



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Frontier No. 19

Northwest of Claydon, SK

Curt Hassett Trucking Ltd.

Closing: February 14th, 2025

Our File No. 24939-013M

LAND FOR SALE BY TENDER - RM OF FRONTIER NO. 19

Northwest of Claydon, SK

Owner: Curt Hassett Trucking Ltd.

Land Description	SAMA Assessment	Total Acres	Cultivated Acres	Native Grass
SW 34-03-23 W3, Ext. 0	\$107,700	160.95	50	110
NW 27-03-23 W3, Ext. 0	\$89,800	160.88	30	130
SW 27-03-23 W3, Ext. 0	\$92,200	160.81	64	90
TOTALS:	\$289,700	482.64	144	330

PARTICULARS:

Oats, barley and triticale mix grown on the lands last year.

CONDITIONS:

- Highest or any tender not necessarily accepted. Submit bids to the undersigned law firm **on or before 12 o'clock noon, local time, February 14th, 2025.**
- Bids shall include a **cheque in the amount of 3%** of the bid amount payable to Anderson and Company as a deposit on the bid amount.
- Tenders considered on individual parcel(s).
- The closing date of the sale following receipt of bids shall be **March 13th, 2025.**
- No tenders shall be accepted which are subject to financing.
- Bidders will not be called together following the submission of bids.
- Persons submitting a tender must rely on their own research and inspection of the property to confirm condition, other particulars and acreage. Land offered for sale **as is** and **where is**. There are no warranties or representations of the Vendors expressed or implied.

Forward bids and inquiries to:

Tyler McCuaig Anderson & Company, Barristers & Solicitors Phone: (306) 773-2891 tmccuaig@andlaw.ca File #24939-013M	
23 - 3rd Avenue E. PO Box 357 Shaunavon, SK S0N 2M0	51 - 1st Avenue NW PO Box 610 Swift Current, SK S9H 0M5

Content 2

Tender for Purchase Form

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to **purchase** the **land below**, on the terms and conditions in the advertisement:

	<u>Legal Description</u>	<u>Land Bid Amount</u>
<input type="checkbox"/>	SW 34-03-23 W3, Ext. 0	\$ _____
<input type="checkbox"/>	NW 27-03-23 W3, Ext. 0	\$ _____
<input type="checkbox"/>	SW 27-03-23 W3, Ext. 0	\$ _____
TOTAL AMOUNT 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 **February 14th, 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 #: _____

