



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Grandview No. 349

Northwest of Handel, SK

Irene Nelson

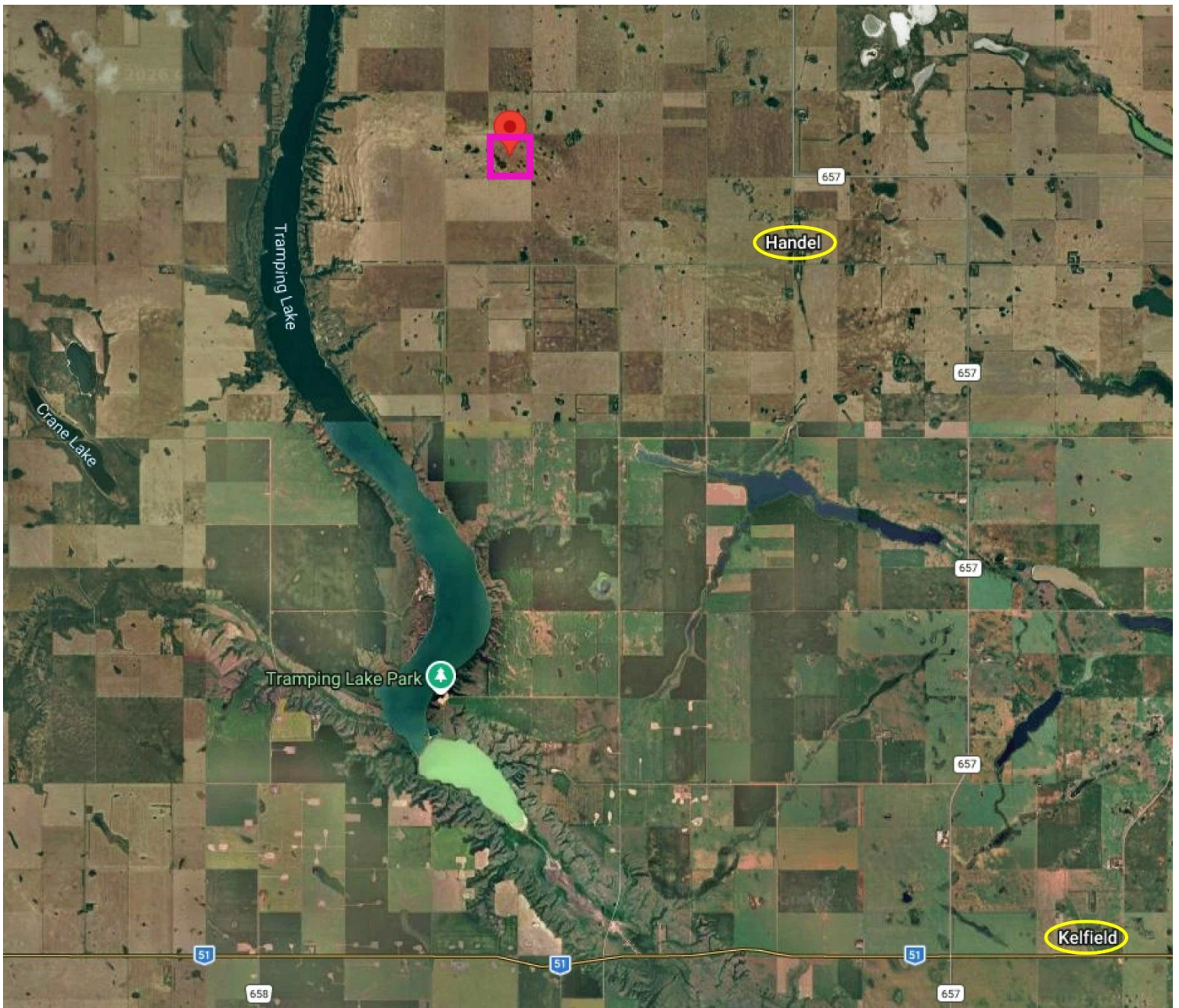
Bids Due: November 18, 2026

Our File No. 28374-004NG

*This offering consists of one quarter of agricultural land totaling **160.8 title acres**, with approximately **143 cultivated acres**. Located in the RM of Grandview No. 349, northwest of Handel, Saskatchewan. The property has a **2026 SAMA assessed value of \$265,200**.*

