



ANDERSON
& COMPANY
LAND TENDER DIVISION

**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.*

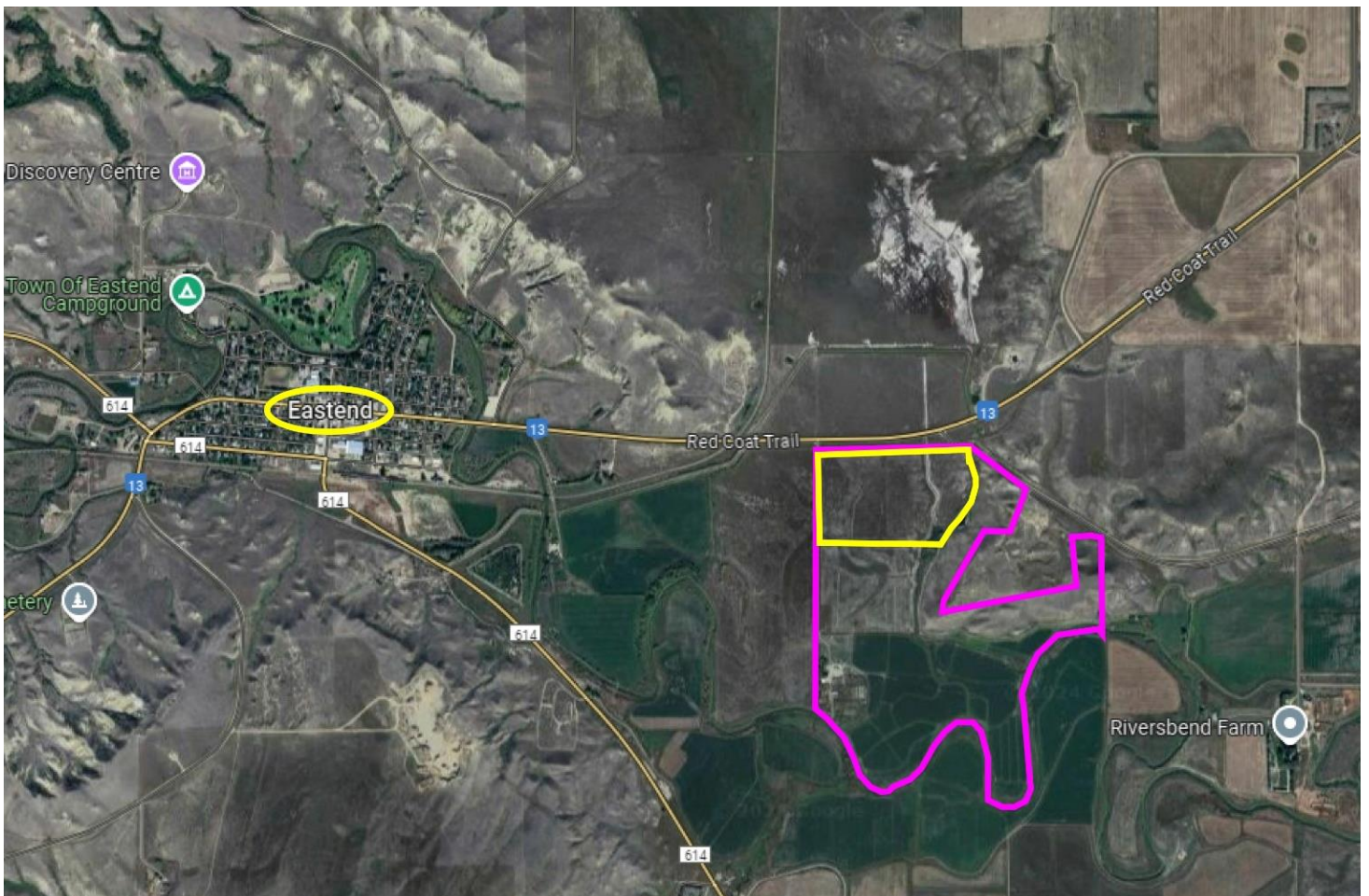
*The property features a well-maintained **1,444 sqft home**, complete with all appliances and a finished basement, attached garage, large deck, and an automatic generator for reliable power. It includes extensive infrastructure, such as a **heated shop with in-floor hoist, machine shed, and a barn equipped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

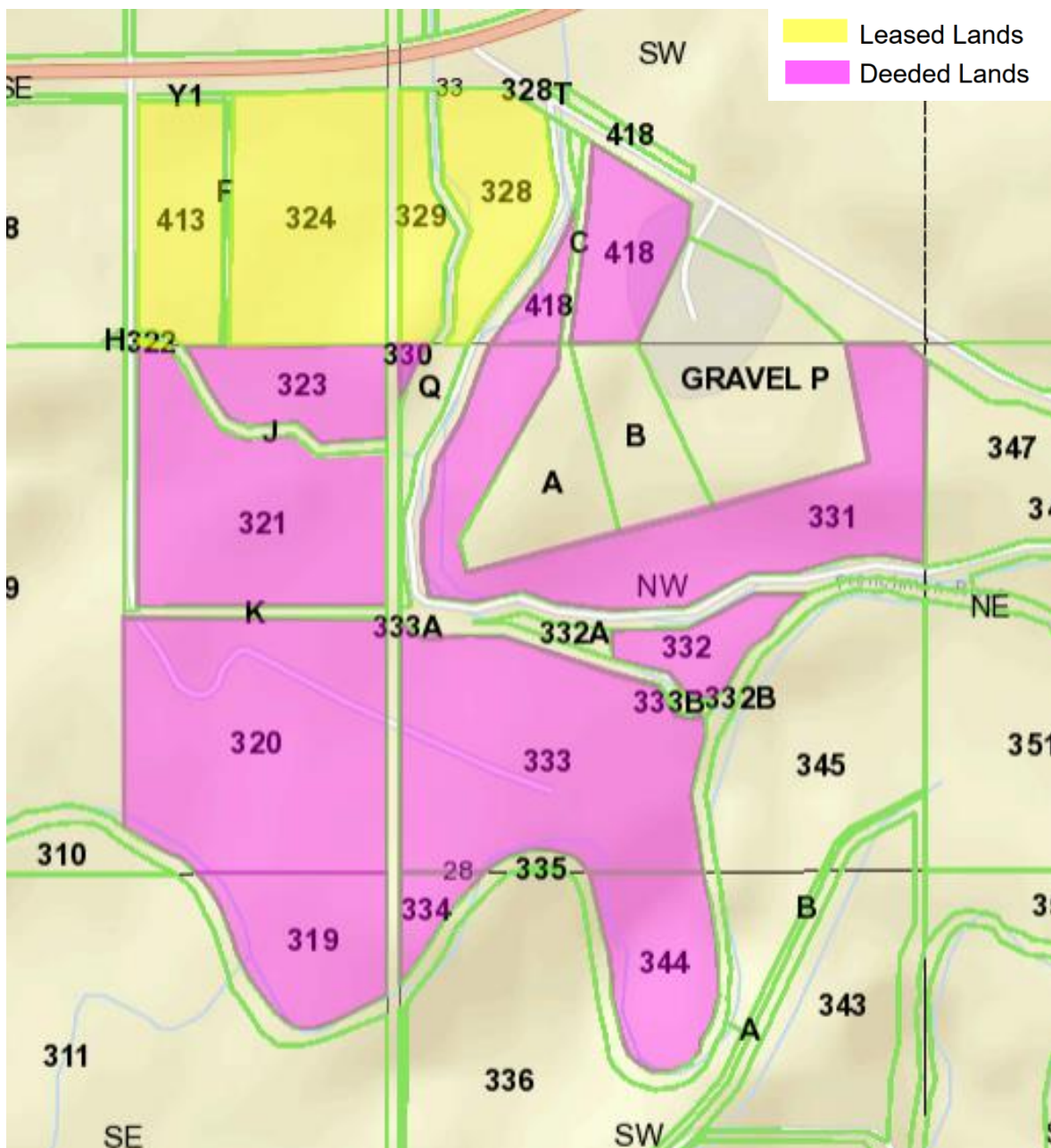
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[Link to Google Map: Eastend to the Yardsite](#)



Click here to view a Video Tour



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*	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 29-06-21 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).
 - 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.
 - 28' x 28' finished attached garage.
 - 16' x 24' deck.
 - 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.

Potential Opportunity 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:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by noon, on the **21st day of November 2024;**
- 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. Prospective bidders may schedule an appointment in accordance 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 not 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:

<u>Legal Description</u>	<u>Bid Amount</u>
<u>DEEDED LAND PACKAGE:</u> 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	\$ _____

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 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 #: _____