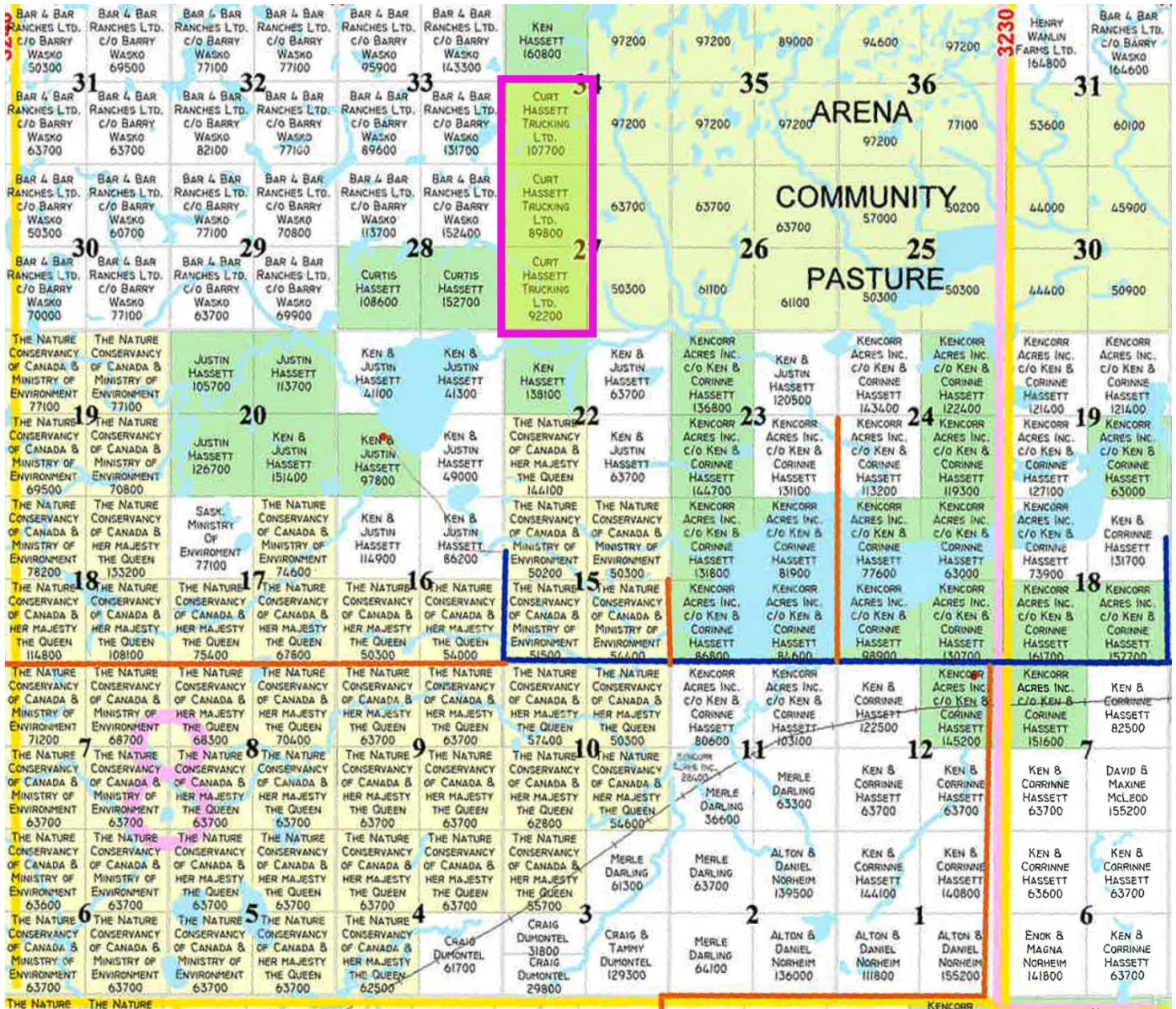
File No. 24939-013M

Email : _____

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

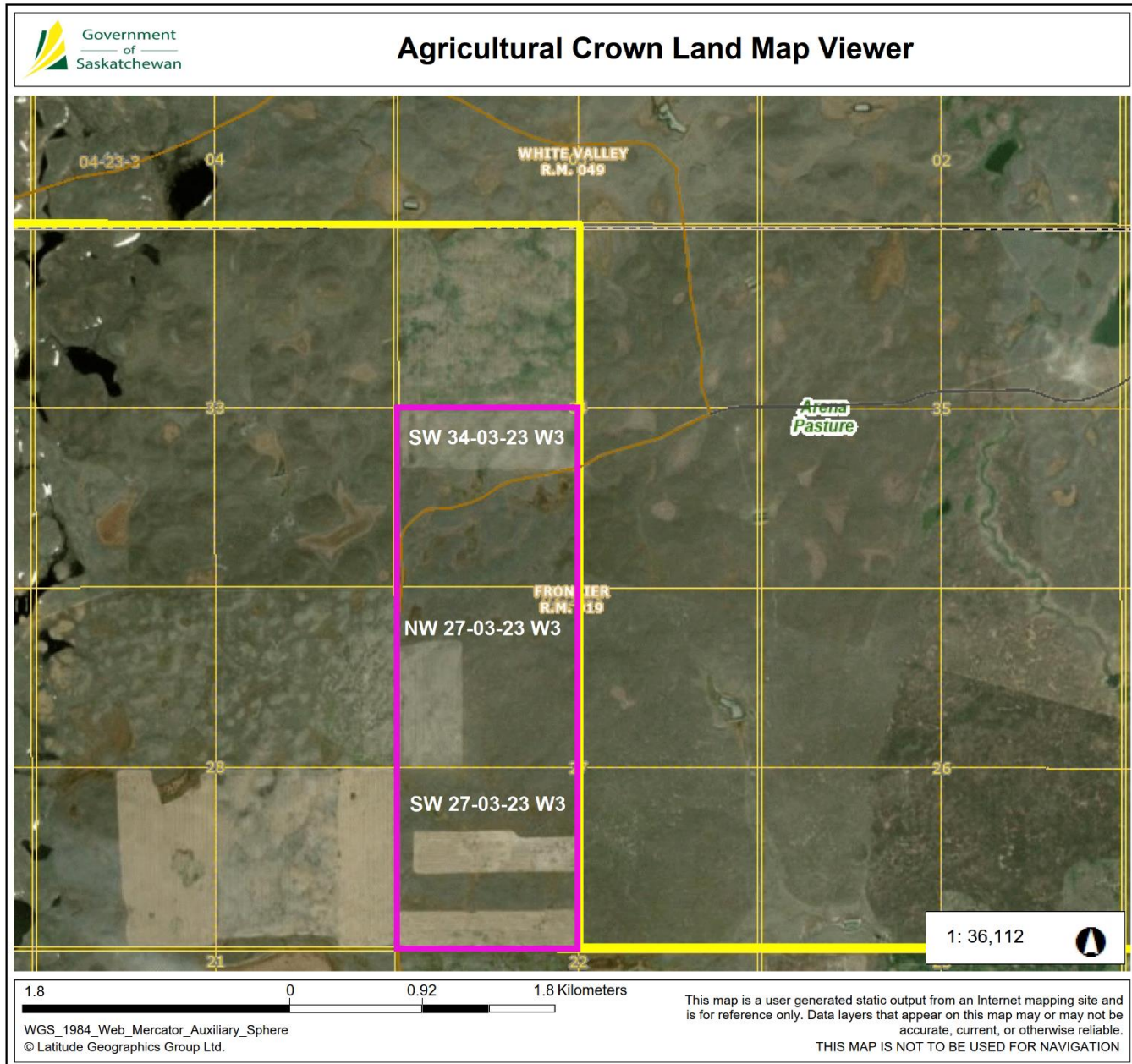
Content 3

RM Map of Frontier No. 19- 2023



Content 4

Satellite Images



Agricultural Crown Land Map Viewer

SW 34-03-23 W3

33

34

FRONTIER
R.M. 019

Arena
Pasture

28

27

1: 9,028



0.5 0 0.23 0.5 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

Legend

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

Notes

Saskatchewan Ministry of Agriculture

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
-  Surface
-  First Nations Land



Notes

0.5 0 0.23 0.5 Kilometers

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Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



Legend

- Pasture Boundary
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Notes

0.5 0 0.23 0.5 Kilometers

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Saskatchewan Ministry of Agriculture

Content 5

SAMA Reports

Property Report

Print Date: 16-Jan-2025

Page 1 of 2

Municipality Name: RM OF FRONTIER (RM)

Assessment ID Number : 019-001734400

PID: 201098142



Civic Address:

Legal Location: Qtr SW Sec 34 Tp 03 Rg 23 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 019-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 11-Aug-2004

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	
