



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND FOR JOINT VENTURE
ARRANGEMENT BY TENDER
INFORMATION PACKAGE

RM of Saskatchewan Landing No. 167

Northeast of Swift Current, SK

Owners: Vance Farms Ltd.

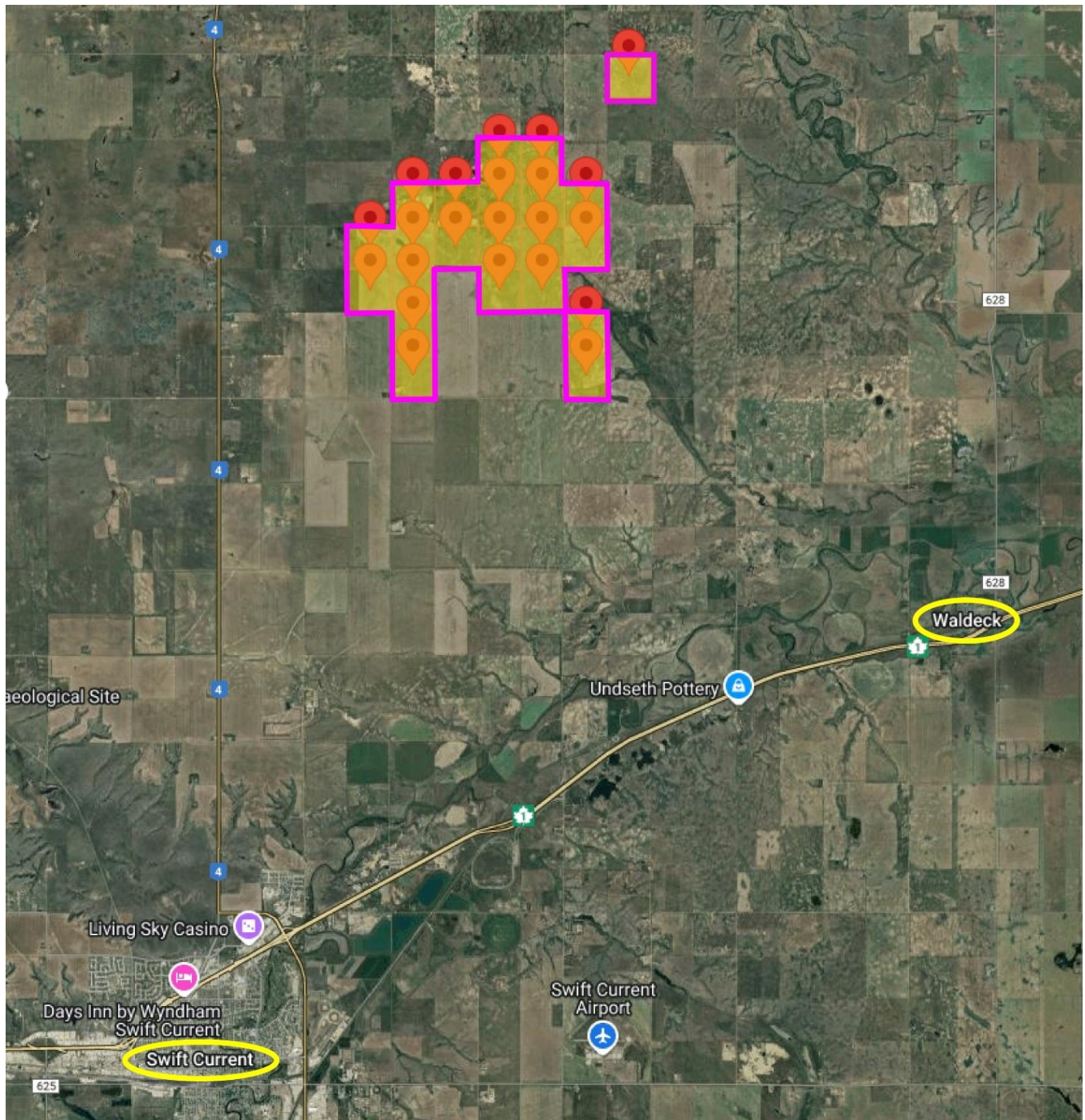
Closing: February 26th, 2025

Our File No. 11966-022G

*This Land Package is located in the RM of Saskatchewan Landing No. 167, northeast of Swift Current, Saskatchewan. It includes a total of **3,120 cultivated acres** available for a 3-year or 5-year Joint Venture term. Last year, the land was seeded with wheat, canola, and red lentils, highlighting its excellent agricultural potential. The successful bidder will enter into a Joint Venture Agreement with the owner, providing an exceptional opportunity to access prime farmland in the Swift Current area.*

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2. Tender for Joint Venture Arrangement Form
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LAND FOR JOINT VENTURE ARRANGEMENT BY TENDER

RM OF SASKATCHEWAN LANDING NO. 167

Owners: Vance Farms Ltd. Northeast of Swift Current, SK

KEY INFORMATION

- **Total Cultivated Acres:** 3,120 (see table below)
- **Term:** 3 or 5 years (Preference for 5-year term)
- **Start Date:** Upon execution of the Joint Venture Agreement
- **End Date:** December 31 of the final year of the term
- **Entire Package Only:** Bids must be for all 3,120 cultivated acres; no partial bids will be considered.

