



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of White Valley No. 049

Southwest of Eastend, SK

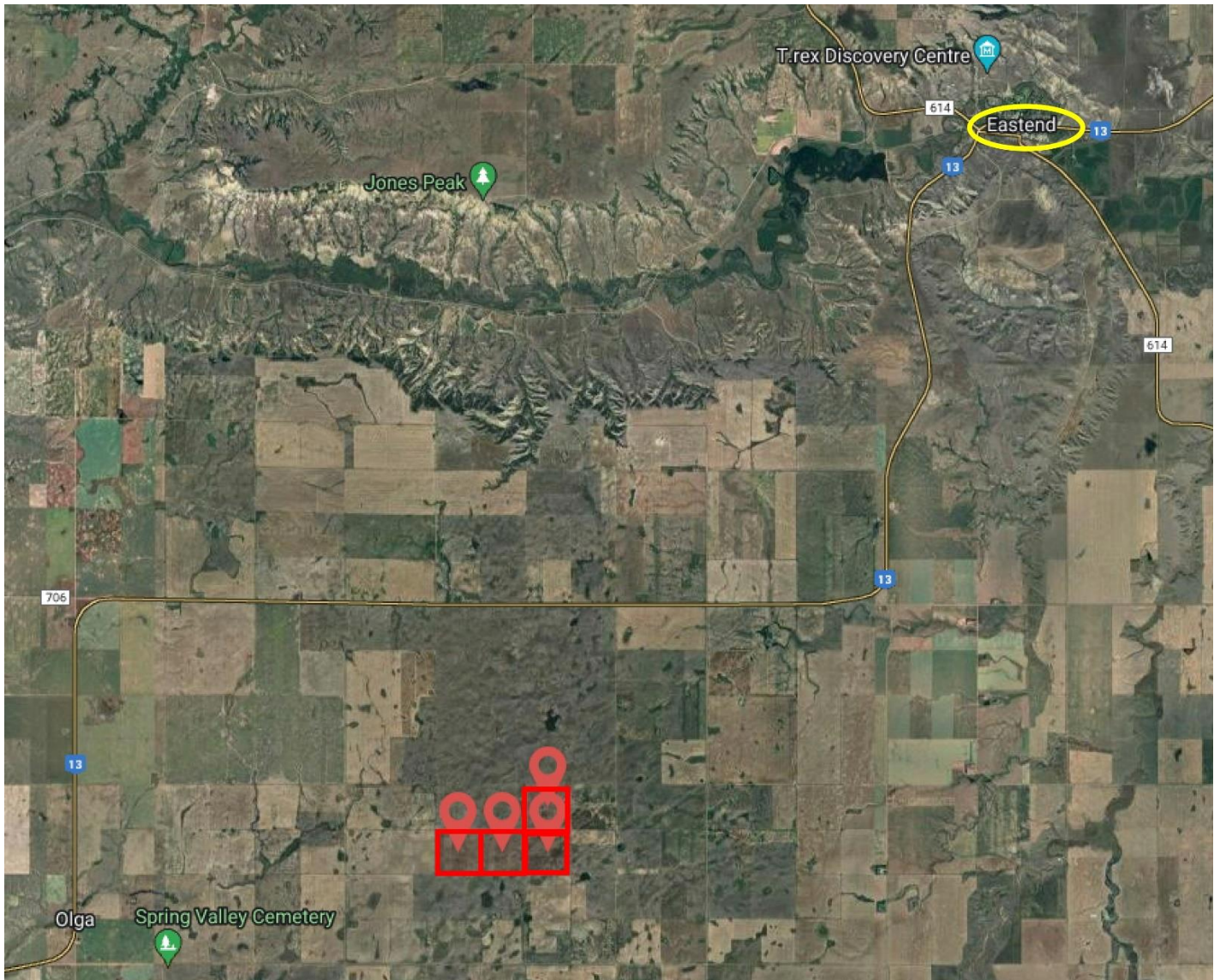
Stewart Johnston, Wanda Johnston
& Robert Johnston

Closing: May 10th, 2024

Our File No. 35293-001M

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
5. SAMA Reports
6. Parcel Pictures



LAND FOR SALE – RM of White Valley No. 049

Owner: Stewart, Wanda & Robert Johnston - Southwest of Eastend, SK

Land Description		Assessed Value	Total Acres	Cult. Grass	Native Grass
1	SW 19-05-22 W3	173,800	160.16	158	
2	SE 19-05-22 W3	154,000	160.12	153	
3	NW 20-05-22 W3	83,500	159.9	23	124
4	SW 20-05-22 W3	81,900	159.9	21	125
Total Acres:			640.08	355	249

PARTICULARS:

S ½ 19-05-22 W3:

- Farmed prior to 2010
- All tame grass
- Perimeter fence, all in good repair
- Dugout built in approximately 2010
- SE 19-05-22 W3 – Wellsite & Access Road Lease with Long Term Asset Management Inc. with revenue of **\$1,680.00 annually** but discussions have been had that the lease is to be abandoned.

W 1/2 20-05-22 W3:

- two dugouts
- Perimeter fence, all in good repair, ½ mile on north fence owned by Knolly's Grazing Coop
- Access Road Lease with Long Term Asset Management Inc. with revenue of **\$1,800.00 annually**, but discussions have been had that the lease is to be abandoned.

