4) Tenders must rely on their 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) The land 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 to enter into a written agreement with the registered owner;
- 9) In the event the Purchaser fails to pay the balance of the purchase price on or before the **15th day of December 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 with the 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;
- 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 registering the Transfer Authorization at Land Titles Registry. The Purchaser shall be responsible for his/her/its own Solicitor costs;
- 13) The Purchaser, in addition to the offer price, shall also pay G.S.T., if applicable. The Purchaser must provide the registered owner with a Certificate as to the G.S.T. registration; otherwise, the Purchaser shall be required to pay the Vendor G.S.T. equivalent to five (5%) percent of the purchase price;
- 14) The owner shall pay taxes on December 31, 2025. The Purchaser shall assume Land Taxes as of January 1, 2026.

Forward bids and inquiries to:
NEIL G. GIBBINGS, ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave N.W., P.O. BOX 610
SWIFT CURRENT SK S9H 3W4
Phone: (306) 773-2891 or Cell: (306) 741-1250
ngibbings@andlaw.ca
File No. 35321-001G

Tender for Purchase Form

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to **purchase the land listed below of the total purchase price** on the terms and conditions in the advertisement:

<u>AFFLECK LAND TENDER</u>	
<u>Legal Land Description</u>	<u>Bid Amount</u>
SW 28-22-10 W3 Ext. 0	\$ _____

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 14th 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. 17994-011G/bw

Email: _____

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

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RM of Victory No. 226 - 2023 Map

6	C. HILLS HARMACY LTD. SHIRLEY GALBRAITH ESTATE 153100	SKYLINE AG VENTURES LTD. 155500	GERALD & JANIS FLYNN 142900	GERALD & JANIS FLYNN 139300	HIGH LEVEL FARMS LTD 204900	LARRY & MARSHA KUSISTO 200600	STEVEN & BOBBI JO CONNOR 181500	WEST-SUN PRODUCTS LTD. 163800	WARREN & M ELISABETH BAERG 181400	WARREN & M ELISABETH BAERG 201400	HIGH LEVEL FARMS LTD 204100
	SHIRLEY GALBRAITH ESTATE 156700	SKYLINE AG VENTURES LTD. 135500	GERALD & JANIS FLYNN 156200	GERALD & JANIS FLYNN 136400	HIGH LEVEL FARMS LTD 172400	LARRY KUSISTO 159900	HIGH LEVEL FARMS LTD 166600	WEST-SUN PRODUCTS LTD. 198100	GEORGE & LYNN CONNOR 212400	RYAN BAXTER 206800	HIGH LEVEL FARMS LTD 225800
	DEAN & MAUREEN STOCKMAN 158100	MARILYN STROEDER 136800	MARILYN STROEDER 142100	JEREMY & SARAH WIENS 153700	HIGH LEVEL FARMS LIMITED 157900	LARRY KUSISTO 150800	WEST-SUN PRODUCTS LTD. 175900	WEST-SUN PRODUCTS LTD. 194300	WEST-SUN PRODUCTS LTD. 203800	GEORGE & LYNN CONNOR 241800	HIGH LEVEL FARMS LTD 214100
5	MARILYN STROEDER 157900	MARILYN STROEDER 131500	TERENCE & SHERYN FLYNN 149000	JEREMY & SARAH WIENS 154500	HIGH LEVEL FARMS LIMITED 168800	LLOYD & HEATHER AFFLECK 192800	KIRK & MARG SWAN 188300	STEVEN & BOBBI JO CONNOR 204100	STEVEN & BOBBI JO CONNOR 203900	PEARL CROWLEY & HOLLY SCHAFER 224500	194500
	SHARON & ALEXANDER MAC- FARLANE 139300	DENNIS SCHOTT 79700	SKYLINE AG VENTURE LTD. 157200	DENNIS SCHOTT 161100	KIRK & MARG SWAN 172100	CALVIN & BONNIE DEITNER 178500	KIRK & MARG SWAN 177100	KIRK & MARG SWAN 231800	KIRK & MARG SWAN 238500	ALENA SAXTON 247200	DEREK & KELLY BAXTER 230800
4	SHARON & ALEXANDER MAC- FARLANE 139300	RM OF VICTORY & VILLAGE OF BEECHY 74400	SKYLINE AG VENTURE LTD. 166600	DENNIS SCHOTT 171500	KIRK & MARG SWAN 198700	KIRK & MARG SWAN 194400	JIREH FARMS LTD. 222000	KIRK & MARG SWAN 214000	KIRK & MARG SWAN 229000	ALENA SAXTON 263600	VALIANT FARMS LTD. 234100
	ALLEN & DONNA MOEBIS 138500	RM SHOP TOUCHWOOD RES. N. & S. TUPLIN 87000	143700	ALLEN MOEBIS 161400	COTEAU VIEW FARMS LTD. 202700	JIREH FARMS LTD. 154700	JIREH FARMS LTD. 214500	HENRY WIENS ESTATE 249400	HENRY WIENS ESTATE 212300	222800	VALIANT FARMS INC. 233700
3	WILLIAM & BARBARA MOEBIS 86600	V. OF B NORMAN & SANDRA TUPLIN 83200	DENNIS SCHOTT 187800	LSA HOLDINGS LTD. 190000	LSA HOLDINGS LTD. 203300	GRANT SCHURY 178300	ALLAN MOEBIS 192200	GRANT SCHURY 158900	GRANT SCHURY 248700	GRANT & JODI SCHURY 237000	WILLIAM & BARBARA MOEBIS 221200

