



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Wood River No. 74

Southwest of Woodrow, SK

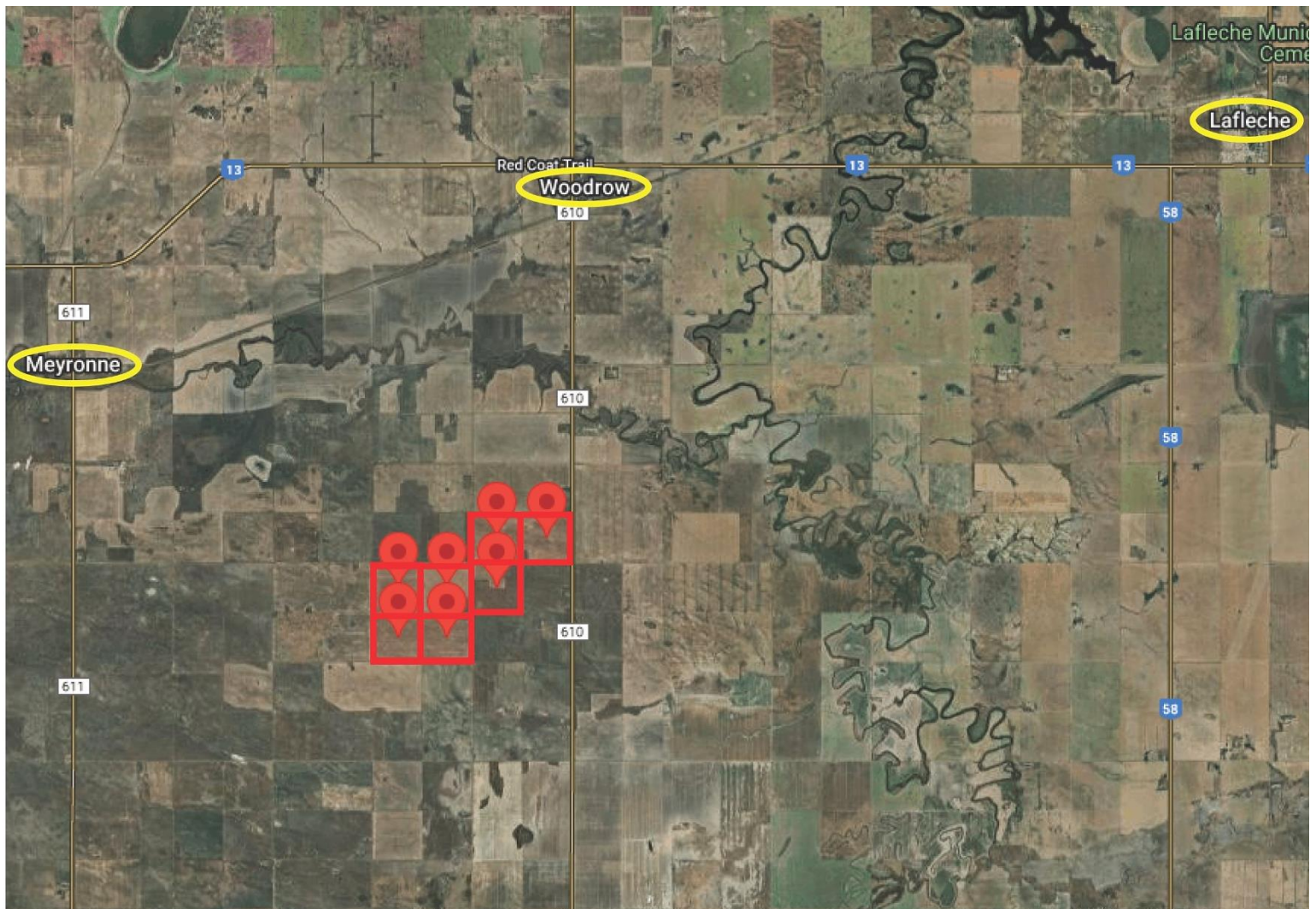
Dale Reader Estate

Closing: October 29, 2025

Our File No. 26333-003M

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Images
5. SAMA Reports
6. Parcel Pictures
7. Video Tour & Photos of Yardsite



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 **AS IS** and **WHERE IS**. 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

Content 2

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>	<u>Legal Description</u>	<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 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 **October 29, 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 #: _____

