

LAND TENDER INFORMATION PACKAGE

RM of White Valley No. 49

1 mile East and ½ mile South of Eastend, SK

Donald & Lynda Arendt

Closing: November 21, 2024

Our File No. 03439-009G

This prime agricultural property, located near Eastend, SK along the scenic Frenchman River, offers over **185 acres of deeded land**, including 79 acres of fertile flood-irrigated fields perfect for high-yield crops and currently seeded to alfalfa and timothy grass.

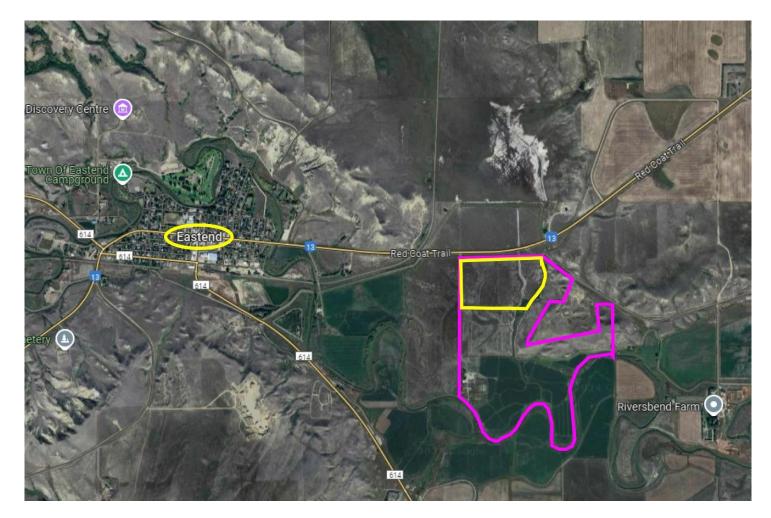
The property features a well-maintained **1,444 sqft home**, complete with all appliances and a finished basement, attached garage, large deck, and an automatic generator for reliable power. It includes extensive infrastructure, such as a **heated shop with in-floor hoist**, **machine shed**, and a **barn equipped with hot and cold water**.

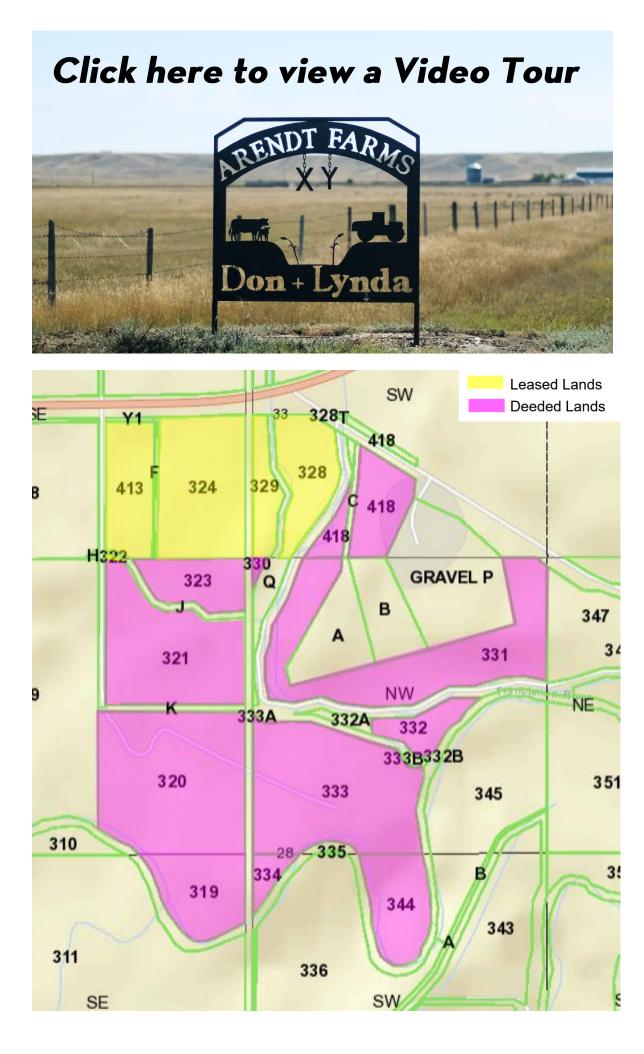
This property also features **a feedlot with a capacity for 800+ head of cattle**, complete with feed bunkers, electric water bowls, yard lights, and a livestock scale, making it an exceptional opportunity for an efficient farming or ranching operation.

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Link to Google Map: Eastend to the Yardsite





LAND FOR SALE BY TENDER - RM OF WHITE VALLEY NO. 49 Owner: Donald & Lynda Arendt - 1 mile East and ½ mile South of Eastend, SK

DEEDED LAND PACKAGE: Legal Land Description	Source Quarter	SAMA Assessment	Total Acres	Irrigated Acres	Cultivated Grass	Native Grass
Blk 319, Plan #81SC06998, Ext 0	SE 29-06-21 W3	\$12,400	12.47	8.2	10	2
Blk 320, Plan #81SC06998, Ext 0 <mark>*</mark>	NE 29-06-21 W3	\$33,800	37.57	25	20	17
Blk 332, Plan #81SC06998, Ext 0	NW 28-06-21 W3	\$4,500	5.37	3.2	4	1
Blk 333, Plan #81SC06998, Ext 0	NW 28-06-21 W3	\$38,000	35.59	31.4	32	4
Blk 334, Plan #81SC06998, Ext 0	SW 28-06-21 W3	\$3,300	2.61	.6	2	.61
Blk 344, Plan #81SC06998, Ext 0	NW 298-06-21 W3	\$12,200	11.47	10.6	10.6	
Blk 321, Plan #81SC06998, Ext 0	NE 29-06-21 W3	\$25,900	26.66		27	
Blk 323, Plan #81SC06998, Ext 0	NE 29-06-21 W3	\$6,600	8.94		8.94	
Blk 330, Plan #81SC06998, Ext 0	NW 28-06-21 W3	\$700	0.44		0.44	
Blk 331, Plan #81SC06998, Ext 0	NW 28-06-21 W3	\$13,100	32.67			32.67
Blk 418, Plan #81SC06998, Ext 1,2,3	SW 33-06-21 W3	\$5,200	12.86			12.86
	TOTALS:	\$155,700	186.65	79	114.98	70.17

Located just 1 mile east and ½ mile south of Eastend, SK, along the scenic Frenchman River, this prime agricultural property offers a unique combination of fertile flood-irrigated acres and well-maintained infrastructure. With ample space and facilities to support a range of agricultural operations, this is an incredible opportunity to expand or establish your operation.

Key Features:

- **186.65 acres of deeded land** including **79 acres of flood irrigation**: this land receives 1 foot of water coverage with steel culverts in place for irrigation management.
- Ideal for high-yield crops. Currently seeded with alfalfa and timothy grass.

Yardsite – Lot 320*

- **Home:** A well-maintained 1,444 sqft. house with a finished basement, offered partially furnished (excludes master bedroom suite furniture and 3 living room chairs).
 - o 3 bedrooms upstairs, 1 downstairs.
 - 3 bathrooms upstairs, 1 downstairs
 - All appliances including: fridge, stove, dishwasher, microwave, washer, dryer, and freezer.
 - Newer natural gas furnace, air conditioner, and new hot water heater (2023).
 - Water chlorination system.
 - o 28' x 28' finished attached garage.
 - 16' x 24' deck.
 - o 28' x 30' concrete driveway.
- **Generator:** A 22,000 W Generac propane generator (only 2 years old and valued at \$17,000) ensures a reliable power supply with automatic start and shutoff.