LAND PACKAGE:								
Legal Land Description		Assessed Value	Total Acres	Cult. Acres	Soil Class	2024 Crop		
						Wheat	Canola	Red Lentils
1	NW 02-17-13 W3 Ext. 1	\$240,600	158.64	160	G	160		
2	SW 02-17-13 W3 Ext 1	\$202,300	159.16	130	G	130		
3	NW 04-17-13 W3 Ext 0	\$324,200	160.17	320	J		320	
4	SW 04-17-13 W3 Ext 0	\$234,200	160.2					
5	NE 08-17-13 W3 Ext 0	\$138,600	160.61	130	J	130		
6	SE 08-17-13 W3 Ext 0	\$206,300	160.52	120	K	120		
7	NE 09-17-13 W3 Ext 0	\$230,500	160.23	160	H		160	
8	NW 09-17-13 W3 Ext 0	\$217,900	160.14	315	J		315	
9	SW 09-17-13 W3 Ext 0	\$224,800	160.17					
10	NE 10-17-13 W3 Ext 33	\$229,700	159.58	160	H			160
11	SE 10-17-13 W3 Ext 0	\$253,700	159.98	160	G			160
12	NW 10-17-13 W3 Ext 0	\$245,300	160.55	160	G			160
13	SW 10-17-13 W3 Ext 0	\$250,800	160.48	160	H			160
14	NW 11-17-13 W3 Ext 2	\$238,900	158.17	160	H	160		
15	SW 14-17-13 W3 Ext 0	\$255,200	157.5	160	G			160
16	NE 15-17-13 W3 Ext 1	\$223,800	159.99	160	J	160		
17	NW 15-17-13 W3 Ext 0	\$139,100	161.15	50	H	50		
18	SE 15-17-13 W3 Ext 2	\$223,300	156.57	160	J	160		
19	SW 15-17-13 W3 Ext 0	\$191,300	160.56	160	J	160		
20	SE 16-17-13 W3 Ext 0	\$110,400	160.09	45	K	45		
21	SW 16-17-13 W3 Ext 0	\$147,500	159.83	90	K	90		
22	NE 23-17-13 W3 Ext 0	\$202,000	159.25	160	J	160		
TOTALS:		\$4,730,400	3,513.54	3,120		1525	795	800

Crop Distribution (Approx.) for 2024:

- **Wheat: 1,525 acres**
- **Canola: 795 acres**
- **Red Lentils: 800 acres**

SOIL NUTRIENT LEVELS (CURRENT AVERAGES)

- **Nitrogen: 45.19 lbs/acre**
- **Phosphorus: 18.06 lbs/acre**

At the end of the Joint Venture term, these levels must be restored to at least these current averages.

EXCLUSIONS: All bins, grain storage facilities, and grasslands/mature grass are excluded from this agreement.

TERMS AND CONDITIONS:

1. Submission Deadline

- **Date/Time:** 12:00 p.m. (noon), February 26, 2025
- **Location:** Anderson and Company, 51 – 1st Ave N.W., P.O. Box 610, Swift Current, SK S9H 3W4
- **Mark Envelope:** "Vance Farm Joint Venture Tender"
- The highest or any tender may **not** necessarily be accepted.

2. Deposit & Security

- A deposit of **\$20,000.00** (payable to *Anderson and Company*) must accompany each tender.
- Deposits from unsuccessful bidders will be returned.
- The Successful Bidder must pay the balance of the security deposit – equal to **one-half of a year's expected compensation or \$150,000.00, whichever is the lesser**, – within 30 days of tender acceptance.
- **Security Deposit Provisions:**
 - The deposit will be **held as security for the entire term** of the Joint Venture.
 - Any **interest** earned on the security deposit **shall be retained by the Successful Bidder**.
 - The deposit is used to **secure payment by way of grain sales** and to ensure **soil nutrient levels** are confirmed at or above current levels at the end of the term.
 - It will be **released** once all payment obligations are met **and** the soil nutrient levels are confirmed.

3. Term & Preference

- Bidders must specify **3-year** or **5-year** term.
- **Preference** given to a **5-year** term.

4. Joint Venture Agreement

- The Successful Bidder must enter into a Joint Venture Agreement with the Owners.
- A copy is available upon request.

5. Farming Standards

- The Successful Bidder shall **farm the land in a good and husband-like manner** throughout the Joint Venture term.
- In the **final year** of the Joint Venture, **no residual chemicals** may be used.

6. Payment of Joint Venture Compensation

- **Joint Venture Compensation** is payable via **grain sales** issued to the Owners directly by the Grain Company between **October 1st and December 31st** each year. The Owners shall receive the corresponding grain ticket as confirmation of the transaction.

7. Exclusions

- All bins, grain storage facilities, and grasslands/mature grass are **excluded** from this agreement.

8. Research & Inspection

- Bidders must rely on their own research and inspection to confirm acres, assessments, or other particulars.
- The land is offered on an "**as is, where is**" basis; there are no warranties or representations (express or implied) by the Owners.

IMPORTANT NOTICE TO BIDDERS

- **Entire Package Condition:** Tenders **must** be for the **entire 3,120 cultivated acres**; **no portions** will be considered.
- Strict compliance with the above terms and conditions, including **grain-sale compensation, nutrient restoration, and no residual chemicals** in the final year, is required.
- The Owners **reserves the right to reject any or all tenders** and are not obligated to accept the highest or any tender.

SUBMIT BIDS & 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 | **Cell:** (306) 741-1250

Email: ngibbings@andlaw.ca

File No. 11966-022G

Content 2

Tender for Joint Venture Arrangement Form

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to **enter a Joint Venture Arrangement for the indicated length of Joint Venture Term**, on the Terms and Conditions of the Tender Advertisement and Joint Venture Agreement:

The cultivated acres indicated in the LAND PACKAGE marked with a checkmark below:

<u>Bid</u>	Legal Description	Joint Venture Term	Bid Amount (Based on expected annual Joint Venture compensation to Owners)
<input type="checkbox"/>	LAND PACKAGE: Totaling 3,120 cultivated acres	<input type="checkbox"/> 3 years <input type="checkbox"/> 5 years	
TOTAL BID AMOUNT FOR THE ENTIRE LAND PACKAGE, PER YEAR			\$ _____

Initial

2. I/We, the undersigned, attach a cheque in the amount of **\$20,000.00** as a **security deposit** for the above **expected annual Joint Venture compensation**, and understand that the said cheque will be returned if the tender contained herein is not accepted by the Owners.
3. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the Owners' solicitors, Anderson & Company, to use the same to contact us after the tender deadline of **February 26th, 2025, at 12:00 noon** regarding the acceptance/decline of our offer.