50.00	K - [CULTIVATED]	Soil association 1	RO - [ROBSART]	Topography	T2 - Gentle Slopes	\$/ACRE	1,094.80
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	40.76
		Soil profile 1	SOL-Z - [SOL;SOL SOLONETZ MOD]				
		Soil association 2	FR - [FRONTIER]				
		Soil texture 3	CL - [CLAY 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	
110.00	NG - [NATIVE GRASS]	Soil association 1	RO - [ROBSART]	Range site	L: LOAMY	\$/ACRE	481.62
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T3: Moderate 6-9% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.25		
				Aum/Quarter	40.00		
		Soil association 2	FR - [FRONTIER]				
		Soil texture 3	CL - [CLAY 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
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Data Source: SAMAVIEW

Property Report

Print Date: 16-Jan-2025

Page 2 of 2

Municipality Name: RM OF FRONTIER (RM)

Assessment ID Number : 019-001734400

PID: 201098142

Agricultural	\$107,700	1	Non-Arable (Range)	45%	\$48,465	Cultivation Lease
Total of Assessed Values:	\$107,700		Total of Taxable/Exempt Values:	\$48,465		

Property Report

Print Date: 16-Jan-2025

Page 1 of 2

Municipality Name: RM OF FRONTIER (RM)

Assessment ID Number : 019-001727200

PID: 201097094



Civic Address:

Legal Location: Qltr NW Sec 27 Tp 03 Rg 23 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 019-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 11-Aug-2004

Change Reason:

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	
30.00	K - [CULTIVATED]	Soil association 1	EC - [ECHO]	Topography	T2 - Gentle Slopes	\$/ACRE	991.09
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	36.90
		Soil profile 1	SOL-Z - [SOL;SOL SOLONETZ MOD]				
		Soil association 2	RO - [ROBSART]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	Z - [SOL;SOLONETZ STRONG]				
		Top soil depth	ER10				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
100.00	NG - [NATIVE GRASS]	Soil association 1	RO - [ROBSART]	Range site	L: LOAMY	\$/ACRE	481.62
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T3: Moderate 6-9% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.25		
				Aum/Quarter	40.00		
		Soil association 2	FR - [FRONTIER]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
30.00	NG - [NATIVE GRASS]	Soil association 1	RO - [ROBSART]	Range site	L/BO: LOAMY/BURNOUT	\$/ACRE	397.86
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T3: Moderate 6-9% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.20		

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Data Source: SAMAVIEW

Property Report

Print Date: 16-Jan-2025

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Municipality Name: RM OF FRONTIER (RM)

Assessment ID Number : 019-001727200

PID: 201097094

Aum/Quarter 32.00

Soil association 2 EC - [ECHO]

Soil texture 3 CL - [CLAY 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	\$89,800		1	Non-Arable (Range)	45%	\$40,410				Cultivation Lease
Total of Assessed Values:	\$89,800					Total of Taxable/Exempt Values:	\$40,410			

Property Report

Print Date: 16-Jan-2025

Page 1 of 2

Municipality Name: RM OF FRONTIER (RM)

Assessment ID Number : 019-001727400

PID: 201097185



Civic Address:

Legal Location: Qtr SW Sec 27 Tp 03 Rg 23 W 3 Sup

Supplementary:

Title Acres: 160.00

Reviewed: 11-Aug-2004

School Division: 211

Change Reason: Reinspection

Neighbourhood: 019-100

Year / Frozen ID: 2024/-32560

Overall PUSE: 2100

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	
25.00	K - [CULTIVATED]	Soil association 1 EC - [ECHO] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 SOL-Z - [SOL;SOL SOLONETZ MOD] Soil association 2 RO - [ROBSART] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 Z - [SOL;SOLONETZ STRONG] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight	\$/ACRE Final	1,086.72 40.46
39.00	K - [CULTIVATED]	Soil association 1 EC - [ECHO] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 SOL-Z+ - [SOL;SOL SOLONETZ STR] Soil association 2 RO - [ROBSART] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 SOL-Z+ - [SOL;SOL SOLONETZ Top soil depth ER10	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight	\$/ACRE Final	864.32 32.18

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating	
35.00	NG - [NATIVE GRASS]	Soil association 1 RO - [ROBSART] Soil texture 1 CL - [CLAY LOAM] Soil texture 2	Range site L/BO: LOAMY/BURNOUT Pasture Type N - [Native] Pasture Topography T3: Moderate 6-9% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.20 Aum/Quarter 32.00	\$/ACRE	397.86

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Property Report

Print Date: 16-Jan-2025

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Municipality Name: RM OF FRONTIER (RM)

Assessment ID Number : 019-001727400

PID: 201097185

55.00	NG - [NATIVE GRASS]	Soil association 2 EC - [ECHO] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil association 1 RO - [ROBSART] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 Soil association 2 EC - [ECHO] Soil texture 3 CL - [CLAY LOAM] Soil texture 4	Range site BO: BURNOUT Pasture Type N - [Native] Pasture Topography T2: Gentle 3-5% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.15 Aum/Quarter 24.00	\$/ACRE	314.10
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AGRICULTURAL WASTE LAND

Acres	Waste Type
6	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	\$92,200		1	Non-Arable (Range)	45%	\$41,490				Cultivation Lease
Total of Assessed Values:	\$92,200				Total of Taxable/Exempt Values:	\$41,490				

