

LAND TENDER INFORMATION PACKAGE

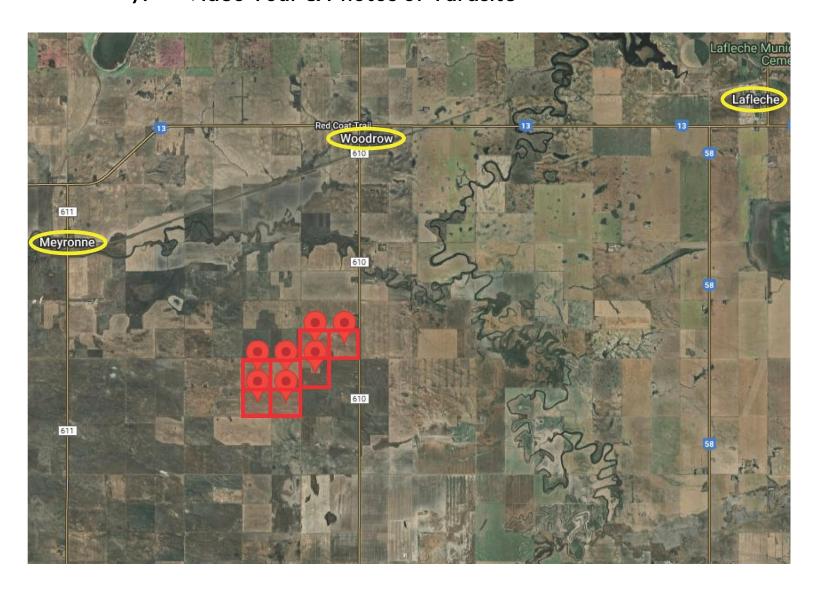
RM of Wood River No. 74
Southwest of Woodrow, SK
Dale Reader Estate

Closing: October 29, 2025

Our File No. 26333-003M

CONTENTS

- 1. Tender Advertisement
- 2. Tender for Purchase Form
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LAND FOR SALE - RM OF WOOD RIVER NO. 74

Owner: Dale Reader Estate Southwest of Woodrow, SK

	Land Description	Assessed Value	Total Acres	Cult. Acres	Cult. Grass Acres
1	NW 09-08-06 W3 Ext. 0	\$178,100	160.06	150	
2	NE 09-08-06 W3 Ext. 0	\$135,000	160.12	145	
3	SW 09-08-06 W3 Ext. 0	\$184,600	160.07	155	
4	SE 09-08-06 W3 Ext. 0	\$165,200	160.14	145	
5	SW 15-08-06 W3 Ext. 0	\$164,200	160.31	147	
6	SE 15-08-06 W3 Ext. 0	\$193,800	158.64	148	
7	NW 10-08-06 W3 Ext. 0	\$310,400	160.51	40	117
	TOTALS:	\$1,331,300	1,119.85	930	117

Cultivated and cultivated grass acres approximate

YARDSITE PARTICULARS on NW 10-08-06 W3 - Click here to view Video Tour and Photos in Content 7

Approx. 1,344 sq. ft. bungalow built in 1978 with newer metal roof and exterior doors.

3 bedrooms, 1 bathroom

Undeveloped basement

Attached double car garage (24' x 28') with dirt floor

Requires new furnace and water heater; utilities currently disconnected

Located on a full quarter section with approx. 40 acres cultivated, balance in pasture

Includes 2 water wells and 2 electrical services

YARDSITE PARTICULARS on NE 09-08-06 W3:

Second yardsite includes electrical service and a 40' x 60' Quonset

EXCLUSIONS: Bins (sold and moved). No grain storage included.

Viewing by Appointment Only - Please call 306-773-2891

CONDITIONS:

- Highest or any tender not necessarily accepted. Submit bids to the undersigned law firm on or before 12 o'clock noon, local time, October 29, 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 current renter has the Right of First Refusal;
- The closing date of the sale following receipt of bids shall be December 20th, 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, buildings and improvements
 offered for sale <u>AS IS</u> and <u>WHERE IS</u>. There are no warranties or representations of the Vendor
 expressed or implied.

Forward bids and inquiries to:

TYLER McCUAIG, ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave NW, P.O. BOX 610
SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891

TMcCuaig@andlaw.ca
File No. 26333-003M

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:

	DALE READER ESTATE LAND TENDER									
<u>Bid</u>	Legal Description	<u>Bid Amount</u>								
	NW 09-08-06 W3 Ext. 0	\$								
	NE 09-08-06 W3 Ext. 0	\$								
	SW 09-08-06 W3 Ext. 0	\$								
	SE 09-08-06 W3 Ext. 0	\$								
	SW 15-08-06 W3 Ext. 0	\$								
	SE 15-08-06 W3 Ext. 0	\$								
	NW 10-08-06 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 re	eturned if the tender contained
	herein is not accepted by the Seller.	

	October 29, 2025, at 12:00 noon regarding the acceptance/decline of our offer.
	Seller's solicitors, Anderson & Company, to use the same to contact us after the tender deadline of
3.	I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the

Date	Signature of Tenderer
Name of Corporation:	Print Name of Tenderer:
Address:	 Home #:
	Mobile #:
File No. 26333-003M/bw	Email:

Click Here to Open the Bid Form in a New Tab

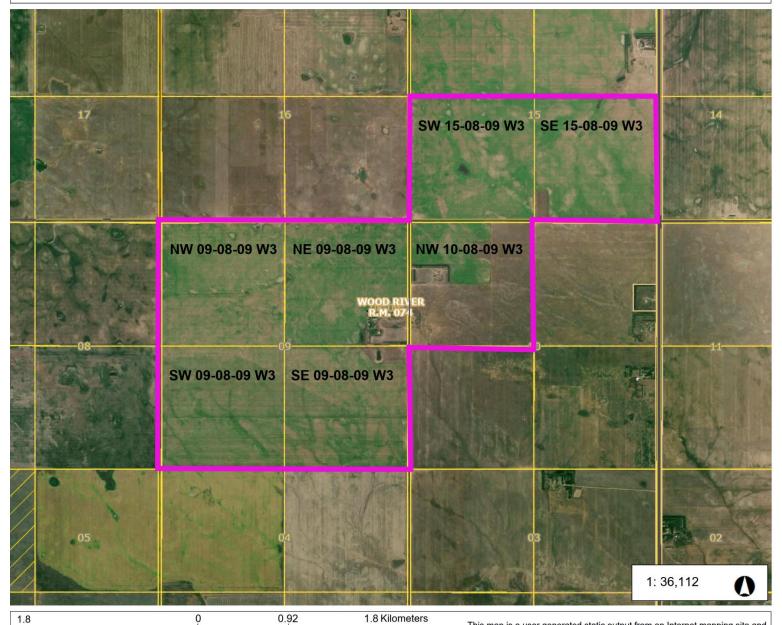
RM of Wood River No. 74 - 2022 Map

COLIN SMITH 207000	C.T.FARMS LTD. 187500	RYAN & KRYSTAL HAWKINS 237200	WATTEYNE FARMS LTD 275300	WATTEYNE FARMS LTD 254700	REGINALD ROBERT REIMCHE 229400	IOH97046 SASKATCHEWA LTD 230400	260200	THREE DORGAN FARMS	PATRICK 8 MELANIE HAWKINS 23/300	ARENCE PETER 215500	VERNA 8 TREVOR BOYD BEER 19:800
DARRYL JOHN 8 VIDET AN LIA 5911TH 159200	13 C_T_FARMS LTO '58800	DEVIN 8 KATIE KLECKNER 185300	T. JACOUS 50800 PATRICK 8 MELANIE HAWKINS 219900	JEFFREY & LISA HAWKINS 219500	101197048 SASKATCHEWA LTD 236500	101197048 SASKATCHEWA LTD 218600	SASKATCHEWA LTD 200700 PERSON DOELL 6 SPRANCE BEALMON	Woodrow	PETER	CLARENCE PETER 219800	VERNA 8 TREVOR BOYD PETER 214000
DARRYL JOHN 8 VIOLET AMELIA SMITH 170600	C.T.FARMS LTD 103900	THREE DORGAN FARMS INC. 230200	PATRICK & MELANIE HAWKINS 248200	JEFFREY 8 LISA HAWKINS 224800	JEFFREY 8 LISA HAWKINS 180500	DUANE L. 8 PATRICUS FILSON 193700	4-29200 SASKATCHEWA LTD 209000	TYLER SEWEL 3 8 EDWARD SEWELL LIDO CLARENCE PETER 2/5400	CLARENCE PETER (64600	CLARENCE PETER 208000	GIRARDIN FARMS LTD. 185300
THREE DORGAN FARMS INC. 264900	THREE DORGAN FARMS INC. 226300	THREE DORGAN FARMS INC. 209200	DEVIN & KATIEL	CROOKS 197900	THOMAS, LEONA, BRADLEY READER 233600	DUANE L 8 PATRICIA L FILSON 230200	PACKET ENTERPRISES LTD. 166500	DUANE L. B. PATRICIA L. FILSON 209100 R.M. OF	TODD 6 MARLENE PETER 17(600	CLARENCE PETER 221200	GIRARDIN FARMS LTD. 165600
C.T.FARMS LTD.	C.T FARMS LTD. i00200	PACKET ENTERPRISES LTD, IIB400	JAMES 8 LINDA MAY CROOKS 212200	LARRY W CROOKS 195900	THOMAS, LEONA, BRADLEY READER 179000	BENJAMIN G 8. SANDRA FILSON 82900	HUGH 8 LINDA 8 ROBERT CROOKS 2124D0	GIRARDIN FARMS LTD. 244300	GIRARDIN FARMS LTD 245100	PACKET ENTERPRISES LTD. 186100	DUANE L. 8 PATRICIA L FILSON 163600
C_T_FARMS LTD. 90600	DAVID C SMITH 90600	AVENUE LIVING AG LAND 100200	AVENUE LIVING AG LAND 112600	WILLIAM 8 CARL FILSON 145500	C T FARMS LTD 189600	HISHOLM 5000 WOOD RIVER FARMS LTD	WOOD RIVER FARMS LTD 158900	SCOTT BADGERY 184200	PACKET ENTERPRISES LTD 257200 RONALD A LISA O'NEILL	PACKET ENTERPRISES LTD. 198700	PACKET ENTERPRISES LTD. 98600
DOUGLAS J. THERENS (ESTATE) 78200	DAVID C SMITH 74300	HARLEY R. 8. SHARON L. DAVIDSON 68000	HARLEY R. 8 SHARON L. DAVIDSON 1-3500	WILLIAM 8. CARL FILSON (23500	WILLIAM B CARL FILSON 183000	THOMAS, LEONA, BRADLEY READER 24,6000	THOMAS, LEONA, BRADLEY READER 245000	PACKET ENTERPRISES LTD 171900	PACKET ENTERPRISES LTD. 83100	PACKET ENTERPRISES LTD 87000	TRENT RAY 8 CRYSTAL LEE PACKET 175500
DOUGLAS J. THERENS (ESTATE) 102800	DOUGLAS J. THERENS (ESTATE) 100500	DAVID C. SMITH 125800	DALE & LAURIE SCHWAB H5100	DALE & LAURIE SCHWAB 133000	DALE 8 LAURIE SCHWAB 158000	ALLAN F. & SANDRA L. READER 211200	ALLAN F. & SANDRA L. READER 253300	AVENUE LIVING AG LAND 223600	AVENUE LIVING AG LAND 168300	AVENUE LIVING AG LAND 103100	THOMAS, LEONA, BRADLEY READER 142100