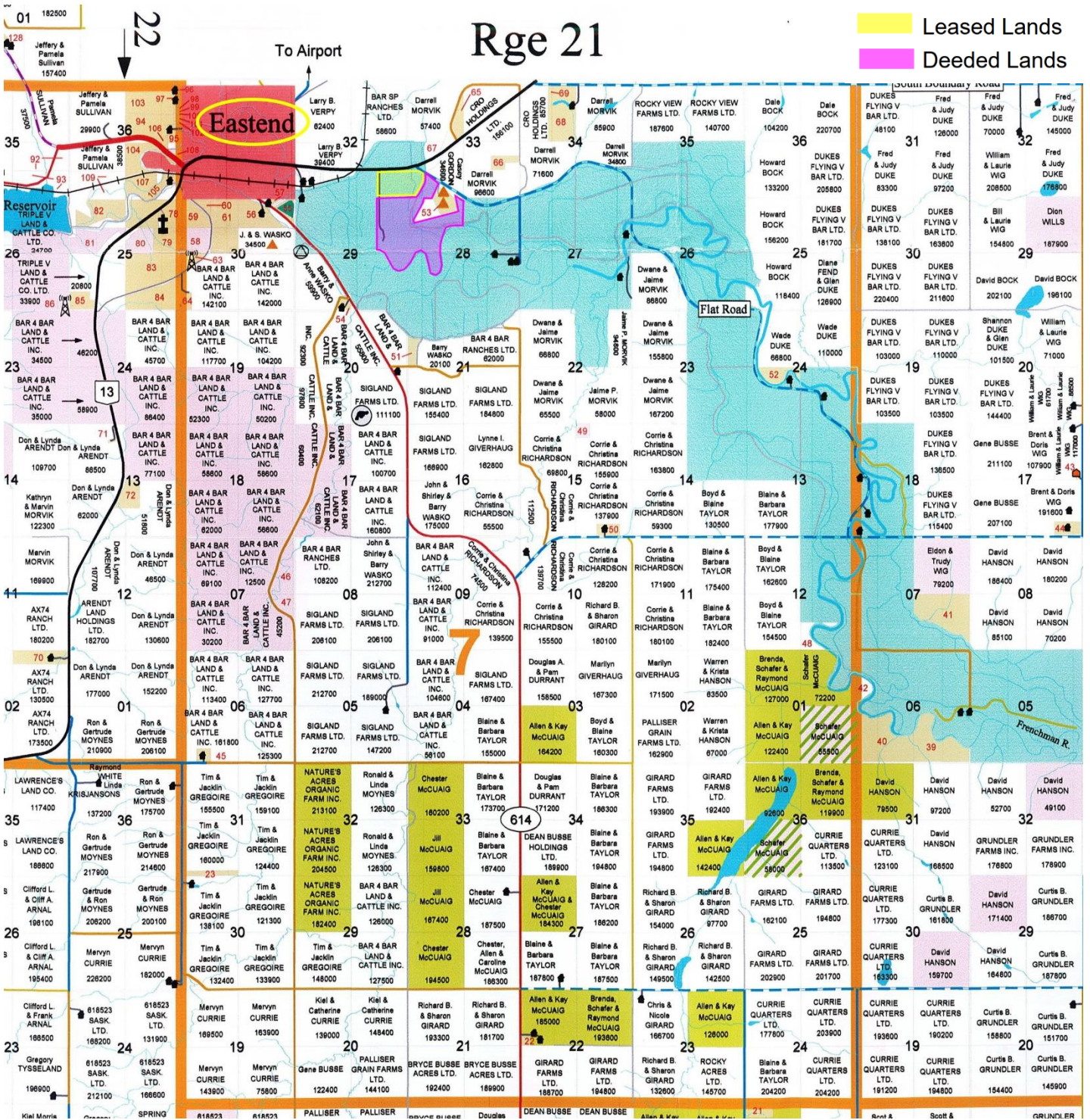
File No. 03439-009G

Email: _____

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

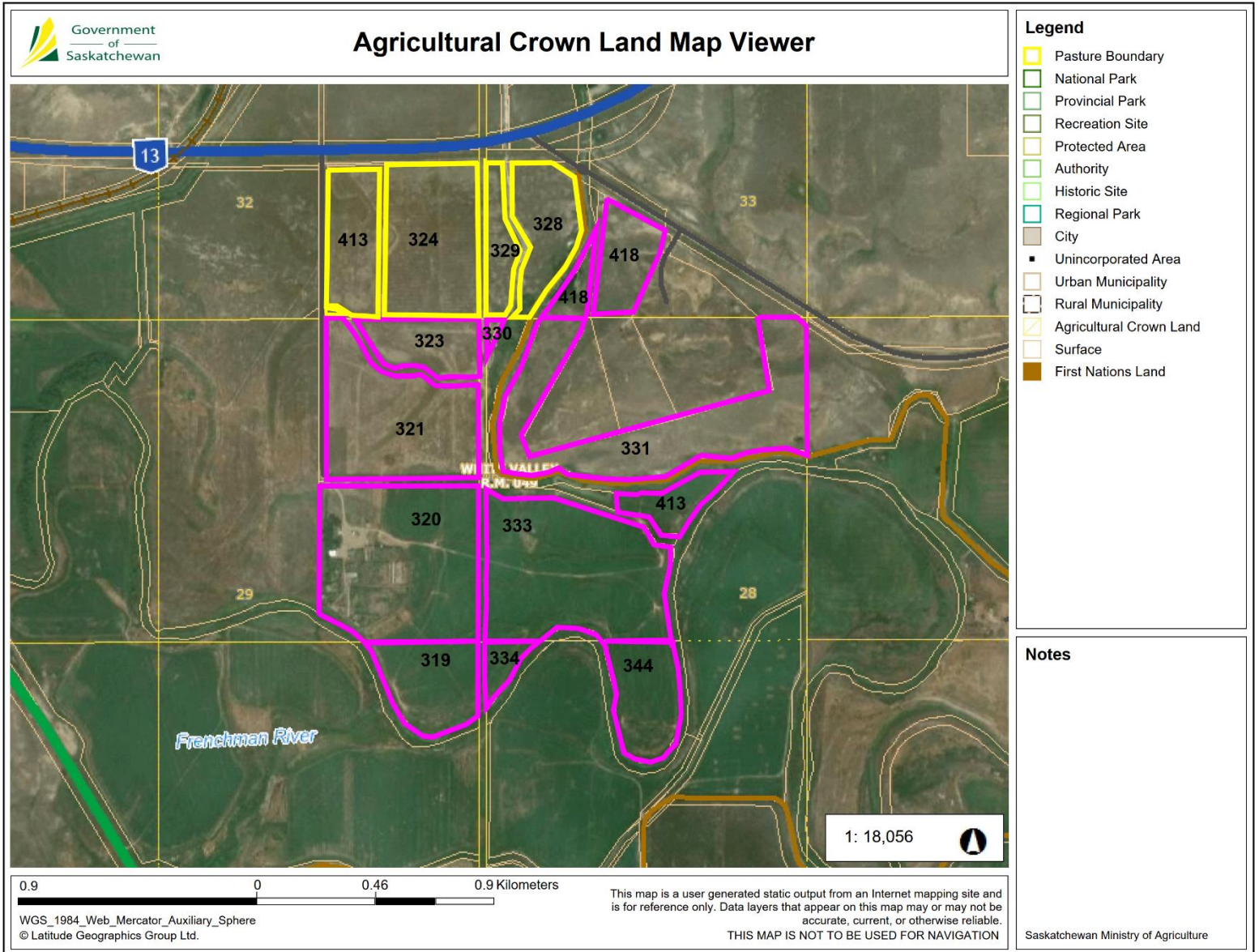
Content 3

RM of White Valley No. - 2022 Map



Content 4

Satellite Image



Content 5

Parcel Pictures



Surface Parcel Number: 151547777

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



Owner Name(s) : Arendt, Donald Paul, Arendt, Lynda Mae

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 140012660

Parcel Class : Parcel (Generic)

Land Description : Blk/Par 319-Plan 81SC06998 Ext 0

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

Commodity/Unit : Not Applicable

Area : 5.047 hectares (12.47 acres)

Converted Title Number : 93SC12039

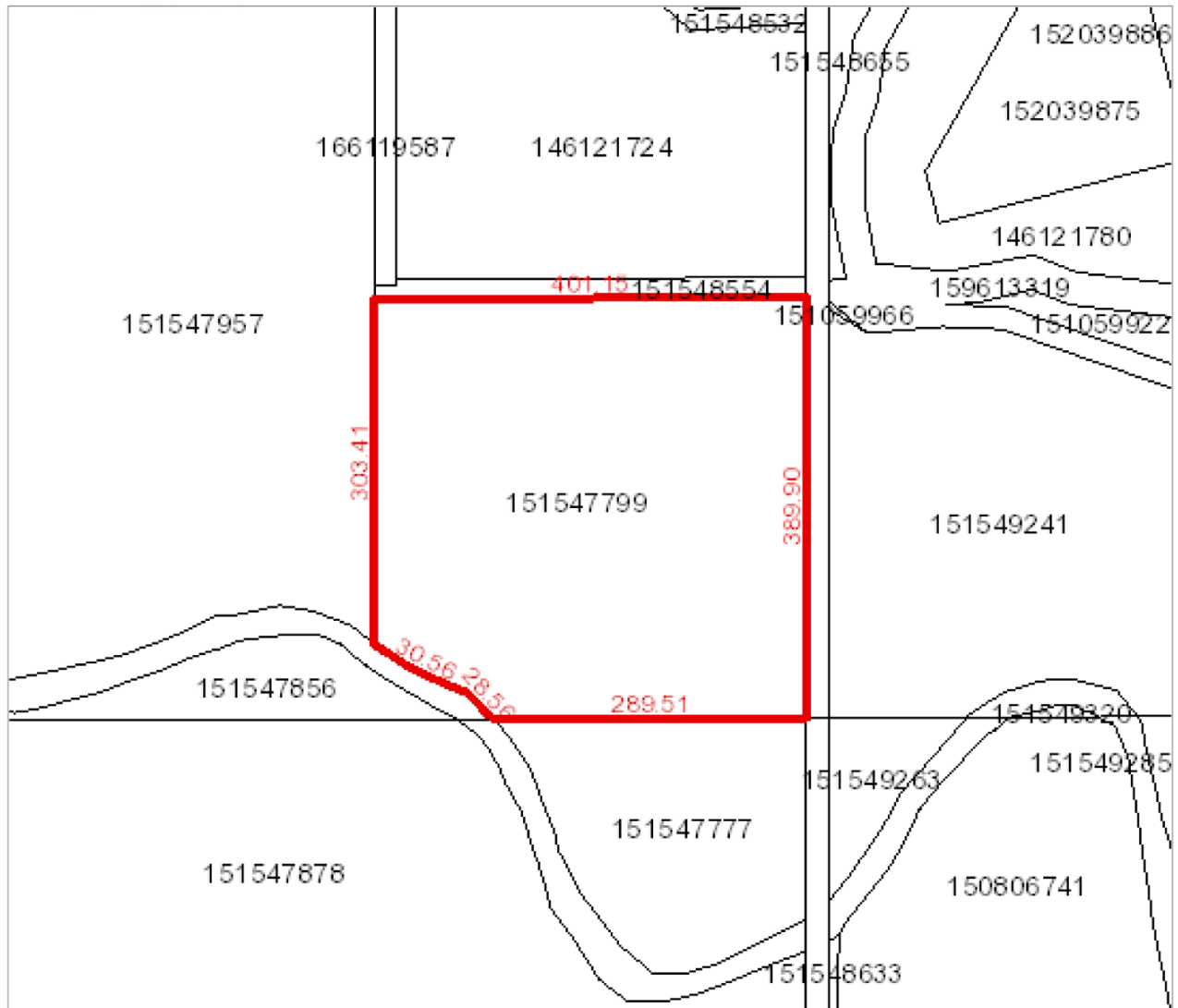
Ownership Share : 1:1

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: 151547799

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



Owner Name(s) : Arendt, Donald Paul, Arendt, Lynda Mae

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 140012682

Parcel Class : Parcel (Generic)