Date

Signature of Tenderer

Name of Corporation:

Print Name of Tenderer:

Address: _____

Home #: _____

Mobile #: _____

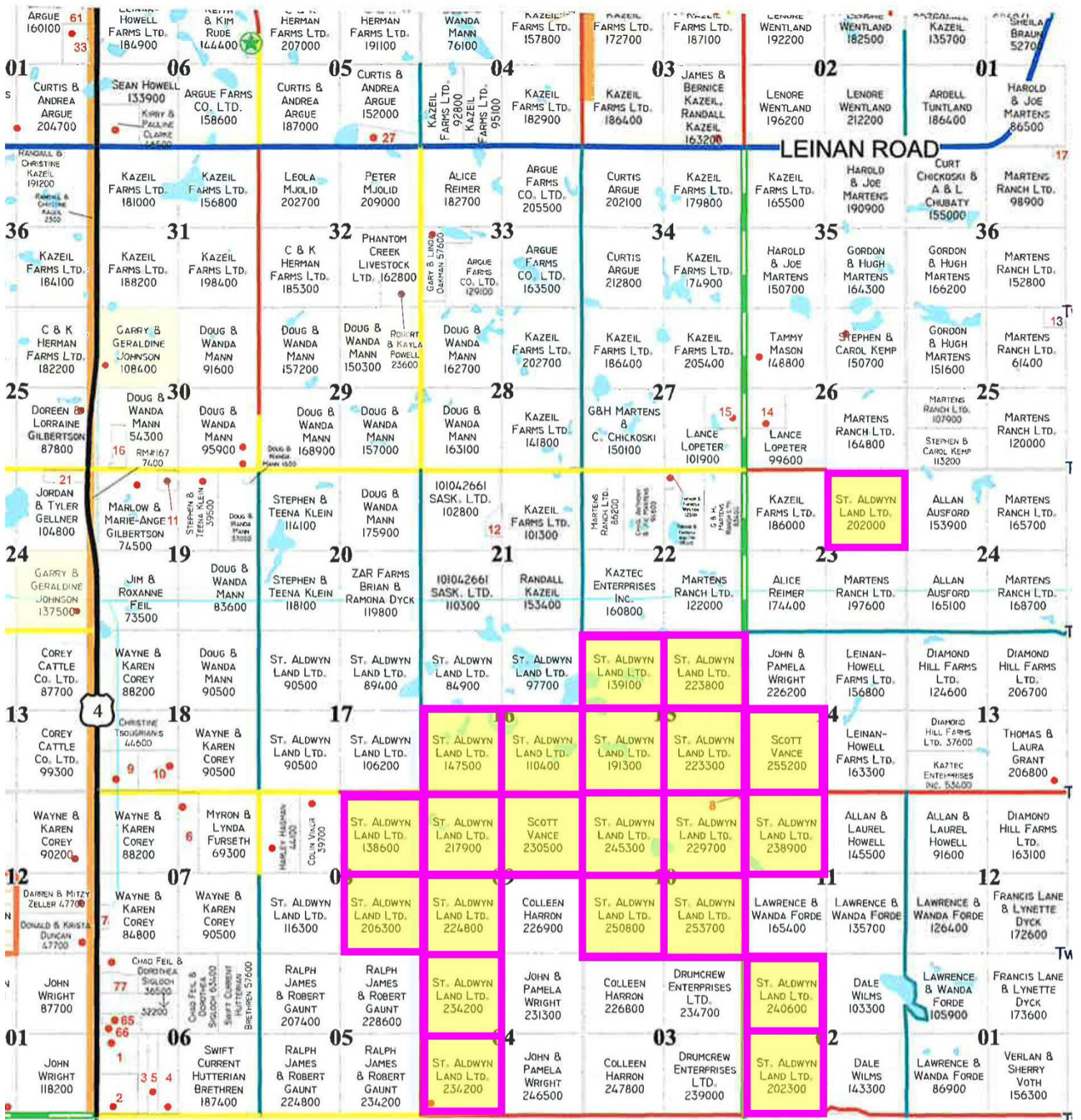
File No. 11966-022G/bw

Email: _____

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

Content 3

RM Map of Lands - RM of Saskatchewan Landing No. 167

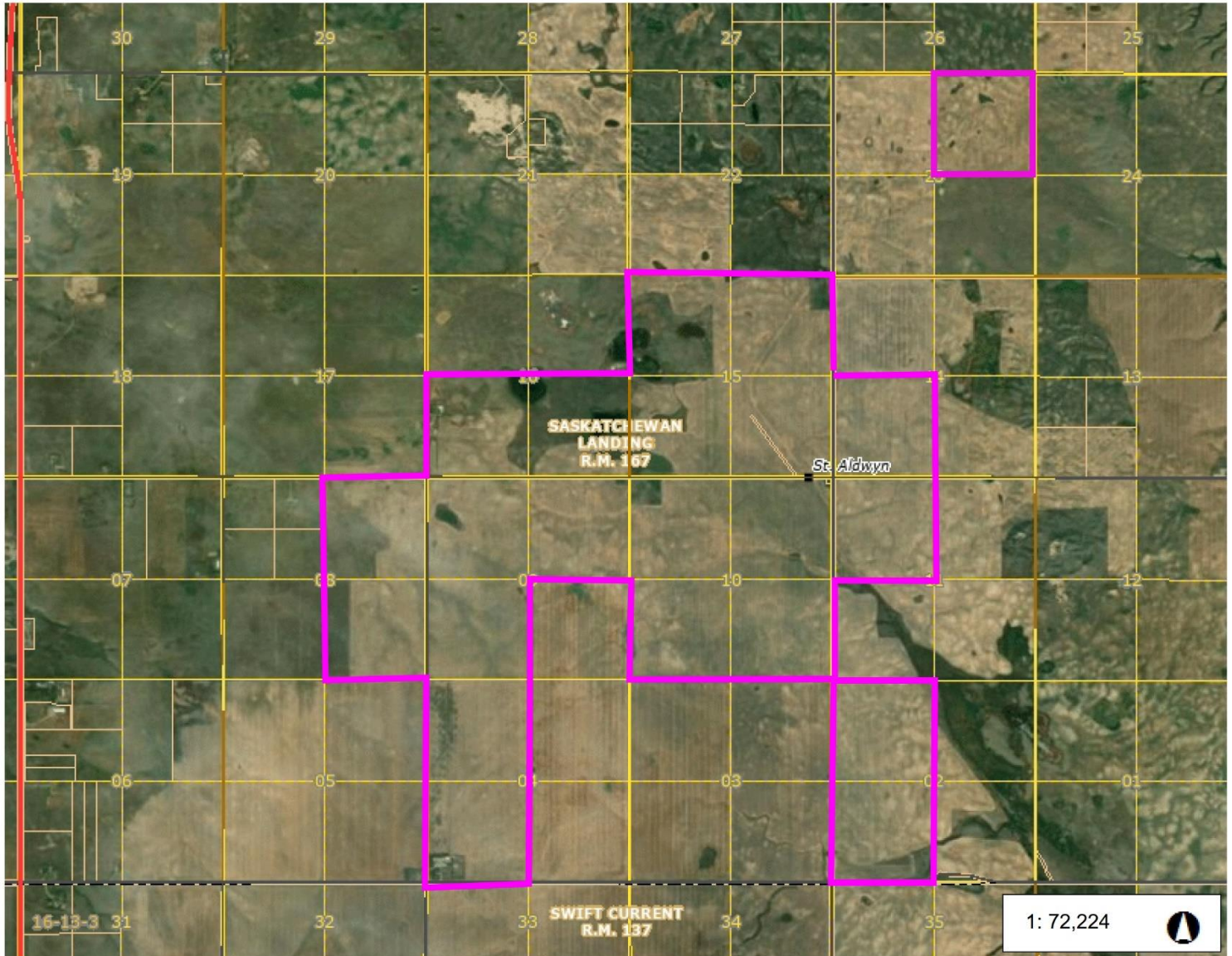


Content 4

Satellite Images



Agricultural Crown Land Map Viewer