Buildings and Infrastructure:

- **Shop:** 32' x 50' steel structure with a metal roof, insulated sides, and a 14' x 18' insulated overhead door. Includes an in-floor hoist, natural gas in-floor heating, and a 12' x 12' parts room with water and a toilet.
- Machine Shed: 42' x 60' with 16' walls, overhead electric door (14' x 20'), metal walls and roof, with power and lighting.
- Barn: 28' x 70', featuring a heated office, hot and cold water, concrete floor, and a metal roof.

Feedlot (800+ head capacity):

- 600 ft of concrete apron feed bunkers.
- 7 electric winter water bowls.
- 7 yard lights.
- 9' x 18' livestock scale.
- Multiple pens.
- Including a chute, squeeze, and feedlot facilities (no additional equipment).

NOTE: The feedlot has not been in use since 2009, and future use likely requires an Intensive Livestock Operation (ILO) permit. The buyer is responsible for obtaining all necessary permits and ensuring compliance with provincial, environmental and municipal regulations. There are no warranties or representations expressed or implied by the Vendors.

8,000-bushel Westeel bin equipped with a 10 hp fan for floor aeration for optimal grain storage.

<u>Potential Opportunity</u> may exist to lease 51.59 acres of grazing land, indicated in yellow on all maps herein, from White Valley Irrigation Inc. The lease term, fees and conditions are currently unknown. The 2023 lease fees were \$157.00. The 2024 lease fees have not yet been advised.

LEASED LAND: Legal Land Description	Source Quarter	Total Acres	Cultivated Grass
Blk 413, Plan #81SC06998, Ext 0	SE 32-06-21 W3	11.65	11.65
Blk 324, Plan #81SC06998, Ext 0	SE 32-06-21 W3	22.72	22.72
Blk 329, Plan #81SC06998, Ext 0	SW 33-06-21 W3	5.66	5.66
Blk 328, Plan #81SC06998, Ext 0	SW 33-06-21 W3	11.48	11.48
Blk 322, Plan #81SC06998, Ext 0	SE 32-06-21 W3	0.08	0.08
	TOTALS:	51.59	40.03

CONDITIONS:

- Tenders must be submitted to the law firm, Anderson & Company, by noon, on the <u>21st day of November</u> <u>2024</u>;
- 2) Highest or any tender not necessarily accepted; The Owner reserves the right to reject any and all Tenders;
- 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) The deeded land will be sold as a single package only; tenders for individual blocks will not be accepted;
- 5) The successful Tender may have the opportunity to lease 51.59 acres of grazing land from **White Valley Irrigation Inc.** The Vendor makes no guarantees or representations regarding the lease's availability, continuation, terms, or conditions; all arrangements must be made directly with the lessor;
- 6) Tenders must rely on their research and inspection of the property, buildings, improvements, equipment, and fixtures thereon and confirm acres, assessments, state of repair and other particulars;
- 7) No trespassing on the land permitted. <u>Prospective bidders may schedule an appointment in accordance</u> with Content 7, as attached to the Land Tender Package;
- 8) No tenders subject to financing or other conditions will be accepted;
- 9) Tenders will <u>not</u> be called to the office of the undersigned to finalize the sale;
- 10) The land, buildings, improvements, fixtures, included equipment, furniture and appliances are offered for sale **as is** and **where is**. There are no warranties or representations of the Vendors expressed or implied;
- 11) The possession date shall be **December 19, 2024**;

- 12) The successful Tender shall be required to enter into a written agreement with the registered owners;
- 13) In the event the Purchaser fails to pay the balance of the purchase price on or before the 19th 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 with the consent of owner pay interest on balance to close at the rate of 6% per annum from Closing Date;
- 14) No possession shall be granted until the balance of the purchase price has been paid absolutely;
- 15) The Vendor's liability will be limited to the Vendor's insurance proceeds in the event of a loss of any improvement from the date of Closing to the date of Possession;
- 16) The registered owner shall pay the costs for the preparation of the Transfer Authorization;
- 17) 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;
- 18) 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;
- 19) The owner shall pay taxes on December 31, 2024. The Purchaser shall assume Land Taxes as of January 1, 2025.

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. 03439-009

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:

Legal Description	<u>Bid Amount</u>
DEEDED LAND PACKAGE:	
Blk 319, Plan #81SC06998, Ext 0	
Blk 320, Plan #81SC06998, Ext 0	
Blk 332, Plan #81SC06998, Ext 0	
Blk 333, Plan #81SC06998, Ext 0	
Blk 334, Plan #81SC06998, Ext 0	
Blk 344, Plan #81SC06998, Ext 0	
Blk 321, Plan #81SC06998, Ext 0	
Blk 323, Plan #81SC06998, Ext 0	
Blk 330, Plan #81SC06998, Ext 0	
Blk 331, Plan #81SC06998, Ext 0	
Blk 418, Plan #81SC06998, Ext 1,2,3	
TOTAL AMOUNT OF BID	\$

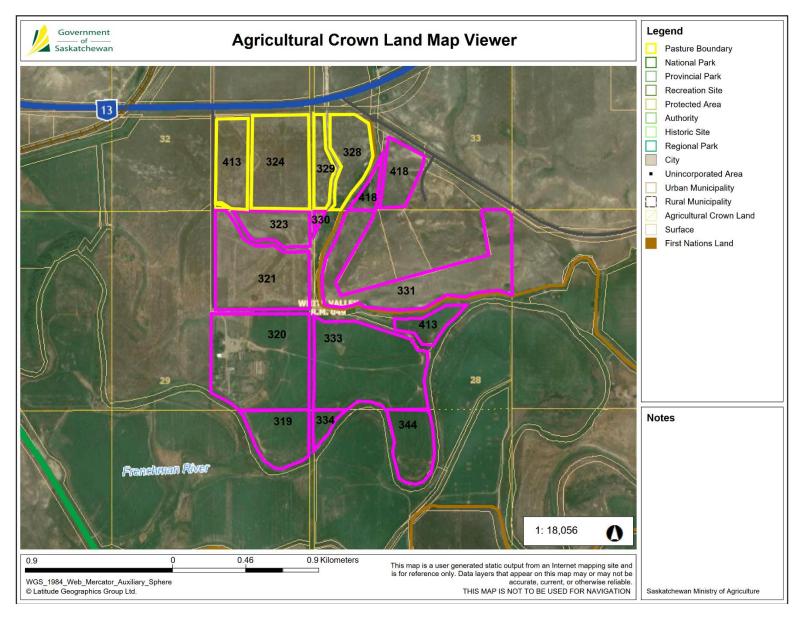
- I/We, the undersigned, attach a cheque in the amount of \$______ as a 3% deposit for the above purchase price, and understand that the said cheque will be returned if the tender contained herein is not accepted by the Seller.
- I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the Seller's solicitors, Anderson & Company, to use the same to contact us after the tender deadline of November 21st, 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. 03439-009G	Email:
	<u>Click Here to Open the Bid</u> <u>Form in a New Tab</u>