CONDITIONS:

- Highest or any tender not necessarily accepted. Submit bids to the undersigned law firm **on or before 12 o'clock noon, local time, Friday, May 10th, 2024.**
- 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.
- Bids considered on any or all parcel(s).
- Access lease revenue will not be adjusted and the seller will retain all payments received up to the closing date.
- No tenders shall be accepted which are subject to financing.
- Bidders will not be called together following the submission of bids.
- The closing date of the sale following receipt of bids shall be **May 31, 2024.**
- 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

23 – 3rd Avenue E.
Box 357
Shaunavon, SK
S0N 2M0

51 - 1st Avenue NW
Box 610
Swift Current, SK
S9H 0M5

Phone (306) 773-2891

TMcCuaig@andlaw.ca

File No. 35293-001M

Content 2

Tender for Purchase Form

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

<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	SW 19-05-22 W3	\$ _____
<input type="checkbox"/>	SE 19-05-22 W3	\$ _____
<input type="checkbox"/>	NW 20-05-22 W3	\$ _____
<input type="checkbox"/>	SW 20-05-22 W3	\$ _____
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 **May 10, 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 #: _____

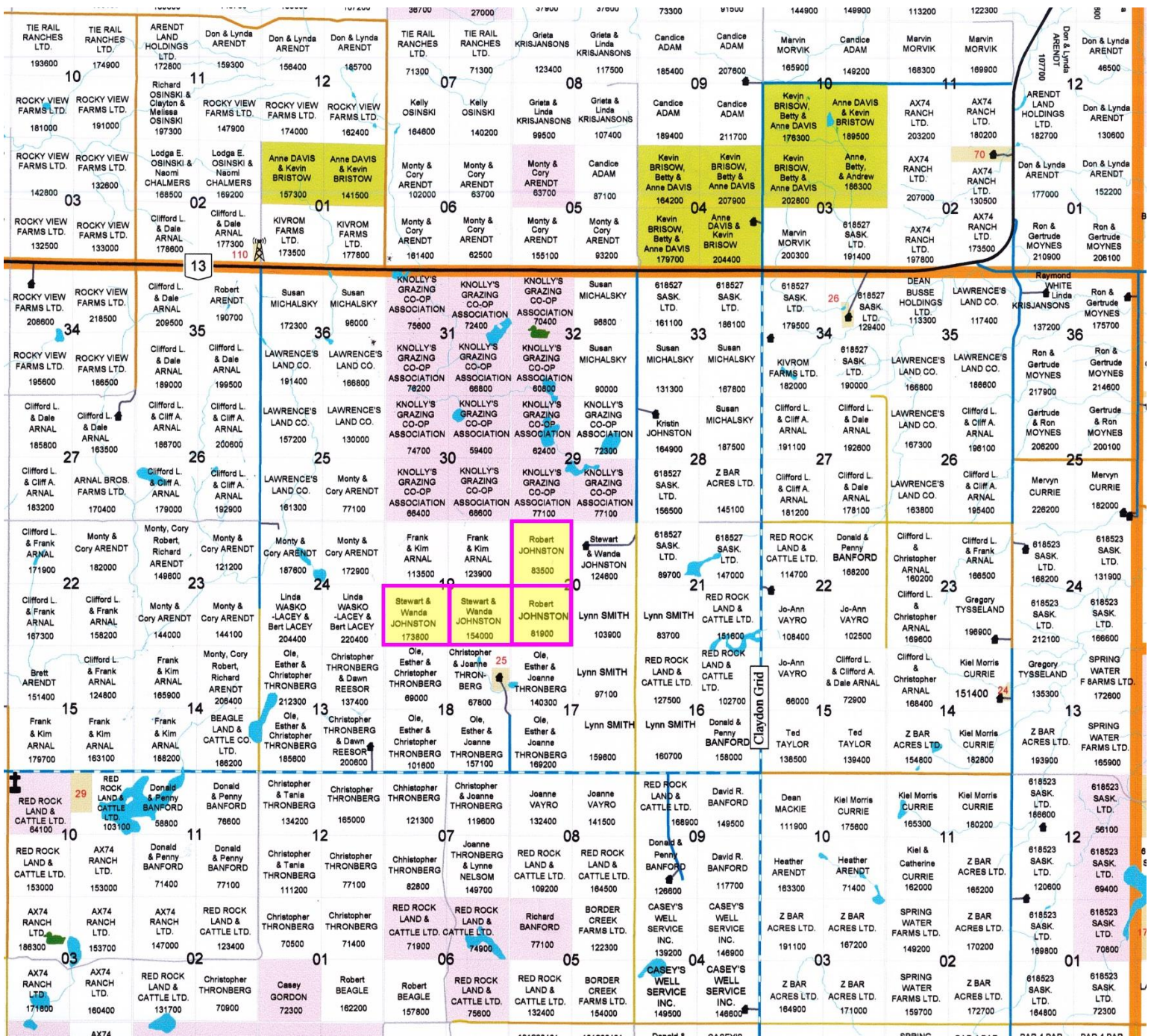
File No. 35293-001M/bw

Email: _____

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

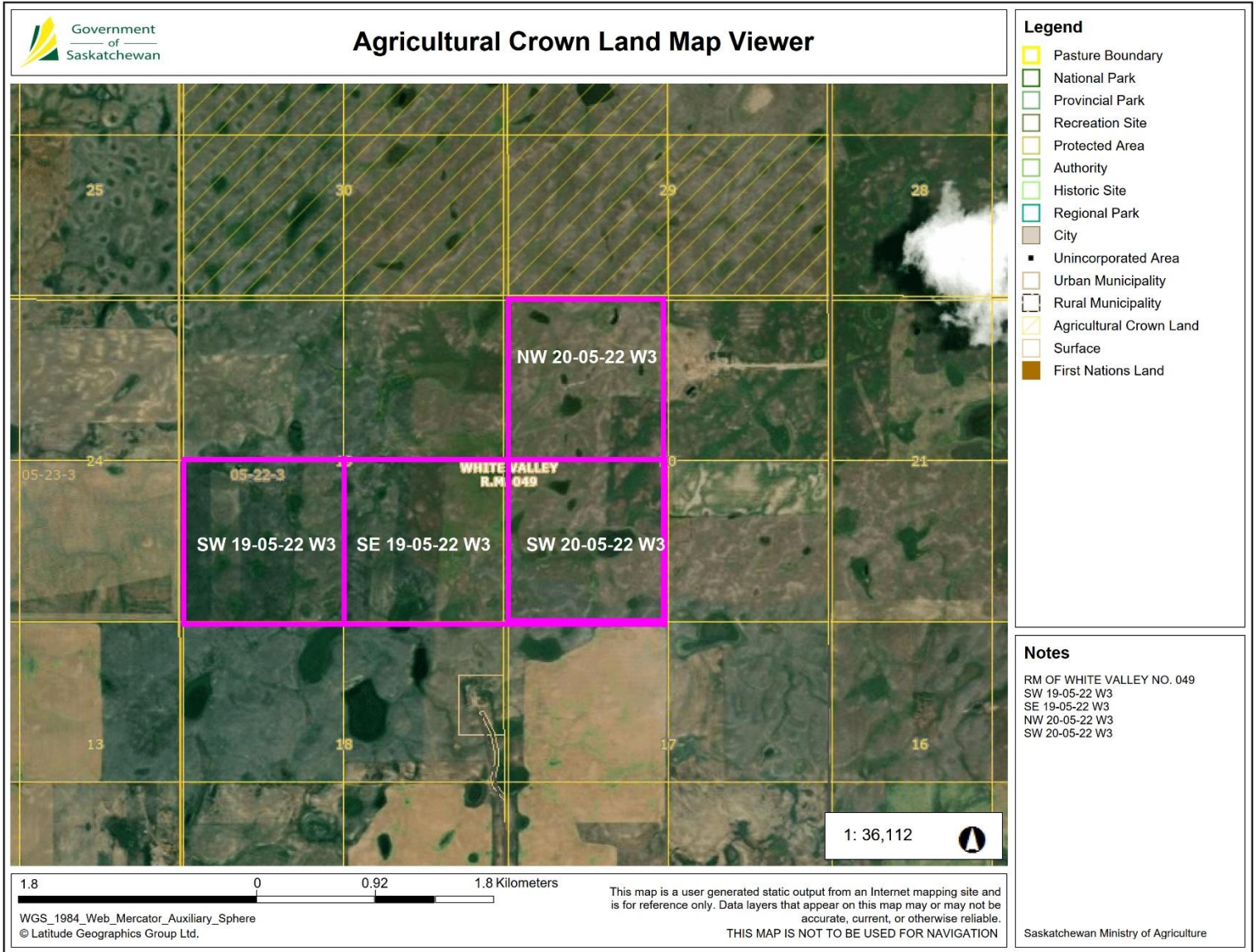
Content 3

RM of White Valley No. 049 - 2022 Map



Content 4

Satellite Images



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

RM OF WHITE VALLEY NO. 049
SW 19-05-22 W3

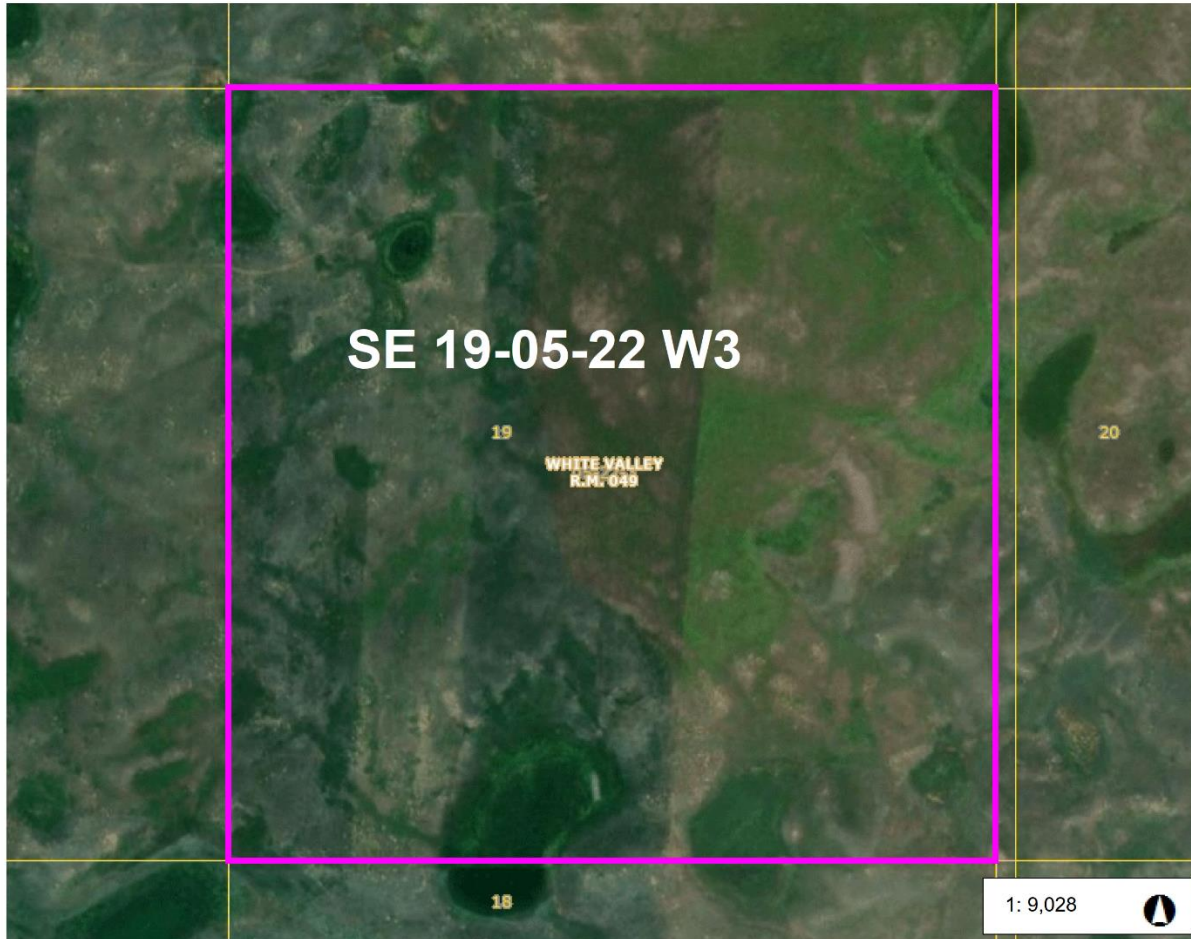
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WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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

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
- Agricultural Crown Land
- Surface
- First Nations Land