Land Description : Blk/Par 320-Plan 81SC06998 Ext 0

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

Commodity/Unit : Not Applicable

Area : 15.205 hectares (37.57 acres)

Converted Title Number : 93SC12039

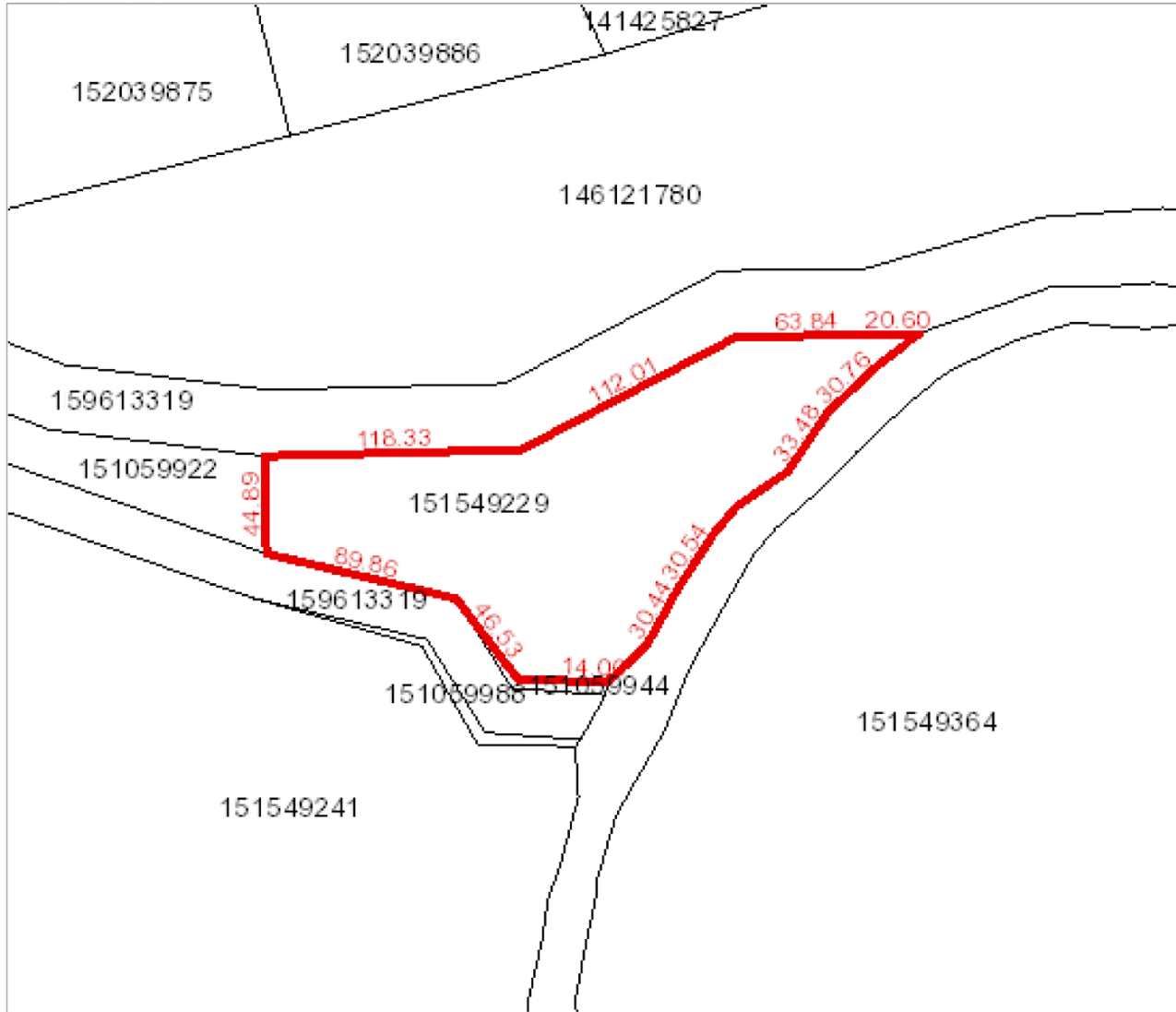
Ownership Share : 1:1

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Surface Parcel Number: 151549229

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



Owner Name(s) : Arendt, Donald Paul, Arendt, Lynda Mae

Municipality : RM OF WHITE VALLEY NO. 049

Area : 2.173 hectares (5.37 acres)

Title Number(s) : 140012716

Converted Title Number : 93SC12039A

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Blk/Par 332-Plan 81SC06998 Ext 0

Source Quarter Section : NW-28-06-21-3

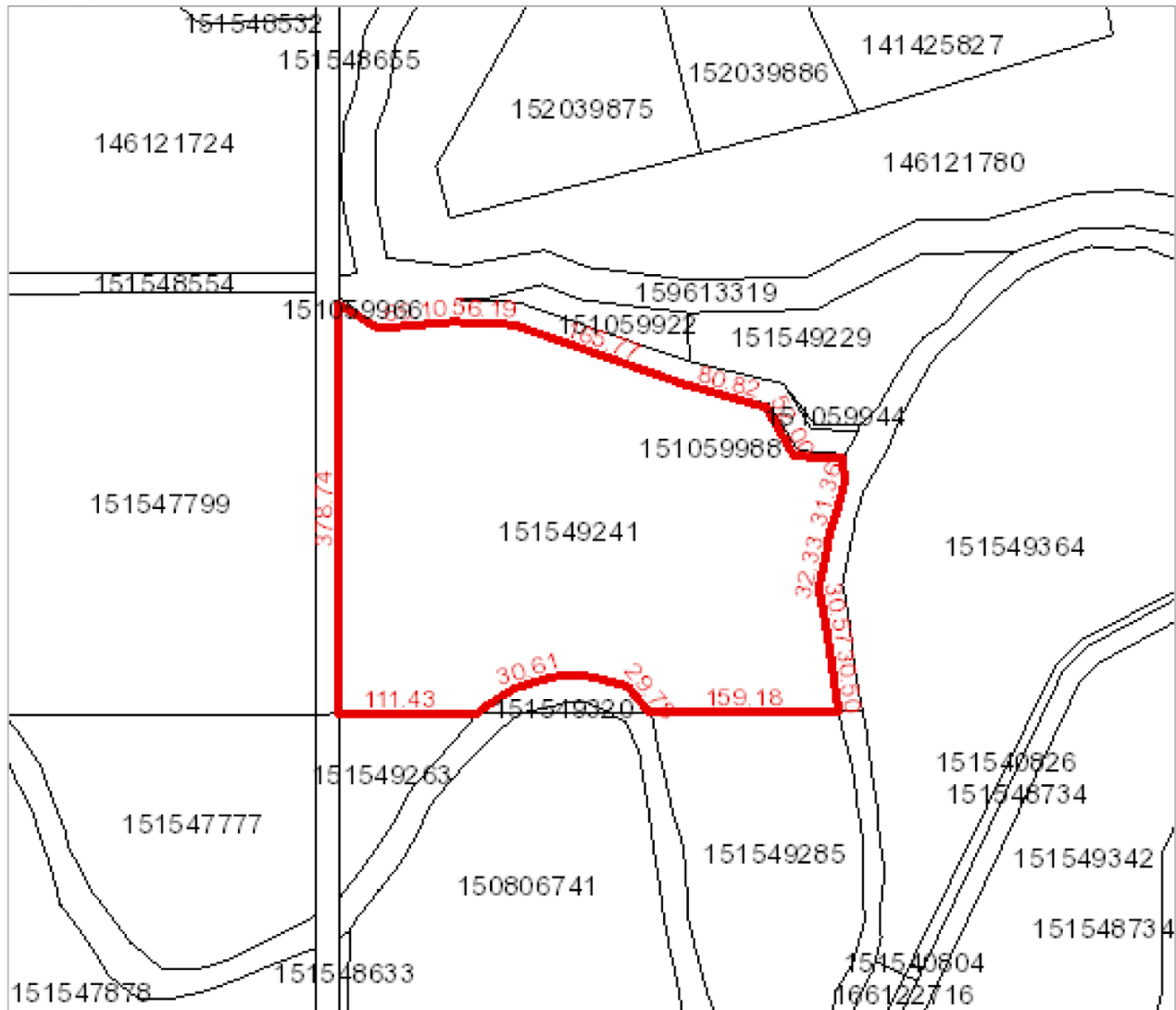
Commodity/Unit : Not Applicable

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Surface Parcel Number: 151549241

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



Owner Name(s) : Arendt, Donald Paul, Arendt, Lynda Mae

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 140012693

Parcel Class : Parcel (Generic)

Land Description : Blk/Par 333-Plan 81SC06998 Ext 0

Source Quarter Section : NW-28-06-21-3

Commodity/Unit : Not Applicable

Area : 14.404 hectares (35.59 acres)