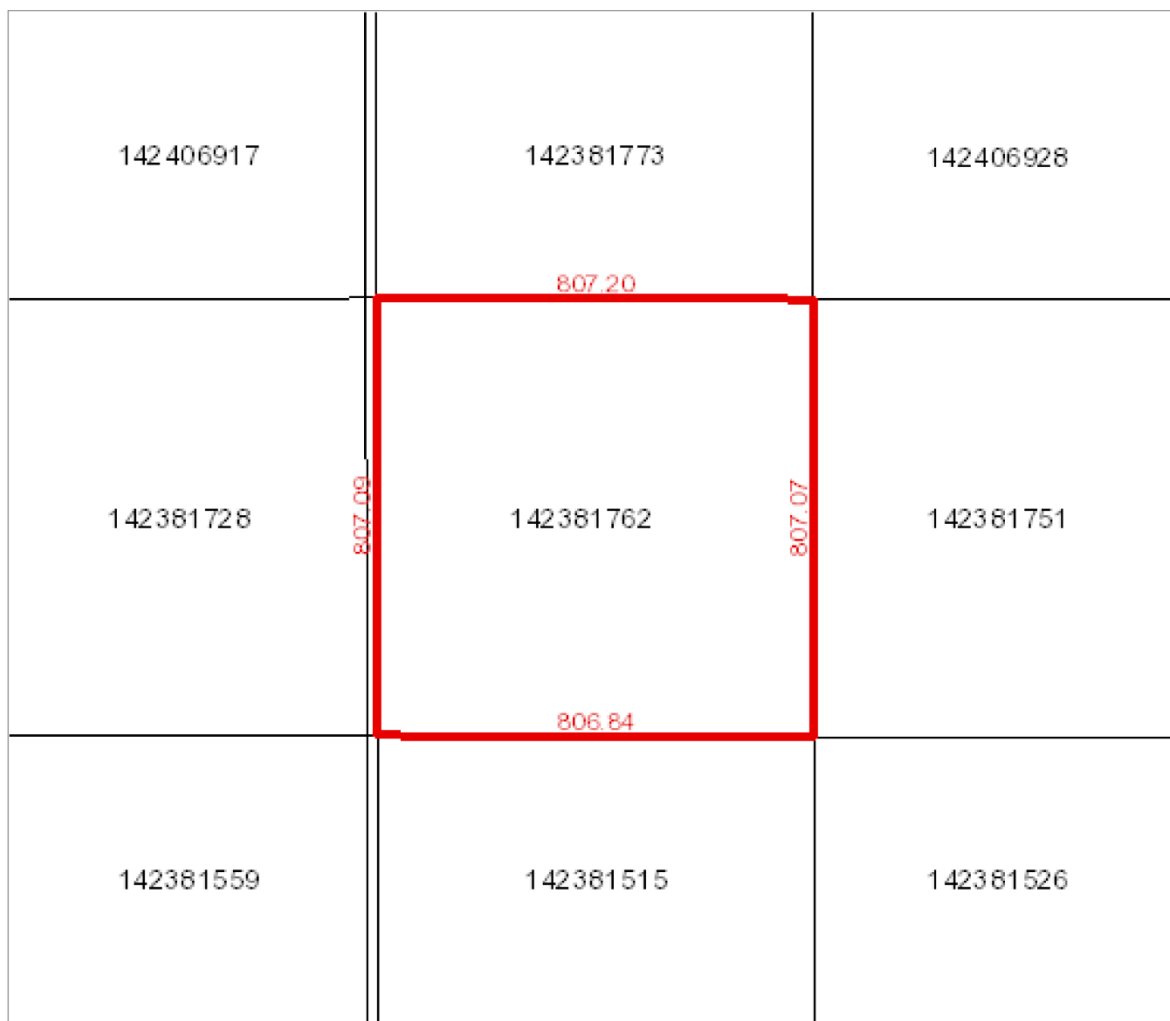
Content 6

Parcel Pictures



Surface Parcel Number: 142381762

REQUEST DATE: Tue Jan 14 21:46:22 GMT-06:00 2025



Owner Name(s) : CURT HASSETT TRUCKING LTD.

Municipality : RM OF FRONTIER NO. 019

Title Number(s) : 135992762

Parcel Class : Parcel (Generic)

Land Description : SW 34-03-23-3 Ext 0

Source Quarter Section : SW-34-03-23-3

Commodity/Unit : Not Applicable

Area : 65.133 hectares (160.95 acres)