Notes

RM OF WHITE VALLEY NO. 049
SE 19-05-22 W3

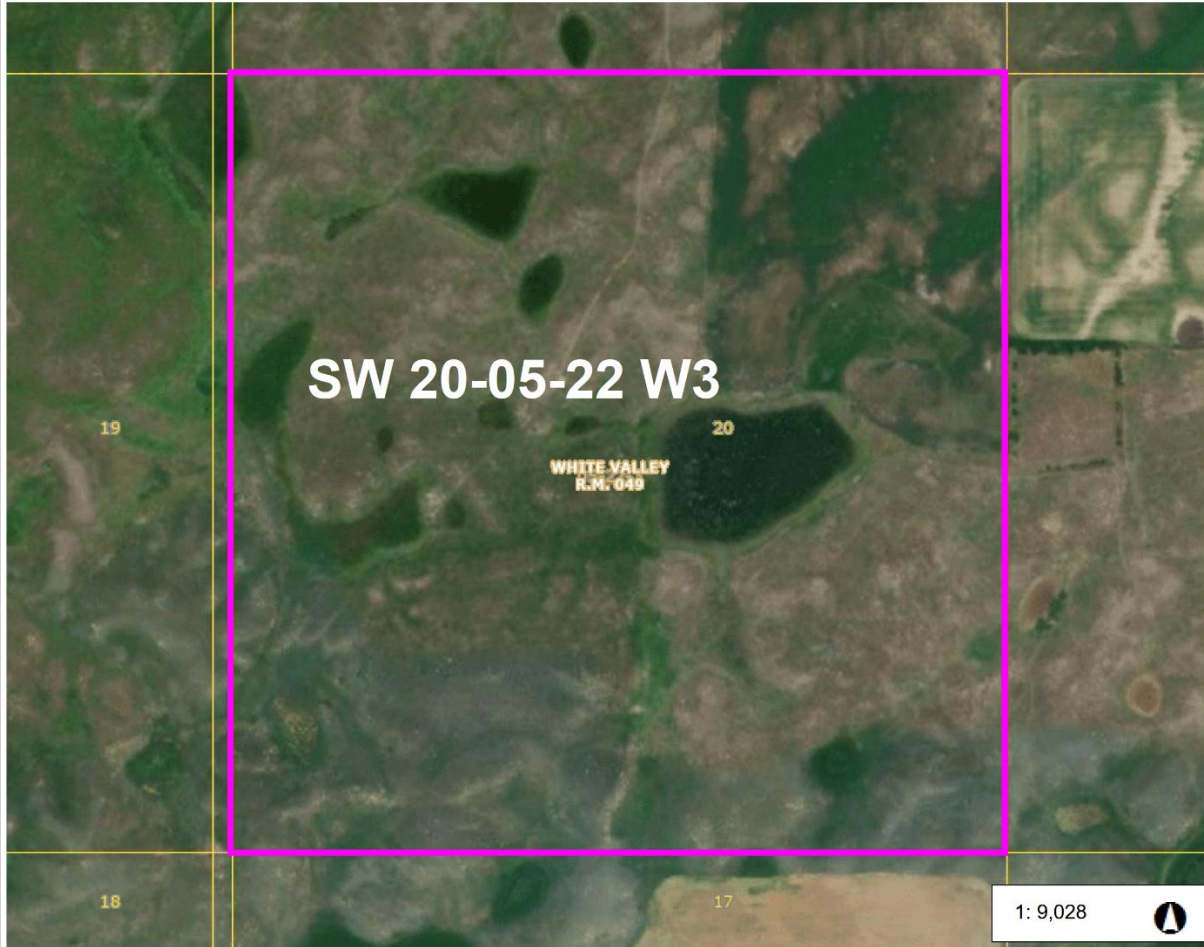
0.5 0 0.23 0.5 Kilometers

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Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



Legend

- Pasture Boundary
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- Historic Site
- Regional Park
- City
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- Rural Municipality
- Agricultural Crown Land
- Surface
- First Nations Land

