



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Webb No. 138

East of Gull Lake, SK

Faye Holtby

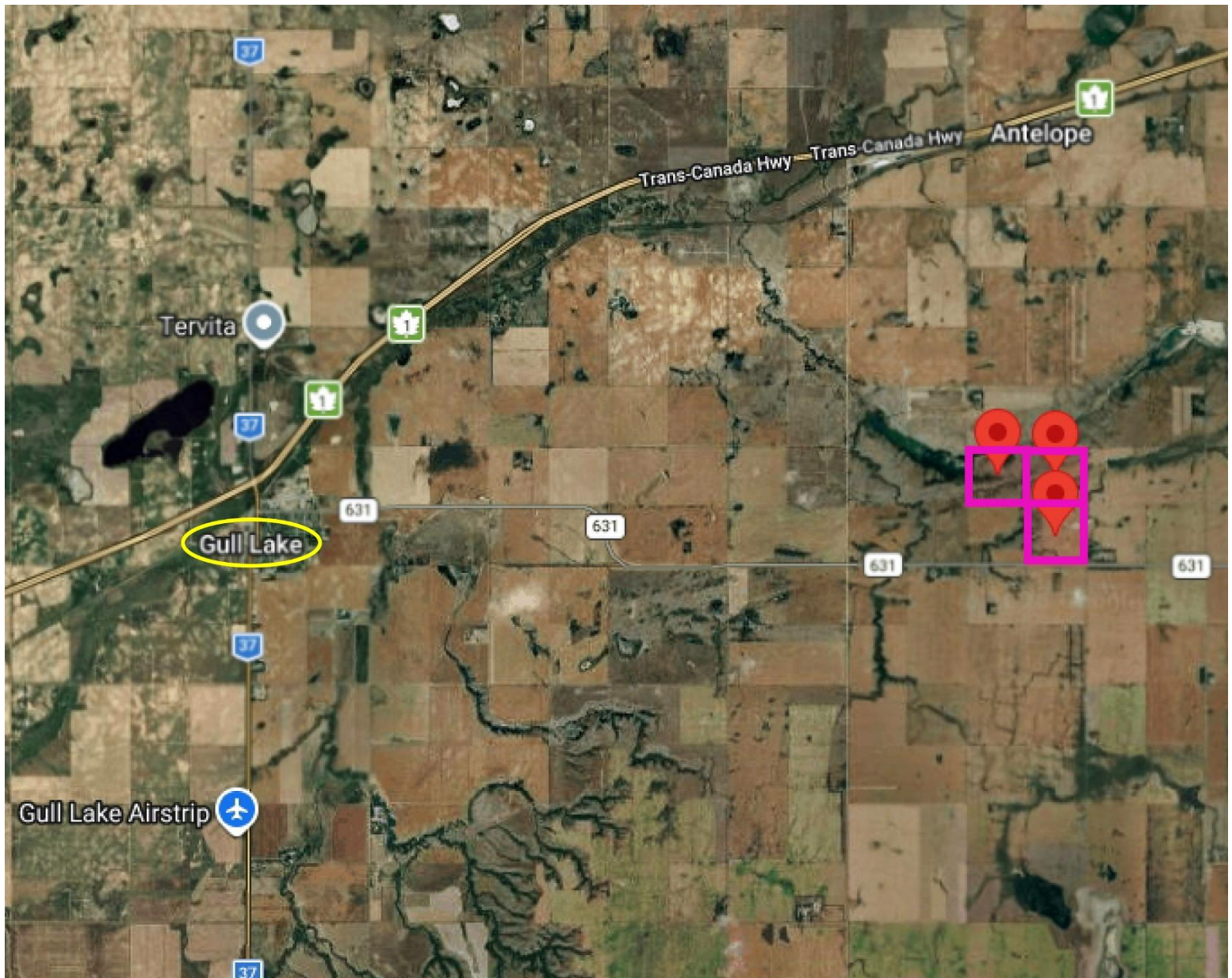
Bids Due: November 10, 2026

Our File No. 37645-001NG

*This offering consists of **three contiguous quarters totaling 464.92 title acres, offered together as one package**, with approximately 217 acres cultivated and 240 acres of fenced native grass pasture, including 80 acres of hayland. Water sources include dugouts on the SE and NW quarters, with the NW bordering the east end of Moat Lake. The SE quarter is subject to two Saturn Oil & Gas Inc. surface leases providing approximately **\$5,500.00 in annual revenue**.*

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2. Tender for Purchase Form
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LAND FOR SALE BY TENDER
RM OF WEBB NO. 138 - East of Gull Lake, SK
Owner: Faye Holtby

Legal Land Description	Assessed Value	Total Acres	Cultivated	Native Grass
NW 24-13-18 W3 Ext 0	\$179,200	159.66	35	125
NE 24-13-18 W3 Ext 1	\$183,400	149.66	65	75*
SE 24-13-18 W3 Ext 0	\$263,000	155.60	117	40
TOTALS:	\$625,600	464.92	217	240

**Native grass reduced by 10 acres from SAMA figures (Content 5) for a subdivided yard site; assessed value may not reflect the subdivision.*

IMPROVEMENTS & FEATURES

This contiguous block offers a mix of cultivated land and native grass pasture, including:

- Approximately 217 acres of cultivated land.
- Approximately 240 acres of native grass pasture, including approximately 80 acres of hayland on the north half of the land.
- The pasture is fenced. The north and east sides are new 4-wire fence (1.5 miles, with 3 gates) installed in June 2025. The remaining pasture fence is shared and consists of 3 and 4-wire fencing. The cultivated land is not fenced.
- Water sources for livestock, including dugouts on the SE and NW quarters. The NW quarter borders the east end of Moat Lake, which typically fills in the spring.
- Livestock panels on the NW quarter are included, **except for 8 panels owned by the current tenant, which will be removed.**

SE 24-13-18 W3: Surface lease income of approximately **\$5,500.00 per year**. The quarter is subject to two surface leases in favour of Saturn Oil & Gas Inc., which provide the owner with annual rentals of \$2,500.00 and \$3,000.00. The lease sites are located along the east side of the quarter, with an access road.