Converted Title Number : SC100868027

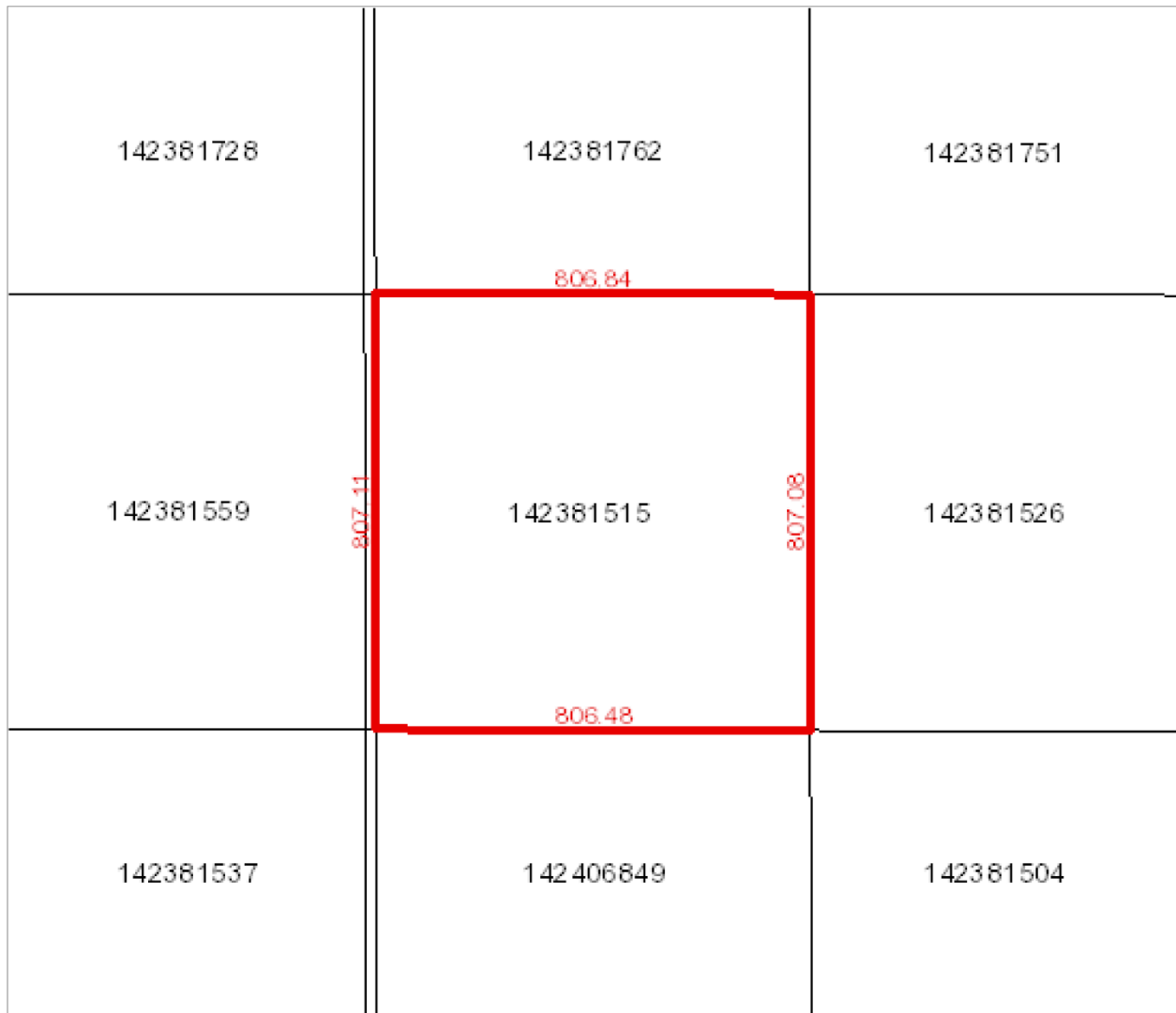
Ownership Share : 1:1

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: 142381515

REQUEST DATE: Tue Jan 14 21:47:30 GMT-06:00 2025



Owner Name(s) : CURT HASSETT TRUCKING LTD.