RM of White Valley No. - 2022 Map

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Satellite Image

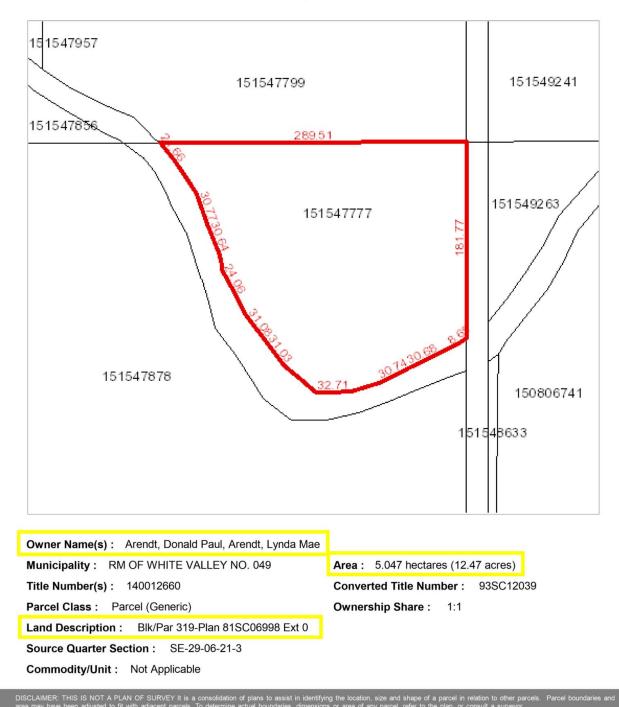


Parcel Pictures



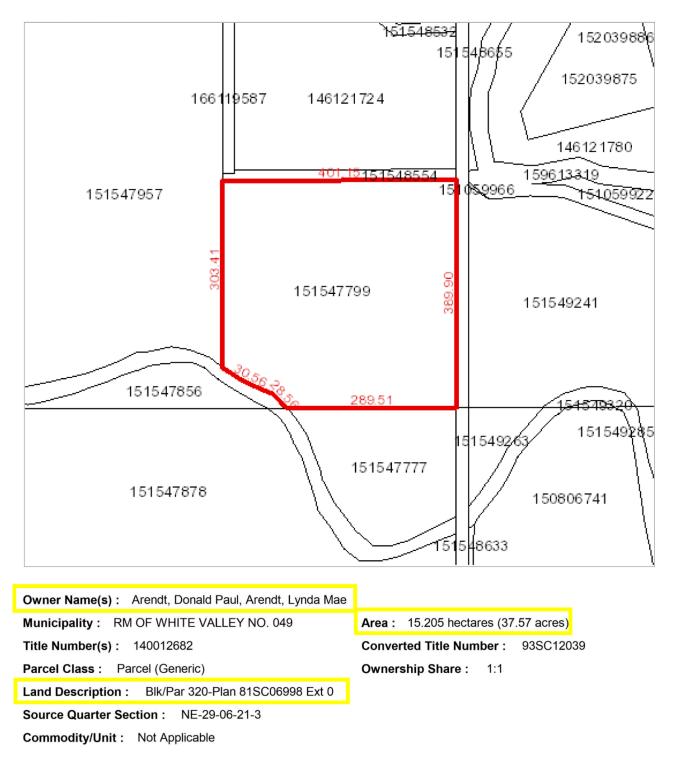
Surface Parcel Number: 151547777

REQUEST DATE: Thu Sep 5 14:55:20 GMT-06:00 2024



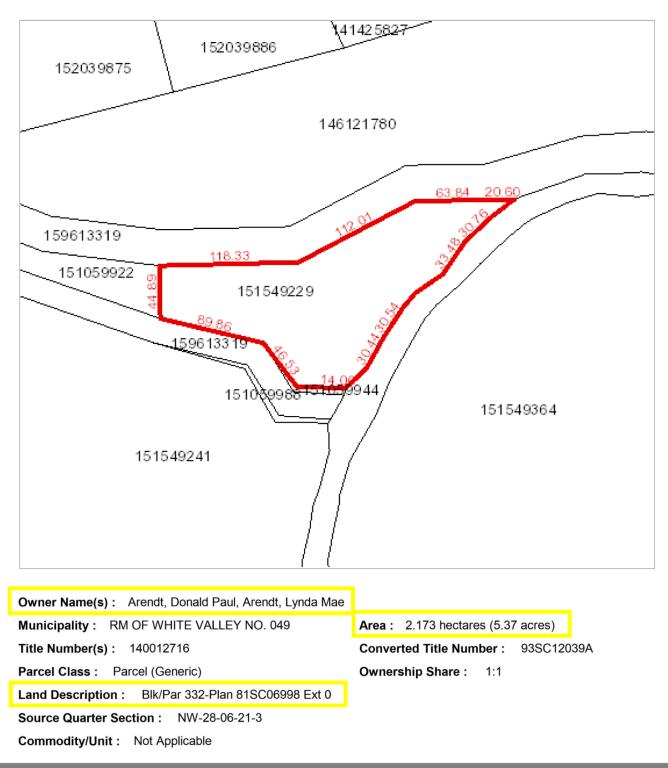


REQUEST DATE: Thu Sep 5 15:55:24 GMT-06:00 2024



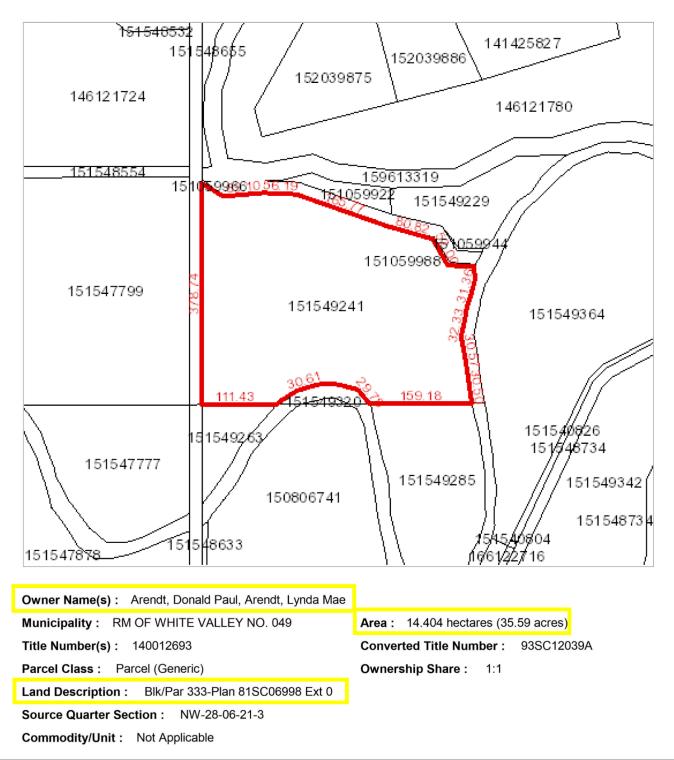


REQUEST DATE: Thu Sep 5 16:04:49 GMT-06:00 2024



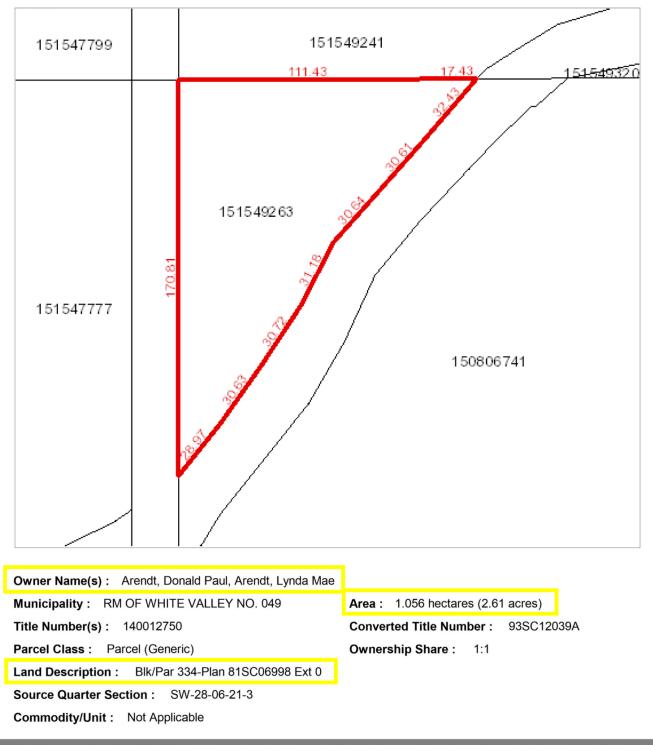


REQUEST DATE: Thu Sep 5 16:06:12 GMT-06:00 2024