3.7 0 1.83 3.7 Kilometers

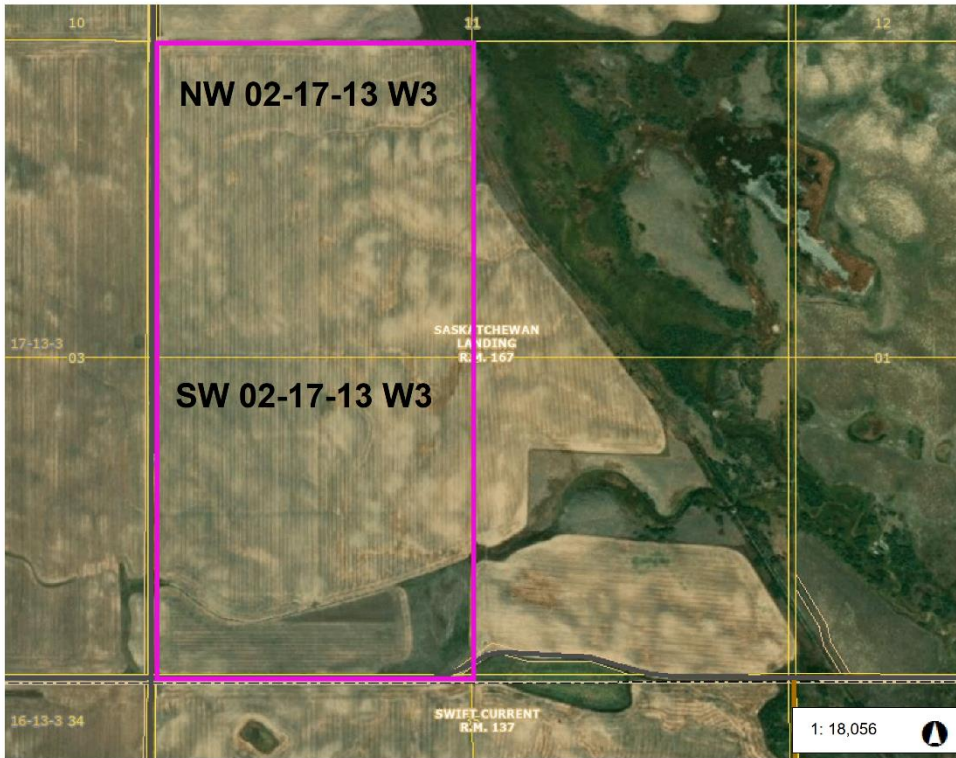
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Agricultural Crown Land Map Viewer

Legend

- Pasture Boundary
- National Park
- Provincial Park
- Recreation Site
- Protected Area
- Authority
- Historic Site
- Regional Park
- City
- Unincorporated Area
- Urban Municipality
- Rural Municipality
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Notes