Converted Title Number : 93SC12039A

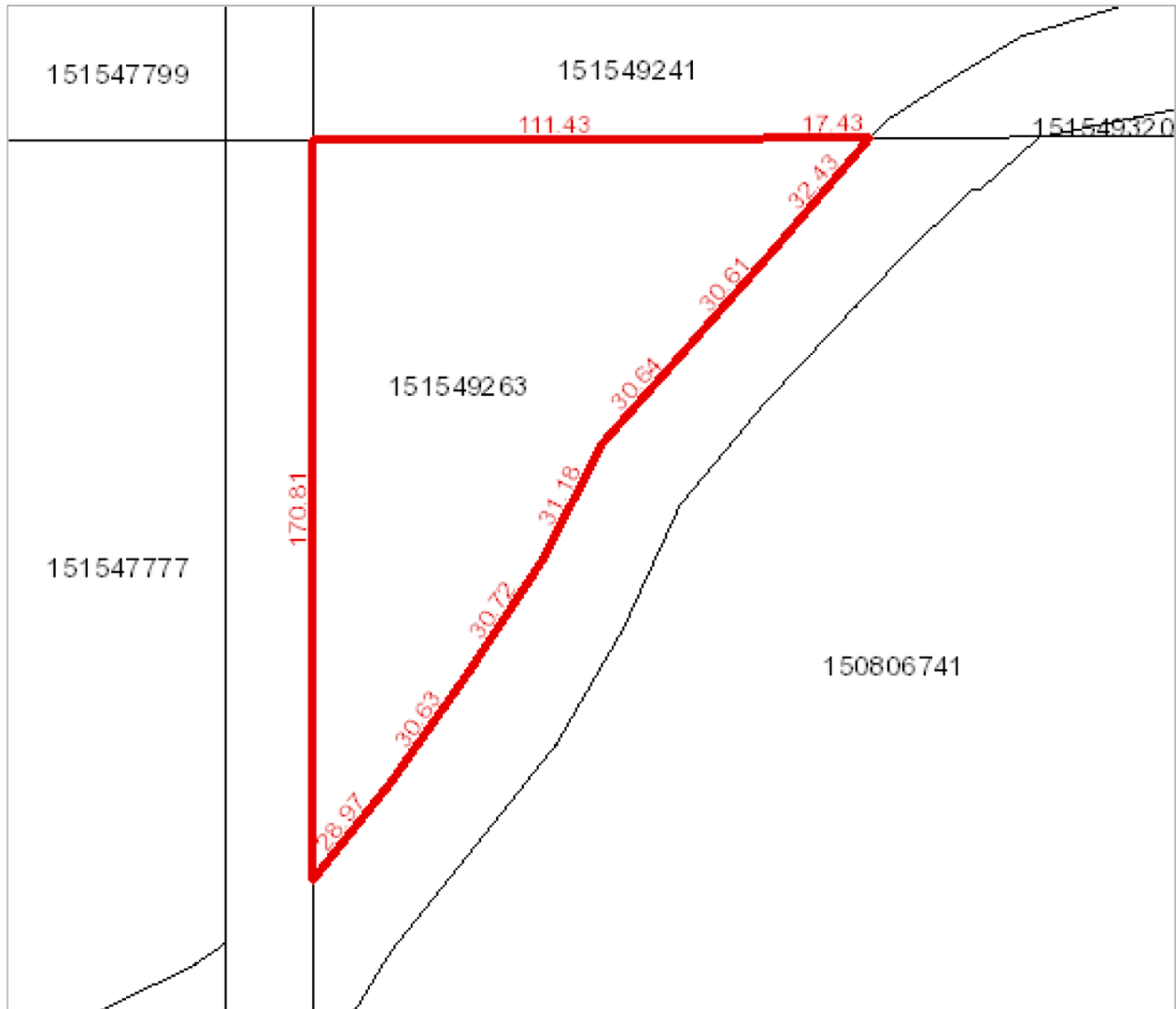
Ownership Share : 1:1

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Surface Parcel Number: 151549263

REQUEST DATE: Thu Sep 5 16:03:10 GMT-06:00 2024



Owner Name(s) : Arendt, Donald Paul, Arendt, Lynda Mae

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 140012750

Parcel Class : Parcel (Generic)

Land Description : Blk/Par 334-Plan 81SC06998 Ext 0

Source Quarter Section : SW-28-06-21-3

Commodity/Unit : Not Applicable

Area : 1.056 hectares (2.61 acres)

Converted Title Number : 93SC12039A

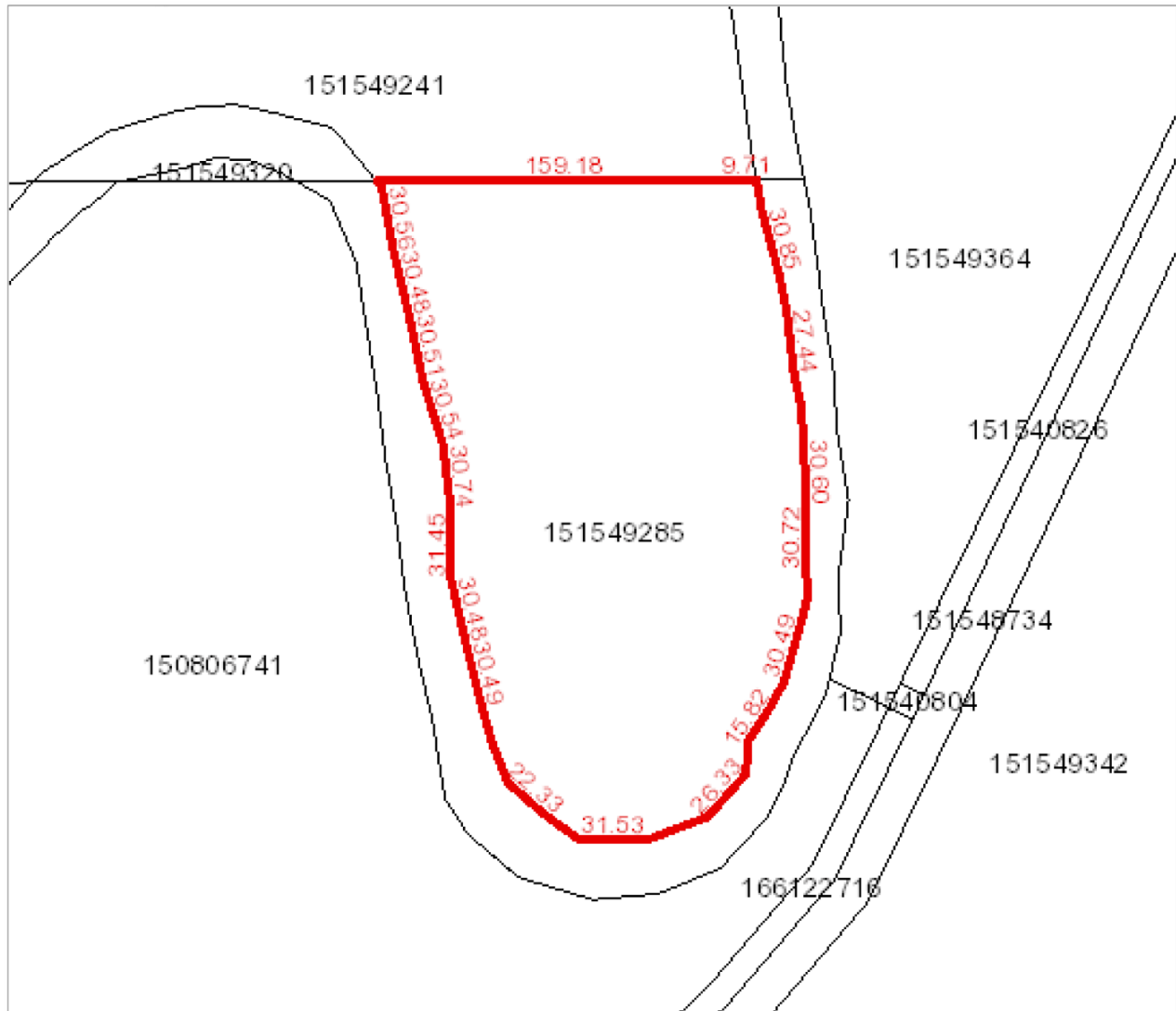
Ownership Share : 1:1

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Surface Parcel Number: 151549285

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



Owner Name(s) : Arendt, Donald Paul, Arendt, Lynda Mae

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 140012749

Parcel Class : Parcel (Generic)

Land Description : Blk/Par 344-Plan 81SC06998 Ext 0

Source Quarter Section : SW-28-06-21-3

Commodity/Unit : Not Applicable

Area : 4.64 hectares (11.47 acres)