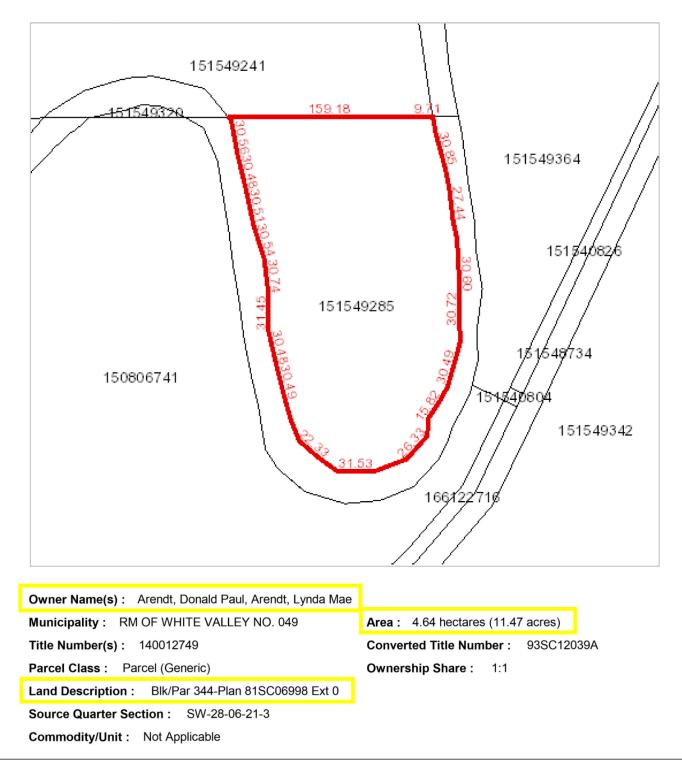


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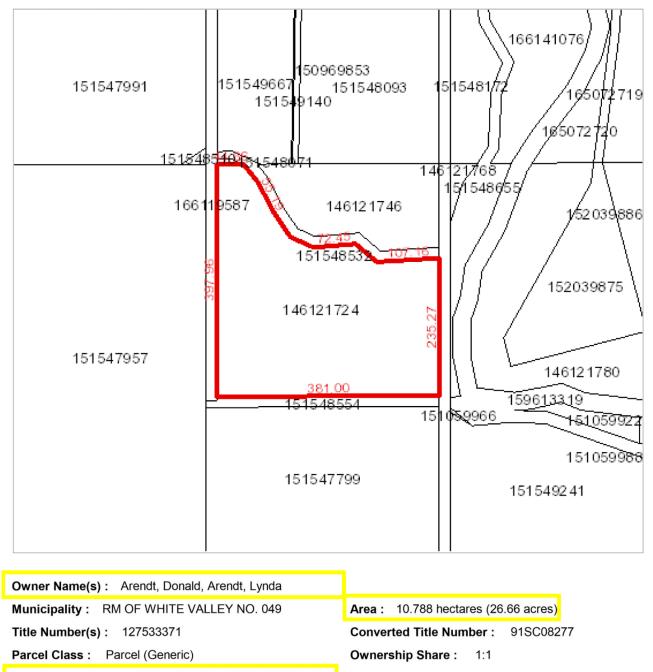


REQUEST DATE: Thu Sep 5 16:13:10 GMT-06:00 2024





REQUEST DATE: Thu Sep 5 15:57:59 GMT-06:00 2024



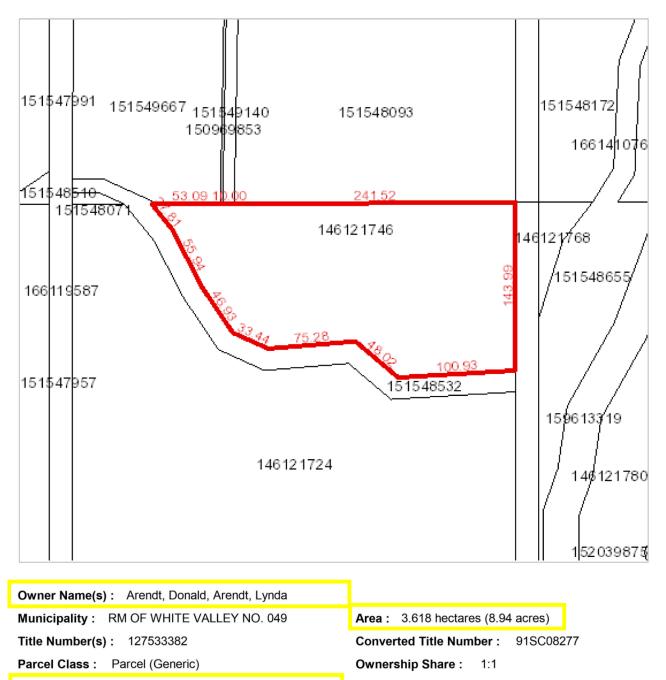
Land Description : Blk/Par 321-Plan 81SC06998 Ext 0

Source Quarter Section : NE-29-06-21-3

Commodity/Unit : Not Applicable



REQUEST DATE: Thu Sep 5 15:59:06 GMT-06:00 2024



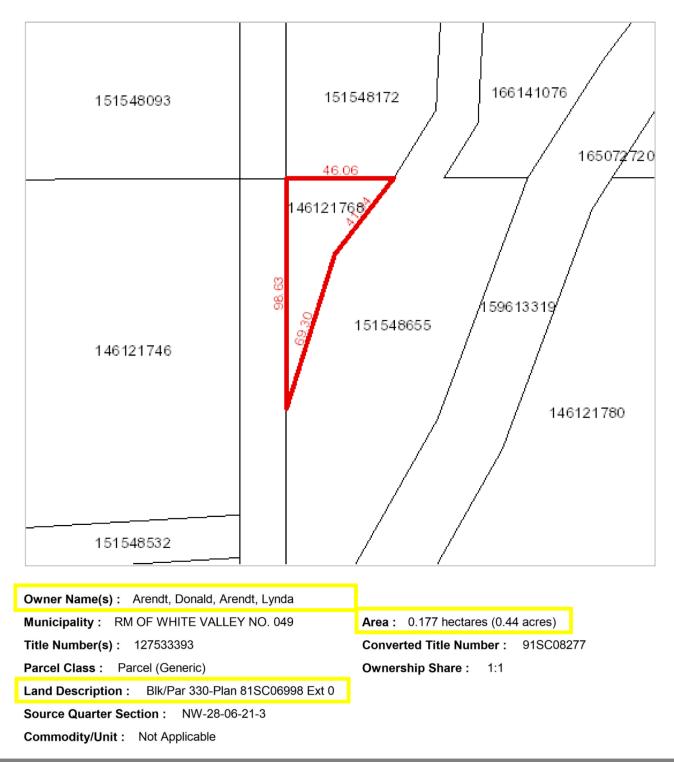
Land Description : Blk/Par 323-Plan 81SC06998 Ext 0