0.9 0 0.46 0.9 Kilometers

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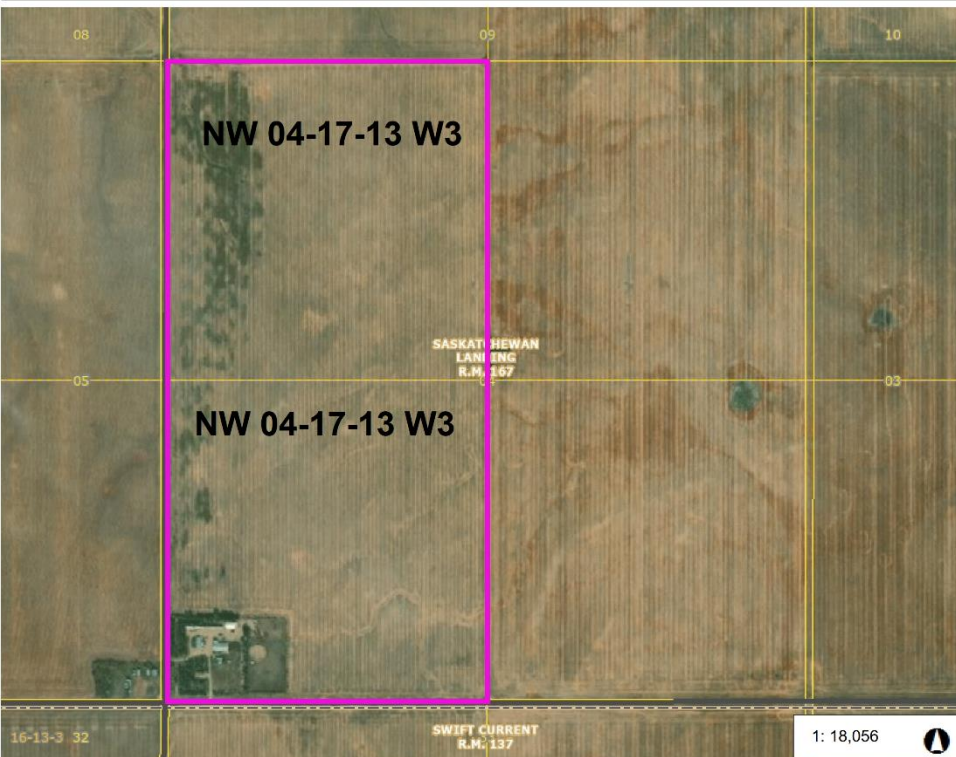
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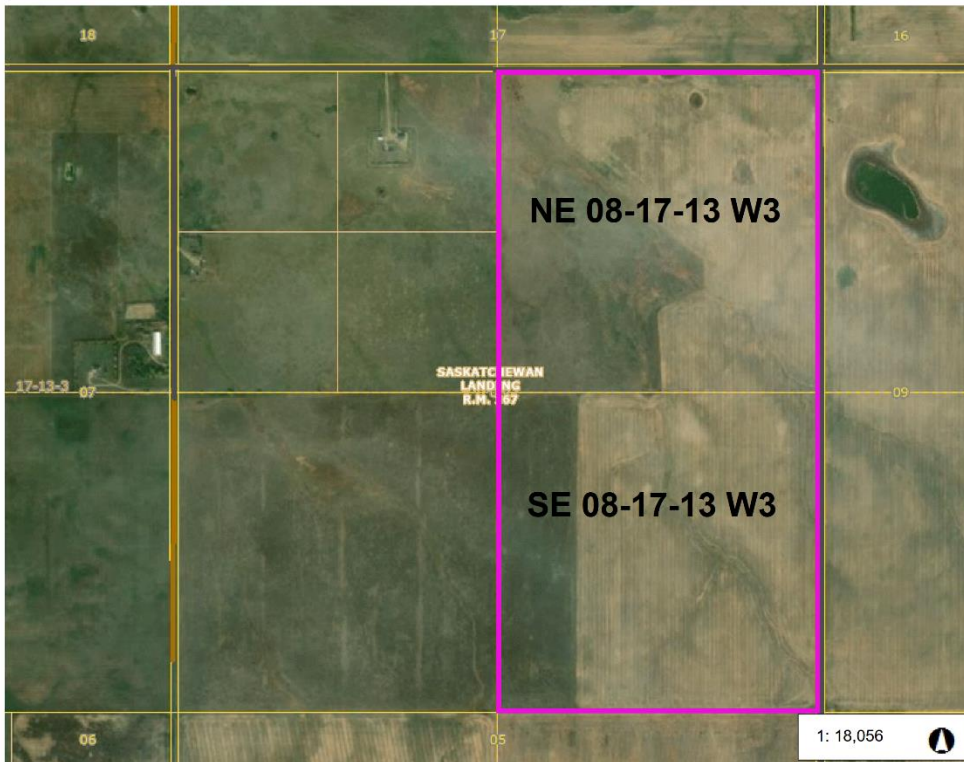
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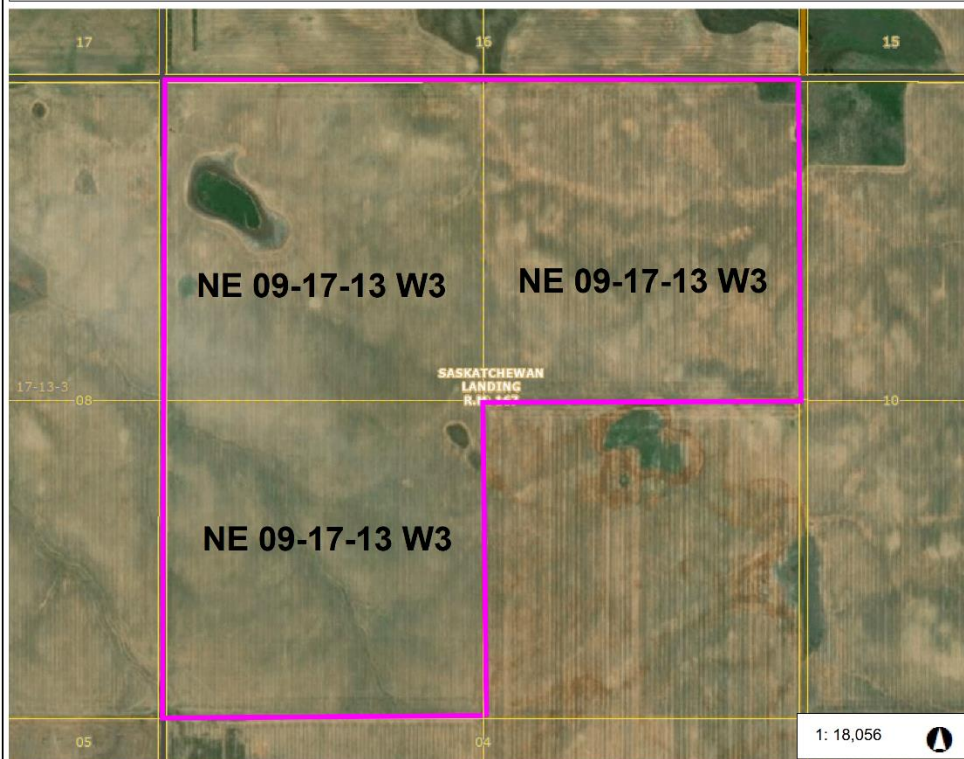