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LAND FOR SALE BY TENDER

RM of Grandview No. 349 - Northwest of Handel, SK

Owner: Irene Nelson

Legal Land Description	Assessed Value	Total Acres	Cultivated Acres
SE 10-36-20 W3 Ext 0	\$265,200	160.8	143

CONDITIONS

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **18th 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) Bidders will not be called to the office of the undersigned to finalize the sale. **There will be no second opportunities to bid**;
- 5) Bidders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
- 6) No tenders subject to financing or other conditions will be accepted;
- 7) 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;
- 8) The successful Bidder will be required to enter into the Purchase Agreement;
- 9) In the event the Purchaser fails to pay the balance of the purchase price on or before the **16th 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;
- 10) 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;
- 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 the registration of the transfer authorization, and financing at ISC;
- 13) 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;
- 14) 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. 28374-004NG

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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:

NELSON LAND TENDER	
LEGAL DESCRIPTION	BID AMOUNT
SE 10-36-20 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 18th, 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. 28374-004NG

Email: _____

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

RM of Grandview No. 349 – 2024 Map

NP.
36

362

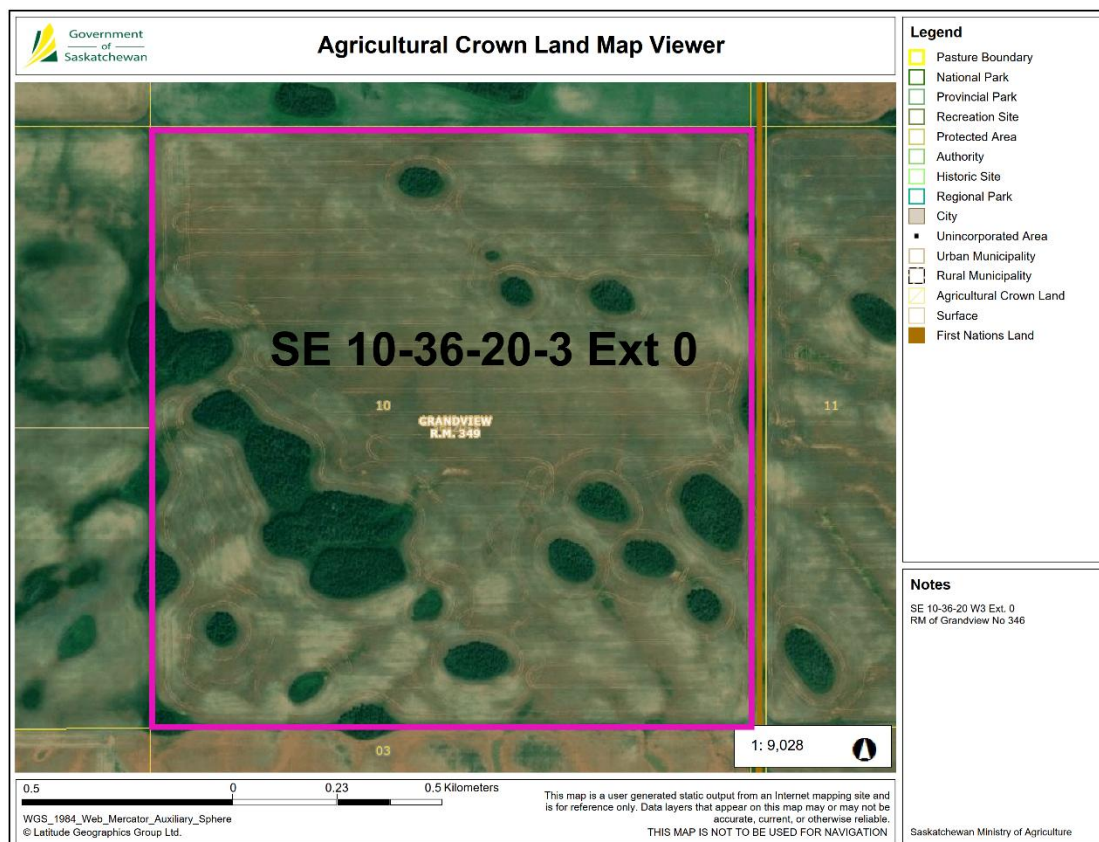
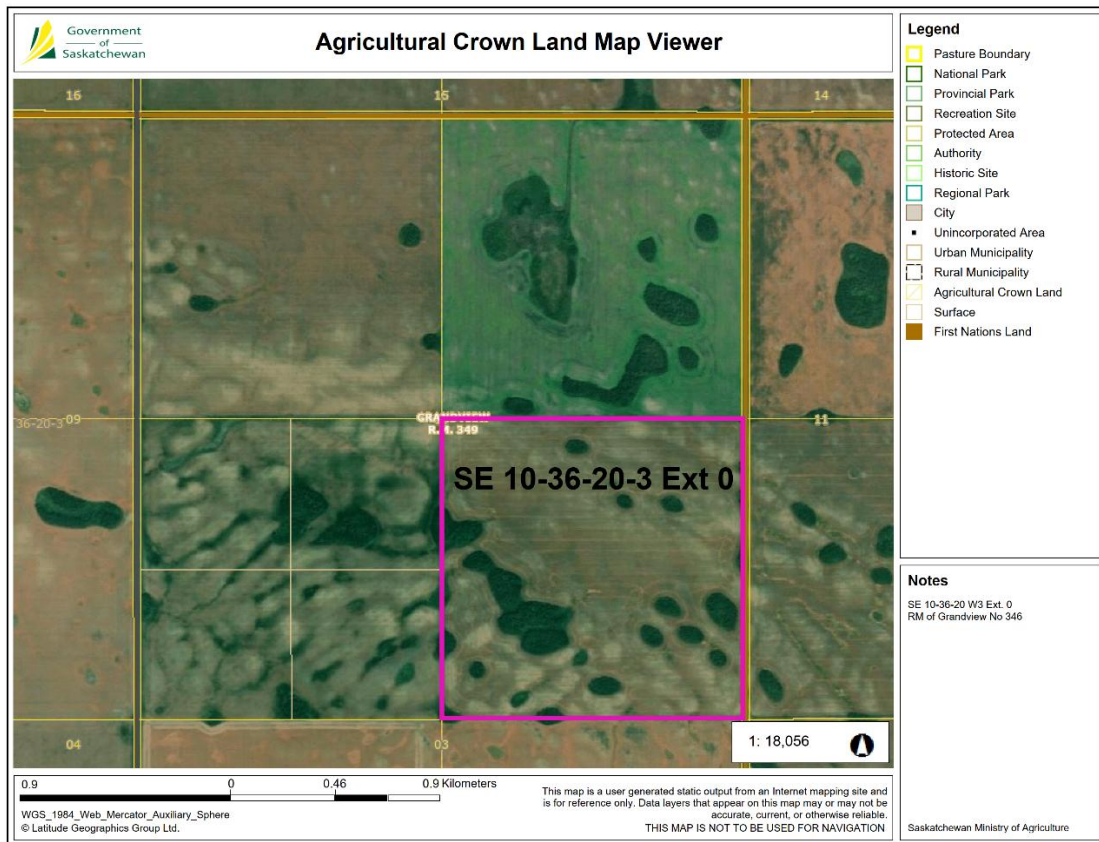
360