Source Quarter Section : NE-29-06-21-3

Commodity/Unit : Not Applicable

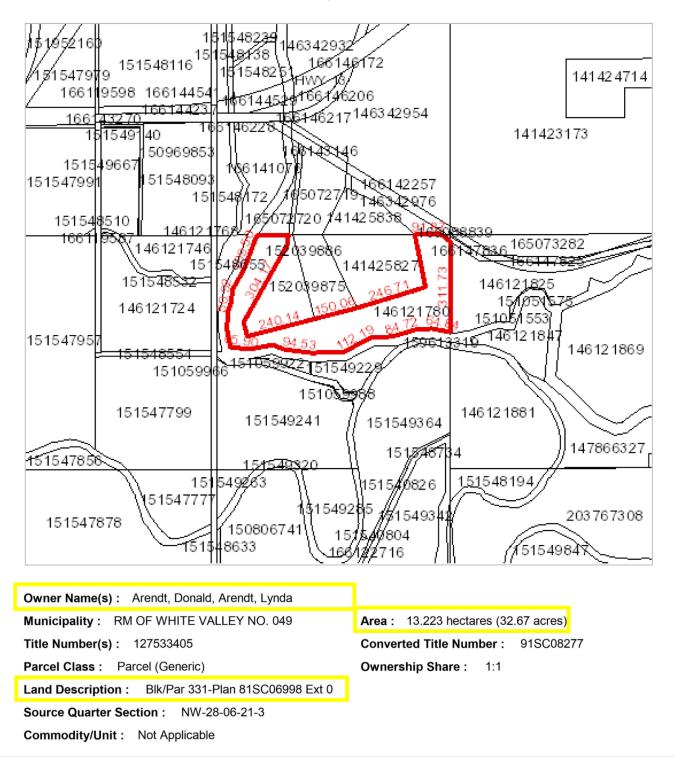


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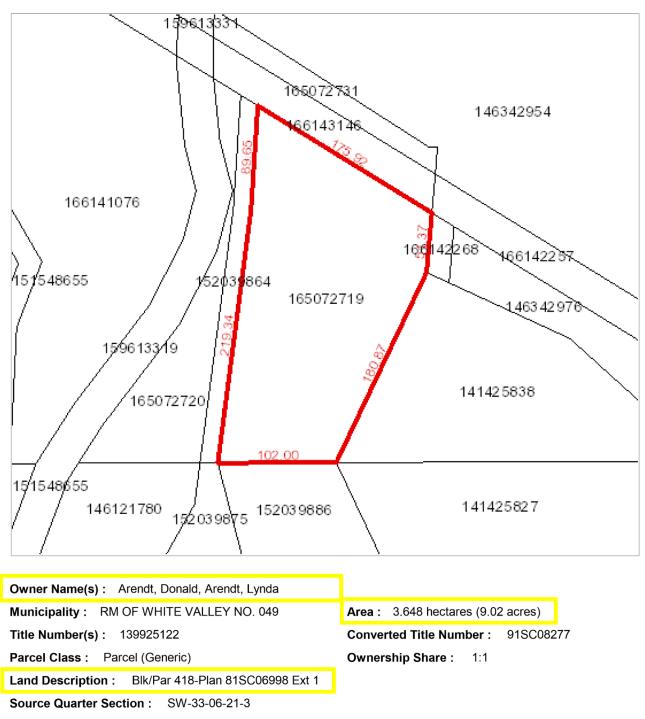


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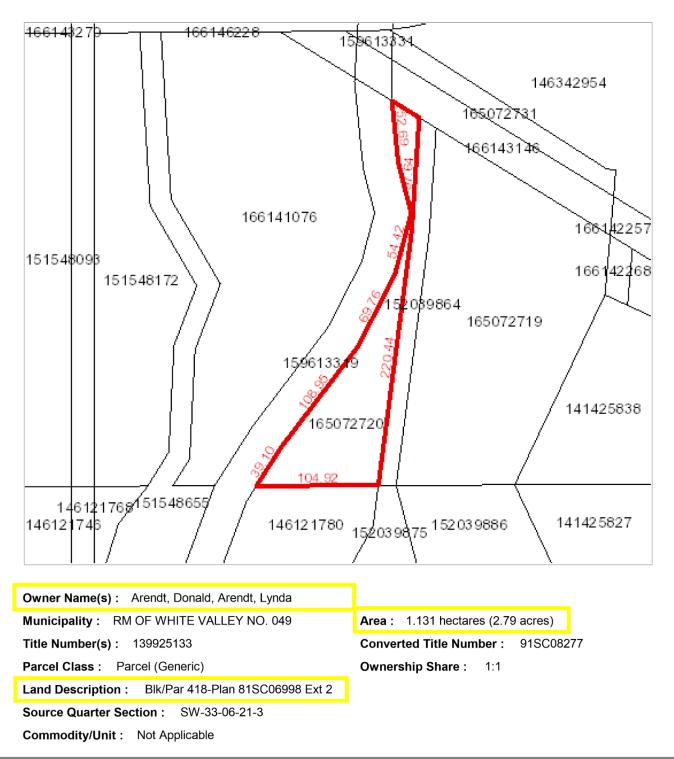
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Commodity/Unit : Not Applicable