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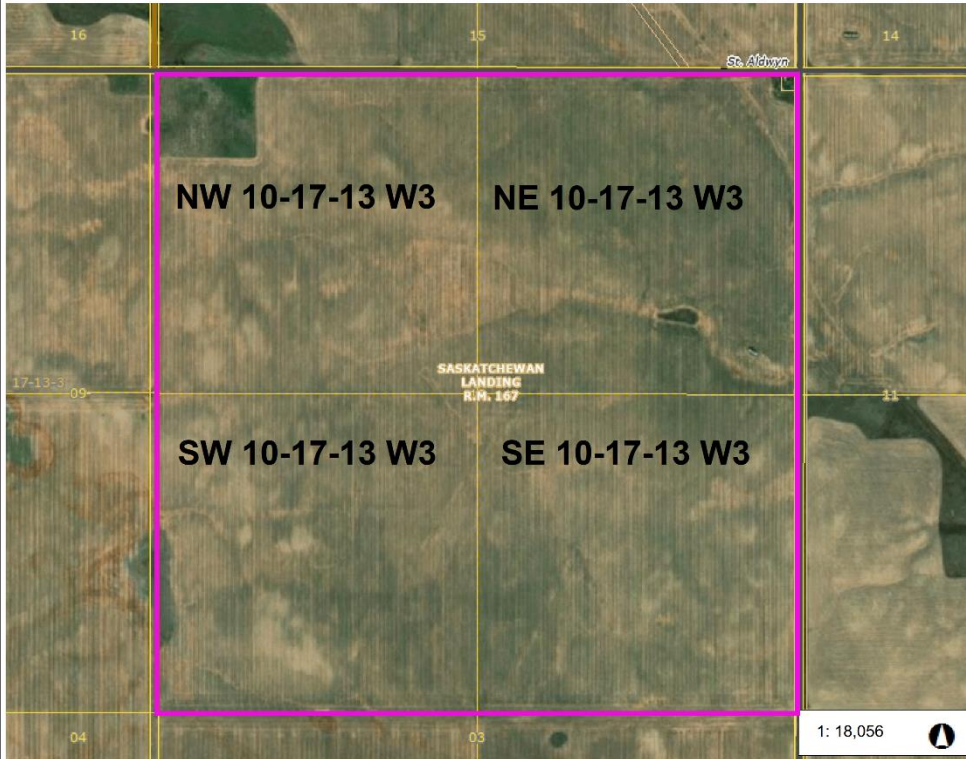
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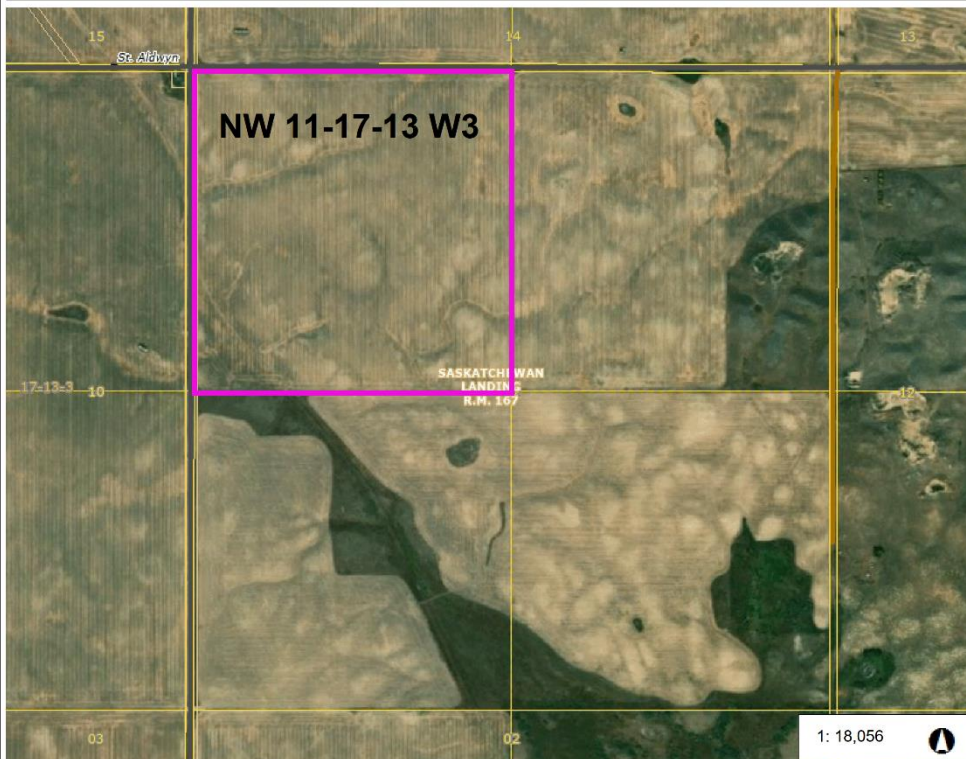
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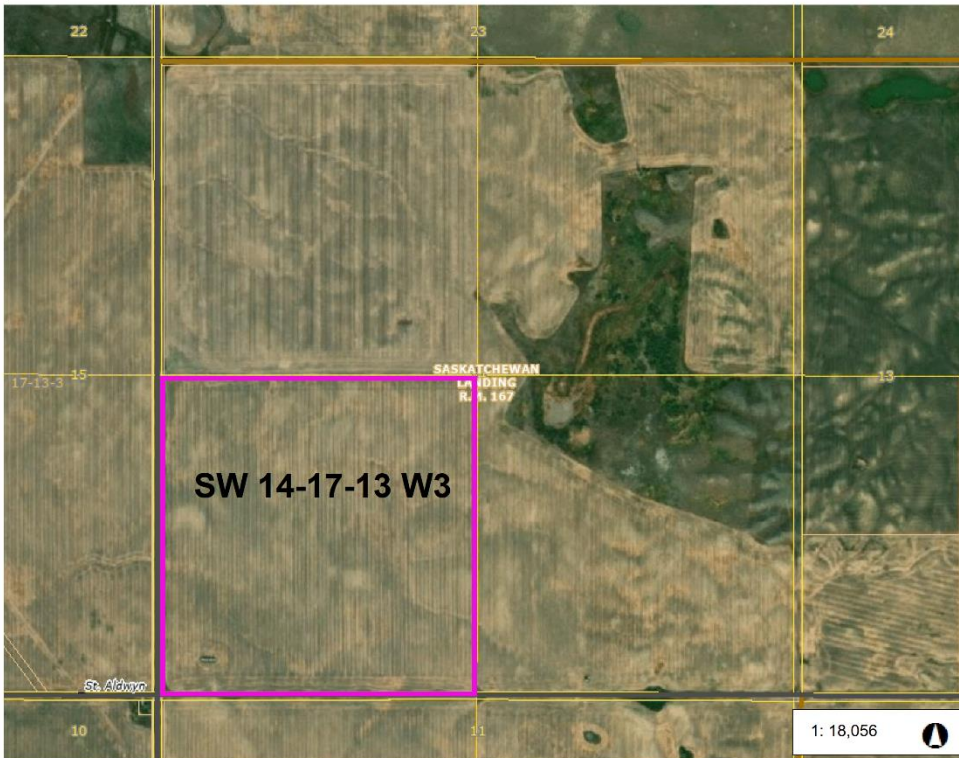