CONDITIONS

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **10th day of November 2026**;
- 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) All three quarters will be **sold together as one parcel only**;
- 5) The Vendor will receive all 2026 surface lease payments, and no adjustments will be made. The Purchaser will receive surface lease payments from 2027 onward;
- 6) Bidders will not be called to the office of the undersigned to finalize the sale. **There will be no second opportunities to bid**;
- 7) Bidders 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) The land and improvements thereon are offered for sale **as is** and **where is**. There are no warranties or representations of the Vendor expressed or implied;
- 10) The successful Bidder will be required to enter into the Purchase Agreement;
- 11) In the event the Purchaser fails to pay the balance of the purchase price on or before the **8th day of December 2026** (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;
- 12) 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;
- 13) The registered owner shall pay the costs for the preparation of the Transfer Authorization;
- 14) The Purchaser shall pay all Land Titles costs for the registration of the transfer authorization, and financing at ISC;
- 15) 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;
- 16) The Owner shall pay taxes to December 31, 2026. The Purchaser is responsible for 2027 taxes and onward.

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. 37645-001NG

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:

HOLTBY LAND TENDER	
LEGAL DESCRIPTION	BID AMOUNT
NW 24-13-18 W3 Ext 0 NE 24-13-18 W3 Ext 1 SE 24-13-18 W3 Ext 0	
TOTAL BID AMOUNT	\$ _____

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 10th, 2026, at 12:00 noon** regarding the acceptance/decline of our offer.

Date

Signature of Tenderer

Name of Tenderer (Individual or Corporation):

Mailing address:

If Corporation, Name of Signing Officer:

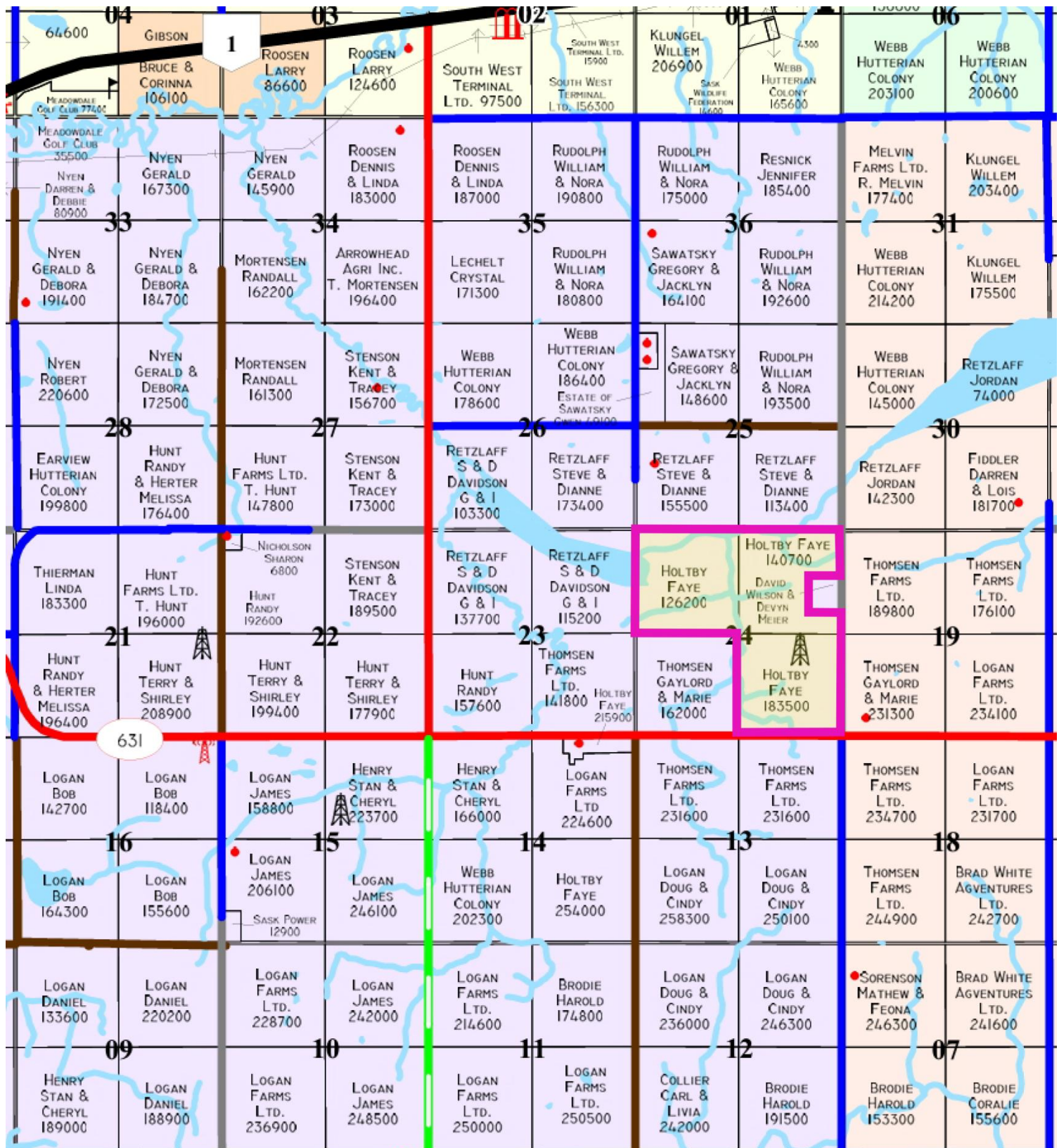
Phone #: _____

File No. 37645-001NG

Email: _____

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

RM of Webb No. 138 – 2024 Map