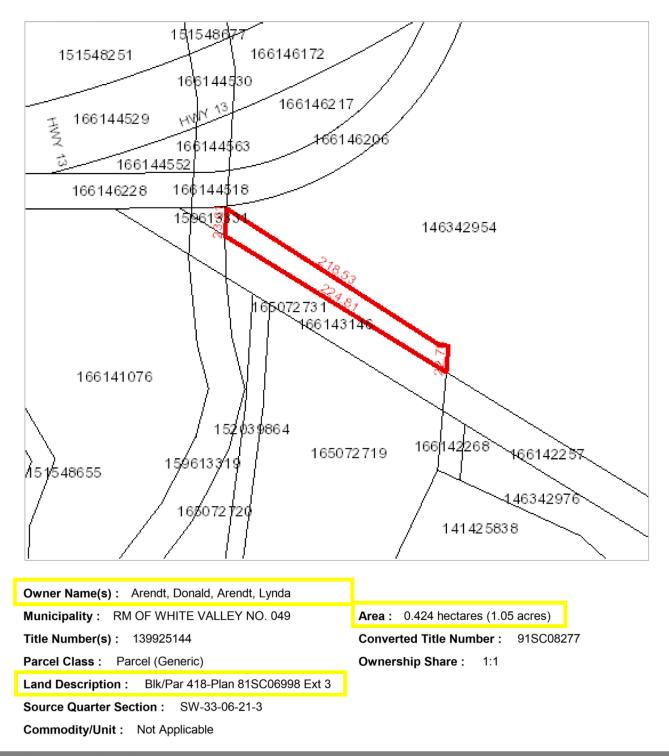


REQUEST DATE: Thu Sep 19 13:24:15 GMT-06:00 2024





REQUEST DATE: Thu Sep 5 16:01:02 GMT-06:00 2024



<u>Content 6</u> SAMA Reports

	/ Report							nt Date: 05-			age 1 of 1
3		Civic Address: Legal Location: Supplementary:	Qtr SE Se	c 29 Tp 06 Rg 21 W 3 Sup 04 81SC06998	Assessment ID Num Title Acres: School Divi Neighbourf Overall PUS Call Back Y	: 12. ision: 21 hood: 049 SE: 200	1 Chang 9-100 Year / 00 Predo		PID: 2 17-Sep- Reinspe 2024/-3: C.A.M.A	ection 2560	
	GEMENT AGENCY										
Acres 10.00	Land Use KG - [CULTIVATED G	RASS] Soil a Soil to Soil to Soil p	uctivity Determi issocation 1 exture 1 exture 2 irofile 1 soil depth	ning Factors BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] L - [LOAM] OR10 - [CHERN-ORTH (CA 9-12 3-5	Economic and Physica Topography Stones (qualities Phy. Factor 1	T1 - Lev ;) S1 - Nor	rel / Nearly Level ne to Few duction due to SA3 -	- [75 : Salinity	- Strong]	Rating \$/ACRE Final	1,105.6 41.16
GRICULT	TURAL PASTURE LAND										
	Land Use NG - [NATIVE GRASS]	Soil a Soil t	uctivity Determi assocation 1 exture 1 exture 2	ning Factors BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] SICL - [SILTY CLAY LOAM]	Productivity Determini Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover	L: LOAM N - [Nat T1: Lev	۷Y ive] el 0-2.5% Slopes	-	Ratin ACRE	649.14	
					Aum/Acre Aum/Quarter	0.35 56.00	0]				
	& Taxable/Exempt Values	s (Summary)									
Assessed		Adjust	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Statu	s
	Appraised Va	alues Reason	Subulyision								
Assessed Description Agricultural		alues Reason 2,400	1	Other Agricultural	55%	\$6,820				Taxable	

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Property Municin	oality Name: RM (Y (RM)		Assessment ID Num	her ·	049-0015	Print Date: 05-		201132297	age 1 of 2
		Civic Addr Legal Loca	ess: ntion: Qtr ntary: LO	r NE Se	c 29 Tp 06 Rg 21 W 3 Sup 0 81SC06998 99	Title Acres	: 33 vision: 2 hood: 04 SE: 03	7.57 11	Reviewed: Change Reason: Year / Frozen ID: Predom Code: Method in Use:	17-Sep- Reinspe 2024/-3	-2020 ection	
AGRICULT	IURAL ARABLE LAND											
Acres 20.00	Land Use KG - [CULTIVATED	GRASS]		ocation 1 ure 1 ure 2 ile 1	ning Factors BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] L - [LOAM] OR10 - [CHERN-ORTH (CA 9-1 3-5	Economic and Physic Topography Stones (qualities Phy. Factor 1 2)]	T1 - Le s) S1 - Ne	evel / Nearly L one to Few	evel to SA3 - [75 : Salinity	y - Strong]	Rating \$/ACRE Final	1,105.6 41.16
	TURAL PASTURE LAN	2										
15.00	Land Use NG - [NATIVE GRASS]			ocation 1 ture 1	ning Factors BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] SICL - [SILTY CLAY LOAM]	Productivity Determin Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover	L: LOA N - [Na T1: Le Y: Yes NO - [I	MY ative] vel 0-2.5% SI	\$//	Ratin ACRE	649.14	
3.00	NG - [NATIVE GRASS]		Soil ass Soil text Soil text		BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] SICL - [SILTY CLAY LOAM]	Aum/Acre Aum/Quarter Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover		ative] vel 0-2.5% SI		ACRE	649.14	
						Aum/Acre Aum/Quarter	0.35 56.00	-				
Assessed	& Taxable/Exempt Valu	<u>ies (Su</u> mmai	ry)									
Description			Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status	5
© 2024	Saskatchewan Asso	\$2,000 essment M	anagem	1 ent Agenc	y, All Rights Reserved.	80%				Data	Source: SA	MAVIEV

Property Report						Print Date	: 05-Sep-2024	Page 2 of 2
Municipality Name:	RM OF WHITE V	ALLEY (RM)		Assessment I	D Number :	049-001529100	PID: 201132	297
Agricultural			Residential		\$1,600		Tax	able
Agricultural	\$31,800	1	Other Agricultural	55%	\$17,490		Tax	able
Total of Assessed Values:	\$33,800		Total of Tax	able/Exempt Values:	\$19,090	-		

Property	Report						Print Date: 0	5-Sep-2024	Page	e 1 of
Municipa	ality Name: RM C	F WHITE	VALLEY (RM)		Assessment ID Numbe	r: 049-00	1528202	PID: 2	406544	
	ma		ess: tion: Qtr NW tary: LOT 332 P ISC # 1515		Title Acres: School Divisio Neighbourhoo Overall PUSE:		Reviewed: Change Reason: Year / Frozen ID: Predom Code: Method in Use:		ection 2560	
SASKATCHE	EWAN ASSESSMENT EMENT AGENCY				Call Back Yea	:	Method in Use:	C.A.M.A	Cost	
AGRICULTU	Land Use		Productivity Det	ermining Factors	Economic and Physical Fa	actors			Rating	
.00	KG - [CULTIVATED	GRASS]	Soil assocation 7 Soil texture 1 Soil texture 2 Soil profile 1 Top soil depth	I BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] L - [LOAM] OR10 - [CHERN-ORTH (CA 9- 3-5	Stones (qualities) S Phy. Factor 1 3		,		Final 3	958.25 35.68
	URAL PASTURE LAND	<u>)</u>	Broductivity Dot	ormining Fosters	Productivity Determining	Factors		Potio		
	Land Use NG - [NATIVE GRASS]		Soil assocation Soil texture 1 Soil texture 2	ermining Factors 1 BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] SICL - [SILTY CLAY LOAM]	Pasture Type N Pasture Topography T Grazing water source Y	: LOAMY I - [Native] 1: Level 0-2.5% (: Yes IO - [NO]		Ratin \$/ACRE	649.14	
						.35 6.00				
ssessed &	& Taxable/Exempt Valu	es (Summary								
	Appraised		djust Liabilit eason Subdivi		Percentage of value Tax	Adjust able Reasor	n Exemț	Adjust pt Reason	Tax Status	
Description										-
Description		\$4,500	1	Other Agricultural	55% \$2.	475			Taxable	