Notes

RM OF WHITE VALLEY NO. 049
SW 20-05-22 W3

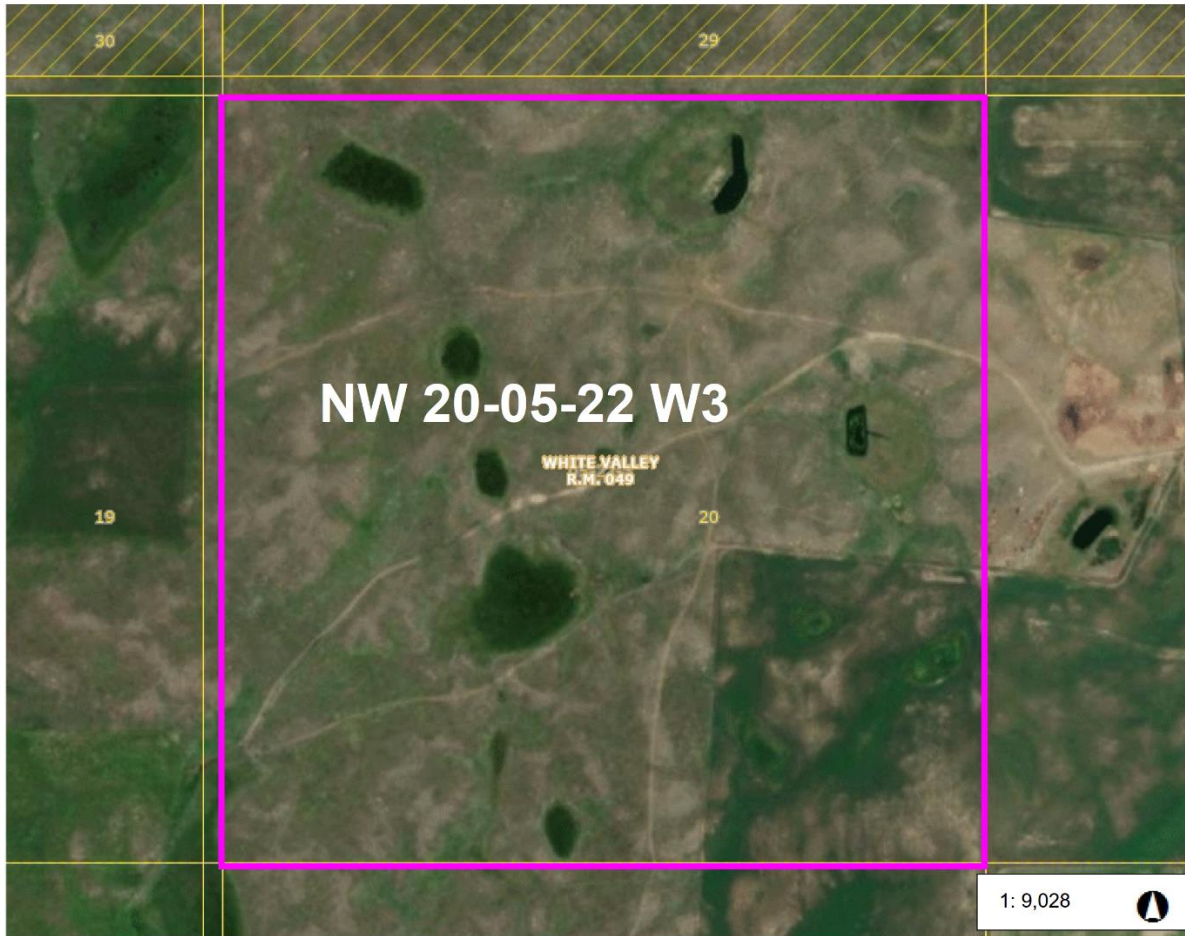
0.5 0 0.23 0.5 Kilometers

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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
-  Agricultural Crown Land
-  Surface
-  First Nations Land

Notes

RM OF WHITE VALLEY NO. 049
NW 20-05-22 W3

0.5 0 0.23 0.5 Kilometers

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Saskatchewan Ministry of Agriculture

Content 5

SAMA Reports



Property Report

Print Date: 18-Apr-2024

Page 1 of 2

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

Assessment ID Number: **049-001019400**

PID: **201125390**

Civic Address:

Legal Location: **Qtr SW Sec 19 Tp 05 Rg 22 W 3 Sup**

Supplementary

:

Title Acres: 160.00

Reviewed: 18-Jun-2020

School Division: 211

Change Reason: Reinspection

Neighbourhood: 049-100

Year / Frozen ID: 2023/-3

Puse Code: 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	
38.00	KG - [CULTIVATED GRASS]	Soil association 1 HR - [HAVERHILL] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 HR - [HAVERHILL] Soil texture 3 Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate	\$/ACRE Final	1,026.48 38.22
102.00	KG - [CULTIVATED GRASS]	Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Soil association 2 RO - [ROBSART] Soil texture 3 Soil texture 4 Soil profile 2 Z-M - [CHERN SOLONETZ MOD] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate	\$/ACRE Final	1,132.48 42.16
18.00	KG - [CULTIVATED GRASS]	Soil association 1 RO - [ROBSART] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 AD - [ARDILL] Soil texture 3 Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate	\$/ACRE Final	1,068.97 39.80

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Data Source: SAMAVIEW

RM OF WHITE VALLEY (RM)

Assessment ID Number: **049-001019400**

PID: **201125390**

Print Date: 18-Apr-2024

Page 2 of 2

AGRICULTURAL WASTE LAND

Acres	Waste Type
2	WS & WN

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	\$173,800		1	Other Agricultural	55%	\$95,590				Taxable
Total of Assessed Values:	\$173,800					\$95,590				



Property Report

Print Date: 18-Apr-2024

Municipality Name: **WHITE VALLEY (RM)** Assessment ID Number: **049-001019300** PID: **201125374**

Civic Address:

Legal Location: **Qtr SE Sec 19 Tp 05 Rg 22 W 3 Sup**

Supplementary
:

Title Acres: 160.00 Reviewed: 18-Jun-2020
 School Division: 211 Change Reason: Reinspection
 Neighbourhood: 049-100 Year / Frozen ID: 2023/-3
 Puse Code: 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
153.00	K - [CULTIVATED]	Soil association 1 HR - [HAVERHILL] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate Natural hazard WSN - Waste Slough and Kn Rate: 0.98	\$/ACRE 1,006.11 Final 37.46
		Soil association 2 HR - [HAVERHILL] Soil texture 3 Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10		

AGRICULTURAL WASTE LAND

Acres	Waste Type
7	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	\$154,000		1	Other Agricultural	55%	\$84,700				Taxable
Total of Assessed Values:	\$154,000					\$84,700				



Property Report

Print Date: 18-Apr-2024

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

Assessment ID Number: **049-001020400**

PID: **201125465**

Civic Address:

Legal Location: Qtr SW Sec 20 Tp 05 Rg 22 W 3 Sup

Supplementary
:

Title Acres: 161.00

Reviewed: 18-Jun-2020

School Division: 211

Change Reason: Reinspection

Neighbourhood: 049-100

Year / Frozen ID: 2023/-3

Puse Code: 2100

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	
21.00	KG - [CULTIVATED GRASS]	Soil association 1	HR - [HAVERHILL]	Topography	T3 - Moderate Slopes	\$/ACRE	1,026.64
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	38.22
		Soil texture 2	L - [LOAM]				
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
		Soil association 2	HR - [HAVERHILL]				
		Soil texture 3					
		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	
119.00	NG - [NATIVE GRASS]	Soil association 1	HR - [HAVERHILL]	Range site	L: LOAMY	\$/ACRE	481.62
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	L - [LOAM]	Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	DO: Dugout		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.25		
				Aum/Quarter	40.00		
6.00	NG - [NATIVE GRASS]	Soil association 1	AD - [ARDILL]	Range site	L: LOAMY	\$/ACRE	481.62
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	DO: Dugout		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.25		

RM OF WHITE VALLEY (RM)

Assessment ID Number:

049-001020400

PID: **201125465**

Print Date: 18-Apr-2024

Aum/Quarter 40.00

AGRICULTURAL WASTE LAND

Acres	Waste Type
15	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	\$81,900		1	Non-Arable (Range)	45%	\$36,855				Taxable
Total of Assessed Values:	\$81,900					\$36,855				
					Total of Taxable/Exempt Values:	\$36,855				



Property Report

Print Date: 18-Apr-2024

Municipality Name: WHITE VALLEY (RM) Assessment ID Number: 049-001020200 PID: 201125424

Civic Address:
Legal Location: Qtr NW Sec 20 Tp 05 Rg 22 W 3 Sup
 Supplementary :