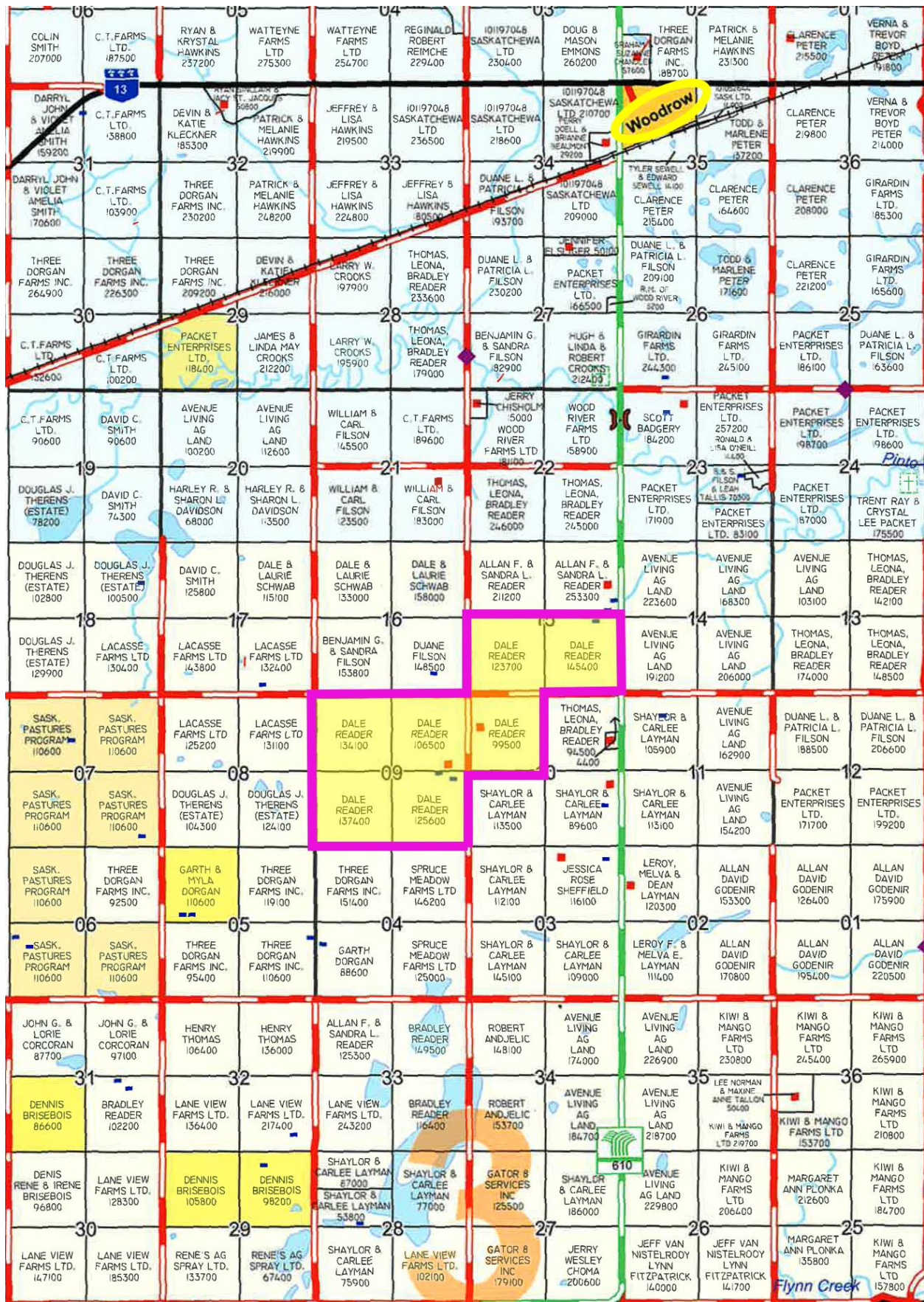
Mobile #: _____

File No. 26333-003M/bw

Email: _____

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

RM of Wood River No. 74 – 2022 Map

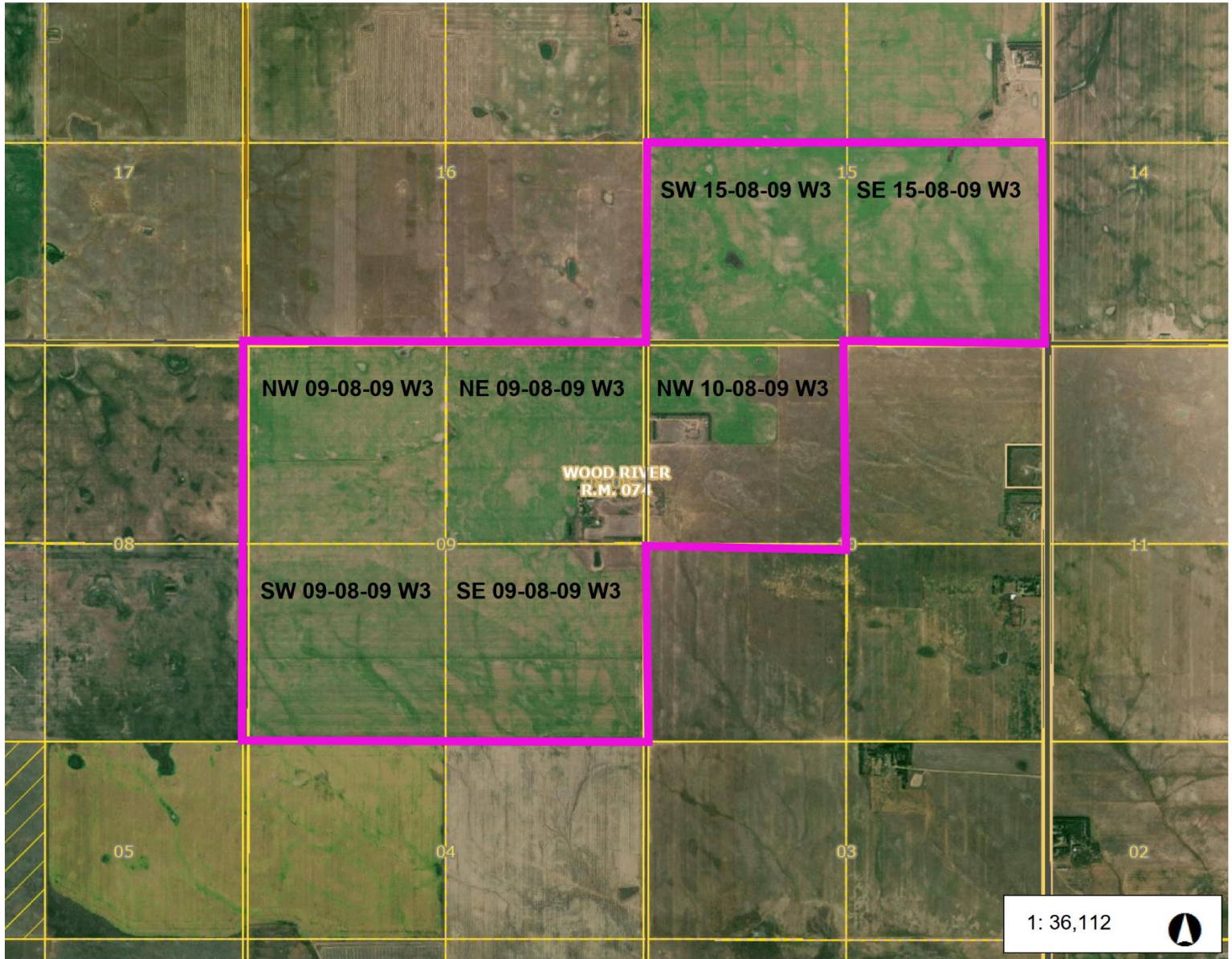


Content 4