TRAN

COLIN TUCHSCHERER	GREG KRAFT	WALEN BOWKOWY, ALLAN & THERESA BLEILE	AGNES GLESSING	MARLENE ULSIFER	GREG DORNER	GREG DORNER	JAMES STARK	JAMES STARK	DEREK & CHELSEA SUTHERLAND	DEREK & CHELSEA SUTHERLAND	IAN & JAMIE KELLER	ROHS FARMS LTD.
29100	126700	225000	271600	248100	269000	238800	250800	237900	258100	251300	203900	179000
COLIN TUCHSCHERER	GREG KRAFT	HARDIN INVESTMENTS LTD.	AGNES GLESSING	DANIEL & DOREEN TUCHSCHERER	KEITH DORNER	KEITH DORNER	JAMES STARK	JAMES STARK	ROHS FARMS LTD.	ROHS FARMS LTD.	WEKAN FARM INC.	ROHS FARMS LTD.
28400	203400	204400	258700	258300	251300	265200	249700	249400	247800	265200	228600	216500
364 COLIN TUCHSCHERER	IAN & JAMIE KELLER	ANDJELIC LAND INC.	AGNES GLESSING	PETER & MARIE VOLK	PETER & MARIE VOLK	ELROY & YVONNE GLESSING	DANIEL & MARIETTE ULRICH	KMR FARMS LTD.	WEKAN FARM INC.	WEKAN FARM INC.	JLR FARMS LTD.	ROBERT ROHS
33700	225600	21236100	277800	275900	261590	242900	251100	247100	265200	265200	230500	228400
ANDJELIC LAND INC.	ANDJELIC LAND INC.	ANDJELIC LAND INC.	HANGO FARMS	DWAYNE TUCHSCHERER	ELROY & YVONNE GLESSING	ELROY & YVONNE GLESSING	KEN & MARILYN ROHS	WEKAN FARM INC.	WEKAN FARM INC.	IAN & JAMIE KELLER	VALENTINE & BERNADETTE HEINTZ	VALENTINE & BERNADETTE HEINTZ
46400	259400	244500	277700	279600	229900	249400	216400	279400	279400	275900	243300	159100
ANDJELIC LAND INC.	ANDJELIC LAND INC.	ANDJELIC LAND INC.	HANGO FARMS	DWAYNE TUCHSCHERER	GORDON ROESCH	JLR FARMS LTD.	ROHS FARMS LTD.	WEKAN FARM INC.	WEKAN FARM INC.	THOMAS & ALLAN BLEILE & MAUREN BOWKOWY	JUSTIN & LAURA ROHS	CLARENCE & NICOLE PERLINGER
85700	243600	269000	282900	259100	239300	236200	254900	241700	241700	236400	224000	132000
135100	HANGO FARMS (1982) LTD.	HANGO FARMS	HANGO FARMS	ALBERT ROESCH	CHRISTOPHER VOLK	STEAMY FARMS LTD.	WEKAN FARM INC.	STEAMY FARMS LTD.	STEAMY FARMS LTD.	ALLAN & SALLY GERMSHEID	ROHS FARMS LTD.	CLARENCE & NICOLE PERLINGER
260000	262900	282900	282900	242700	200200	263500	264000	198800	198800	244500	199900	155800
HANGO FARMS	HANGO FARMS	HANGO FARMS	JAMES & JEAN ROTH	RYAN & AMBER ROTH	RONALD HANGO	RONALD HANGO	ELROY & YVONNE GLESSING	GREGORY J. EPPICH	STEAMY FARMS LTD.	STEAMY FARMS LTD.	ALLAN & SALLY GERMSHEID	JOHN EPPICH