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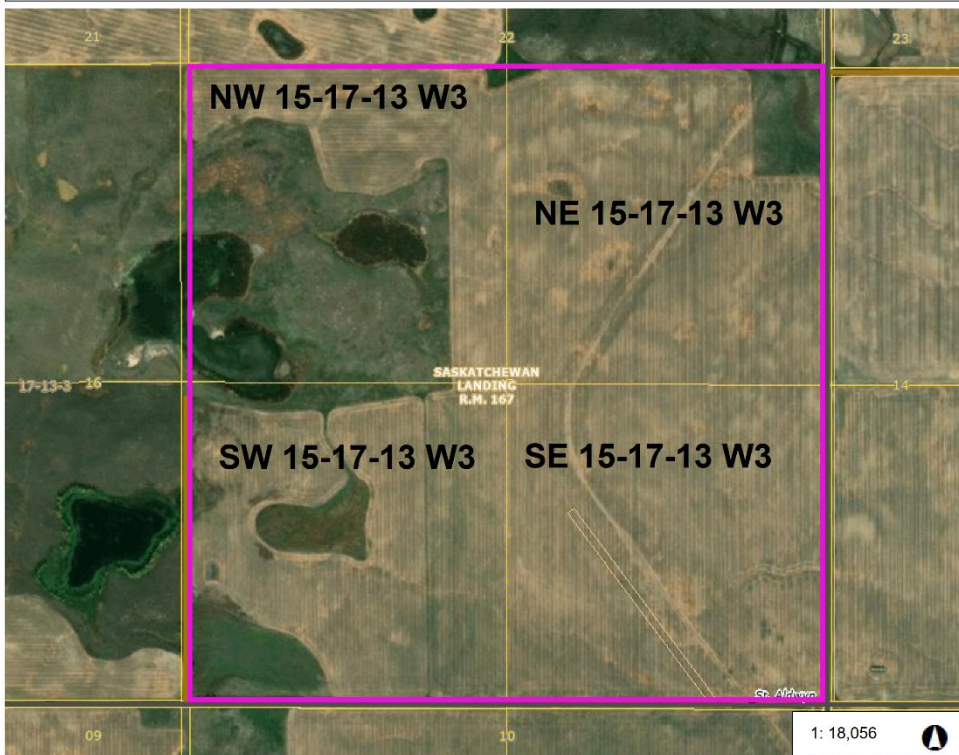
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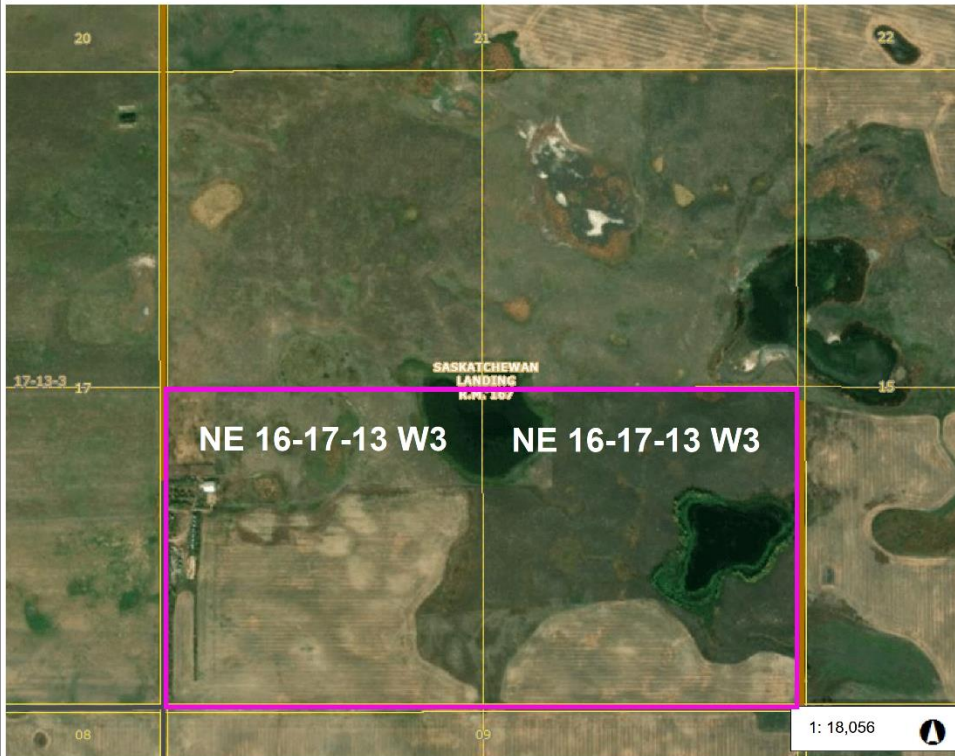
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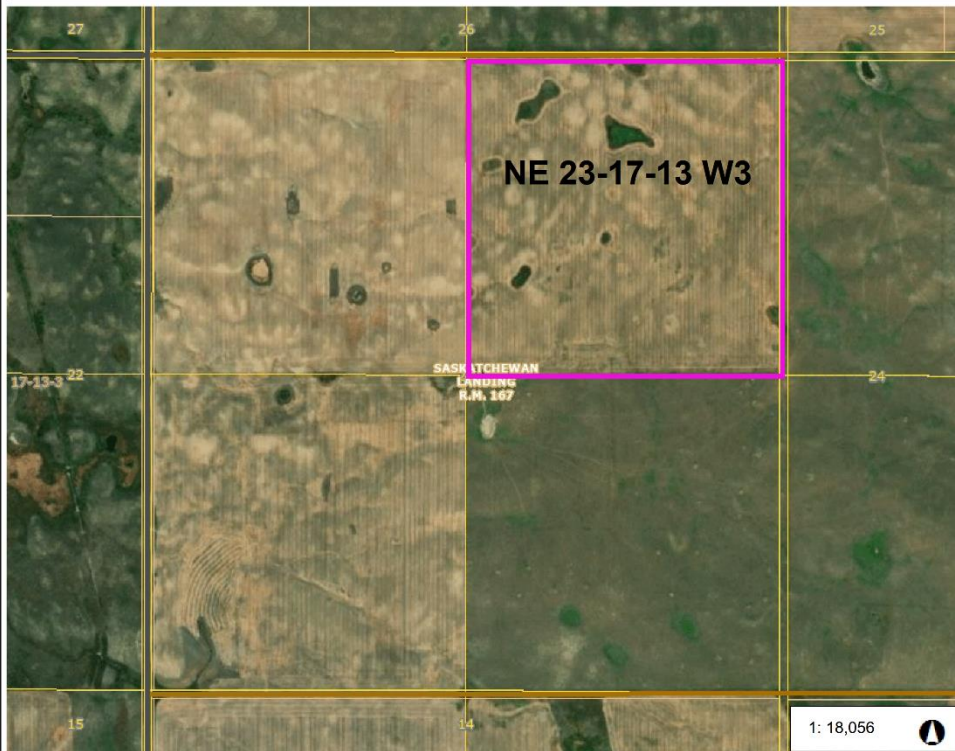
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Content 5