Satellite Images



Agricultural Crown Land Map Viewer

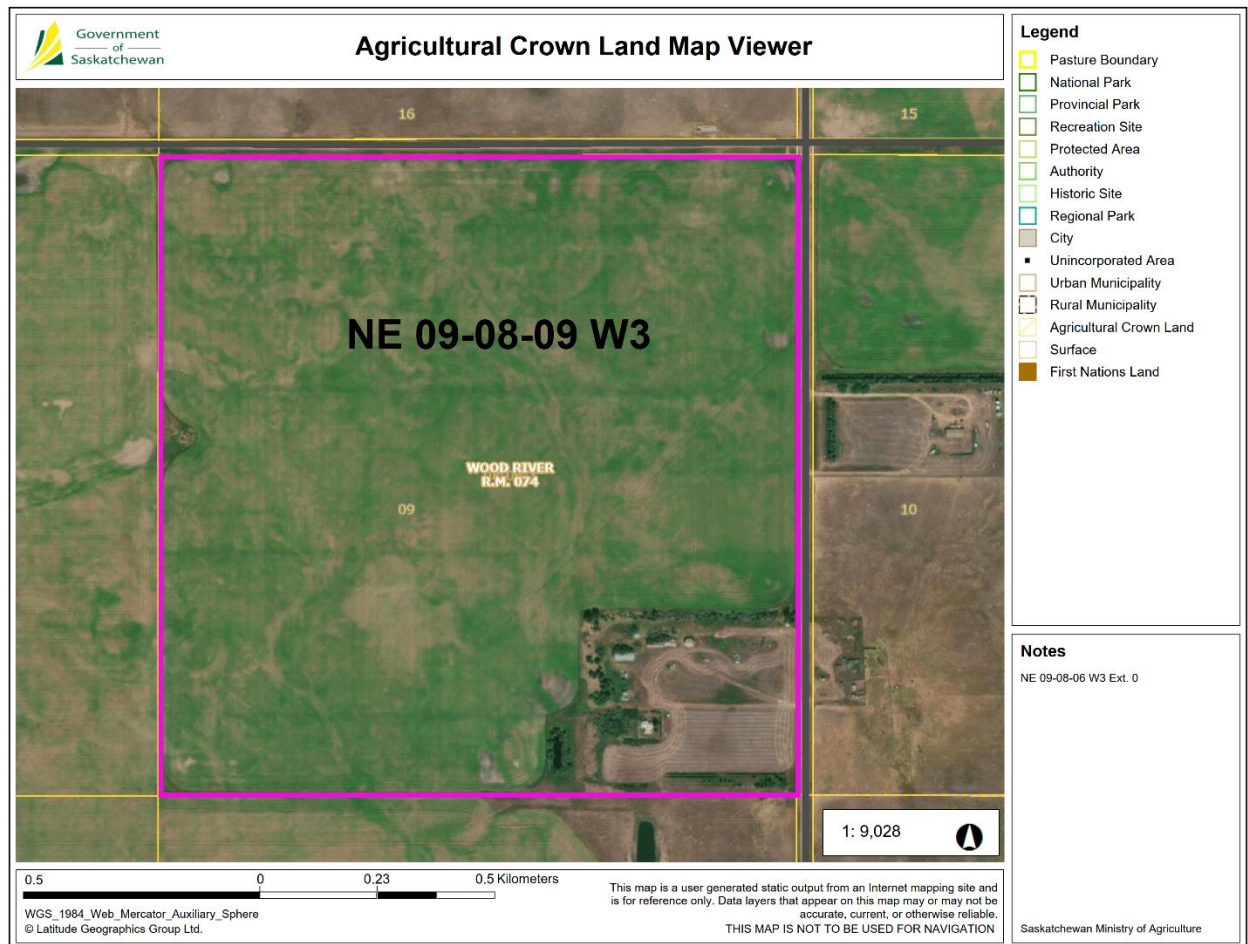
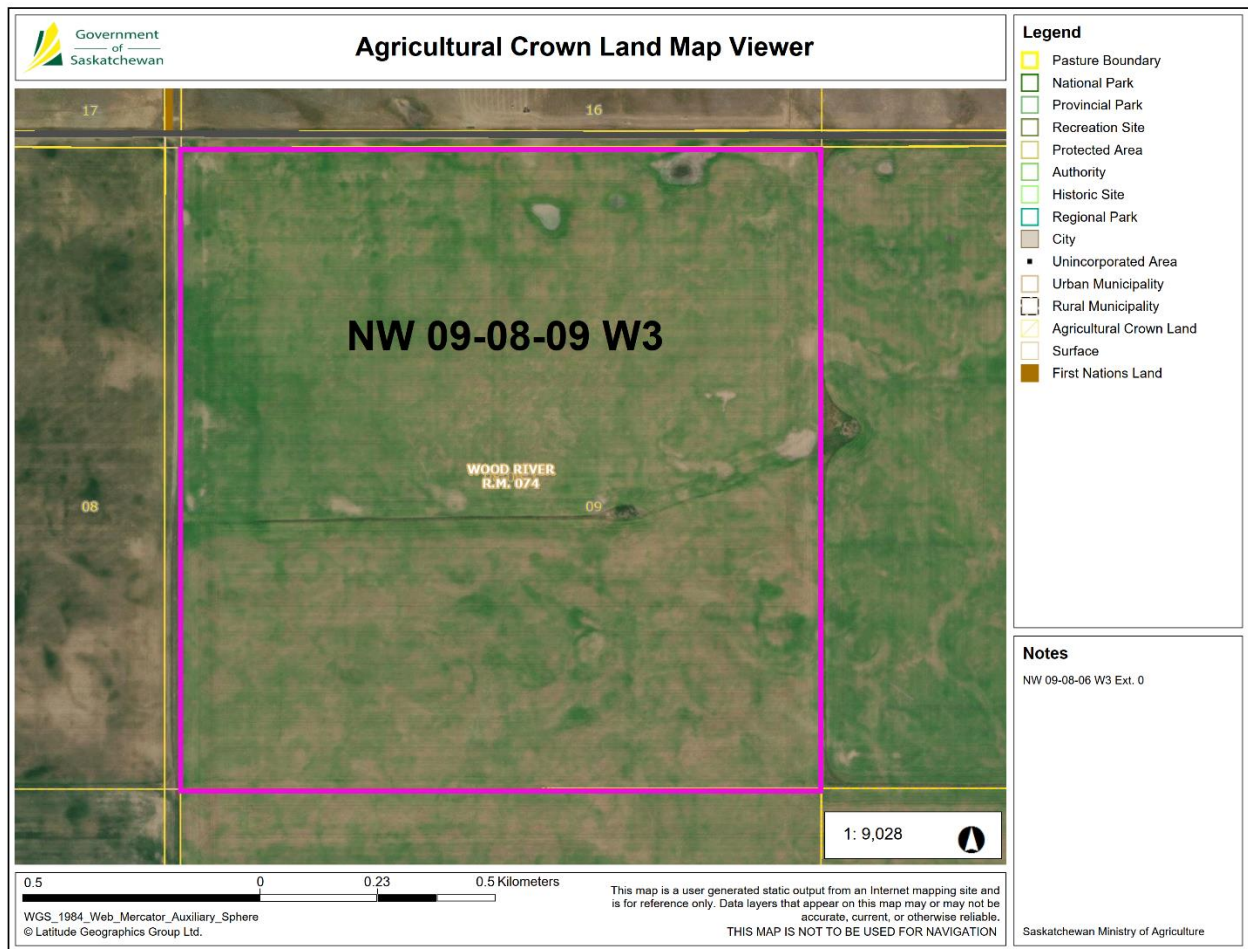


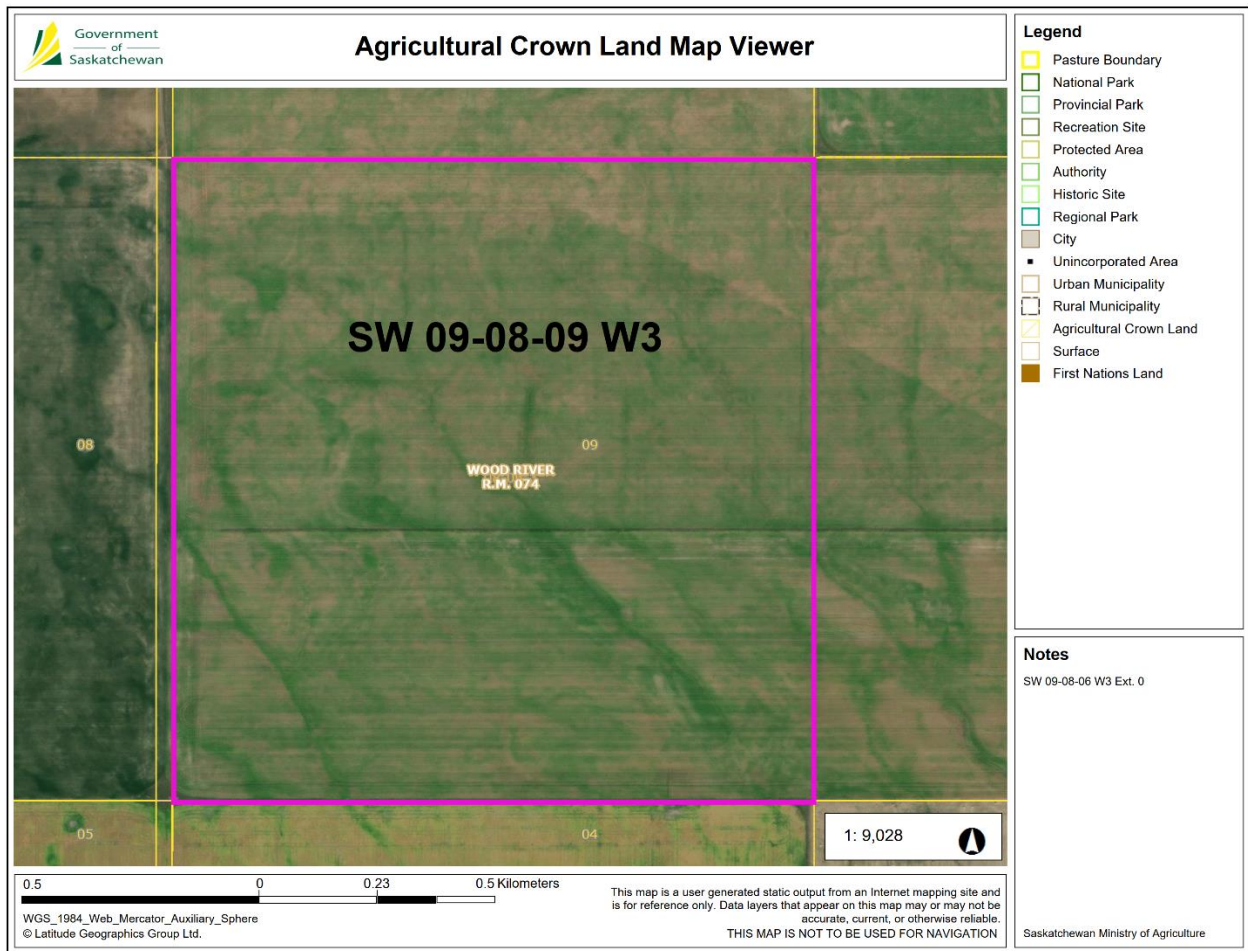
1.8 0 0.92 1.8 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