100 JOSEPH BLEILE	8 134200	217300	235700	241000	210200	249600	279400	279400	232600	242700	212700	175000
HANGO FARMS	HANGO FARMS	HANGO FARMS	HANGO FARMS LTD.	IRENE NELSON	RAHUL & MONICA MITTAL	STEAMY FARMS LTD.	GLEN & JONNAR MILLER	CLARENCE PERLINGER	STEAMY FARMS LTD.	STEAMY FARMS LTD.	ALLAN & SALLY GERMSHEID	DOREEN JOHNSON
16000	194300	236900	252300	207400	225100	277700	277700	279400	268200	254600	232000	194300
HANGO FARMS	RYAN & AMBER ROTH	HANGO FARMS	HANGO FARMS	HANGO FARMS LTD.	HANGO FARMS LTD.	GLEN & JONNAR MILLER	STEAMY FARMS LTD.	STEAMY FARMS LTD.	CLARENCE & NICOLE PERLINGER	CLARENCE & NICOLE PERLINGER	JOHN & BARBARA EPPICH	GREGORY EPPICH
24600	197600	221100	309600	264100	253500	210100	254600	254600	246500	245900	245900	184500
5 HANGO FARMS	DARREN & MICHELLE HANGO	HANGO FARMS	HANGO FARMS	RONALD HANGO	RONALD HANGO	CURTIS ROESCH	RAHUL & MONICA MITTAL	HANGO FARMS	CLARENCE & NICOLE PERLINGER	MARK & MARY GERMSHEID	MARK & MARY GERMSHEID	JOHN & BARBARA EPPICH
39400	219400	192800	307700	303400	258300	265300	232000	258300	238100	275300	275300	239400
HANGO FARMS	DARREN HANGO	HANGO FARMS	HANGO FARMS	RONALD HANGO	MERVIN & THERESA ROTH	MERVIN ROTH	HEATHER LYNCHUK	HANGO FARMS	DANIEL & DOREEN TUCHSCHERER	TCR ENTERPRISES INC.	TERENCE SCHOMMER	KYLE LATURNUS & DENE KELLER
30100	163800	224000	223700	210900	212300	204600	210100	203700	188800	239000	244000	236100
HANGO FARMS	HANGO FARMS	HANGO FARMS	RONALD HANGO	RONALD HANGO	MERVIN ROTH	MERVIN ROTH	ALBERT ROESCH	HANGO FARMS	BRIAN SUCHAN	M-C ENTERPRISES LTD.	RRR FARMS LTD.	ROHS FARMS LTD.
109800	185800	215800	222200	190100	192900	1963600	214300	203800	245100	272000	232300	232800
HANGO FARMS	HANGO FARMS	ALLAN & ROSE ROTH	ALLAN & ROSE ROTH	MERVIN ROTH	HANGO FARMS	HANGO FARMS	GEORGE & JEAN WILKINSON	HOWARD WILKINSON	WEKAN FARM INC.	STEAMY FARMS LTD.	STEAMY FARMS LTD.	ROHS FARMS LTD.
67300	153800	206300	214200	256800	212000	216300	206700	221400	282700	296000	180000	231400
TRAN	RONALD HANGO	RONALD HANGO	RYAN & AMBER ROTH	MERVIN & THERESA ROTH	DANIEL & SHEILA ROTH	DAVID & GLENNA AMBROS	HOWARD WILKINSON	GORDON ROESCH	DEAN EVANISKY	TCR ENTERPRISES INC.		
115400	170500	211700	206600	205400	205400	201900	202600	202600	276800	215300	216700	209600