DOUGLAS J. THERENS (ESTATE) 129900	LACASSE FARMS LTD 130400	LACASSE FARMS LTD 143800	LACASSE FARMS LTD 132400	BENJAMIN G. 8 SANDRA FILSON 153800	DUANE FILSON 148500	DALE READER 123700	DALE READER 145400	AVENUE LIVING AG LAND 191200	AVENUE LIVING AG LAND 206000	THOMAS, LEONA, BRADLEY READER 174000	THOMAS, LEONA, BRADLEY READER 148500
SASK. PASTURES PROGRAM	SASK. PASTURES PROGRAM 110600	LACASSE FARMS LTD 125200	LACASSE FARMS LTD 131100	DALE READER 134100	DALE READER 106500	DALE READER 99500	THOMAS, LEONA, BRADLEY READER 94500	SHAYEOR & CARLEE LAYMAN 105900	AVENUE LIVING AG LAND 162900	DUANE L. 8 PATRICIA L. FILSON 188500	DUANE L. 8. PATRICIA L. FILSON 206600
SASK PASTURES PROGRAM 110600	SASK. PASTURES PROGRAM (10600	DOUGLAS J. THERENS (ESTATE) 104300	DOUGLAS J. THERENS (ESTATE) 124100	DALE READER 137400	DALE READER 125600	SHAYLOR & CARLEE LAYMAN II3500	SHAYLOR & CARLEE LAYMAN B9600	SHAYLOR & CARLEE LAYMAN 113100	AVENUE LIVING AG LAND 154200	PACKET ENTERPRISES LTD. 171700	PACKET ENTERPRISES LTD. 199200
SASK. PASTURES PROGRAM 110600	THREE DORGAN FARMS INC. 92500	GARTH B MYLA DORGAN 110600	THREE DORGAN FARMS INC. 119100	THREE DORGAN FARMS INC. 151400	SPRUCE MEADOW FARMS LTD 146200	SHAYLOR & CARLEE LAYMAN 112100	JESSICA ROSE SHEFFIELD 116100	LEROY, MELVA & DEAN LAYMAN 120300	ALLAN DAVID GODENIR I53300	ALLAN DAVID GODENIR 126400	ALLAN DAVID GODENIR 175900
SASK. PASTURES PROGRAM 110600	SASK. PASTURES PROGRAM II0600	THREE DORGAN FARMS INC. 95400	THREE DORGAN FARMS INC. 110600	GARTH DORGAN 88600	SPRUCE MEADOW FARMS LTD (25000	SHAYLOR 8 CARLEE LAYMAN 145100	SHAYLOR 8 CARLEE LAYMAN 109000	LEROY F. 8 MELVA E. LAYMAN 111400	ALLAN DAVID GODENIR 170800	ALLAN DAVID GODENIR 195400	ALLAN DAVID GODENIR 220500
JOHN G. 8. LORIE CORCORAN 87700	JOHN G. 8. LORIE CORCORAN 97100	HENRY THOMAS 106400	HENRY THOMAS 136000	ALLAN F, 8 SANDRA L. READER 125300	BRADLEY READER 149500	ROBERT ANDJELIC 148100	AVENUE LIVING AG LAND 174000	AVENUE LIVING AG LAND 226900	KIWI 8 MANGO FARMS LTD 230800	KIWI 8 MANGO FARMS LTD 245400	KIWI B MANGO FARMS LTD 265900
DENNIS BRISEBOIS 86600	BRADLEY READER 102200	LANE VIEW FARMS LTD. 136400	LANE VIEW FARMS LTD. 217400	LANE VIEW FARMS LTD. 243200	BRADLEY READER 116400	ROBERT ANDJELIC 153700	AVENUE LIVING AG LAND, 184700	AVENUE LIVING AG LAND 218700	LEE NORMAN & MAXINE LOCALION SOLOD KIWI & MANGO FARMS LTD 219700	KIWI 8 MANGO FARMS LTD IS3700	KIWI B MANGO FARMS LTD 210800
DENIS RENE 8 IRENE BRISEBOIS 96800	LANE VIEW FARMS LTD. 128300	DENNIS BRISEBOIS 105800	DENNIS BRISEBOIS 98200	SHAYLOR 8 CARLEE LAYMAN E7000 SHAYLOR 8 ARLEE LAYMAN 53800	CARLEE LAYMAN 17000	GATOR 8 SERVICES INC 125500	SHAYLOR 8 CARLEE LAYMAN 186000	AVENUE LIVING AG LAND 229800	KIWI 8 MANGO FARMS LTD 206400	MARGARET ANN PLONKA 212600	KIWI 8 MANGO FARMS LTD 184700
LANE VIEW FARMS LTD. 147100	LANE VIEW FARMS LTD: 185300	RENE'S AG SPRAY LTD. 133700	RENE'S AG SPRAY LTD. 67400	SHAYLOR & CARLEE LAYMAN 75900	LANE VIEW FARMS LTD 102100	GATOR 8 SERVICES INC 179100	JERRY WESLEY CHOMA 200600	JEFF VAN NISTELROOY LYNN FITZPATRICK J40000	JEFF VAN NISTELROOY LYNN FITZPATRICK 141700	MARGARET ANN PLONKA I35800 Flynn Cree	KIWI 8 MANGO FARMS LTO 157800