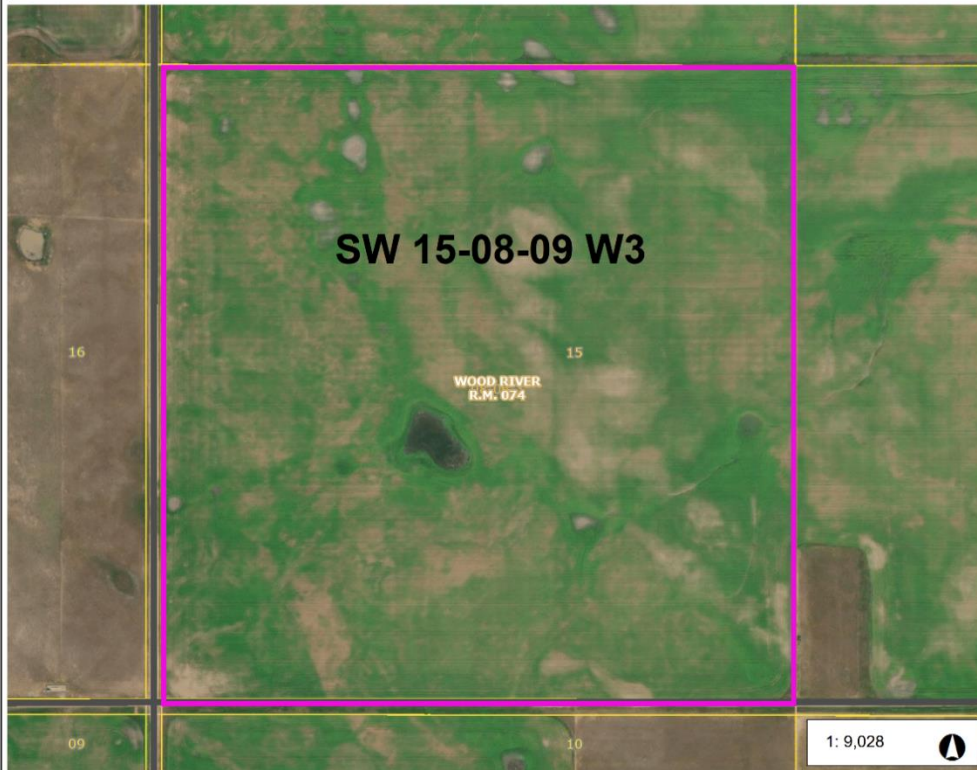
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





Agricultural Crown Land Map Viewer



WGS_1984_Web_Mercator_Auxiliary_Sphere
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Legend

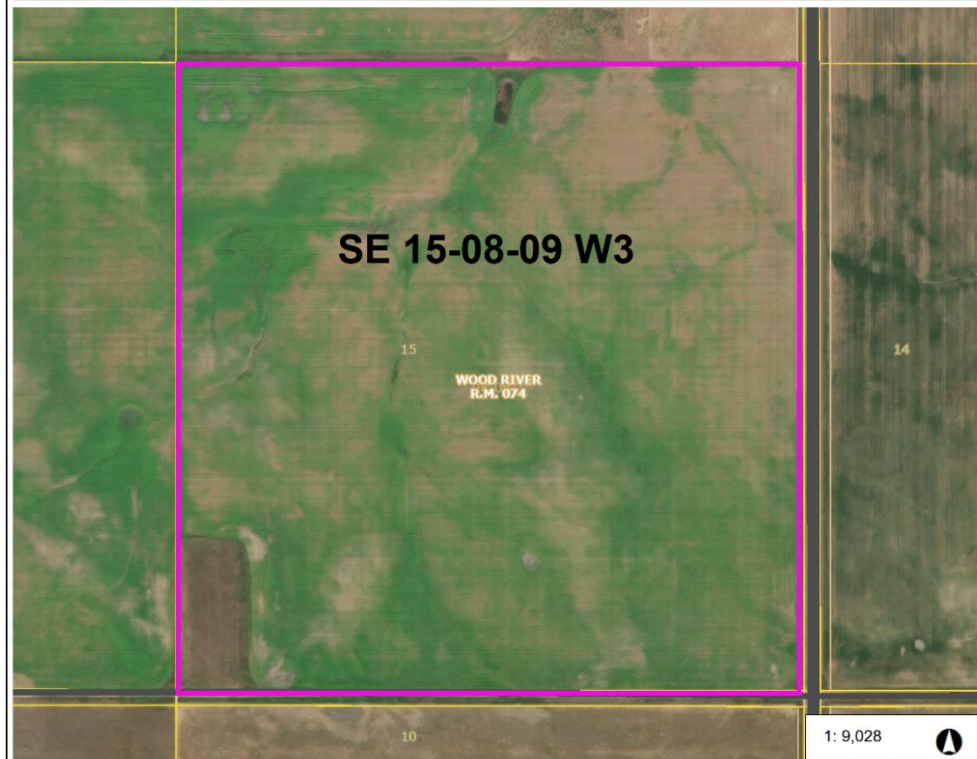
- Pasture Boundary
- National Park
- Provincial Park
- Recreation Site
- Protected Area
- Authority
- Historic Site
- Regional Park
- City
- Unincorporated Area
- Urban Municipality
- Rural Municipality
- Agricultural Crown Land
- Surface
- First Nations Land