Title Acres: 160.00 Reviewed: 18-Jun-2020
 School Division: 211 Change Reason: Reinspection
 Neighbourhood: 049-100 Year / Frozen ID: 2023/-3
 Puse Code: 2100 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
23.00	KG - [CULTIVATED GRASS]	Soil association 1 HR - [HAVERHILL] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 HR - [HAVERHILL] Soil texture 3 Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate	\$/ACRE 1,026.64 Final 38.22

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
124.00	NG - [NATIVE GRASS]	Soil association 1 HR - [HAVERHILL] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM]	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T4: Strong 10-15% Slopes Grazing water source DO: Dugout Pasture Tree Cover NO - [NO] Aum/Acre 0.25 Aum/Quarter 40.00	\$/ACRE 481.62

AGRICULTURAL WASTE LAND

Acres	Waste Type
13	WS & WN

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	\$83,500		1	Non-Arable (Range)	45%	\$37,575				Taxable
Total of Assessed Values:	\$83,500					\$37,575				

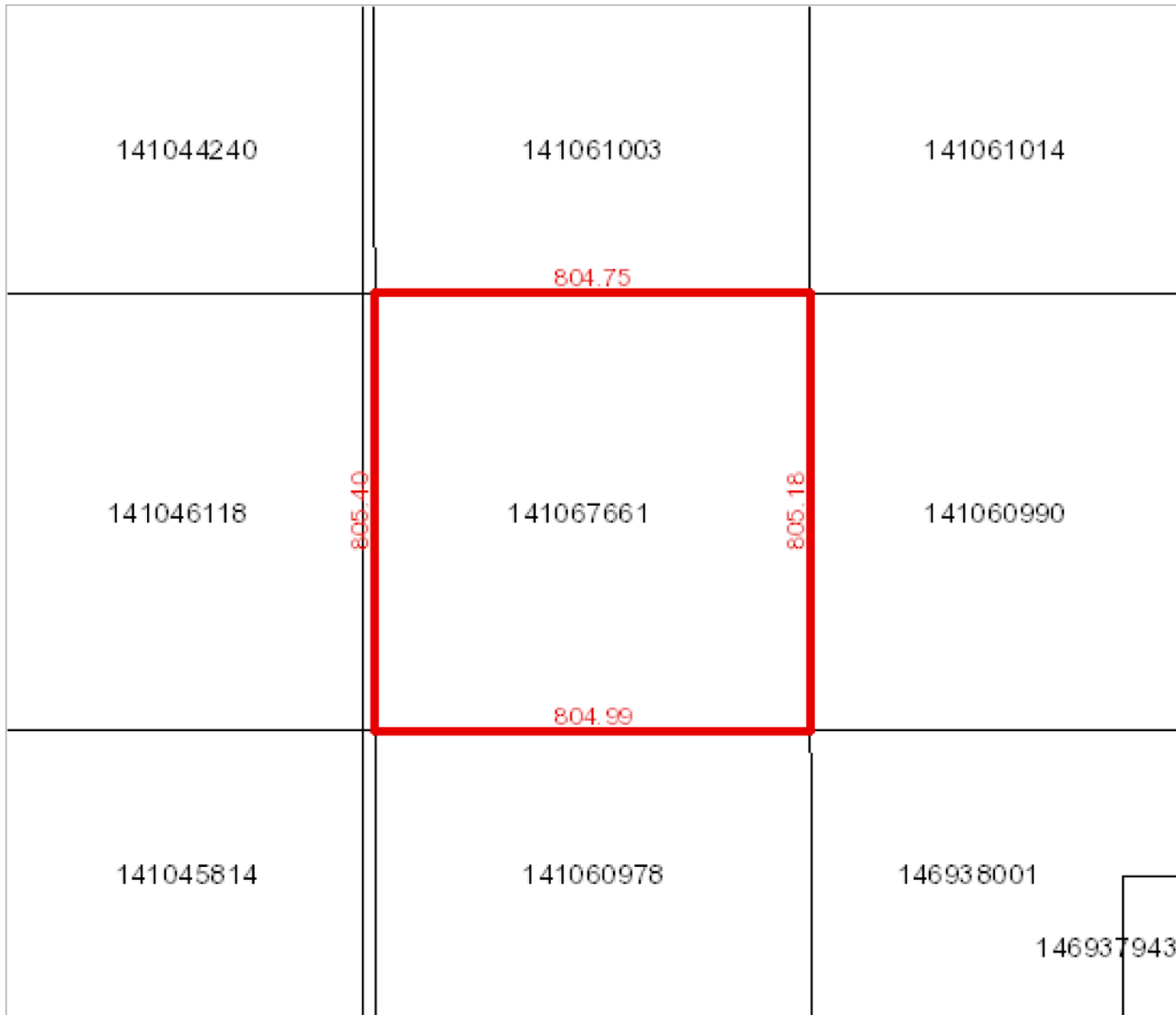
Content 6

Parcel Pictures



Surface Parcel Number: 141067661

REQUEST DATE: Thu Apr 18 13:19:17 GMT-06:00 2024



Owner Name(s) : Johnston, Stewart William Robert, Johnston, Wanda Eileen

Municipality : RM OF WHITE VALLEY NO. 049

Area : 64.815 hectares (160.16 acres)