Satellite Images



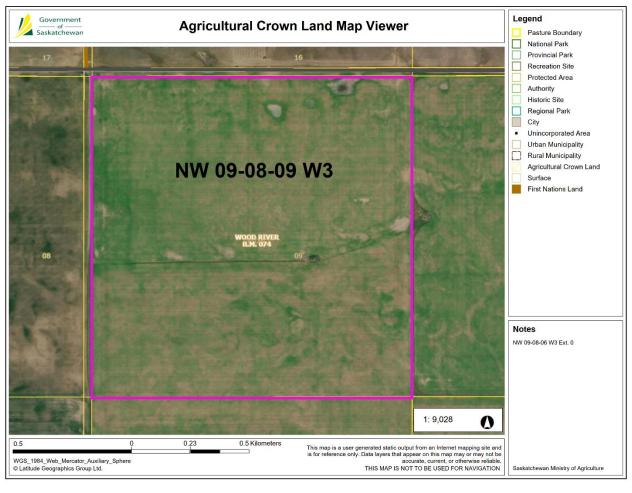
Agricultural Crown Land Map Viewer

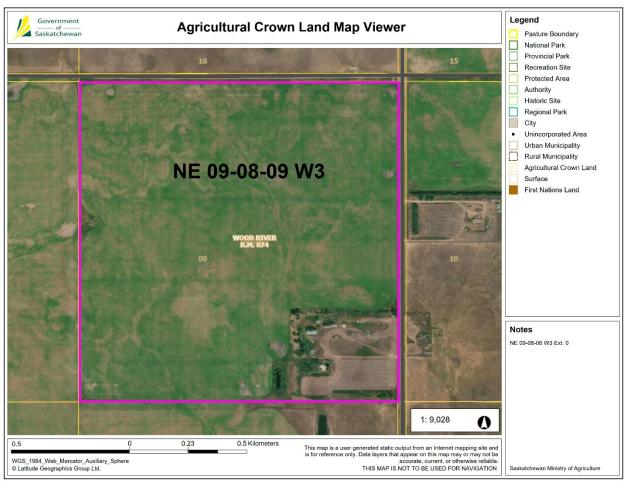


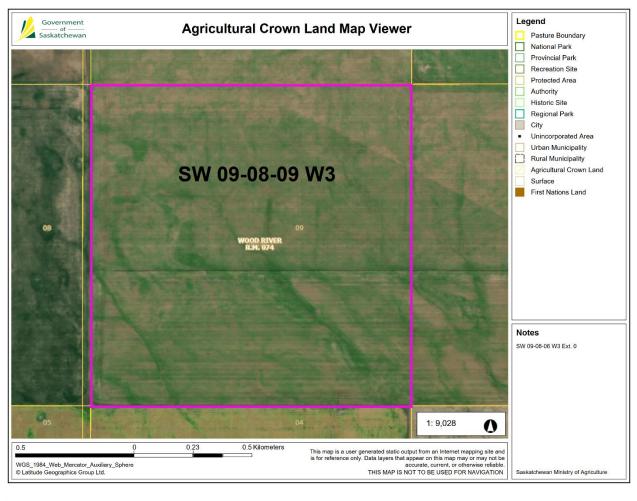
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

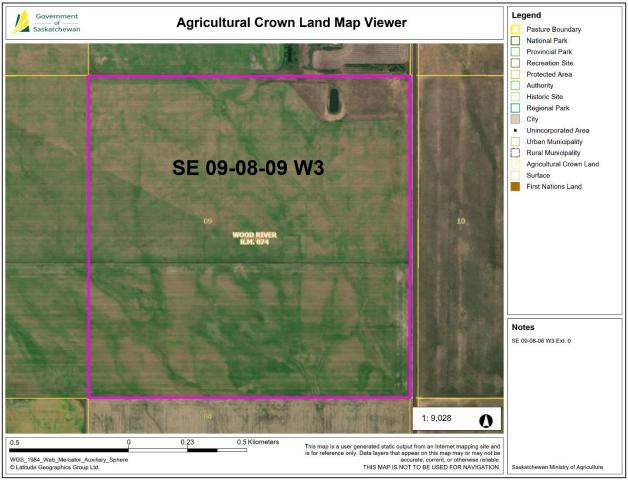
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

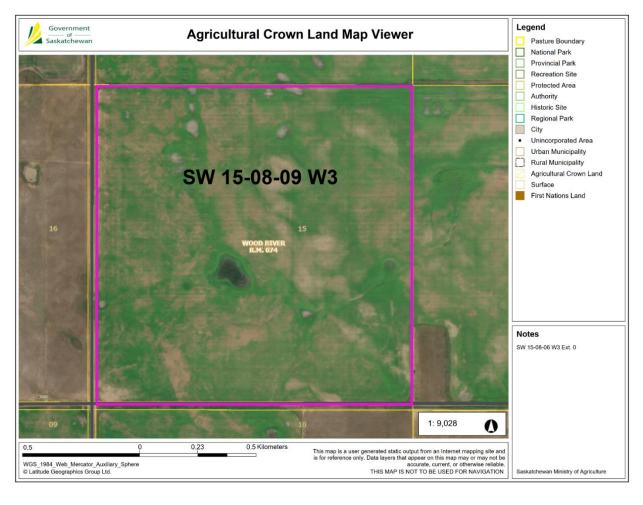
THIS MAP IS NOT TO BE USED FOR NAVIGATION

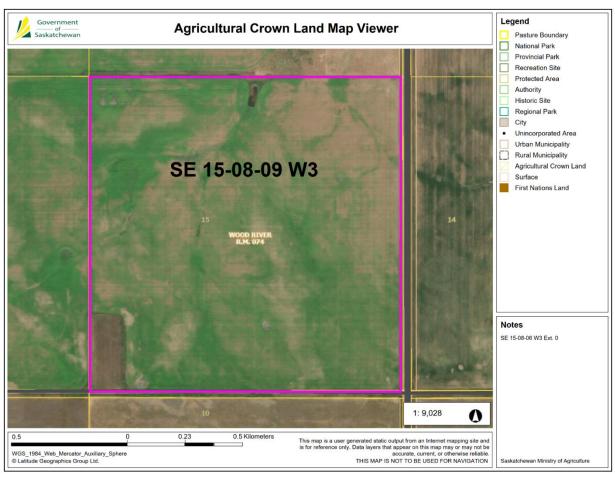


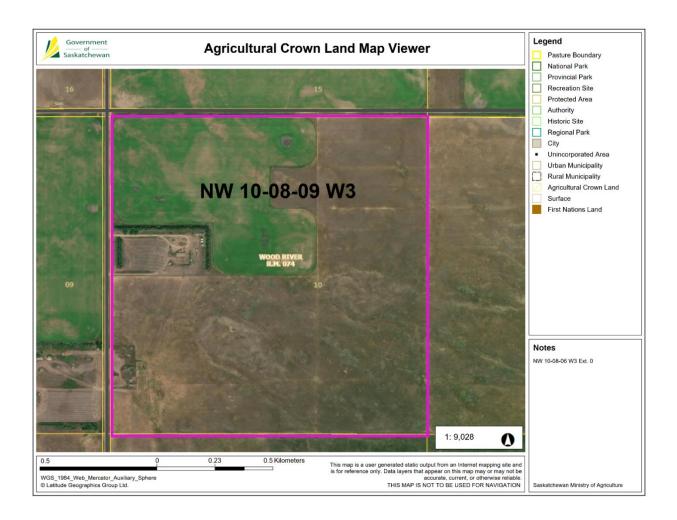












SAMA Reports

Property Report Print Date: 17-Jun-2025 Page 1 of 1 Municipality Name: RM OF WOOD RIVER (RM) Assessment ID Number : 074-000609200 PID: 200341972 Civic Address: Title Acres: 160.00 10-Aug-1988 Reviewed: Sec 09 Tp 08 Rg 06 W 3 Sup Legal Location: Qtr NW School Division: 210 Change Reason: Neighbourhood: 074-100 Supplementary: Year / Frozen ID: 2025/-32560 Overall PUSE: 2000 Predom Code: Method in Use: C.A.M.A. - Cost Call Back Year:

AGRICULTURAL ARABLE LAND

MANAGEMENT AGENCY

Acres	Land Use	Productivity Determin	ning Factors	Economic and Physical	Factors	Rating	
20.00	K-KG - [K AND KG]	Soil assocation 1	HT - [HATTON]	Topography	T2 - Gentle Slopes	\$/ACRE	1,126.39
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	29.96
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
62.00	K-KG - [K AND KG]	Soil assocation 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	775.30
		Soil texture 1	LS - [LOAMY SAND]	Stones (qualities)	S1 - None to Few	Final	20.62
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 2	HT - [HATTON]				
		Soil texture 3	LS - [LOAMY SAND]				
		Soil texture 4					
		Soil profile 2	SG - [SINGLE GRAIN]				
		Top soil depth	ER10				
78.00	K-KG - [K AND KG]	Soil assocation 1	HR - [HAVERHILL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,378.76
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S1 - None to Few	Final	36.67
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
		Soil assocation 2	BY - [BIRSAY]				
		Soil texture 3	SL - [SANDY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

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	\$178,100		1	Other Agricultural	55%	\$97,955				Taxable
Total of Assessed Valu	es: \$178,100			Total of Ta	axable/Exempt Values:	\$97,955	_			

Data Source: SAMAVIEW

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Municipality Name: RM OF WOOD RIVER (RM)

Civic Address:

Legal Location: Qtr NE Sec 09
Supplementary:

Sec 09 Tp 08 Rg 06 W 3 Sup

Assessment ID Number: 074-000609100

Title Acres: 160.00
School Division: 210
Neighbourhood: 074-100

Overall PUSE: 2000

Call Back Year:

Change Reason: Year / Frozen ID:

Reviewed:

22-Jul-2009 Roll Correction 2025/-32560

PID: 200341964

Predom Code: Method in Use:

C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Acres	Land Use	Productivity Determ	nining Factors	Economic and Physical	Factors		Rating	
20.00	KG - [CULTIVATED GRASS]	Soil assocation 1	HR - [HAVERHILL]	Topography	T1 - Level / Nearly Level		\$/ACRE	1,326.25
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S1 - None to Few		Final	35.27
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]					
		Soil assocation 2	HT - [HATTON]					
		Soil texture 3	SL - [SANDY LOAM]					
		Soil texture 4						
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]					
		Top soil depth	ER10					
140.00	KG-V - [KG-VACANT YARD SI	Soil assocation 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level		\$/ACRE	775.30
		Soil texture 1	LS - [LOAMY SAND]	Stones (qualities)	S1 - None to Few		Final	20.62
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]					
		Soil assocation 2	HT - [HATTON]					
		Soil texture 3	LS - [LOAMY SAND]					
		Soil texture 4						
		Soil profile 2	SG - [SINGLE GRAIN]					
		Top soil depth	ER10					
Assessed &	Taxable/Exempt Values (Summa							
		Adjust Liability	Tax P	ercentage	Adjust		Adjust	
Description	Approject Values	P. Cubdivicio	Close 0	f value -	L. Passon	Evemnt	Pageon Toy	Status

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$135,100		1	Other Agricultural	55%	\$74,305				Taxable
Total of Assessed Value	es: \$135 100			Total of Tax	xable/Exempt Values:	\$74.305				

Municipality Name: RM OF WOOD RIVER (RM)

Civic Address: Sec 09 Tp 08 Rg 06 W 3 Sup

Legal Location: Qtr SW Supplementary:

Title Acres: 160.00 Reviewed:

074-000609400

Change Reason: Year / Frozen ID: Predom Code:

Method in Use:

10-Aug-1988

PID: 200342012

2025/-32560 C.A.M.A. - Cost

Call Back Year:

School Division: 210

Overall PUSE: 2000

Neighbourhood: 074-100

Assessment ID Number :

AGRICULTURAL ARABLE LAND

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Acres	Land Use	Productivity Detern	nining Factors	Econo	mic and Physical	Factors				Rating	
85.00	K-KG - [K AND KG]	Soil assocation 1	HR - [HAVERHILL]		Topography	T1 - Le	vel / Nearly Level			\$/ACRE	1,408.68
		Soil texture 1	LL - [LIGHT LOAM]	:	Stones (qualities)	S1 - No	ne to Few			Final	37.46
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]								
		Soil assocation 2	BY - [BIRSAY]								
		Soil texture 3	FL - [FINE SANDY LOAM]								
		Soil texture 4									
		Soil profile 2	OR8 - [CHERN-ORTH (CA 7-9)]								
		Top soil depth	ER10								
55.00	K-KG - [K AND KG]	Soil assocation 1	HT - [HATTON]		Topography	T1 - Le	vel / Nearly Level			\$/ACRE	775.30
		Soil texture 1	LS - [LOAMY SAND]	:	Stones (qualities)	S1 - No	ne to Few			Final	20.62
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12	2)]							
		Soil assocation 2	HT - [HATTON]								
		Soil texture 3	LS - [LOAMY SAND]								
		Soil texture 4									
		Soil profile 2	SG - [SINGLE GRAIN]								
		Top soil depth	ER10								
20.00	K - [CULTIVATED]	Soil assocation 1	HT - [HATTON]		Topography	T2 - Ge	entle Slopes			\$/ACRE	1,111.57
	,	Soil texture 1	SL - [SANDY LOAM]	:	Stones (qualities)	S1 - No	ne to Few			Final	29.56
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12	2)]							
		Soil assocation 2	HT - [HATTON]								
		Soil texture 3	SL - [SANDY LOAM]								
		Soil texture 4									
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12	2)]							
		Top soil depth	ER10								
A hassassA	a Taxable/Exempt Values (Sum	mary)									
Assessed &	Tuxubic/Excilipt values (Suili	Liability	Tax	Percentag	e		Authors		A -15 4		
Description	Appraised Values	Adjust Elability Reason Subdivisio		of value		axable	Adjust Reason	Exempt	Adjust Reason	Tax Status	

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Data Source: SAMAVIEW

Print Date: 17-Jun-2025 Page 2 of 2 **Property Report** Municipality Name: RM OF WOOD RIVER (RM) 074-000609400 PID: 200342012 Assessment ID Number : Agricultural \$184,600 Other Agricultural \$101,530 Taxable