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SAMA Report

Property Report

Print Date: 26-Sep-2025

Municipality Name: RM OF VICTORY (RM)		Assessment ID Number : 226-001228400	PID: 200571826
	Civic Address:	Title Acres: 157.98	Reviewed: 26-Jul-2012
	Legal Location: Qtr SW Sec 28 Tp 22 Rg 10 W 3 Sup	School Division: 207	Change Reason: Reinspection
	Supplementary:	Neighbourhood: 226-200	Year / Frozen ID: 2025-/32560
		Overall PUSE: 2000	Predom Code:
		Call Back Year:	Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating
55.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T2 - Gentle Slopes	\$/ACRE 1,717.33
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final 45.67
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard NH: Natural Hazard Rate: 0.98		
		Soil association 2	HR - [HAVERHILL]			
		Soil texture 3	L - [LOAM]			
		Soil texture 4				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]			
		Top soil depth	3-5			
90.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T2 - Gentle Slopes	\$/ACRE 1,828.64
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final 48.63
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]	Natural hazard NH: Natural Hazard Rate: 0.98		
		Soil association 2	WW - [WILLOWS]			
		Soil texture 3	CL - [CLAY LOAM]			
		Soil texture 4				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]			
		Top soil depth	3-5			

AGRICULTURAL WASTE LAND

Acres	Waste Type
13	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	\$259,200		1	Other Agricultural	55%	\$142,560				Taxable
Total of Assessed Values:	\$259,200			Total of Taxable/Exempt Values:		\$142,560				

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Data Source: SAMAVIEW

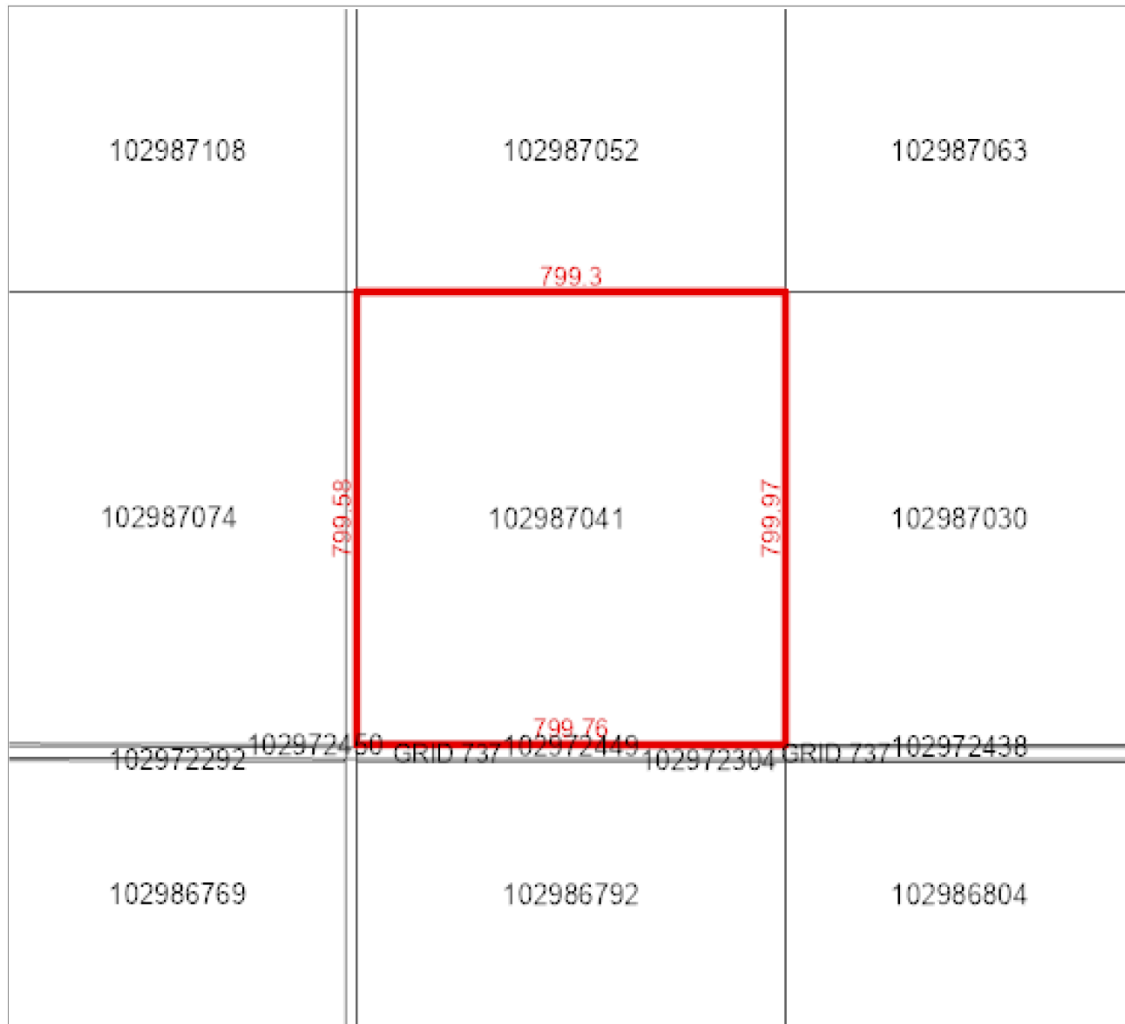
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Parcel Picture



Surface Parcel Number: 102987041

REQUEST DATE: Fri Sep 26 11:40:47 GMT-06:00 2025



Owner Name(s) : Affleck, Heather Gail , Affleck, Kevin Lloyd, Affleck, Lloyd Arleigh , Pearman, Tracey Dawn

Municipality : RM OF VICTORY NO. 226

Area : 63.944 hectares (158.01 acres)

Title Number(s) : 157136823

Converted Title Number : 89MJ02292

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 28-22-10-3 Ext 0

Source Quarter Section : SW-28-22-10-3

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.