Title Number(s) : 121893576

Converted Title Number : 89SC03278B

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 19-05-22-3 Ext 0

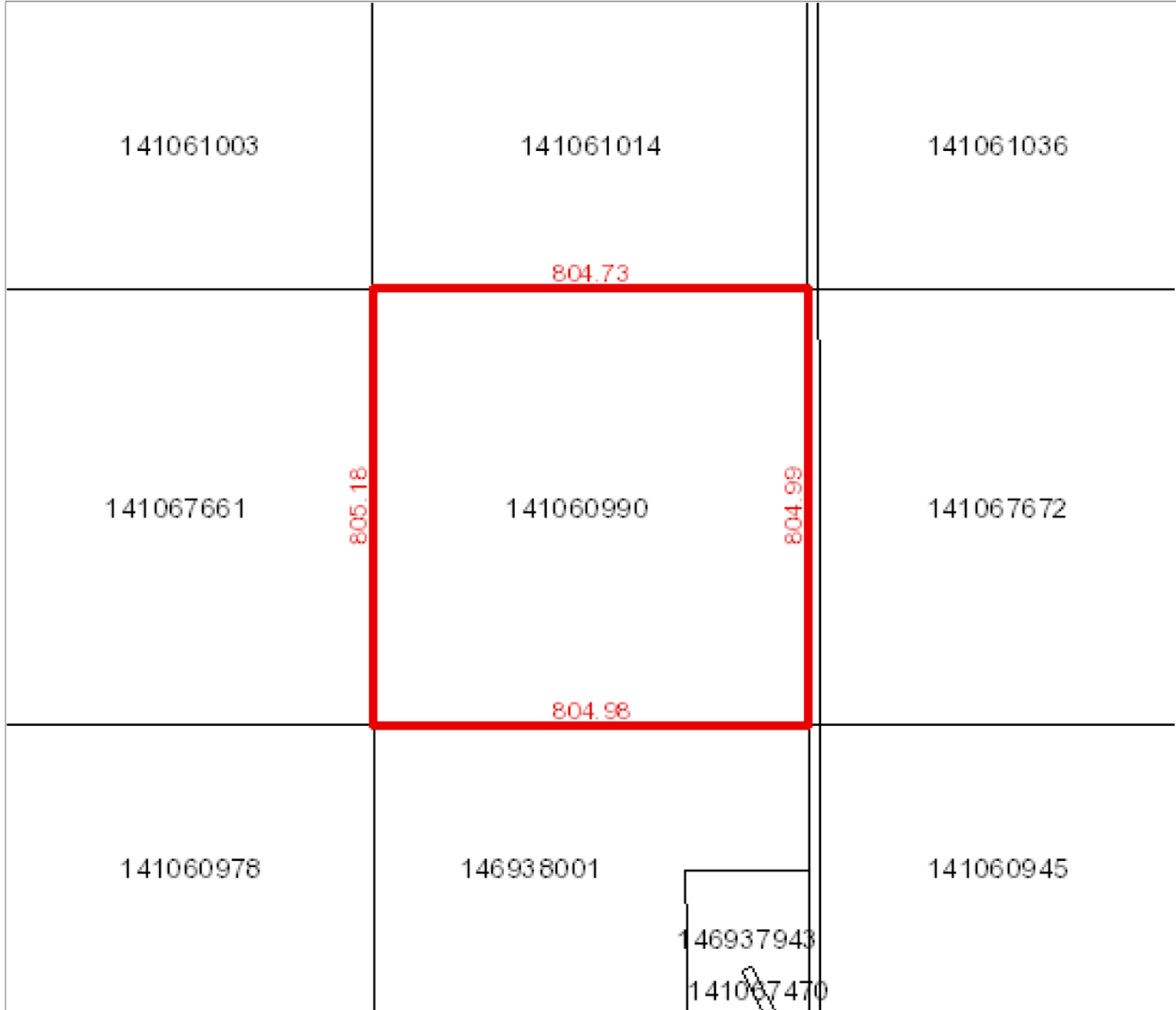
Source Quarter Section : SW-19-05-22-3

Commodity/Unit : Not Applicable



Surface Parcel Number: 141060990

REQUEST DATE: Thu Apr 18 13:17:45 GMT-06:00 2024



Owner Name(s) : Johnston, Stewart William Robert, Johnston, Wanda Eileen

Municipality : RM OF WHITE VALLEY NO. 049

Area : 64.798 hectares (160.12 acres)