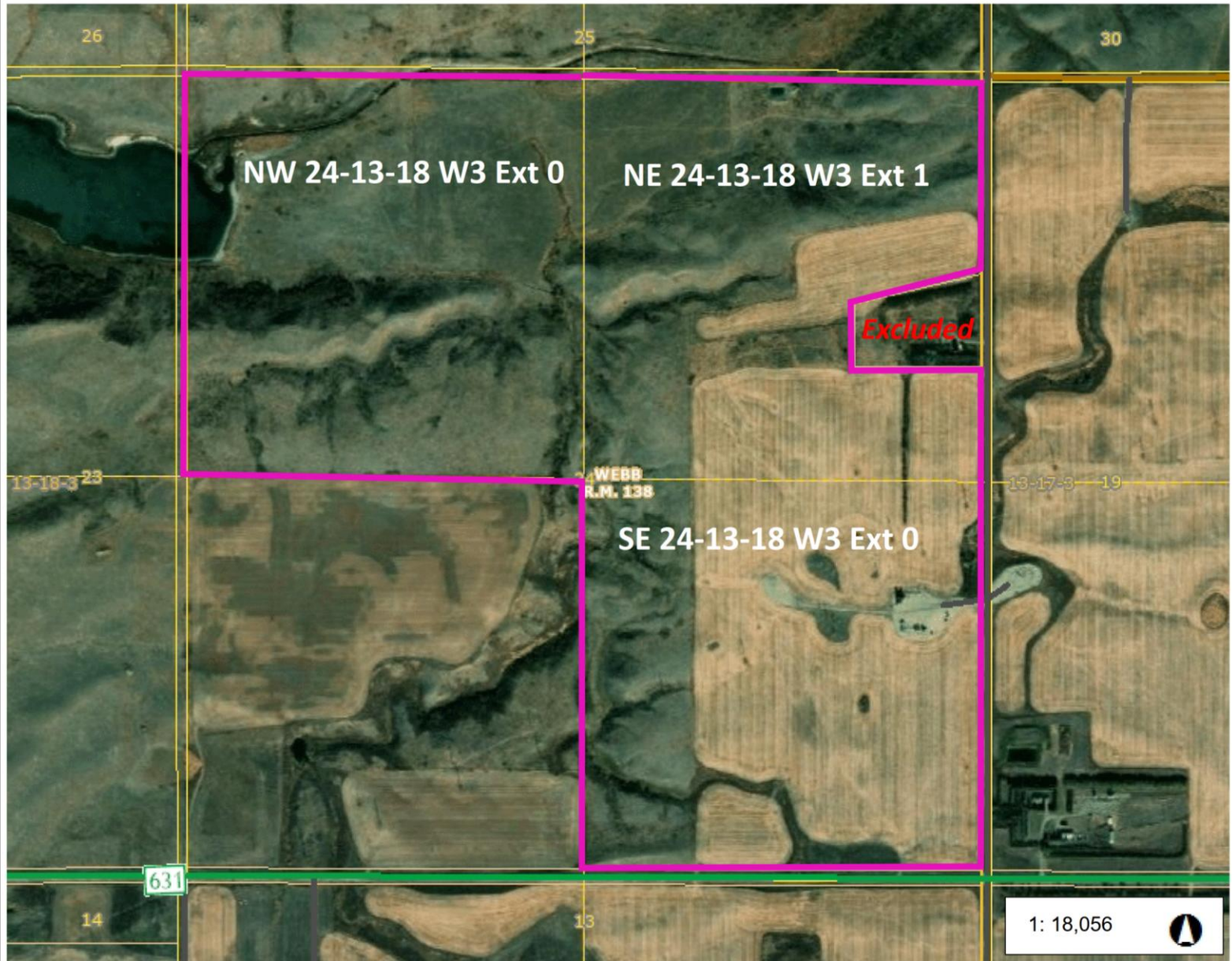


Content 4

Satellite Images



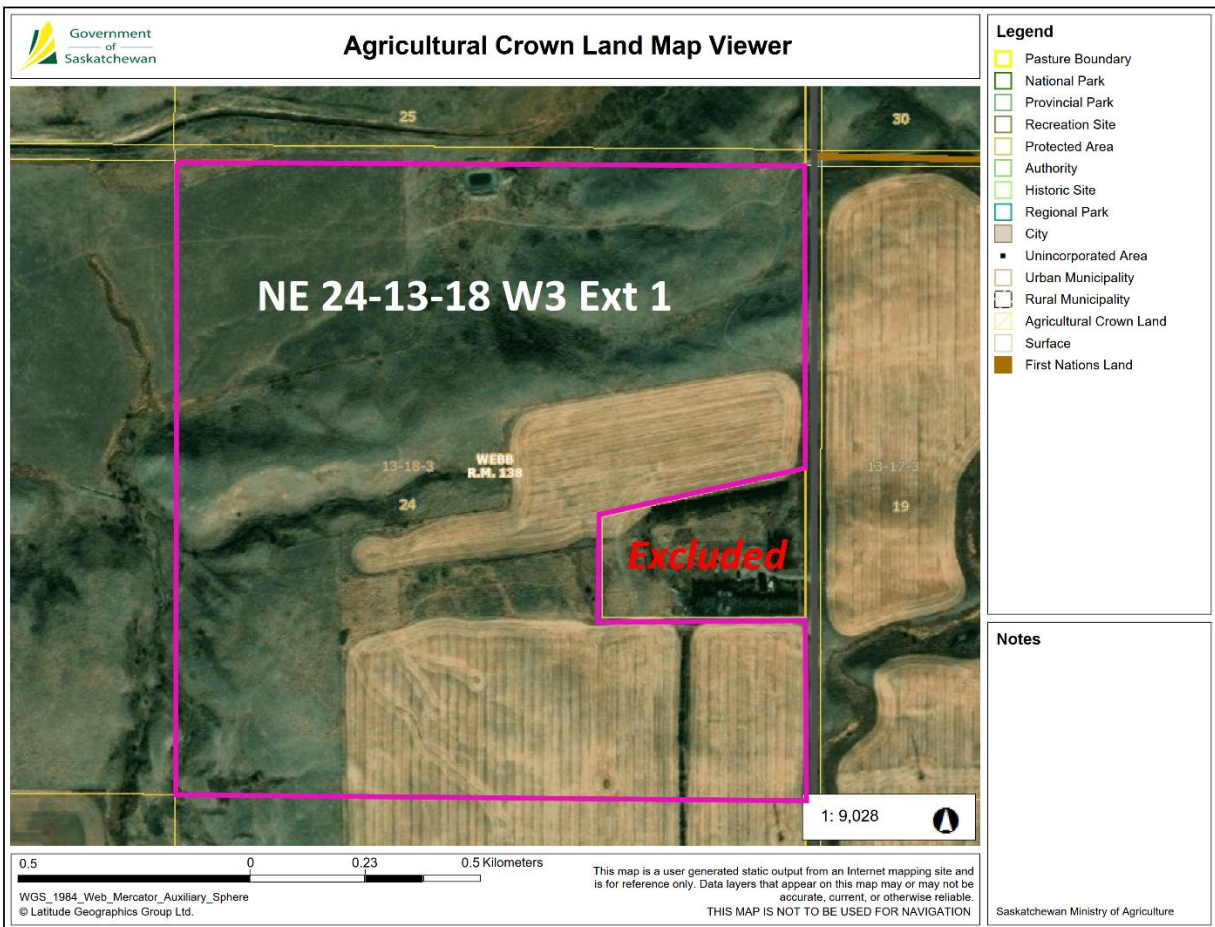
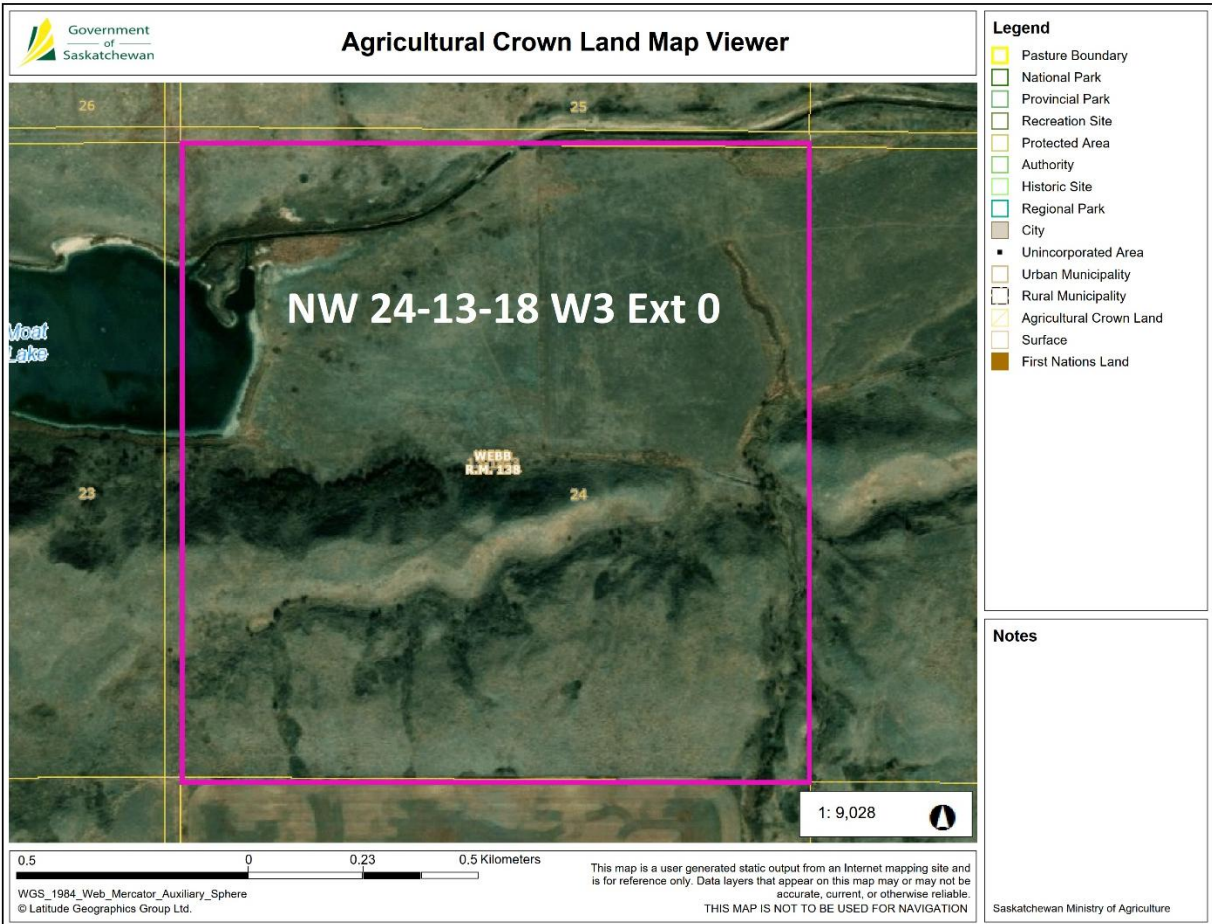
Agricultural Crown Land Map Viewer