Notes

SW 15-08-06 W3 Ext. 0

Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

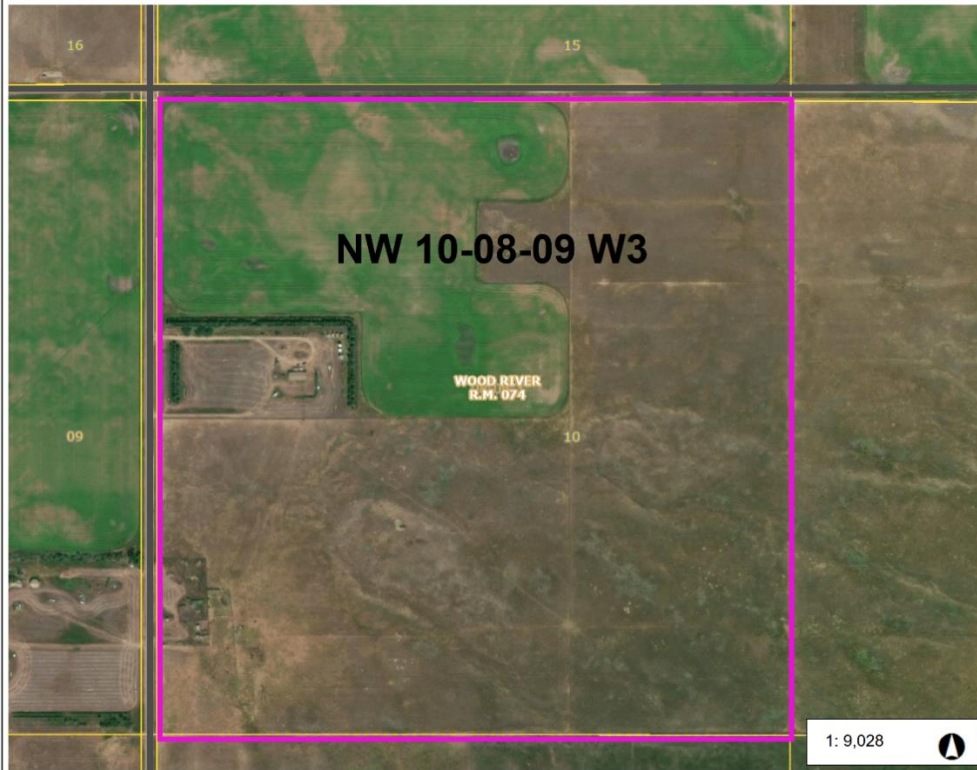
- Pasture Boundary
- National Park
- Provincial Park
- Recreation Site
- Protected Area
- Authority
- Historic Site
- Regional Park
- City
- Unincorporated Area
- Urban Municipality
- Rural Municipality
- Agricultural Crown Land
- Surface
- First Nations Land

Notes

SE 15-08-06 W3 Ext. 0

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

NW 10-08-06 W3 Ext. 0

0.5 0 0.23 0.5 Kilometers

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Saskatchewan Ministry of Agriculture

Content 5

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:

Legal Location: Qtr NW Sec 09 Tp 08 Rg 06 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 210

Neighbourhood: 074-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 10-Aug-1988

Change Reason:

Year / Frozen ID: 2025/-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	
20.00	K-KG - [K AND KG]	Soil association 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 association 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 association 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 association 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 association 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 Values:	\$178,100				Total of Taxable/Exempt Values:	\$97,955				

Property Report

Print Date: 17-Jun-2025

Page 1 of 1

Municipality Name: RM OF WOOD RIVER (RM)
Assessment ID Number : 074-000609100
PID: 200341964

Civic Address:
Legal Location: Qtr NE Sec 09 Tp 08 Rg 06 W 3 Sup

Supplementary:
Title Acres: 160.00

School Division: 210

Neighbourhood: 074-100

Overall PUSE: 2000

Call Back Year:
Reviewed: 22-Jul-2009

Change Reason: Roll Correction

Year / Frozen ID: 2025/-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	
20.00	KG - [CULTIVATED GRASS]	Soil association 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 association 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 association 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 association 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 (Summary)

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 Values:	\$135,100				Total of Taxable/Exempt Values:	\$74,305				

Property Report

Print Date: 17-Jun-2025

Page 1 of 2

Municipality Name: RM OF WOOD RIVER (RM)

Assessment ID Number : 074-000609400

PID: 200342012



Civic Address:

Legal Location: Qtr SW Sec 09 Tp 08 Rg 06 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 210

Neighbourhood: 074-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 10-Aug-1988

Change Reason:

Year / Frozen ID: 2025/-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	
85.00	K-KG - [K AND KG]	Soil association 1	HR - [HAVERHILL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,408.68
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S1 - None to Few	Final	37.46
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
		Soil association 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 association 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 association 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 association 1	HT - [HATTON]	Topography	T2 - Gentle Slopes	\$/ACRE	1,111.57
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	29.56
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 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				

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: 17-Jun-2025

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Municipality Name: RM OF WOOD RIVER (RM)

Assessment ID Number : 074-000609400

PID: 200342012

Agricultural	\$184,600	1	Other Agricultural	55%	\$101,530	Taxable
Total of Assessed Values:		\$184,600	Total of Taxable/Exempt Values:		\$101,530	

Property Report

Print Date: 17-Jun-2025

Page 1 of 1

Municipality Name: RM OF WOOD RIVER (RM)

Assessment ID Number : 074-000609300

PID: 200341998



Civic Address:

Legal Location: Qtr SE Sec 09 Tp 08 Rg 06 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 210

Neighbourhood: 074-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 10-Aug-1988

Change Reason:

Year / Frozen ID: 2025/-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	
65.00	K - [CULTIVATED]	Soil association 1	HR - [HAVERHILL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,408.68
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S1 - None to Few	Final	37.46
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
		Soil association 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				
95.00	K-KG - [K AND KG]	Soil association 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 association 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 (Summary)

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

Property Report

Print Date: 17-Jun-2025

Page 1 of 2

Municipality Name: RM OF WOOD RIVER (RM)

Assessment ID Number : 074-000615400

PID: 200342657



Civic Address:

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

Supplementary:

Title Acres: 160.00

School Division: 210

Neighbourhood: 074-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 11-Aug-1988

Change Reason:

Year / Frozen ID: 2025/-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	
5.00	K - [CULTIVATED]	Soil association 1	HR - [HAVERHILL]	Topography	T1 - Level / Nearly Level	\$/ACRE	774.04
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S1 - None to Few	Final	20.59
		Soil texture 2		Phy. Factor 1	50% reduction due to SA5 - [50 : Salinity - Severe]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 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 association 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 association 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 association 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				
40.00	K - [CULTIVATED]	Soil association 1	HR - [HAVERHILL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,548.08
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S1 - None to Few	Final	41.17
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 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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Data Source: SAMAVIEW

Property Report

Print Date: 17-Jun-2025

Page 2 of 2

Municipality Name: RM OF WOOD RIVER (RM)

Assessment ID Number : 074-000615400

PID: 200342657

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 Values:	\$164,200					Total of Taxable/Exempt Values:	\$90,310			

Property Report

Print Date: 17-Jun-2025

Page 1 of 2

Municipality Name: RM OF WOOD RIVER (RM)

Assessment ID Number : 074-000615300

PID: 200342624



Civic Address:

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

Supplementary:

Title Acres: 158.00

School Division: 210

Neighbourhood: 074-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 11-Aug-1988

Change Reason:

Year / Frozen ID: 2025/-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	
18.00	K - [CULTIVATED]	Soil association 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 association 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 association 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 association 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 association 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	520.93
		Soil texture 1	LS - [LOAMY SAND]	Stones (qualities)	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				
10.00	K - [CULTIVATED]	Soil association 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 association 2	HT - [HATTON]				
		Soil texture 3	LS - [LOAMY SAND]				
		Soil texture 4					
		Soil profile 2	SG - [SINGLE GRAIN]				
		Top soil depth	ER10				

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Data Source: SAMAVIEW

Property Report

Print Date: 17-Jun-2025

Page 2 of 2

Municipality Name: RM OF WOOD RIVER (RM)

Assessment ID Number : 074-000615300

PID: 200342624

AGRICULTURAL WASTE LAND

Acres	Waste Type
10	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	\$193,800		1	Other Agricultural	55%	\$106,590				Taxable
Total of Assessed Values:	\$193,800					Total of Taxable/Exempt Values:	\$106,590			

Property Report

Print Date: 17-Jun-2025

Page 1 of 2

Municipality Name: RM OF WOOD RIVER (RM)

Assessment ID Number : 074-000610200

PID: 200342061



Civic Address:

Legal Location: Qtr NW Sec 10 Tp 08 Rg 06 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 210

Neighbourhood: 074-100

Overall PUSE: 0360

Call Back Year:

Reviewed: 03-May-2017

Change Reason: Maintenance

Year / Frozen ID: 2025/-32560

Predom Code: SR002 Single Family Dwell

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



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
3.00	A - [OCCUPIED YARD SITE]	Soil association 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 association 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 association 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 association 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 & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax 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	Unfin%	Dimensions		
SFR - 1 Storey		1568		1978		28x56		

Property Report

Print Date: 17-Jun-2025

Page 2 of 2

Municipality Name: RM OF WOOD RIVER (RM)

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

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	\$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 Values:	\$310,400					Total of Taxable/Exempt Values:	\$68,775	\$149,120		

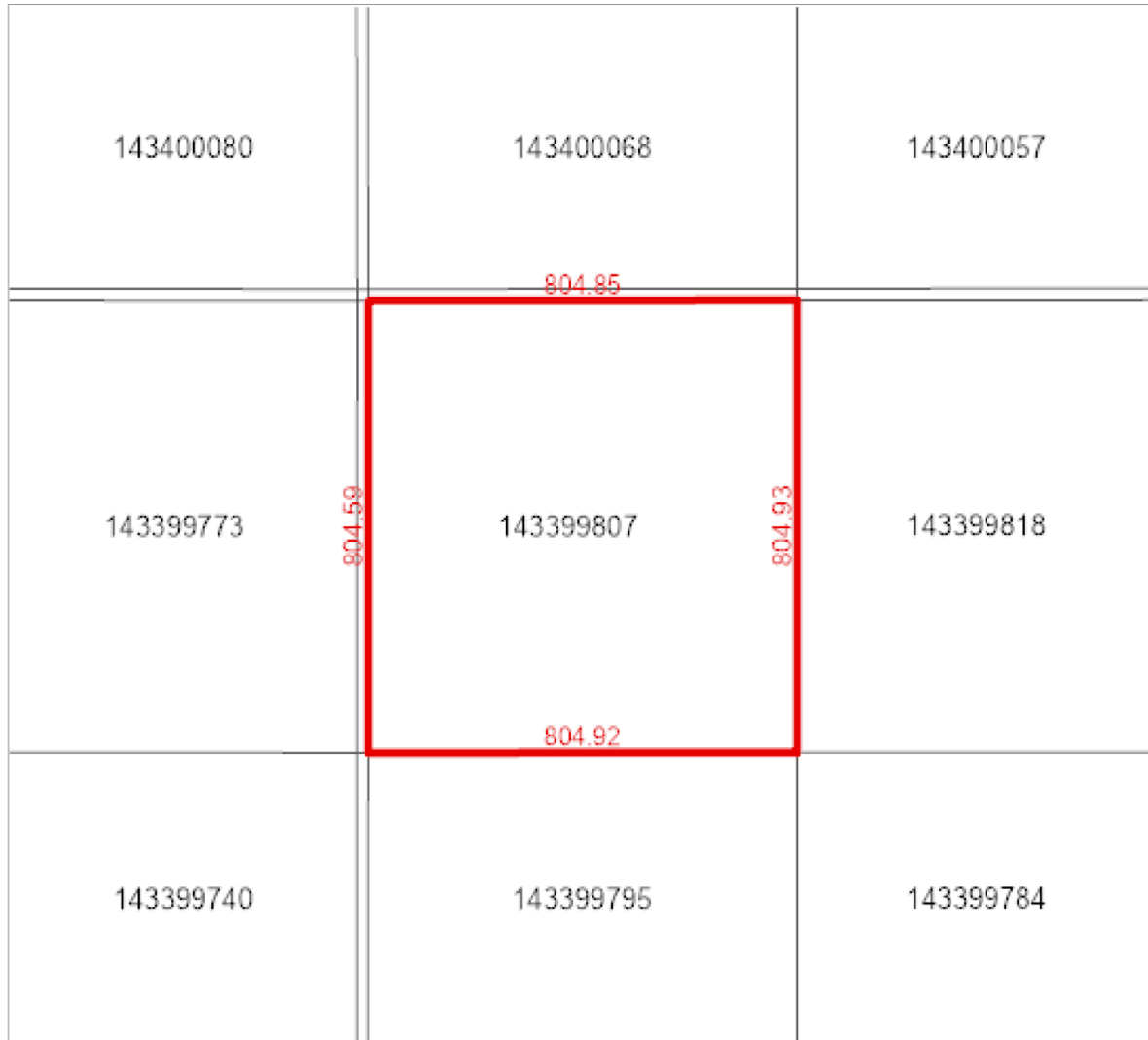
Content 6

Parcel Pictures



Surface Parcel Number: 143399807

REQUEST DATE: Tue Aug 26 08:45:56 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 : 64.774 hectares (160.06 acres)