Content 4

Satellite Images



Content 5

SAMA Report

Property Report

Print Date: 16-Oct-2026

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Municipality Name: RM OF GRANDVIEW (RM)

Assessment ID Number : 349-000910300

PID: 201157245



Civic Address:

Legal Location: Qtr SE Sec 10 Tp 36 Rg 20 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 202

Neighbourhood: 349-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 29-Aug-2022

Change Reason: Reinspection

Year / Frozen ID: 2026/-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
51.00	K - [CULTIVATED]	Soil association 1 EW - [ELSTOW] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T4 - Strg Slopes Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.92	\$/ACRE 1,637.39 Final 43.55
92.00	K - [CULTIVATED]	Soil association 2 EW - [ELSTOW] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER25 Soil association 1 EW - [ELSTOW] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.92	\$/ACRE 1,972.52 Final 52.46

AGRICULTURAL WASTE LAND

Acres	Waste Type
17	WASTE SLOUGH BUSH

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	\$265,200		1	Other Agricultural	55%	\$145,860				Taxable
Total of Assessed Values:	\$265,200			Total of Taxable/Exempt Values:		\$145,860				

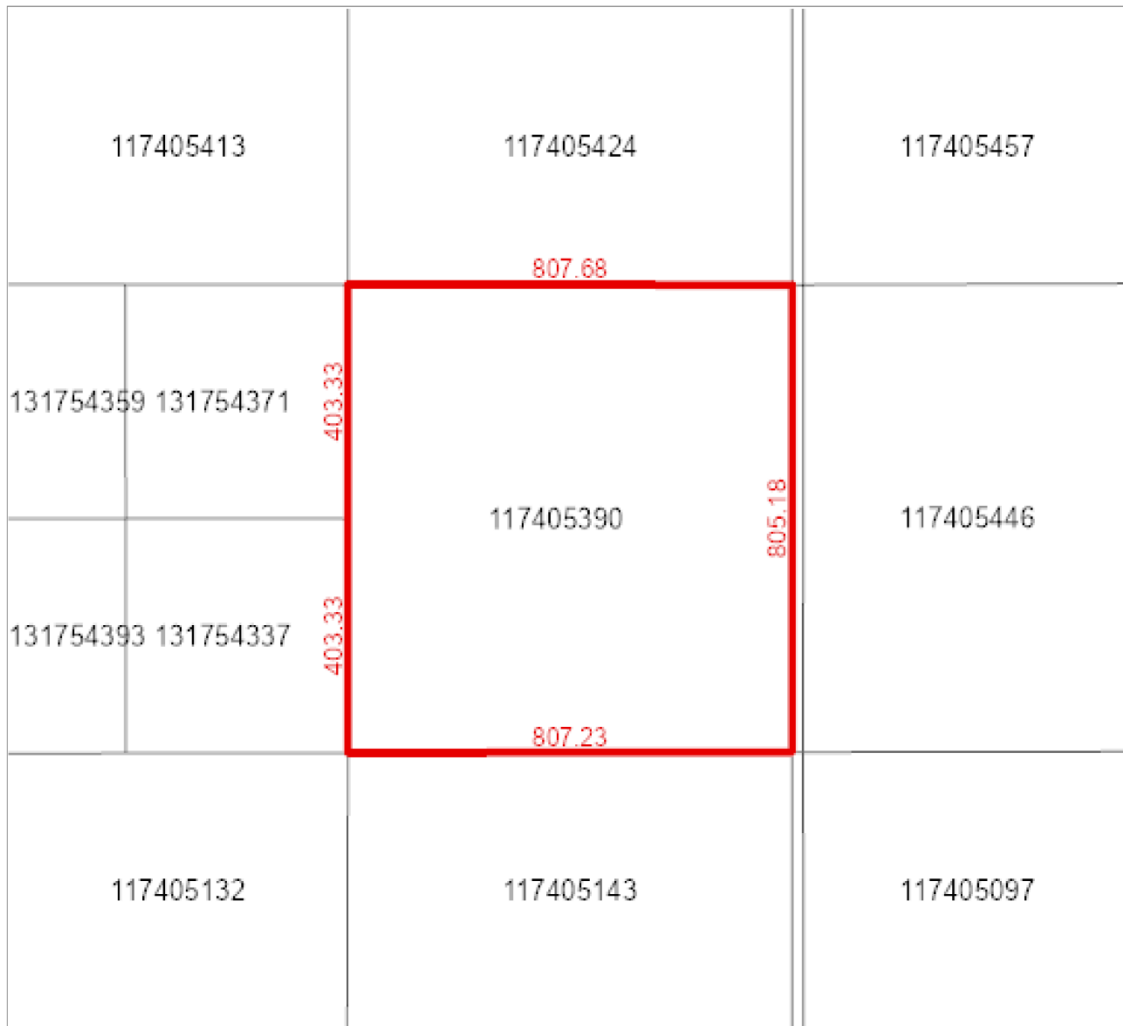
Content 6

Parcel Picture



Surface Parcel Number: 117405390

REQUEST DATE: Wed Oct 7 08:36:43 GMT-06:00 2026



Owner Name(s) : Nelson, Irene

Municipality : RM OF GRANDVIEW NO. 349

Title Number(s) : 117858303

Parcel Class : Parcel (Generic)

Land Description : SE 10-36-20-3 Ext 0

Source Quarter Section : SE-10-36-20-3

Commodity/Unit : Not Applicable

Area : 65.074 hectares (160.8 acres)

Converted Title Number : 70S02065

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.