0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Agricultural Crown Land Map Viewer

Legend

- Pasture Boundary
- National Park
- Provincial Park
- Recreation Site
- Protected Area
- Authority
- Historic Site
- Regional Park
- City
- Unincorporated Area
- Urban Municipality
- Rural Municipality
- Agricultural Crown Land
- Surface
- First Nations Land



Notes

0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Saskatchewan Ministry of Agriculture

Content 5

SAMA Reports

Property Report

Print Date: 03-Apr-2026

Page 1 of 2

Municipality Name: RM OF WEBB (RM)

Assessment ID Number : 138-000624200

PID: 200053742



Civic Address:

Legal Location: Qtr NW Sec 24 Tp 13 Rg 18 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 138-200

Overall PUSE: 2100

Call Back Year:

Reviewed: 13-Sep-1995

Change Reason:

Year / Frozen ID: 2025/-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
35.00	K - [CULTIVATED]	Soil association 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE 2,143.20
		Soil texture 1	SIL - [SILT LOAM]	Stones (qualities)	S1 - None to Few	Final 57.00
		Soil profile 1	SOL-SL - [CHERN SOLOD SLIGHT]			
		Top soil depth	3-5			

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating
80.00	NG - [NATIVE GRASS]	Soil association 1	AD - [ARDILL]	Range site	L/TH: LOAMY/THIN	\$/ACRE 791.64
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]	
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% SI	
				Grazing water source	DO: Dugout	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.31	
				Aum/Quarter	50.00	
45.00	NG - [NATIVE GRASS]	Soil association 2	WK - [WYMARK]	Range site	L: LOAMY	\$/ACRE 908.92
		Soil texture 3	SIL - [SILT LOAM]	Pasture Type	N - [Native]	
		Soil texture 4		Pasture Topography	T1: Level 0-2.5% Slopes	
		Soil association 1	BW - [BROWN (ALLUVIUM)]	Grazing water source	DO: Dugout	
		Soil texture 1	SIL - [SILT LOAM]	Pasture Tree Cover	NO - [NO]	
		Soil texture 2		Aum/Acre	0.35	
				Aum/Quarter	56.00	

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Data Source: SAMAVIEW

Property Report

Print Date: 03-Apr-2026

Page 2 of 2

Municipality Name: RM OF WEBB (RM)

Assessment ID Number : 138-000624200

PID: 200053742

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	\$179,200		1	Non-Arable (Range)	45%	\$80,640				Taxable
Total of Assessed Values:	\$179,200					Total of Taxable/Exempt Values:	\$80,640			

Property Report

Print Date: 03-Apr-2026

Page 1 of 2

Municipality Name: RM OF WEBB (RM)

Assessment ID Number : 138-000624100

PID: 200053718



Civic Address:

Legal Location: Qtr NE Sec 24 Tp 13 Rg 18 W 3 Sup 01

Supplementary: ISC 203884331

Title Acres: 149.66

School Division: 211

Neighbourhood: 138-200

Overall PUSE: 2100

Call Back Year:

Reviewed: 02-Jun-2022

Change Reason: Maintenance

Year / Frozen ID: 2025/-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
38.00	K - [CULTIVATED]	Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9)] Soil association 2 WK - [WYMARK] Soil texture 3 SIL - [SILT LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.94	\$/ACRE 1,766.57 Final 46.98
17.00	K - [CULTIVATED]	Soil association 1 BW - [BROWN (ALLUVIUM)] Soil texture 1 SIL - [SILT LOAM] Soil profile 1 SOL-SL - [CHERN SOLOD SLIGHT] Top soil depth 3-5 Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9)] Soil association 2 WK - [WYMARK] Soil texture 3 SIL - [SILT LOAM] Soil texture 4 Soil profile 2 OR8 - [CHERN-ORTH (CA 7-9)] Top soil depth ER25	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.94	\$/ACRE 2,014.61 Final 53.58
10.00	K - [CULTIVATED]	Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9)] Soil association 2 WK - [WYMARK] Soil texture 3 SIL - [SILT LOAM] Soil texture 4 Soil profile 2 OR8 - [CHERN-ORTH (CA 7-9)] Top soil depth ER25	Topography T3 - Moderate Slopes Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.94	\$/ACRE 1,477.51 Final 39.30