Converted Title Number : 93SC12039A

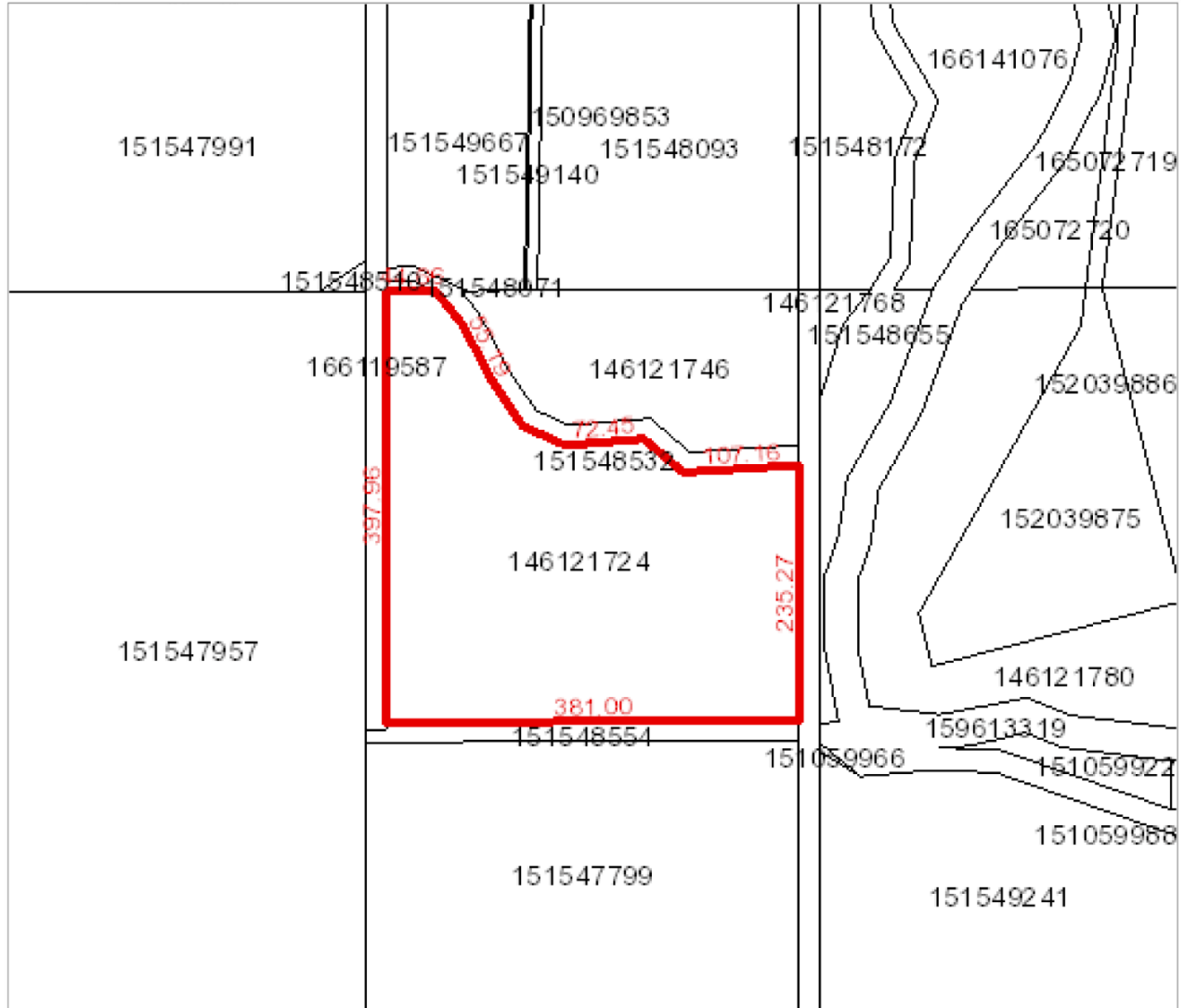
Ownership Share : 1:1

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Surface Parcel Number: 146121724

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



Owner Name(s) : Arendt, Donald, Arendt, Lynda

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 127533371

Parcel Class : Parcel (Generic)

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

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

Commodity/Unit : Not Applicable

Area : 10.788 hectares (26.66 acres)

Converted Title Number : 91SC08277

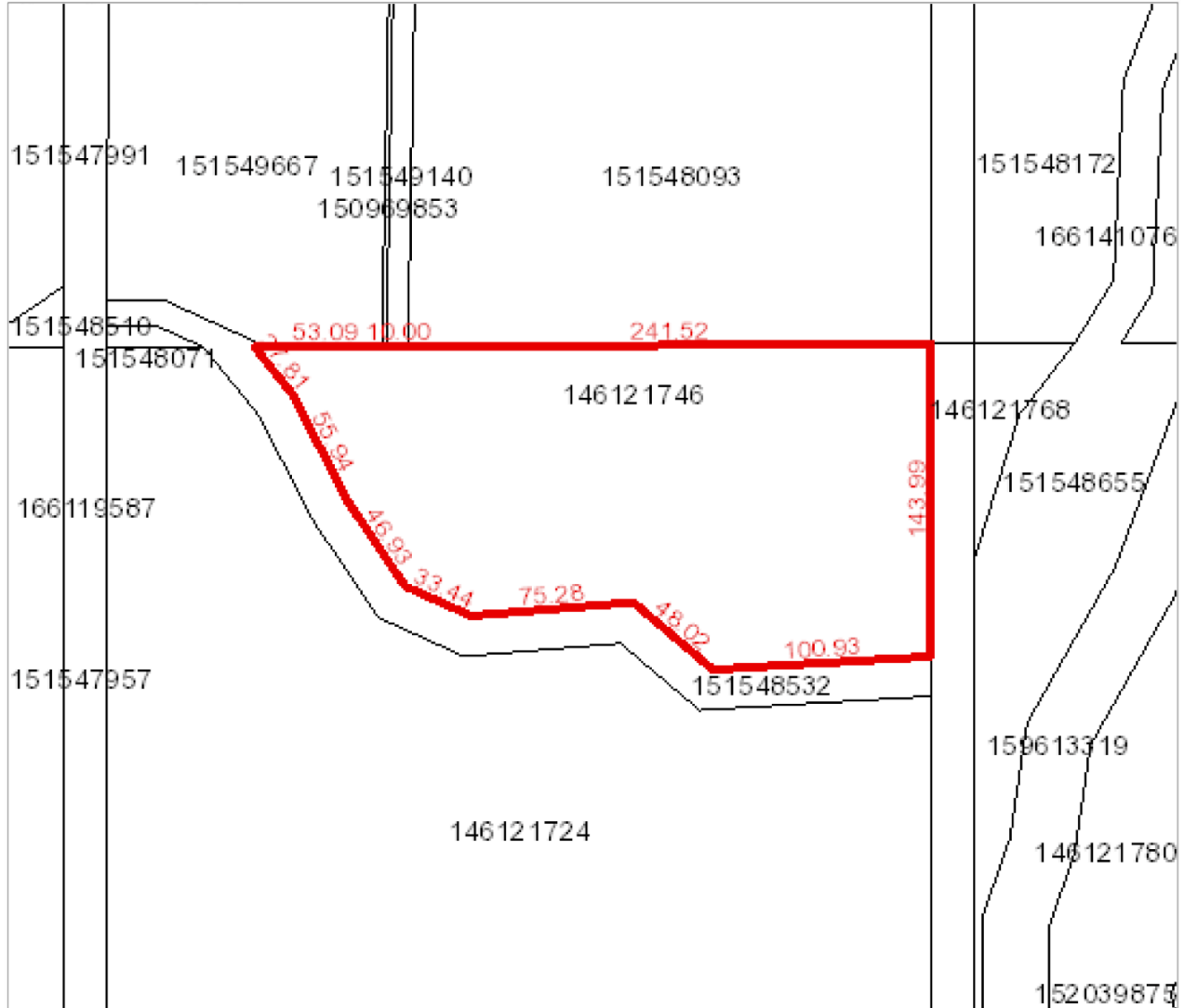
Ownership Share : 1:1

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Surface Parcel Number: 146121746

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



Owner Name(s) : Arendt, Donald, Arendt, Lynda

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 127533382

Parcel Class : Parcel (Generic)

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

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

Commodity/Unit : Not Applicable

Area : 3.618 hectares (8.94 acres)

Converted Title Number : 91SC08277

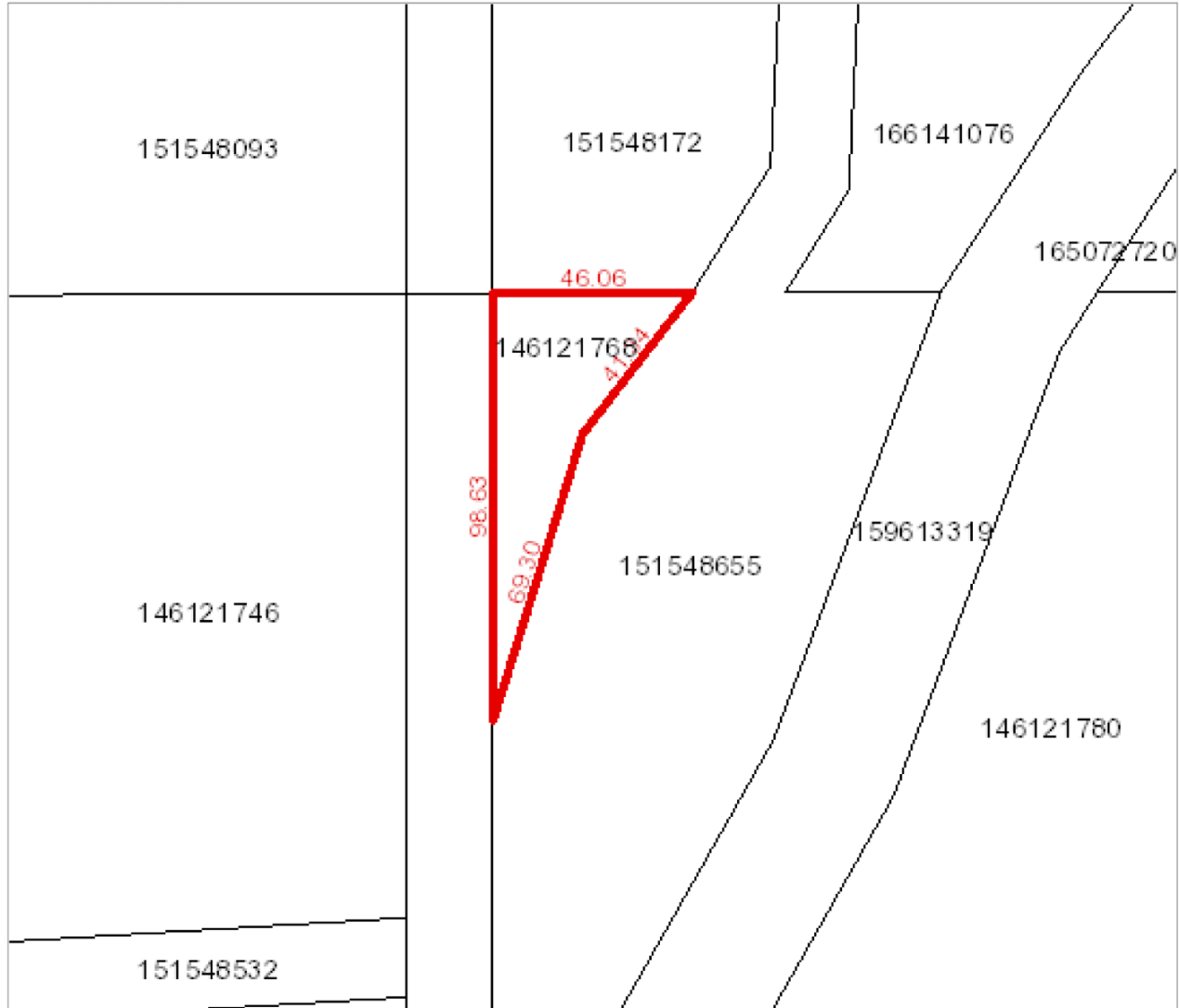
Ownership Share : 1:1

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Surface Parcel Number: 146121768