Total of Assessed Values: \$184,600 Total of Taxable/Exempt Values: \$101,530

Municipality Name: RM OF WOOD RIVER (RM)

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:

Supplementary:

Legal Location: Qtr SE

Sec 09 Tp 08 Rg 06 W 3 Sup

LS - [LOAMY SAND]

HT - [HATTON] LS - [LOAMY SAND]

OR10 - [CHERN-ORTH (CA 9-12)]

Assessment ID Number : Title Acres:

160.00

Reviewed:

074-000609300

10-Aug-1988

Change Reason:

2025/-32560 Year / Frozen ID:

Overall PUSE: 2000

Predom Code: Method in Use:

C.A.M.A. - Cost

Rating

\$/ACRE

PID: 200341998

Call Back Year:

School Division: 210

Neighbourhood: 074-100

AGRICULTURAL ARABLE LAND

65.00

Land Use

K - [CULTIVATED] Soil assocation 1 HR - [HAVERHILL] Soil texture 1 LL - [LIGHT LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] BY - [BIRSAY] Soil assocation 2 Soil texture 3 FL - [FINE SANDY LOAM] Soil texture 4 Soil profile 2 OR8 - [CHERN-ORTH (CA 7-9)] Top soil depth HT - [HATTON] Soil assocation 1

95.00 K-KG - [K AND KG] Soil texture 1 Soil profile 1

Soil assocation 2 Soil texture 3 Soil texture 4

Soil profile 2 SG - [SINGLE GRAIN] Top soil depth ER10

Productivity Determining Factors

Economic and Physical Factors

Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few

\$/ACRE 775.30

Data Source: SAMAVIEW

1.408.68

37.46

Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Final 20.62

Assessed & Taxable/Exempt Values (Summary)

Percentage Liability Tax Adjust Reason Adjust Reason Adjust Description Appraised Values Subdivision of value Tax Status Class Exempt Taxable Reason Agricultural \$165,200 55% Taxable 1 Other Agricultural \$90,860 Total of Assessed Values: \$165,200 \$90,860 Total of Taxable/Exempt Values:

Municipality Name: RM OF WOOD RIVER (RM)

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address: Supplementary:

Legal Location: Qtr SW

Sec 15 Tp 08 Rg 06 W 3 Sup

160.00 Title Acres: School Division: 210

Neighbourhood: 074-100

Overall PUSE: 2000

Assessment ID Number :

074-000615400

11-Aug-1988

PID: 200342657

Reviewed:

Change Reason:

Year / Frozen ID: Predom Code:

Method in Use: C.A.M.A. - Cost

2025/-32560

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Detern	nining Factors	Economic and Physica	al Factors	Rating	
5.00	K - [CULTIVATED]	Soil assocation 1	HR - [HAVERHILL]	Topography	T1 - Level / Nearly Level	\$/ACRE	774.04
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities	s) S1 - None to Few	Final	20.59
		Soil texture 2		Phy. Factor 1	50% reduction due to SA5 - [50 : Salin	nity - Severe]	
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 2	BY - [BIRSAY]				
		Soil texture 3	FL - [FINE SANDY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
30.00	K - [CULTIVATED]	Soil assocation 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	775.30
	[Soil texture 1	LS - [LOAMY SAND]	Stones (qualities	s) S1 - None to Few	Final	20.62
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 2	HT - [HATTON]				
		Soil texture 3	LS - [LOAMY SAND]				
		Soil texture 4					
		Soil profile 2	SG - [SINGLE GRAIN]				
		Top soil depth	ER10				
72.00	K - [CULTIVATED]	Soil assocation 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,041.86
	[Soil texture 1	LS - [LOAMY SAND]	Stones (qualities	s) S1 - None to Few	Final	27.71
		Soil texture 2	SL - [SANDY LOAM]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
40.00	K - [CULTIVATED]	Soil assocation 1	HR - [HAVERHILL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,548.08
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities	s) S1 - None to Few	Final	41.17
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 2	BY - [BIRSAY]				
		Soil texture 3	FL - [FINE SANDY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
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Property Report

Municipality Name: RM OF WOOD RIVER (RM)

Assessment ID Number :

074-000615400

PID: 200342657

Print Date: 17-Jun-2025

Page 2 of 2

AGRICULTURAL WASTE LAND

Acres Waste Type
13 SALINE WASTE

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	\$164,200		1	Other Agricultural	55%	\$90,310				Taxable
Total of Assessed Value	s: \$164.200	•		Total of Ta	axable/Exempt Values:	\$90,310				

Print Date: 17-Jun-2025 **Property Report** Page 1 of 2

Municipality Name: RM OF WOOD RIVER (RM)

Civic Address:

Legal Location: Qtr SE Sec 15 Tp 08 Rg 06 W 3 Sup Supplementary:

Title Acres:

Assessment ID Number :

158.00

074-000615300 Reviewed:

11-Aug-1988

School Division: 210 Neighbourhood: 074-100

Overall PUSE: 2000

Change Reason:

Year / Frozen ID: 2025/-32560

Predom Code: Method in Use:

C.A.M.A. - Cost

PID: 200342624

Call Back Year:

AGRICULTURAL ARABLE LAND

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENC

Acres	Land Use	Productivity Deterr	mining Factors	Economic and Physical	Factors	Rating	
18.00	K - [CULTIVATED]	Soil assocation 1	WW - [WILLOWS]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,220.83
		Soil texture 1	C - [CLAY]	Stones (qualities)	S1 - None to Few	Final	59.06
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 2	AD - [ARDILL]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
80.00	K - [CULTIVATED]	Soil assocation 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,041.86
		Soil texture 1	LS - [LOAMY SAND]	Stones (qualities)	S1 - None to Few	Final	27.71
		Soil texture 2	SL - [SANDY LOAM]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
30.00	K - [CULTIVATED]	Soil assocation 1	BY - [BIRSAY]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,913.89
		Soil texture 1	L - [LOAM]	Stones (qualities)	S1 - None to Few	Final	50.90
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
10.00	K - [CULTIVATED]	Soil assocation 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	520.93
		Soil texture 1	LS - [LOAMY SAND]	, ,	S1 - None to Few	Final	13.85
		Soil texture 2	SL - [SANDY LOAM]	Phy. Factor 1	50% reduction due to SA5 - [50 : Salinity - Severe]	
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10	T	T4 Level / Nearly Level	CACDE	775.30
10.00	K - [CULTIVATED]	Soil assocation 1 Soil texture 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE Final	20.62
		Soil texture 1 Soil profile 1	LS - [LOAMY SAND] OR10 - [CHERN-ORTH (CA 9-12)]	Stones (qualities)	S1 - None to Few	Finai	20.62
		Soil profile 1	HT - [HATTON]				
		Soil assocation 2	LS - [LOAMY SAND]				
		Soil texture 3	LS - [LOAMY SAND]				
			CO. FOILIGI E CDAINI				
		Soil profile 2	SG - [SINGLE GRAIN]				
		Top soil depth	ER10				
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Property Report