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
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Property Report

Print Date: 03-Apr-2026

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Municipality Name: RM OF WEBB (RM)

Assessment ID Number : 138-000624100

PID: 200053718

85.00	NG - [NATIVE GRASS]	Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 Soil association 2 WK - [WYMARK] Soil texture 3 SIL - [SILT LOAM] Soil texture 4	Range site L/TH: LOAMY/THIN Pasture Type N - [Native] Pasture Topography T5: Very Strong 16-20% SI Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.31 Aum/Quarter 50.00	\$/ACRE 791.64
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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	\$183,400		1	Non-Arable (Range)	45%	\$82,530				Taxable
Total of Assessed Values:	\$183,400					\$82,530				

Property Report

Print Date: 03-Apr-2026

Page 1 of 2

Municipality Name: RM OF WEBB (RM)

Assessment ID Number : 138-000624300

PID: 200053783



Civic Address:

Legal Location: Qtr SE Sec 24 Tp 13 Rg 18 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 138-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 13-Sep-1995

Change Reason:

Year / Frozen ID: 2025/-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	
92.00	K - [CULTIVATED]	Soil association 1	WK - [WYMARK]	Topography	T2 - Gentle Slopes	\$/ACRE	1,962.49
		Soil texture 1	SIL - [SILT LOAM]	Stones (qualities)	S2 - Slight	Final	52.19
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
		Soil association 2	AM - [AMULET]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
25.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T2 - Gentle Slopes	\$/ACRE	1,841.74
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	48.98
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	WK - [WYMARK]				
		Soil texture 3	SIL - [SILT LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
40.00	NG - [NATIVE GRASS]	Soil association 1	WK - [WYMARK]	Range site	L/TH: LOAMY/THIN	\$/ACRE	908.92
		Soil texture 1	SIL - [SILT LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% SI		
				Grazing water source	DO: Dugout		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.35		
				Aum/Quarter	56.00		

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Data Source: SAMAVIEW

Property Report

Print Date: 03-Apr-2026

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Municipality Name: RM OF WEBB (RM)

Assessment ID Number : 138-000624300

PID: 200053783

Soil association 2 AM - [AMULET]
Soil texture 3 CL - [CLAY LOAM]
Soil texture 4

AGRICULTURAL WASTE LAND

Acres	Waste Type
2	WS & SALINE-WASTE
1	DRAW

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	\$263,000		1	Other Agricultural	55%	\$144,650				Taxable
Total of Assessed Values:	\$263,000					Total of Taxable/Exempt Values:	\$144,650			