Title Number(s) : 121893598

Converted Title Number : 89SC03278A

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SE 19-05-22-3 Ext 0

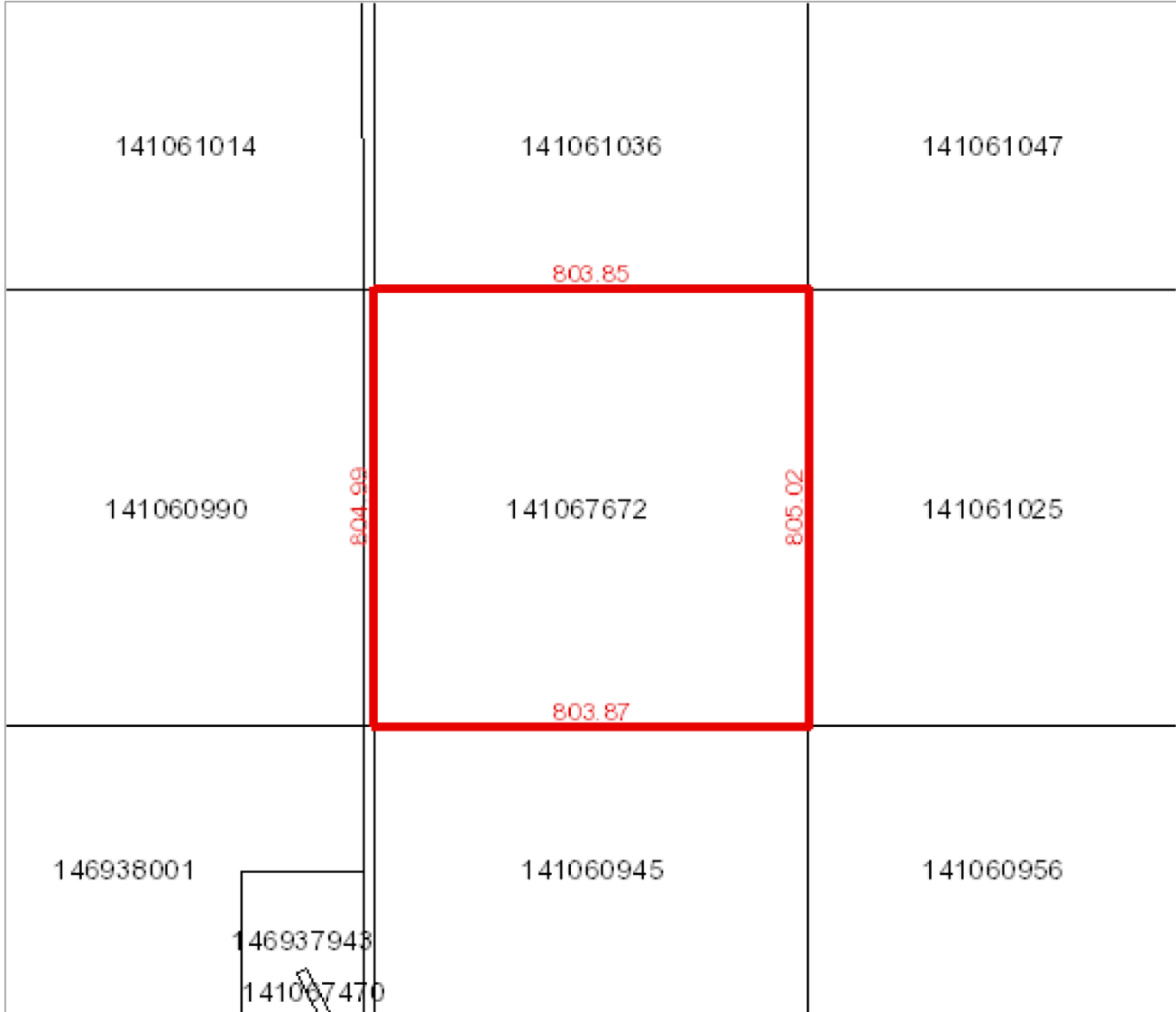
Source Quarter Section : SE-19-05-22-3

Commodity/Unit : Not Applicable



Surface Parcel Number: 141067672

REQUEST DATE: Thu Apr 18 13:15:17 GMT-06:00 2024



Owner Name(s) : Johnston, Robert John

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 137835399

Parcel Class : Parcel (Generic)

Land Description : SW 20-05-22-3 Ext 0

Source Quarter Section : SW-20-05-22-3

Commodity/Unit : Not Applicable

Area : 64.711 hectares (159.9 acres)

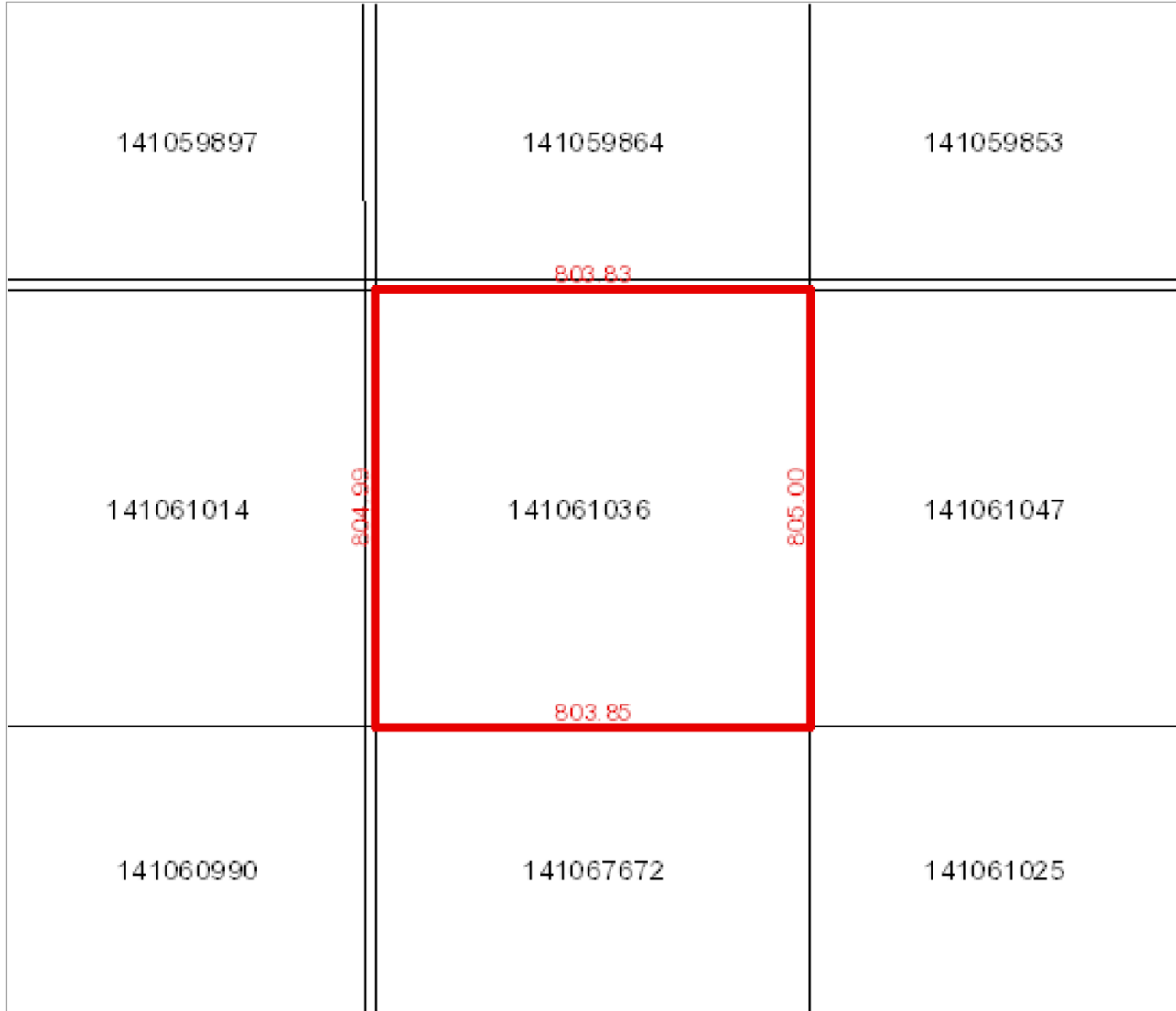
Converted Title Number : 94SC00936

Ownership Share : 1:1



Surface Parcel Number: 141061036

REQUEST DATE: Thu Apr 18 13:12:34 GMT-06:00 2024



Owner Name(s) : Johnston, Robert John

Municipality : RM OF WHITE VALLEY NO. 049

Title Number(s) : 137835377

Parcel Class : Parcel (Generic)

Land Description : NW 20-05-22-3 Ext 0

Source Quarter Section : NW-20-05-22-3

Commodity/Unit : Not Applicable

Area : 64.709 hectares (159.9 acres)

Converted Title Number : 94SC00936

Ownership Share : 1:1