REQUEST DATE: Thu Sep 5 16:07:49 GMT-06:00 2024



Owner Name(s) : Arendt, Donald, Arendt, Lynda

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 127533393

Parcel Class : Parcel (Generic)

Land Description : Blk/Par 330-Plan 81SC06998 Ext 0

Source Quarter Section : NW-28-06-21-3

Commodity/Unit : Not Applicable

Area : 0.177 hectares (0.44 acres)

Converted Title Number : 91SC08277

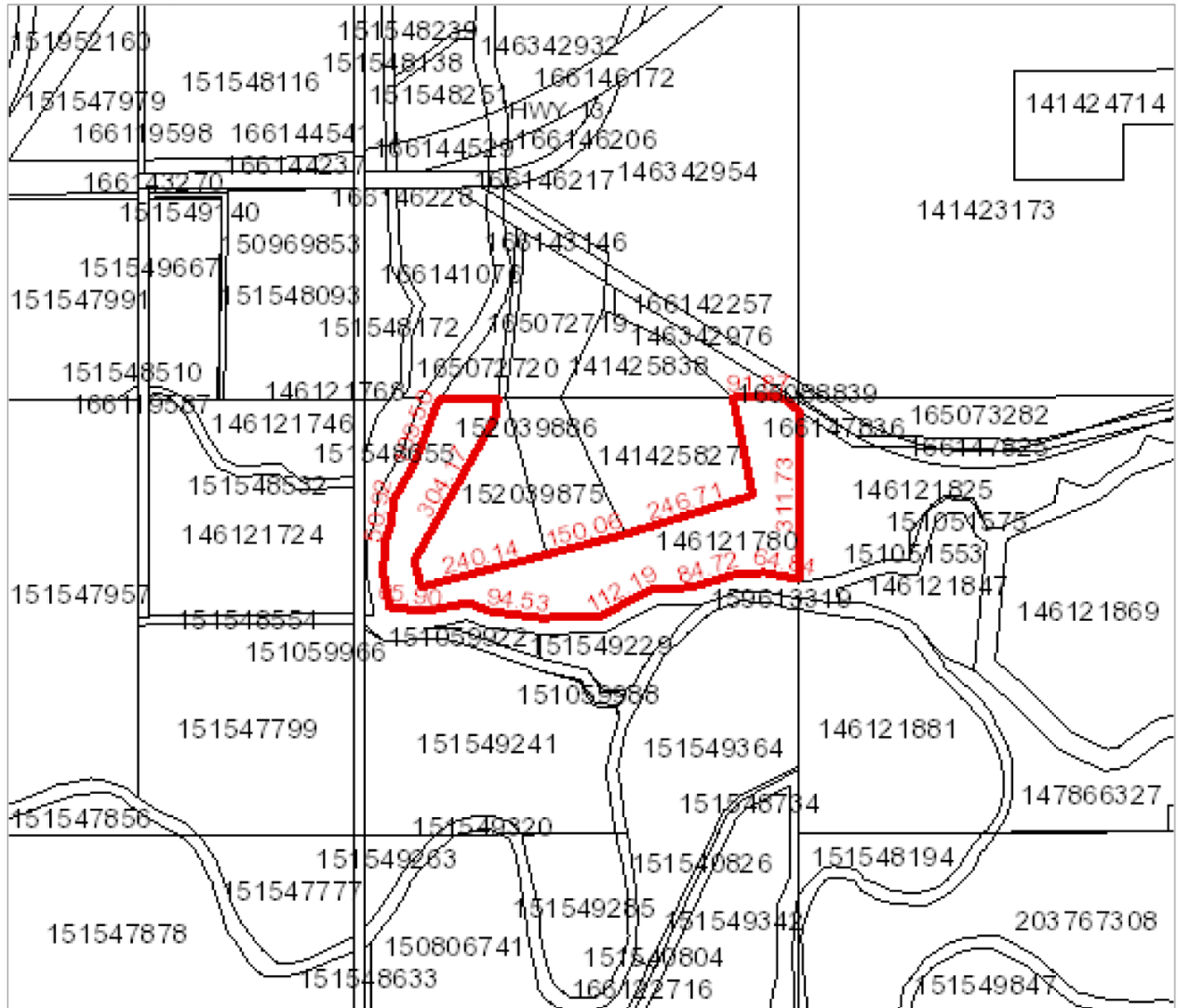
Ownership Share : 1:1

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Surface Parcel Number: 146121780

REQUEST DATE: Thu Sep 5 16:10:48 GMT-06:00 2024



Owner Name(s) : Arendt, Donald, Arendt, Lynda

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 127533405

Parcel Class : Parcel (Generic)

Land Description : Blk/Par 331-Plan 81SC06998 Ext 0

Source Quarter Section : NW-28-06-21-3

Commodity/Unit : Not Applicable

Area : 13.223 hectares (32.67 acres)

Converted Title Number : 91SC08277

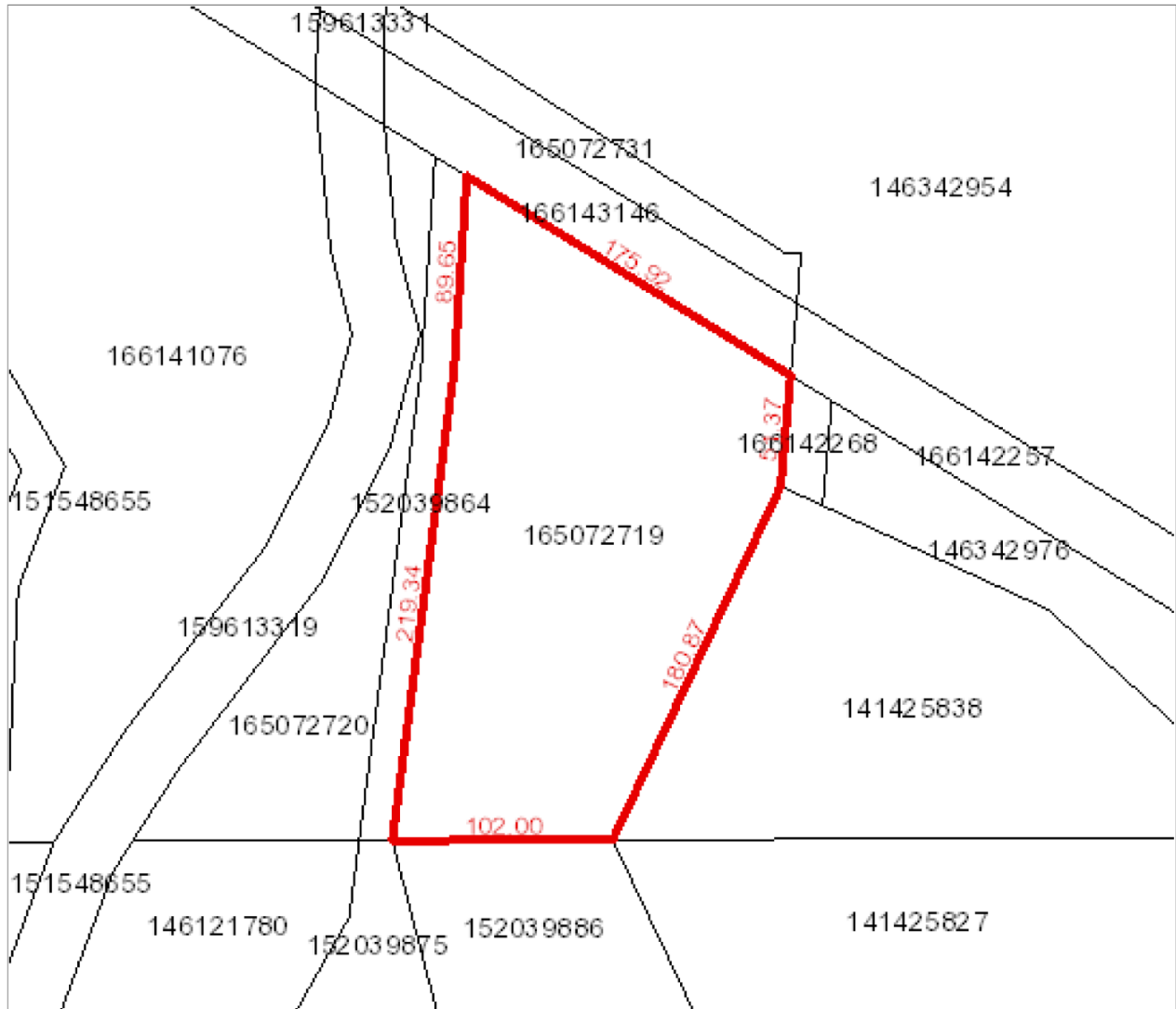
Ownership Share : 1:1

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Surface Parcel Number: 165072719

REQUEST DATE: Thu Sep 19 13:20:09 GMT-06:00 2024



Owner Name(s) : Arendt, Donald, Arendt, Lynda

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 139925122

Parcel Class : Parcel (Generic)

Land Description : Blk/Par 418-Plan 81SC06998 Ext 1

Source Quarter Section : SW-33-06-21-3

Commodity/Unit : Not Applicable

Area : 3.648 hectares (9.02 acres)