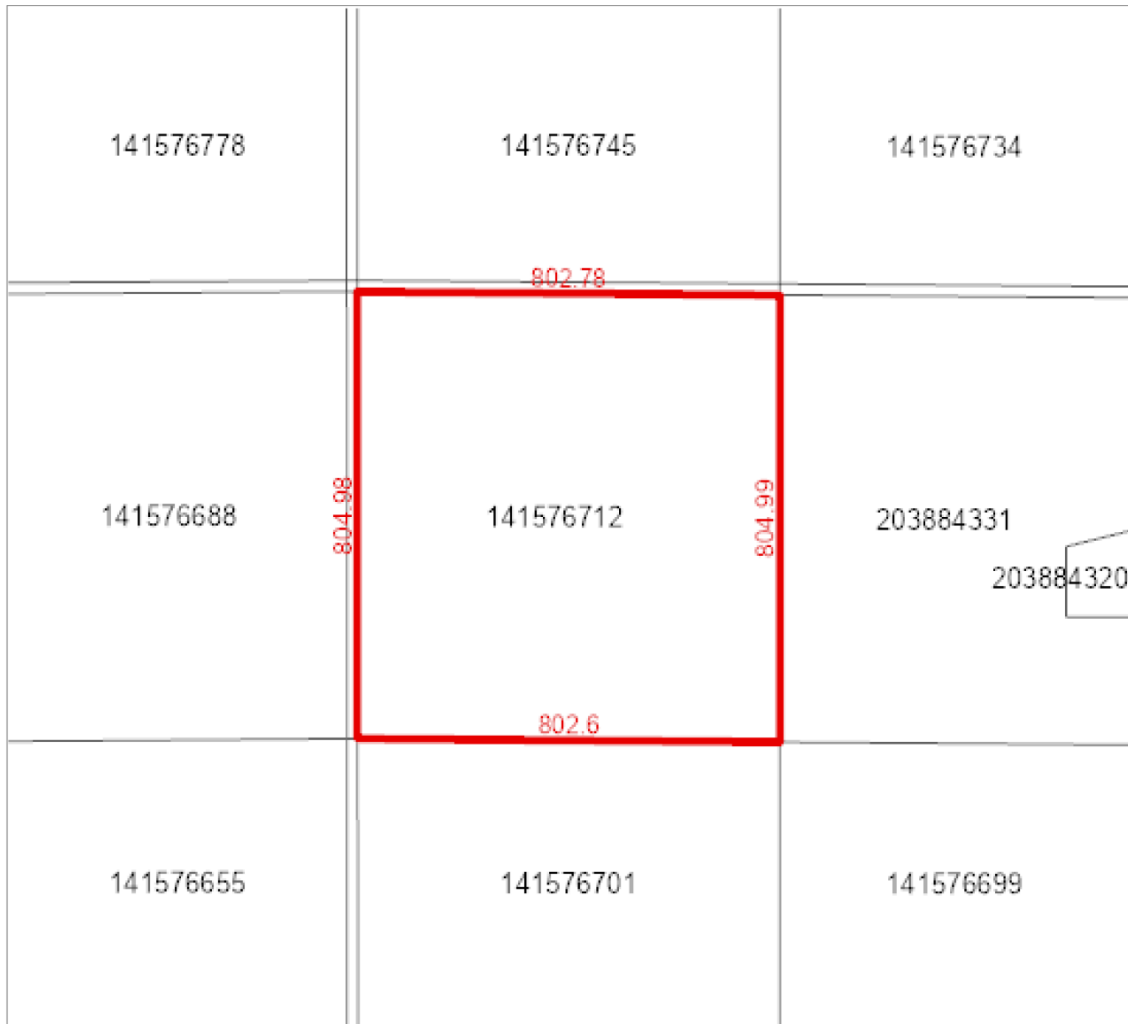
Content 6

Parcel Pictures



Surface Parcel Number: 141576712

REQUEST DATE: Tue Sep 22 14:54:44 GMT-06:00 2026



Owner Name(s) : Holtby, Faye

Municipality : RM OF WEBB NO. 138

Title Number(s) : 157363724

Parcel Class : Parcel (Generic)

Land Description : NW 24-13-18-3 Ext 0

Source Quarter Section : NW-24-13-18-3

Commodity/Unit : Not Applicable

Area : 64.614 hectares (159.66 acres)

Converted Title Number : 00SC01384A

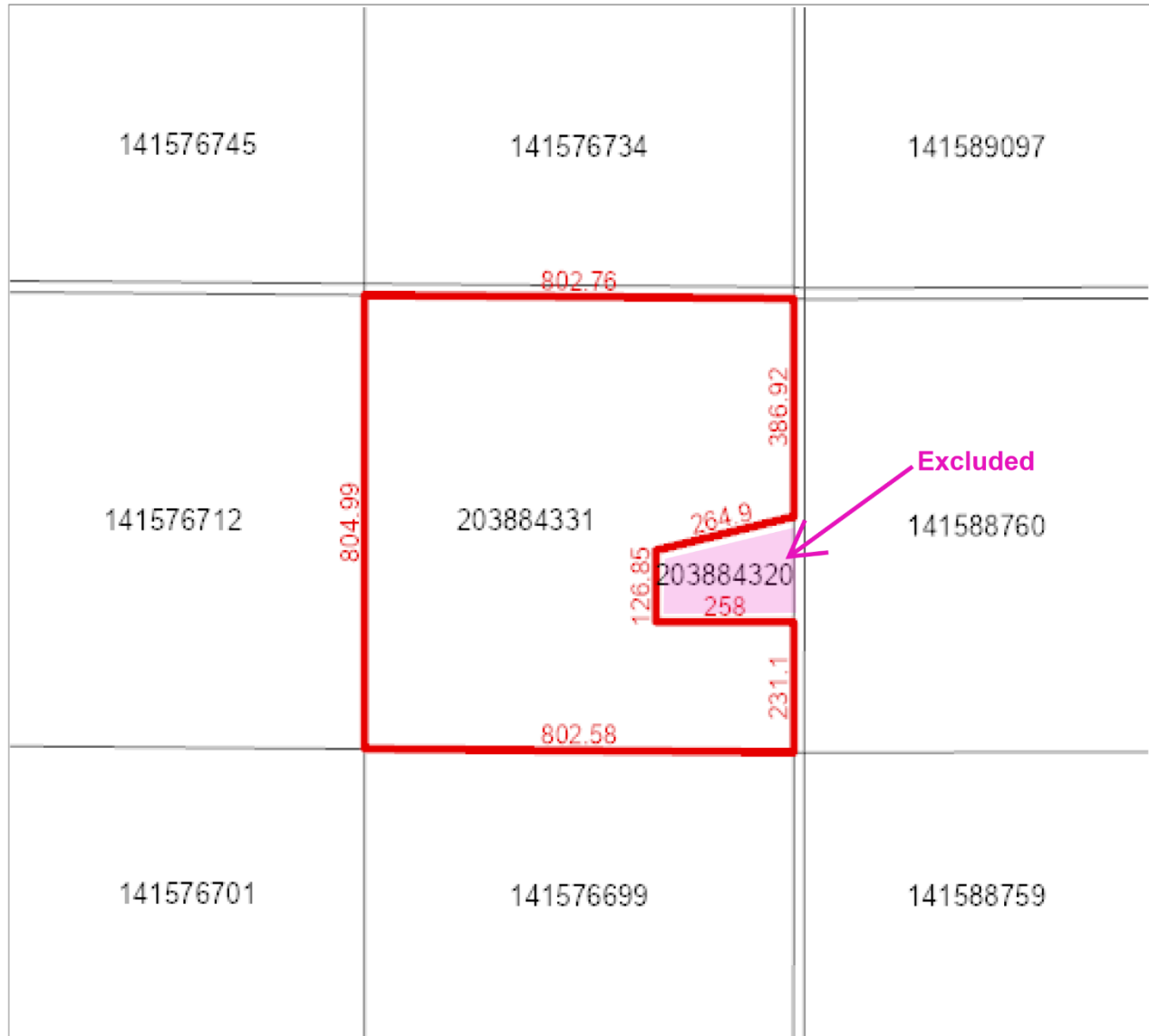
Ownership Share : 1:1

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: 203884331

REQUEST DATE: Tue Sep 22 14:47:11 GMT-06:00 2026



Owner Name(s) : Holtby, Faye

Municipality : RM OF WEBB NO. 138

Title Number(s) : 157363780

Parcel Class : Parcel (Generic)