Title Number(s) : 158992835

Converted Title Number : 01SC05106A

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

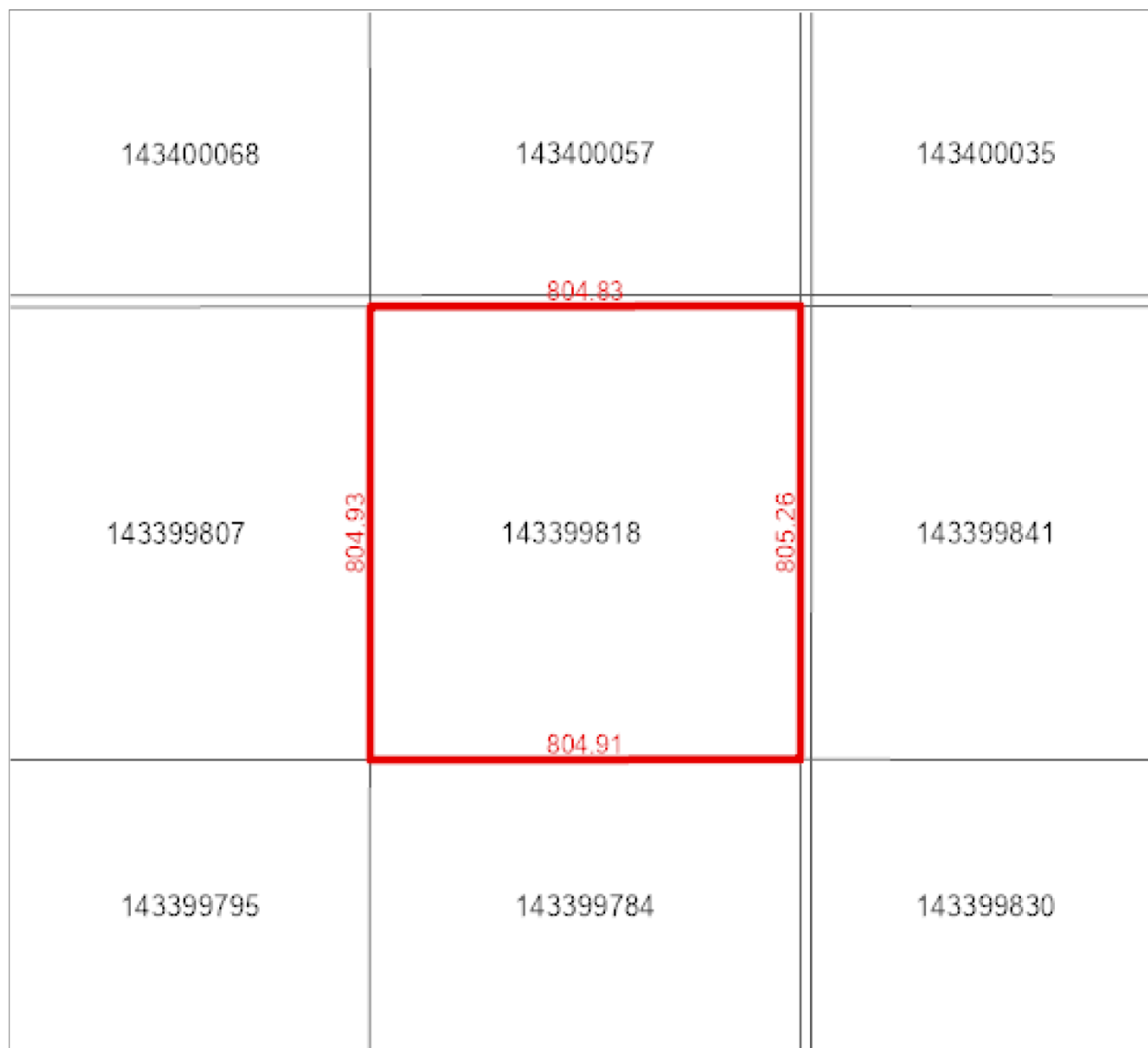
Commodity/Unit : Not Applicable

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: 143399818

REQUEST DATE: Tue Aug 26 08:46:59 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 : 64.8 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

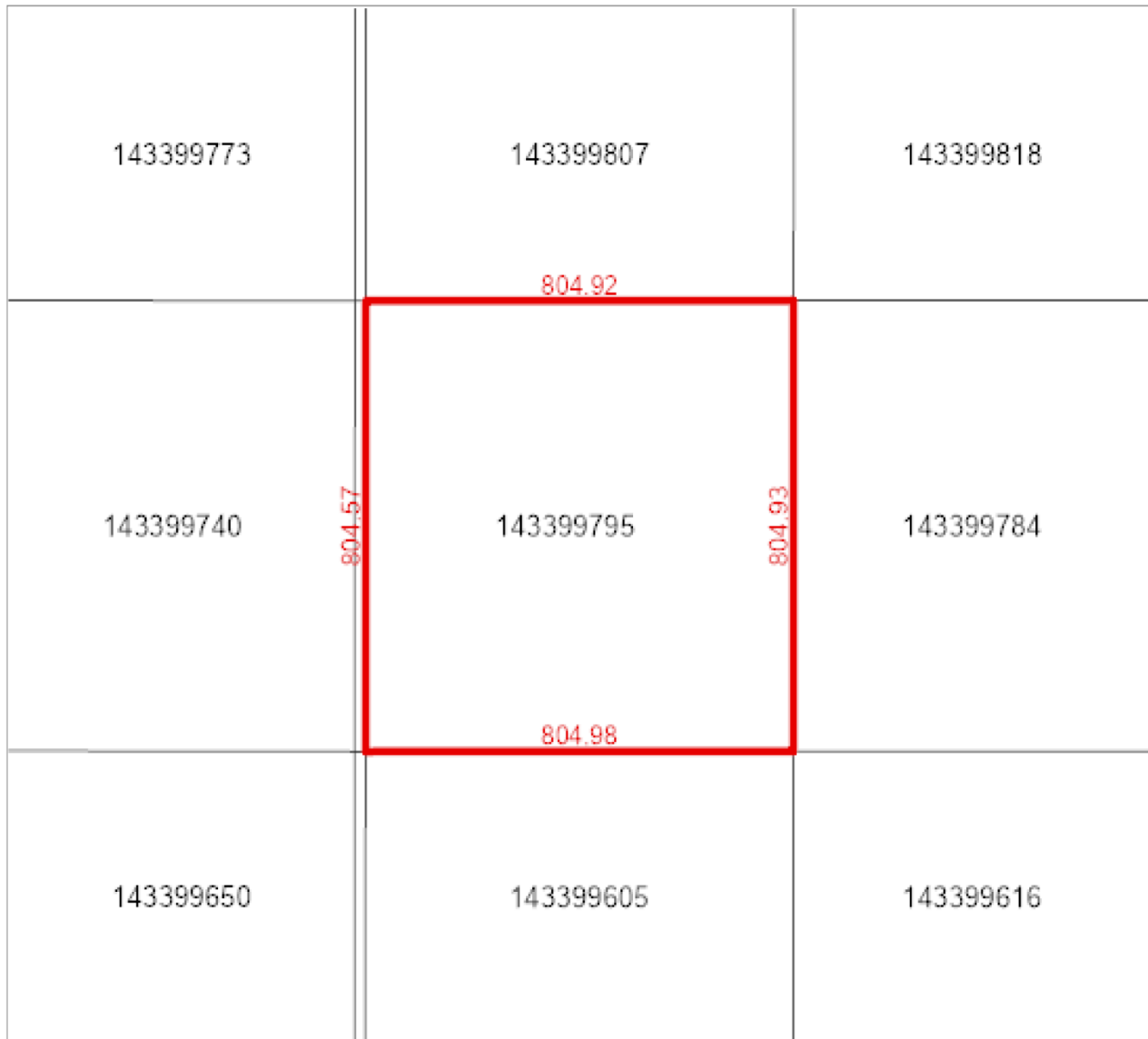
Commodity/Unit : Not Applicable

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: 143399795

REQUEST DATE: Tue Aug 26 08:47:39 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 : 64.779 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