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Property Report							Print Date: 05-	Sep-2024	F	age 1 of [.]
Municipality Name: RM	OF WHITE VALLI	EY (RM)		Assessment ID Numb	er :	049-0015282	03	PID: 2	2406551	
sama	Civic Address: Legal Location: C Supplementary: L			Title Acres: School Divis Neighbourhd Overall PUSI	ion: 21	1 Cha 9-100 Yea 00 Pre	riewed: ange Reason: r / Frozen ID: dom Code: thod in Use:	16-Sep Reinspe 2024/-3	ection	
SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY				Call Back Ye	ar:					
AGRICULTURAL ARABLE LAND				5					B. (1)	
Acres Land Use 82.00 KG - [CULTIVATED	GRASS] Soil as Soil te Soil te Soil te Soil te	xture 1 xture 2 ofile 1	Ining Factors BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] L - [LOAM] OR10 - [CHERN-ORTH (CA 9-12 3-5	Stones (qualities) Phy. Factor 1	T1 - Lev S1 - No	vel / Nearly Level one to Few duction due to SA	3 - [75 : Salinity	y - Strong]	Rating \$/ACRE Final	1,105.0 41.16
AGRICULTURAL PASTURE LAN	_	ctivity Determin	nina Eastara	Productivity Determinin	- Footor			Potio		
.00 NG - [NATIVE GRASS]	Soil as Soil te	ssocation 1 xture 1 xture 2	INING FACTORS BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] SICL - [SILTY CLAY LOAM]	Range site Pasture Type Pasture Topography	L: LOAI N - [Nat	MY tive] vel 0-2.5% Slopes	\$//	Ratin ACRE	649.14	
				Aum/Acre Aum/Quarter	0.35 56.00					
Assessed & Taxable/Exempt Val	ues (Sum <u>mary)</u>									
Description Appraised	Adjust Values Reason	Liability Subdivision		Percentage of value Ta	ixable	Adjust Reason	Exempt	Adjust Reason	Tax Statu	s
Agricultural	\$38,000	1	Other Agricultural	55% \$2	0,900	_			Taxable	

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Property Report								Print Date: 05-			age 1 of '
Municipality Name: RM	OF WHITE	VALLEY (RM)		Assessment ID Num	ber :	049-001528	406	PID: 24	17772	
sama	- U	ress: ation: QtrS\ ntary: LOT3		ec 28 Tp 06 Rg 21 W 3 Sup 06	Title Acres: School Divi Neighbourf Overall PUS	ision: 21 nood: 04	1 C	eviewed: hange Reason: ear / Frozen ID: redom Code:	16-Sep-2 Reinspec 2024/-32	tion	
SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY					Call Back Y	'ear:	W	ethod in Use:	C.A.M.A.	- Cost	
GRICULTURAL ARABLE LAN	2	Productivity	/ Determir	ning Factors	Economic and Physica	I Factors			1	Rating	
.00 KG - [CULTIVATE	D GRASS]	Soil assoca Soil texture Soil texture Soil profile Top soil de	1 2 1	BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] L - [LOAM] OR10 - [CHERN-ORTH (CA 9-12 3-5	Topography Stones (qualities Phy. Factor 1) S1 - No		el 6A2 - [90 : Saliniț	I	\$/ACRE Final]	1,326.8 49.40
GRICULTURAL PASTURE LAI	<u>ID</u>										
Acres Land Use		Productivity	/ Determir	ning Factors	Productivity Determini	ing Facto	rs	_	Ratin		
.00 NG - [NATIVE GRASS	5]	Soil assoca Soil texture Soil texture	1	BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] SICL - [SILTY CLAY LOAM]	Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover		tive] vel 0-2.5% Slop		ACRE	649.14	
					Aum/Acre Aum/Quarter	0.35 56.00					
Assessed & Taxable/Exempt Va	lues (Summa	iry)									
Description Appraise		Adjust	ability bdivision		Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status	5
gricultural	\$3,300	1		Other Agricultural	55%	\$1,815				Taxable	
gricultural	40,000			earer righeanaran		ψ1,010				1 60161616	

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Property Report						Print Date: 05-	Sep-2024	Page 1 of 1
Municipality Name: R	M OF WHITE VAL	LEY (RM)	Α	ssessment ID Number :	049-00	1528405	PID: 2406577	
	Civic Address:			Title Acres:	11.25	Reviewed:	16-Sep-2020	
	Legal Location:	Qtr SW Sec 28 Tp 06 Rg 21 W 3	Sup 05	School Division:	211	Change Reason:	Reinspection	
		LOT 344 PLAN 81SC06998		Neighbourhood:	049-100	Year / Frozen ID:	2024/-32560	
sama		ISC # 151549285		Overall PUSE:	2000	Predom Code:		
Samo						Method in Use:	C.A.M.A Cost	
ASKATCHEWAN ASSESSMEN MANAGEMENT AGENCY	т			Call Back Year:				

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determ	nining Factors	Economic and Physical	Factors	Rating	
11.00	KG - [CULTIVATED GRASS]	Soil assocation 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,105.67
		Soil texture 1	SIC - [SILTY CLAY]	Stones (qualities)	S1 - None to Few	Final	41.16
		Soil texture 2	L - [LOAM]	Phy. Factor 1	25% reduction due to SA3 - [75 : Salinity - Strong]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				

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	\$12,200		1	Other Agricultural	55%	\$6,710				Taxable
Total of Assessed Value	es: \$12,200			Total of T	axable/Exempt Values:	\$6,710	-			

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	Report ality Name: RM OF WHIT	E VALLEY (RM)		Assessment ID Nu	mber: 049	9-001529103	PID: 2407930	-
SASKATCHE MANAGE	Suppler Suppler EMENT AGENCY				ivision: 211 urhood: 049-10 USE: 2000	Reviewed: Change Reason: Vear / Frozen ID: Predom Code: Method in Use:	17-Sep-2020 Reinspection 2024/-32560 C.A.M.A Cost	
Acres	JRAL ARABLE LAND	Productivity Determin	ning Factors	Economic and Physi	ical Factors		Rating	
7.00	KG - [CULTIVATED GRASS]	Soil texture 1	BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY]	· ·	es) S1 - None t		\$/ACRE Final	958.2 35.68
		Soil profile 1	L - [LOAM] OR10 - [CHERN-ORTH (CA 9 3-5	Phy. Factor 1 -12)]	35% reduct	ion due to SA4 - [65 : Salinit	y - Very Strong]	
Assessed &	<u>k Taxable/Exempt Values (Sumr</u>	Soil profile 1 Top soil depth nary)	OR10 - [CHERN-ORTH (CA 9 3-5	-12)]				
\ssessed & Description	<mark>. Taxable/Exempt Values (Sumr</mark> Appraised Values	Soil profile 1 Top soil depth	OR10 - [CHERN-ORTH (CA 9	,	Ac	ion due to SA4 - [65 : Salinit ijust ason Exempt	Adjust	ıtus
		Soil profile 1 Top soil depth nary) Adjust Liability	OR10 - [CHERN-ORTH (CA 9 3-5 Tax	-12)] Percentage	Ac	ijust	Adjust	