Land Description : NE 24-13-18-3 Ext 1

Source Quarter Section : NE-24-13-18-3

Commodity/Unit : Not Applicable

Area : 60.564 hectares (149.66 acres)

Converted Title Number : 00SC01384

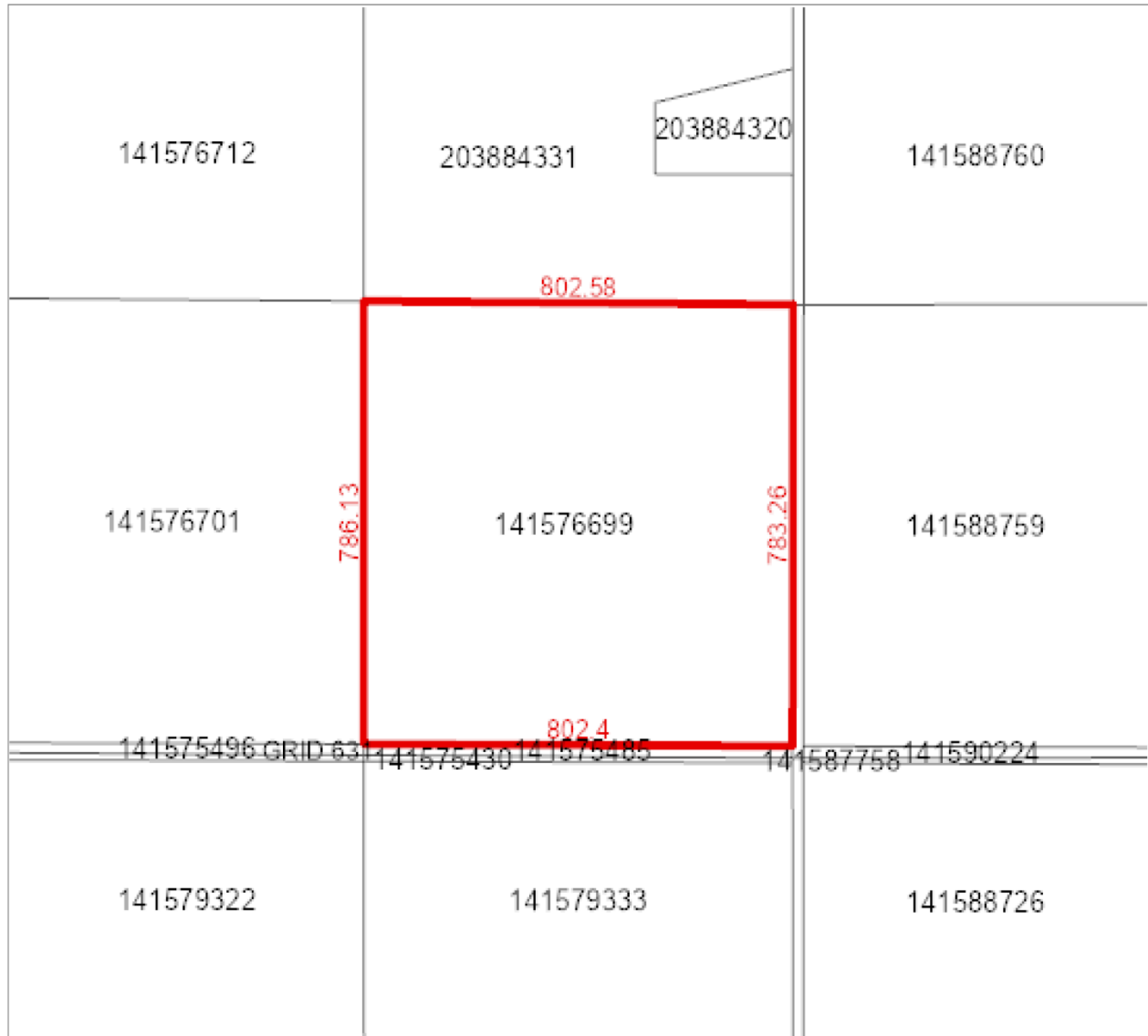
Ownership Share : 1:1

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: 141576699

REQUEST DATE: Tue Sep 22 14:49:42 GMT-06:00 2026



Owner Name(s) : Holtby, Faye

Municipality : RM OF WEBB NO. 138

Title Number(s) : 157363690

Parcel Class : Parcel (Generic)

Land Description : SE 24-13-18-3 Ext 0

Source Quarter Section : SE-24-13-18-3

Commodity/Unit : Not Applicable

Area : 62.97 hectares (155.6 acres)

Converted Title Number : 00SC01384

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.