Converted Title Number : 91SC08277

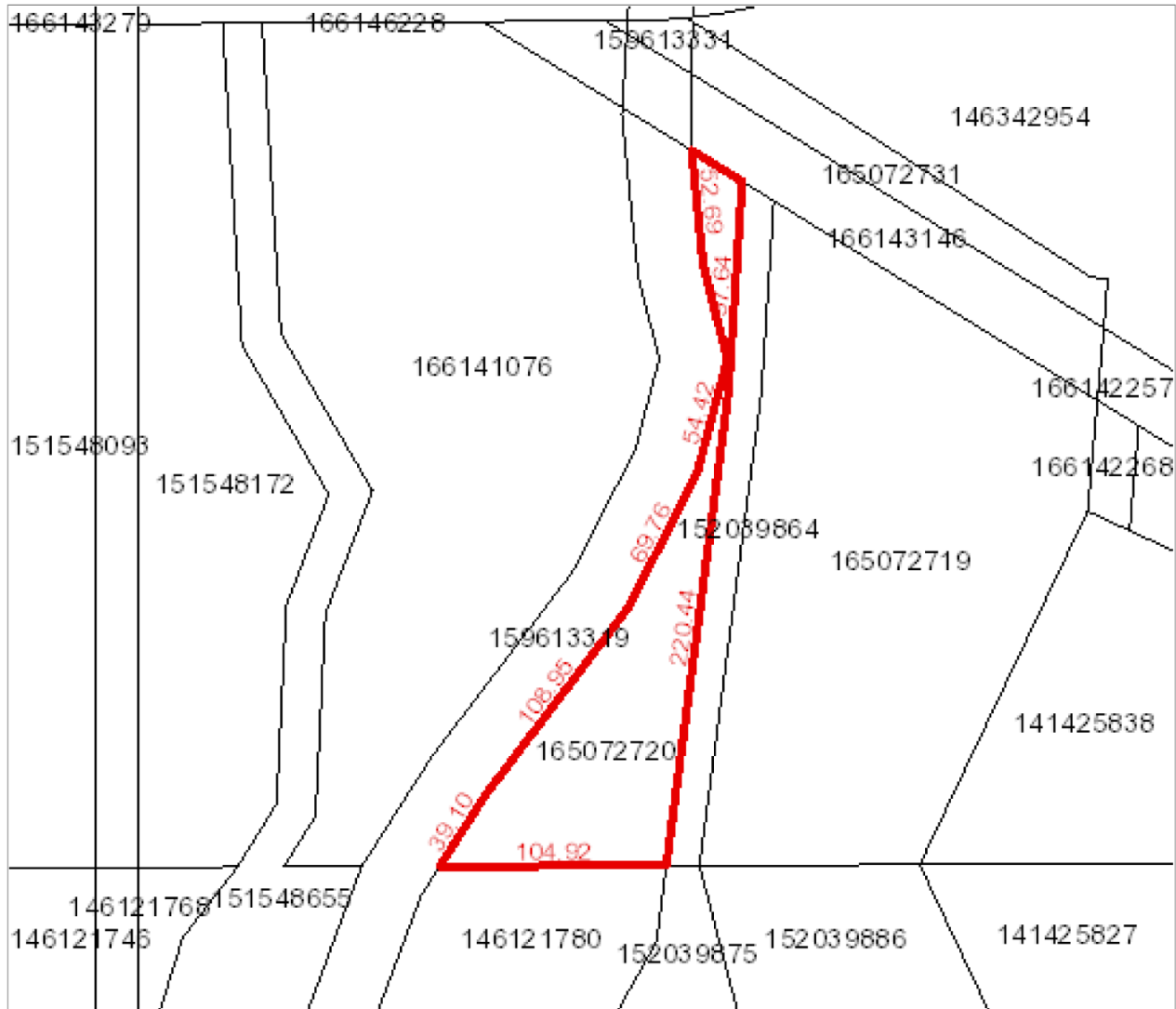
Ownership Share : 1:1

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Surface Parcel Number: 165072720

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



Owner Name(s) : Arendt, Donald, Arendt, Lynda

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 139925133

Parcel Class : Parcel (Generic)

Land Description : Blk/Par 418-Plan 81SC06998 Ext 2

Source Quarter Section : SW-33-06-21-3

Commodity/Unit : Not Applicable

Area : 1.131 hectares (2.79 acres)

Converted Title Number : 91SC08277

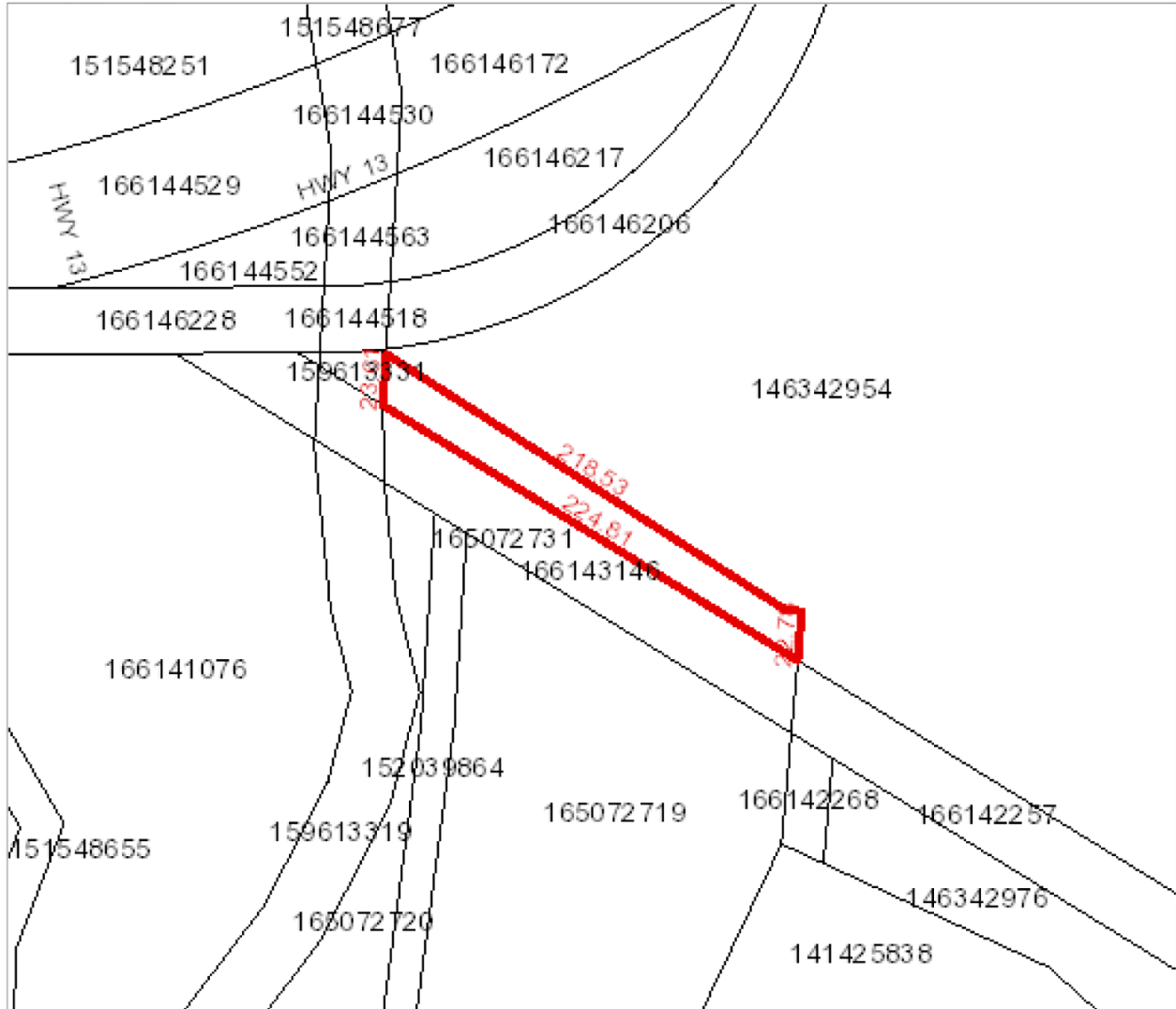
Ownership Share : 1:1

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Surface Parcel Number: 165072731

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



Owner Name(s) : Arendt, Donald, Arendt, Lynda

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 139925144

Parcel Class : Parcel (Generic)

Land Description : Blk/Par 418-Plan 81SC06998 Ext 3

Source Quarter Section : SW-33-06-21-3

Commodity/Unit : Not Applicable

Area : 0.424 hectares (1.05 acres)

Converted Title Number : 91SC08277

Ownership Share : 1:1

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Content 6

SAMA Reports

Property Report

Print Date: 05-Sep-2024

Page 1 of 1

Municipality Name: **RM OF WHITE VALLEY (RM)**

Assessment ID Number : **049-001529304**

PID: **2406676**



Civic Address:

Legal Location: Qtr SE Sec 29 Tp 06 Rg 21 W 3 Sup 04
Supplementary: LOT 319 PLAN 81SC06998
ISC # 151547777

Title Acres: 12.47 **Reviewed:** 17-Sep-2020
School Division: 211 **Change Reason:** Reinspection
Neighbourhood: 049-100 **Year / Frozen ID:** 2024/-32560
Overall PUSE: 2000 **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
10.00	KG - [CULTIVATED GRASS]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 SIC - [SILTY CLAY] Soil texture 2 L - [LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 25% reduction due to SA3 - [75 : Salinity - Strong]	\$/ACRE 1,105.67 Final 41.16

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
2.00	NG - [NATIVE GRASS]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 SIC - [SILTY CLAY] Soil texture 2 SICL - [SILTY CLAY LOAM]	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.35 Aum/Quarter 56.00	\$/ACRE 649.14

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	\$12,400		1	Other Agricultural	55%	\$6,820				Taxable
Total of Assessed Values:	\$12,400					\$6,820				