Municipality Name: RM OF WOOD RIVER (RM)

Assessment ID Number :

074-000615300

PID: 200342624

Print Date: 17-Jun-2025

Page 2 of 2

AGRICULTURAL WASTE LAND

Acres Waste Type

10 SALINE WASTE

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Subdivision	Class	of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$193,800		1	Other Agricultural	55%	\$106,590	_			Taxable
Total of Assessed Valu	es: \$193,800	•		Total of Ta	axable/Exempt Values:	\$106,590				

Municipality Name: RM OF WOOD RIVER (RM)

Civic Address:

Supplementary:

Legal Location: Qtr NW

Sec 10 Tp 08 Rg 06 W 3 Sup

School Division: 210 Neighbourhood: 074-100 Overall PUSE: 0360

Assessment ID Number: 074-000610200

Reviewed: Change Reason: Year / Frozen ID: Predom Code:

Method in Use:

03-May-2017 Maintenance 2025/-32560

PID: 200342061

SR002 Single Family Dwell C.A.M.A. - Cost

Call Back Year:



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Deterr	mining Factors	Economic and Physica	I Factors	Rating	
3.00	A - [OCCUPIED YARD SITE]	Soil assocation 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	775.30
		Soil texture 1	LS - [LOAMY SAND]	Stones (qualities) S1 - None to Few	Final	20.62
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 2	HT - [HATTON]				
		Soil texture 3	LS - [LOAMY SAND]				
		Soil texture 4					
		Soil profile 2	SG - [SINGLE GRAIN]				
		Top soil depth	ER10				
157.00	KG - [CULTIVATED GRASS]	Soil assocation 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	775.30
		Soil texture 1	LS - [LOAMY SAND]	Stones (qualities) S1 - None to Few	Final	20.62
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 2	HT - [HATTON]				
		Soil texture 3	LS - [LOAMY SAND]				
		Soil texture 4					
		Soil profile 2	SG - [SINGLE GRAIN]				
		Top soil depth	ER10				

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Se	quence	Quality	Condition Rating	Physical Depreciation			MAF	Liability Subdivision	Class	Tax Status
4108399 0		5 - Good	0.9	45	0		0.72	1	R	Taxable
		Area Code(s):		Base Area (sq.ft)	Year Built	Unfin9	% Di	mensions		
		SFR - 1 Storey		1568	1978		28:	x56		

Print Date: 17-Jun-2025 Page 2 of 2 **Property Report**

Municipality Name: RM OF WOOD RIVER (RM)		Ass	essment ID Number :	074-000610200	PID: 200342061	
Basement	1568	1978	28x56			
Attached Garage	672	1978	24x28			

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey Building ID: 4108399.0		Section Area: 1568
Quality: 5 - Good	Res Effective Rate: Structure Rate	Res Wall Height: 08 ft
Heating / Cooling Adjustment: Heating and Cooling	Res Hillside Adj:	Res Incomplete Adj :
Plumbing Fixture Default: Good (11 Fixtures)	Plumbing Fixture Adj: -3	Number of Fireplaces :
Basement Rate: Basement	Basement Height: 08 ft	Basement Room Rate :
Percent of Basement Area:	Att/B-In Garage Rate: Attached Garage	Garage Finish Rate: Interior Lining
Garage Wall Height Adjustment: 08	Garage Floor Adj:	Incomplete Adjustment :
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :
Porch/Closed Ver Rate:	Deck Rate:	
Section: Basement Building ID: 4108399.0		Section Area: 1568
Basement Rate: Basement	Basement Height: 08 ft	Basement Garage :
Basement Walkout Adj:	Basement Room Rate:	Percent of Basement Area :
Section: Attached Garage Building ID: 4108399.0		Section Area: 672

Garage Finish Rate: Interior Lining Att/B-In Garage Rate: Attached Garage Garage Wall Height Adjustment: 08

Garage Floor Adj: Incomplete Adjustment:

Assessed & Taxable/Exempt Values (Summary)

		Adjust	Liability	Tax	Percentage		Adjust		Adjust	
Description	Appraised Values	Reason	Subdivision	Class	of value	Taxable	Reason	Exempt	Reason	Tax Status
Agricultural	\$2,300		1	Residential	80%	\$1,840				Taxable
Agricultural	\$121,700		1	Other Agricultural	55%	\$66,935				Taxable
Improvement	\$186,400		1	Residential	80%	\$0	Z	\$149,120	Z	Taxable
Total of Assessed Value	es: \$310,400	•		Total of Ta	axable/Exempt Values:	\$68,775		\$149,120		

Parcel Pictures



Surface Parcel Number: 143399807

REQUEST DATE: Tue Aug 26 08:45:56 GMT-06:00 2025

143400080	143400068 804.85	143400057
143399773	143399807 80	143399818
143399740	143399795	143399784

Owner Name(s): Reimche, Reginald as a personal representative for the estate of Dale Rodger Reader

Municipality:RM OF WOOD RIVER NO. 074Area:64.774 hectares (160.06 acres)Title Number(s):158992835Converted Title Number:01SC05106A

Title Number(s): 158992835 Converted Title Number: 01S

Parcel Class: Parcel (Generic) Ownership Share: 1:1

Land Description: NW 09-08-06-3 Ext 0 **Source Quarter Section:** NW-09-08-06-3



REQUEST DATE: Tue Aug 26 08:46:59 GMT-06:00 2025

143400068	143400057 804.83	143400035
143399807 8	143399818 92 92 92 98 98 98 98 98 98 98	143399841
143399795	143399784	143399830

Owner Name(s): Reimche, Reginald as a personal representative for the estate of Dale Rodger Reader