Municipality : RM OF FRONTIER NO. 019

Title Number(s) : 135992739

Parcel Class : Parcel (Generic)

Land Description : NW 27-03-23-3 Ext 0

Source Quarter Section : NW-27-03-23-3

Commodity/Unit : Not Applicable

Area : 65.105 hectares (160.88 acres)

Converted Title Number : 87SC08861

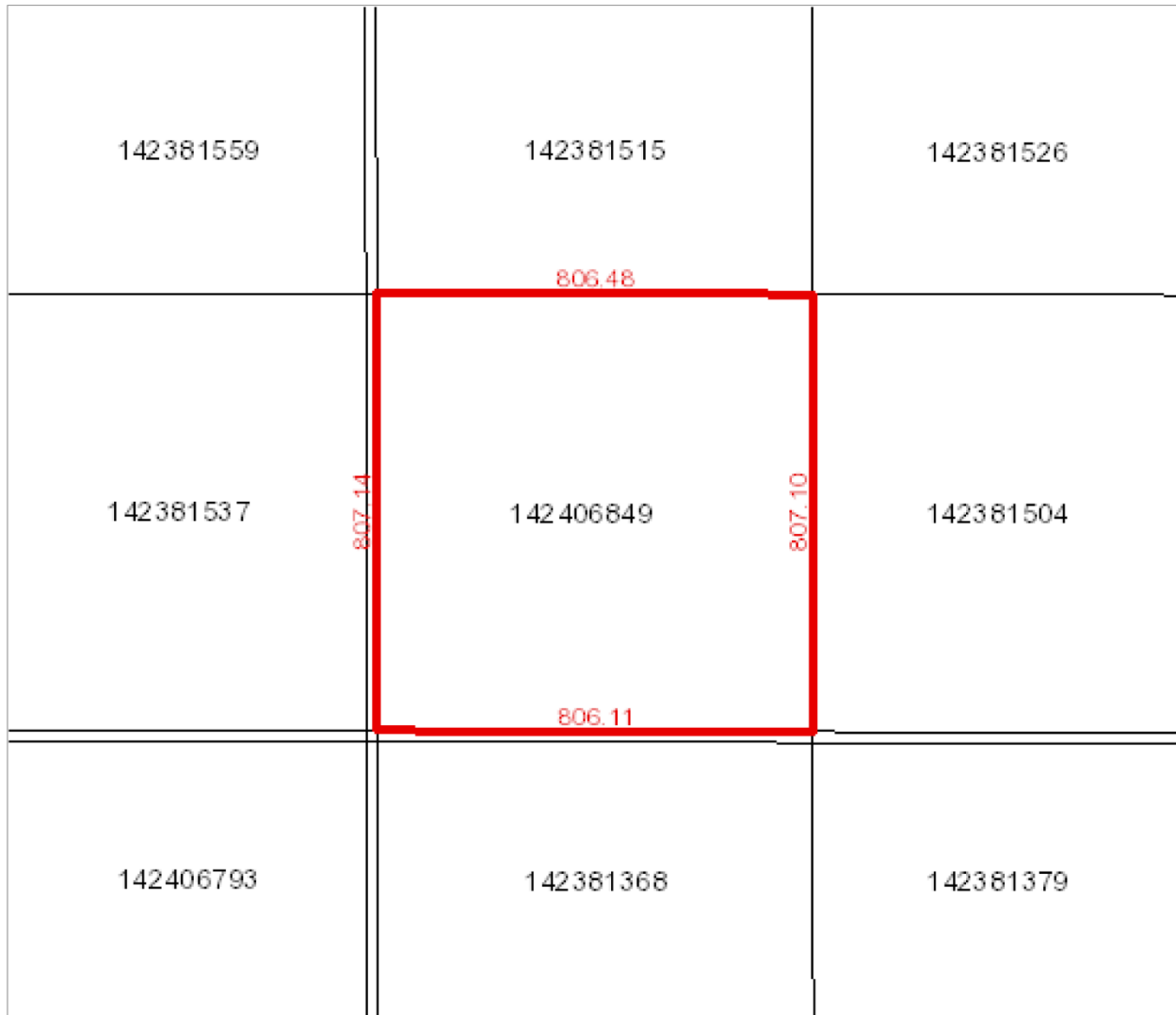
Ownership Share : 1:1

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: 142406849

REQUEST DATE: Tue Jan 14 21:48:51 GMT-06:00 2025



Owner Name(s) : CURT HASSETT TRUCKING LTD.

Municipality : RM OF FRONTIER NO. 019

Title Number(s) : 135992706

Parcel Class : Parcel (Generic)

Land Description : SW 27-03-23-3 Ext 0

Source Quarter Section : SW-27-03-23-3

Commodity/Unit : Not Applicable

Area : 65.077 hectares (160.81 acres)

Converted Title Number : 87SC08863

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.