Property Report

Print Date: 05-Sep-2024

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Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001529100

PID: 201132297



Civic Address:

Legal Location: Qtr NE Sec 29 Tp 06 Rg 21 W 3 Sup 00
 Supplementary: LOT 320 PLAN 81SC06998
 ISC # 151547799

Title Acres: 37.57
 School Division: 211
 Neighbourhood: 049-100
 Overall PUSE: 0360

Reviewed: 17-Sep-2020
 Change Reason: Reinspection
 Year / Frozen ID: 2024-/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
20.00	KG - [CULTIVATED GRASS]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 SIC - [SILTY CLAY] Soil texture 2 L - [LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 25% reduction due to SA3 - [75 : Salinity - Strong]	\$/ACRE 1,105.67 Final 41.16

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
15.00	NG - [NATIVE GRASS]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 SIC - [SILTY CLAY] Soil texture 2 SICL - [SILTY CLAY LOAM]	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.35 Aum/Quarter 56.00	\$/ACRE 649.14
3.00	NG - [NATIVE GRASS]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 SIC - [SILTY CLAY] Soil texture 2 SICL - [SILTY CLAY LOAM]	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.35 Aum/Quarter 56.00	\$/ACRE 649.14

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
	\$2,000		1		80%					

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Data Source: SAMAVIEW

Property Report

Print Date: 05-Sep-2024

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Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001529100

PID: 201132297

Agricultural			Residential		\$1,600		Taxable
Agricultural	\$31,800	1	Other Agricultural	55%	\$17,490		Taxable
Total of Assessed Values:		\$33,800	Total of Taxable/Exempt Values:		\$19,090		

Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001528202

PID: 2406544



Civic Address:

Legal Location: Qtr NW Sec 28 Tp 06 Rg 21 W 3 Sup 02
 Supplementary: LOT 332 PLAN 81SC06998
 ISC # 151549364

Title Acres: 5.37

School Division: 211

Neighbourhood: 049-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 16-Sep-2020

Change Reason: Reinspection

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
4.00	KG - [CULTIVATED GRASS]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE 958.25
		Soil texture 1	SIC - [SILTY CLAY]	Stones (qualities)	S1 - None to Few	Final 35.68
		Soil texture 2	L - [LOAM]	Phy. Factor 1	35% reduction due to SA4 - [65 : Salinity - Very Strong]	
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]			
		Top soil depth	3-5			

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating
1.00	NG - [NATIVE GRASS]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Range site	L: LOAMY	\$/ACRE 649.14
		Soil texture 1	SIC - [SILTY CLAY]	Pasture Type	N - [Native]	
		Soil texture 2	SICL - [SILTY CLAY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.35	
				Aum/Quarter	56.00	

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	\$4,500		1	Other Agricultural	55%	\$2,475				Taxable
Total of Assessed Values:	\$4,500					\$2,475				

Property Report

Print Date: 05-Sep-2024

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Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001528203

PID: 2406551



Civic Address:

Legal Location: Qtr NW Sec 28 Tp 06 Rg 21 W 3 Sup 03
 Supplementary: LOT 333 PLAN 81SC06998
 ISC # 151549241

Title Acres: 35.59 Reviewed: 16-Sep-2020
 School Division: 211 Change Reason: Reinspection
 Neighbourhood: 049-100 Year / Frozen ID: 2024/-32560
 Overall PUSE: 2000 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
32.00	KG - [CULTIVATED GRASS]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 SIC - [SILTY CLAY] Soil texture 2 L - [LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 25% reduction due to SA3 - [75 : Salinity - Strong]	\$/ACRE 1,105.67 Final 41.16

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
4.00	NG - [NATIVE GRASS]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 SIC - [SILTY CLAY] Soil texture 2 SICL - [SILTY CLAY LOAM]	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.35 Aum/Quarter 56.00	\$/ACRE 649.14

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	\$38,000		1	Other Agricultural	55%	\$20,900				Taxable
Total of Assessed Values:	\$38,000					\$20,900				

Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001528406

PID: 2417772



Civic Address:

Legal Location: Qtr SW Sec 28 Tp 06 Rg 21 W 3 Sup 06
 Supplementary: LOT 334

Title Acres: 2.61

Reviewed: 16-Sep-2020

School Division: 211

Change Reason: Reinspection

Neighbourhood: 049-100

Year / Frozen ID: 2024/-32560

Overall PUSE: 2000

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	
2.00	KG - [CULTIVATED GRASS]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 SIC - [SILTY CLAY] Soil texture 2 L - [LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 10% reduction due to SA2 - [90 : Salinity - Moderate]	\$/ACRE Final	1,326.80 49.40

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating	
1.00	NG - [NATIVE GRASS]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 SIC - [SILTY CLAY] Soil texture 2 SICL - [SILTY CLAY LOAM]	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.35 Aum/Quarter 56.00	\$/ACRE	649.14

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	\$3,300		1	Other Agricultural	55%	\$1,815				Taxable
Total of Assessed Values:	\$3,300				Total of Taxable/Exempt Values:	\$1,815				

Property Report

Print Date: 05-Sep-2024

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Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001528405

PID: 2406577



Civic Address:

Legal Location: Qtr SW Sec 28 Tp 06 Rg 21 W 3 Sup 05
 Supplementary: LOT 344 PLAN 81SC06998
 ISC # 151549285

Title Acres: 11.25 Reviewed: 16-Sep-2020
 School Division: 211 Change Reason: Reinspection
 Neighbourhood: 049-100 Year / Frozen ID: 2024/-32560
 Overall PUSE: 2000 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	
11.00	KG - [CULTIVATED GRASS]	Soil association 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 Values:	\$12,200					\$6,710				

Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001529103

PID: 2407930



Civic Address:

Legal Location: Qtr NE Sec 29 Tp 06 Rg 21 W 3 Sup 03
 Supplementary: LOT 321 PLAN 81SC06998
 ISC # 146121724

Title Acres: 26.66

School Division: 211

Neighbourhood: 049-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 17-Sep-2020

Change Reason: Reinspection

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	
27.00	KG - [CULTIVATED GRASS]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	958.25
		Soil texture 1	SIC - [SILTY CLAY]	Stones (qualities)	S1 - None to Few	Final	35.68
		Soil texture 2	L - [LOAM]	Phy. Factor 1	35% reduction due to SA4 - [65 : Salinity - Very 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	\$25,900		1	Other Agricultural	55%	\$14,245				Taxable
Total of Assessed Values:	\$25,900					\$14,245				

Property Report

Print Date: 05-Sep-2024

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Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001529104

PID: 2407971



Civic Address:

Legal Location: Qtr NE Sec 29 Tp 06 Rg 21 W 3 Sup 04
 Supplementary: LOT 323 PLAN 81SC06998
 ISC # 146121746

Title Acres: 8.94

School Division: 211

Neighbourhood: 049-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 17-Sep-2020

Change Reason: Reinspection

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
9.00	KG - [CULTIVATED GRASS]	Soil association 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]	
		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	\$6,600		1	Other Agricultural	55%	\$3,630				Taxable
Total of Assessed Values:	\$6,600					\$3,630				

Property Report

Print Date: 05-Sep-2024

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Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001528205

PID: 2560407



Civic Address:

Legal Location: Qtr NW Sec 28 Tp 06 Rg 21 W 3 Sup 05
 Supplementary: LOT 330 PLAN 81SC06998
 ISC # 146121768

Title Acres: 0.44

School Division: 211

Neighbourhood: 049-100

Overall PUSE: 2141

Call Back Year:

Reviewed: 16-Sep-2020

Change Reason: Reinspection

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	
1.00	KG - [CULTIVATED GRASS]	Soil association 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]		
		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 Values:	\$700					\$315				

Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001528200

PID: 201132214



Civic Address:

Legal Location: Qtr NW Sec 28 Tp 06 Rg 21 W 3 Sup 00
 Supplementary: LOT 331 PLAN 81SC06998
 ISC # 146121780

Title Acres: 32.67
 School Division: 211
 Neighbourhood: 049-100
 Overall PUSE: 2100

Reviewed: 16-Sep-2020
 Change Reason: Reinspection
 Year / Frozen ID: 2024/-32560
 Predom Code:
 Method in Use: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rate	
33.00	NG - [NATIVE GRASS]	Soil association 1	AD - [ARDILL]	Range site	TH: THIN	\$/ACRE	397.86
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	L - [LOAM]	Pasture Topography	T6: Severe 21-30% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.20		
				Aum/Quarter	32.00		
		Soil association 2	BY - [BIRSAY]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					

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	\$13,100		1	Non-Arable (Range)	45%	\$5,895				Taxable
Total of Assessed Values:	\$13,100					\$5,895				

Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001533405

PID: 2417913



Civic Address:

Legal Location: Qtr SW Sec 33 Tp 06 Rg 21 W 3 Sup 05
 Supplementary: LOT 418
 INCLUDES 9.02 AC PAR 418 PLAN 81SC06998 EXT
 1(165072719), 2.79 AC PAR 418 EXT 2 (165072720) & 1.05
 AC PAR 418 EXT 3 (165072731)

Title Acres: 12.86

School Division: 211

Neighbourhood: 049-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 21-Sep-2020

Change Reason: Reinspection

Year / Frozen ID: 2024/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rate
13.00	NG - [NATIVE GRASS]	Soil association 1	AD - [ARDILL]	Range site	TH: THIN	\$/ACRE 397.86
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]	
		Soil texture 2	L - [LOAM]	Pasture Topography	T6: Severe 21-30% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.20	
				Aum/Quarter	32.00	
		Soil association 2	BY - [BIRSAY]			
		Soil texture 3	L - [LOAM]			
		Soil texture 4				

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	\$5,200		1	Non-Arable (Rance)	45%	\$2,340				Taxable
Total of Assessed Values:	\$5,200					\$2,340				

Content 7

Scheduling of By Appointment Only Viewing

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

No trespassing on the land permitted, **viewing is by Appointment Only.** 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.

Content 8

Photos of the Property