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roperty	Report						Pri	nt Date: 05-S	Sep-2024		Page 1 of '
Municipa	ality Name: RM C	OF WHITE V	ALLEY (RM)		Assessment ID Num	nber :	049-001529104		PID: 2	2407971	
	ma	Civic Addres Legal Locatio Supplementa			Title Acres 4 School Div Neighbour Overall PU	vision: 21 hood: 049	1 Chang 9-100 Year /	wed: ge Reason: Frozen ID: m Code:	17-Sep- Reinspe 2024/-3/	ection	
ASKATCHE	EWAN ASSESSMENT EMENT AGENCY				Call Back Y	Year:	Metho	od in Use:	C.A.M.A	A Cost	
	URAL ARABLE LAND		Productivity Deterr		Freemanic and Division	al Fastara				Rating	
Acres	Land Use			nining Factors	Economic and Physica	al Factors					
			,	•	Topography		ol / Nearly Lovel				737 11
00	KG - [CULTIVATED	GRASS]	Soil assocation 1 Soil texture 1 Soil texture 2 Soil profile 1 Top soil depth	BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] L - [LOAM] OR10 - [CHERN-ORTH (CA 9-1 3-5	Topography Stones (qualities Phy. Factor 1 2)]	T1 - Lev s) S1 - Nor	rel / Nearly Level ne to Few duction due to SA5 -	[50 : Salinity	- Severe]	\$/ACRE Final	737.1 ⁻ 27.44
	KG - [CULTIVATED	GRASS]	Soil assocation 1 Soil texture 1 Soil texture 2 Soil profile 1 Top soil depth	BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] L - [LOAM] OR10 - [CHERN-ORTH (CA 9-1 3-5	Stones (qualities Phy. Factor 1 2)]	T1 - Lev s) S1 - Nor	ne to Few	[50 : Salinity	- Severe]	\$/ACRE	
ssessed &	·	GRASS]	Soil assocation 1 Soil texture 1 Soil texture 2 Soil profile 1 Top soil depth	BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] L - [LOAM] OR10 - [CHERN-ORTH (CA 9-1 3-5	Stones (qualities Phy. Factor 1 2)] Percentage	T1 - Lev s) S1 - Nor	ne to Few	[50 : Salinity Exempt	- Severe] Adjust Reason	\$/ACRE Final	27.44
00 ssessed & escription gricultural	۲ <u>axable/Exempt Valu</u>	GRASS]	Soil assocation 1 Soil texture 1 Soil texture 2 Soil profile 1 Top soil depth L Liability	BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] L - [LOAM] OR10 - [CHERN-ORTH (CA 9-1 3-5	Stones (qualities Phy. Factor 1 2)] Percentage	T1 - Lev s) S1 - Noi 50% rec	ne to Few duction due to SA5 - Adjust	. ,	Adjust	\$/ACRE Final	us

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Municipality Name: RM	OF WHITE VALLEY (RM)	A	ssessment ID Number :	049-00 ⁻	1528205	PID: 2560407	
	Civic Address:			Title Acres:	0.44	Reviewed:	16-Sep-2020	
	Legal Location: Qtr NW	Sec 28 Tp 06 Rg 21 W 3	Sup 05	School Division:	211	Change Reason:	Reinspection	
	Supplementary: LOT 330 F			Neighbourhood:	049-100	Year / Frozen ID:	2024/-32560	
sama	ISC # 146	121768		Overall PUSE:	2141	Predom Code:		
Sama						Method in Use:	C.A.M.A Cost	
ASKATCHEWAN ASSESSMENT				Call Back Year:				
MANAGEMENT AGENCY								

Acres	Land Use	Productivity Determ	ining Factors	Economic and Physical	Factors	Rating	
1.00	KG - [CULTIVATED GRASS]	Soil assocation 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	737.11
		Soil texture 1	SIC - [SILTY CLAY]	Stones (qualities)	S1 - None to Few	Final	27.44
		Soil texture 2	L - [LOAM]	Phy. Factor 1	50% reduction due to SA5 - [50 : Salinity - Severe]	i -	
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				

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	\$700		1	Non-Arable (Range)	45%	\$315				Taxable
Total of Assessed Val	lues: \$700	•		Total of Tax	able/Exempt Values:	\$315				

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Property Report Municipality Name: RM	OF WHITE VAL	LEY (RM)		Ass	essment ID Num	ber :	049-0015	Print Date	: 05-S	ep-2024 PID: 20	Page 1132214
Sama Saskatchewan assessment MANAGEMENT AGENCY	Civic Address: Legal Location: Supplementary:	Qtr NW S			Title Acres: School Divis Neighbourh Overall PUS Call Back Yo	3: sion: 2 lood: 0 SE: 2		Reviewed: Change Reas Year / Frozen Predom Code Method in Us	ID: e:	16-Sep-20 Reinspect 2024/-325 C.A.M.A.	020 tion 660
AGRICULTURAL PASTURE LAN		ductivity Determ	ining Factors		Productivity Determinir	ng Facto	rs		R	atin	
33.00 NG - [NATIVE GRASS	Soi	assocation 1 texture 1 texture 2	AD - [ARDILL] CL - [CLAY LOAM] L - [LOAM]		Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover		itive] vere 21-30%	5 Slopes	S/A	CRE	397.86
	Soi	assocation 2 texture 3 texture 4	BY - [BIRSAY] L - [LOAM]		Aum/Acre Aum/Quarter	0.20 32.00					
Assessed & Taxable/Exempt Va	alues (Summary) Adjust ed Values Reaso		Tax Class	Per- of v	centage	axable	Adjust Reason	_	empt	Adjust Reason	Tax Status

Total of Taxable/Exempt Values:

\$5,895

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\$13,100

Total of Assessed Values:

Property Report						Print Date: 05-	Sep-2024	Page 1 of 1
Municipality Name: RM	OF WHITE VAL	LEY (RM)	Assessme	ent ID Number :	049-00	1533405	PID: 2417913	
	Civic Address:			Title Acres:	12.86	Reviewed:	21-Sep-2020	
	Legal Location:	Qtr SW Sec 33 Tp 06 Rg 21 W 3	Sup 05	School Division:	21 1	Change Reason:	Reinspection	
	Supplementary:			Neighbourhood:	049-100	Year / Frozen ID:	2024/-32560	
sama		INCLUDES 9.02 AC PAR 418 PLAN 81 1(165072719), 2.79 AC PAR 418 EXT 2		Overall PUSE:	2100	Predom Code:		
Junia		AC PAR 418 EXT 3 (165072731)	(1000) = 1 = 0, 0, 100			Method in Use:	C.A.M.A Cost	
SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY				Call Back Year:				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivit	ty Determin	ning Factors	Productivity Determini	ing Facto	rs	R	latin	
13.00	NG - [NATIVE GRASS]	Soil assoca Soil texture Soil texture	e 1	AD - [ARDILL] CL - [CLAY LOAM] L - [LOAM]	Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover		tive] vere 21-30% Slopes	\$\A	ACRE	397.86
					Aum/Acre Aum/Quarter	0.20 32.00				
		Soil assoca	ation 2	BY - [BIRSAY]						
		Soil texture	e 3	L - [LOAM]						
		Soil texture	ə 4							
Assessed	& Taxable/Exempt Values (Sun	<u>nmary)</u>								
		Adjust Li	iability	Tax	Percentage		Adjust		Adjust	
Descriptior	n Appraised Values	Reason SL	ubdivision	Class	of value	Taxable	Reason	Exempt	Reason	Tax Status

The the test of te		Таларіо	
\$5,200 1	Non-Arable (Range) 45%	\$2,340	
d Values: \$5,200	Total of Taxable/Exempt Values:	\$2,340	

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Scheduling of By Appointment Only Viewing

Please call 306-773-2891 or email <u>landtender@andlaw.ca</u> if you'd like to arrange a viewing appointment.

No trespassing on the land permitted, <u>viewing is by Appointment Only</u>. By booking an appointment time, all persons in attendance agree to attend the scheduled appointment and to respect the property and agree to be liable for any and all damages, costs, and expenses incurred during their presence.

<u>Content 8</u>

Photos of the Property