Municipality: RM OF WOOD RIVER NO. 074 Area: 64.8 hectares (160.12 acres)

Title Number(s): 158992802 Converted Title Number: 01SC05106A

Parcel Class: Parcel (Generic) Ownership Share: 1:1

Land Description: NE 09-08-06-3 Ext 0
Source Quarter Section: NE-09-08-06-3



REQUEST DATE: Tue Aug 26 08:47:39 GMT-06:00 2025

143399773	143399807 804.92	143399818
143399740		143399784
143399650	143399605	143399616

Owner Name(s): Reimche, Reginald as a personal representative for the estate of Dale Rodger Reader

Municipality: RM OF WOOD RIVER NO. 074 **Area**: 64.779 hectares (160.07 acres)

Title Number(s): 158992868

Converted Title Number: 01SC05106A

Parcel Class: Parcel (Generic)

Ownership Share: 1:1

Land Description: SW 09-08-06-3 Ext 0

Source Quarter Section: SW-09-08-06-3



REQUEST DATE: Tue Aug 26 08:48:08 GMT-06:00 2025

143399807	143399818 804.91	143399841
143399795 6,7	143399784 8 <u>7</u> 98	143399830
143399605	143399616	143399560

Owner Name(s): Reimche, Reginald as a personal representative for the estate of Dale Rodger Reader

Municipality: RM OF WOOD RIVER NO. 074 Area: 64.806 hectares (160.14 acres)

Title Number(s): 158992846 Converted Title Number: 01SC05106A

Parcel Class: Parcel (Generic) Ownership Share: 1:1

Land Description: SE 09-08-06-3 Ext 0
Source Quarter Section: SE-09-08-06-3



REQUEST DATE: Tue Aug 26 08:49:30 GMT-06:00 2025

143406941	143406930 806.08	143400046
143400057	143400035 806,82	143400024
143399818	143399841	151536720 151536742

Owner Name(s): Reimche, Reginald as a personal representative for the estate of Dale Rodger Reader

Municipality: RM OF WOOD RIVER NO. 074 Area: 64.873 hectares (160.31 acres)

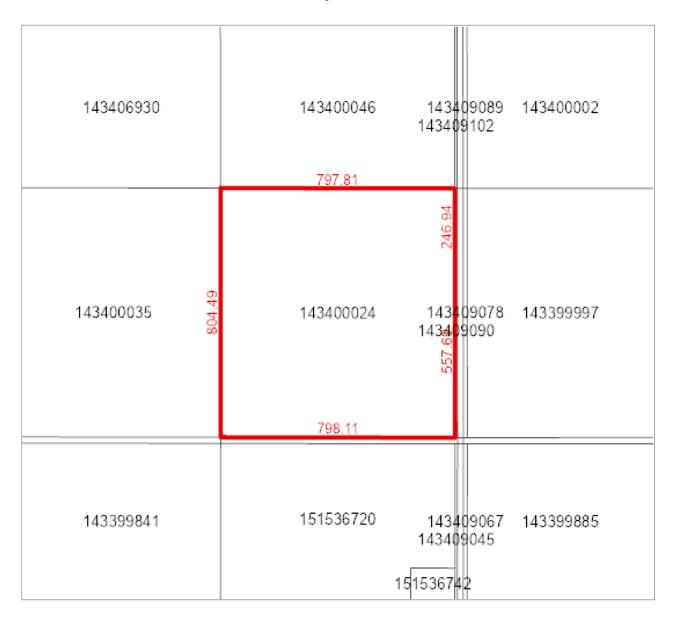
Title Number(s): 158992914 Converted Title Number: 01SC05106

Parcel Class: Parcel (Generic) Ownership Share: 1:1

Land Description: SW 15-08-06-3 Ext 0 **Source Quarter Section**: SW-15-08-06-3



REQUEST DATE: Tue Aug 26 08:50:11 GMT-06:00 2025



Owner Name(s): Reimche, Reginald as a personal representative for the estate of Dale Rodger Reader

Municipality: RM OF WOOD RIVER NO. 074 Area: 64.2 hectares (158.64 acres)

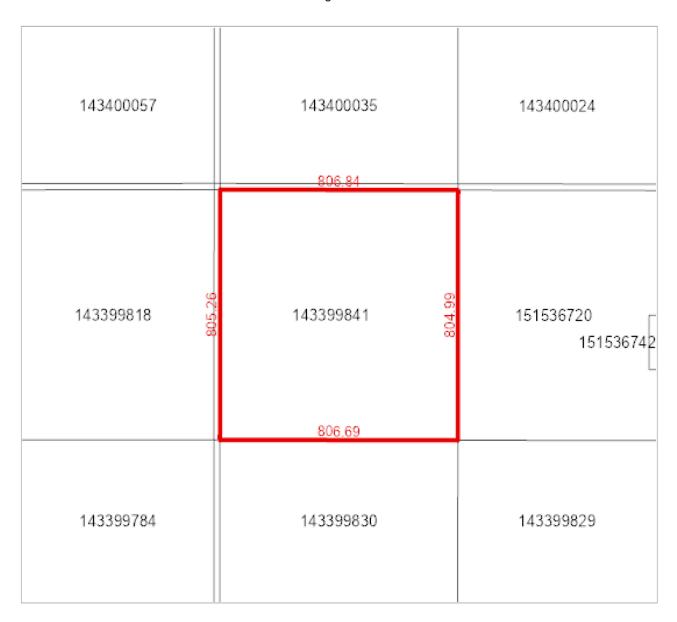
Title Number(s): 158992903 Converted Title Number: 01SC05106

Parcel Class: Parcel (Generic) Ownership Share: 1:1

Land Description: SE 15-08-06-3 Ext 0 **Source Quarter Section**: SE-15-08-06-3



REQUEST DATE: Tue Aug 26 08:50:52 GMT-06:00 2025



Owner Name(s): Reimche, Reginald as a personal representative for the estate of Dale Rodger Reader

Municipality: RM OF WOOD RIVER NO. 074 Area: 64.955 hectares (160.51 acres)

Title Number(s): 158992879 Converted Title Number: 01SC15274

Parcel Class: Parcel (Generic) Ownership Share: 1:1

Land Description: NW 10-08-06-3 Ext 0 **Source Quarter Section**: NW-10-08-06-3

Video Tour & Photos of Yardsite



