SAMA Reports

Property Report
 Municipality Name: RM OF SASKATCHEWAN LANDING (RM) Assessment ID Number: 167-000102200 PID: 322461
 Print Date: 06-Jan-2025 Page 1 of 1

Civic Address: [Redacted]
 Legal Location: Qtr NW Sec 02 Tp 17 Rg 13 W 3 Sup
 Supplementary: [Redacted]

Title Acres: 160.00 Reviewed: 16-May-2018
 School Division: 211 Change Reason: Reinspection
 Neighbourhood: 167-030 Year / Frozen ID: 2024-32560
 Overall PUSE: 2000 Predom Code:
 Call Back Year: Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
44.00	K - [CULTIVATED]	Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Soil association 2 BY - [BIRSAVY] Soil texture 3 L - [LOAM] Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few	SIACRE Final	1,431.10 53.28
112.00	K - [CULTIVATED]	Soil association 1 WW - [WILLOWS] Soil texture 1 C - [CLAY] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Soil association 2 AD - [ARDILL] Soil texture 3 CL - [CLAY LOAM] Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few	SIACRE Final	1,585.81 59.04

AGRICULTURAL WASTE LAND

Acres	Waste Type
4	WASTE SLOUGH1

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	\$240,600		1	Other Agricultural	55%	\$132,330				Taxable
Total of Assessed Values:	\$240,600					\$132,330				

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Please click the image to view all SAMA Reports

Content 6

Parcel Pictures

ISC

Surface Parcel Number: 164630549
 REQUEST DATE: Mon Jan 6 11:15:26 GMT-06:00 2025

Owner Name(s): ST. ALDWYN LAND LTD.
Municipality: RM OF SASKATCHEWAN LANDING NO. 16 **Area:** 64.198 hectares (158.64 acres)
Title Number(s): 138148285 **Converted Title Number:** 01SC14192A
Parcel Class: Parcel (Generic) **Ownership Share:** 1:1
Land Description: NW, 02-17-13-3 Ext.1
Source Quarter Section: NW-02-17-13-3
Commodity/Unit: Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a compilation of data 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 for 10' wide adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan or contact a surveyor.

Please click the image to view all Parcel Pictures