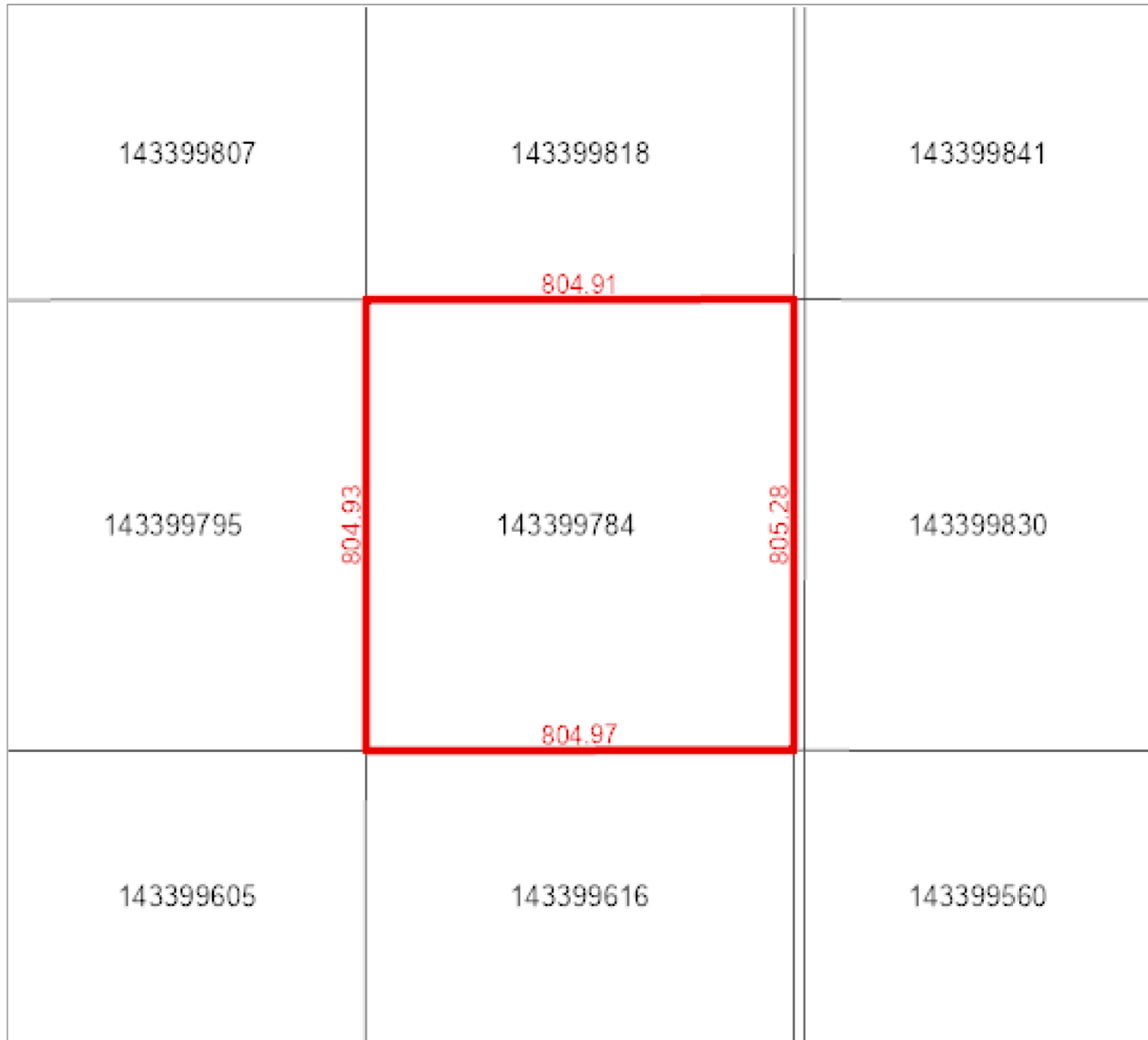
Commodity/Unit : Not Applicable

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: 143399784

REQUEST DATE: Tue Aug 26 08:48:08 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 : 64.806 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

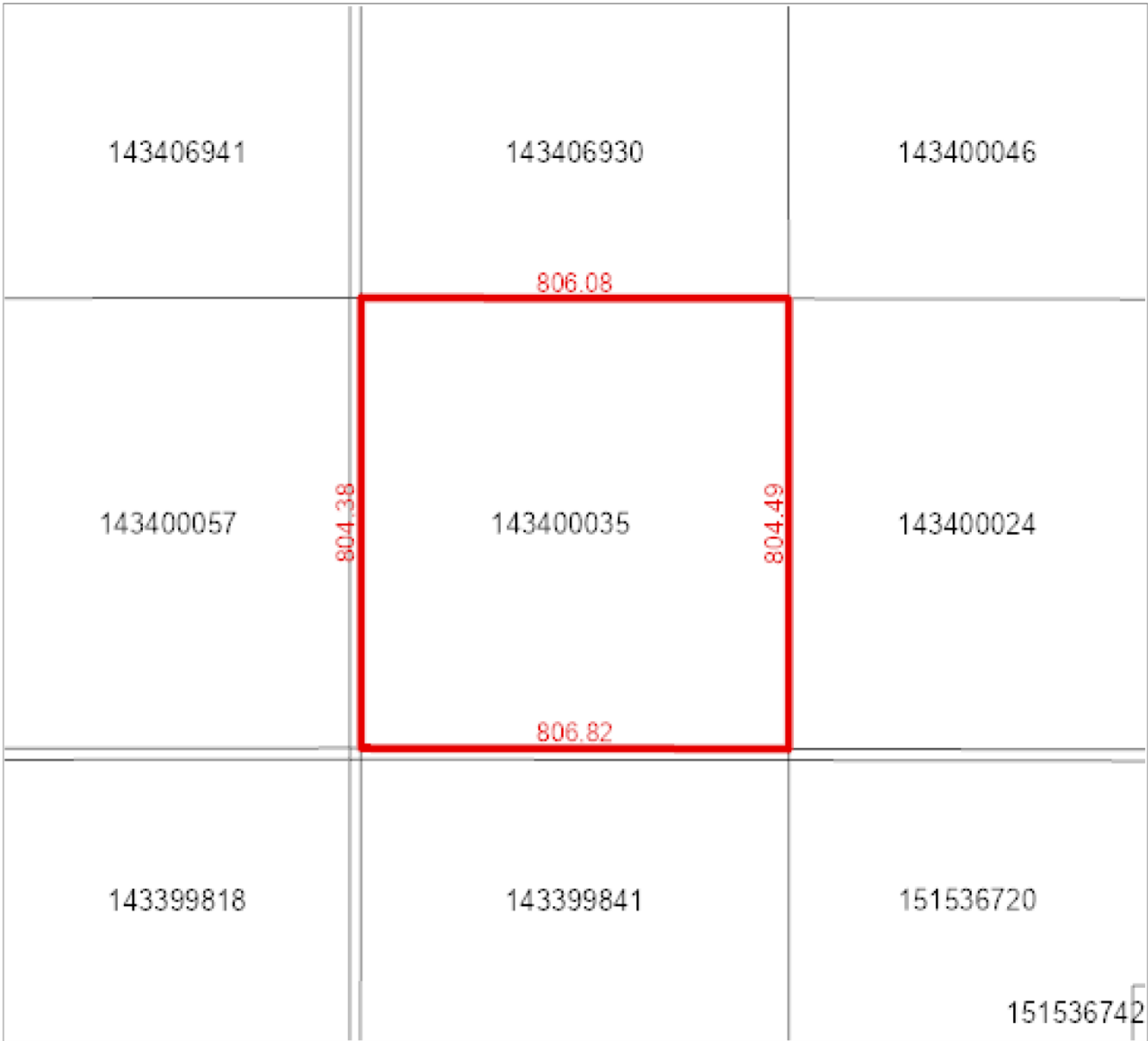
Commodity/Unit : Not Applicable

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: 143400035

REQUEST DATE: Tue Aug 26 08:49:30 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 : 64.873 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

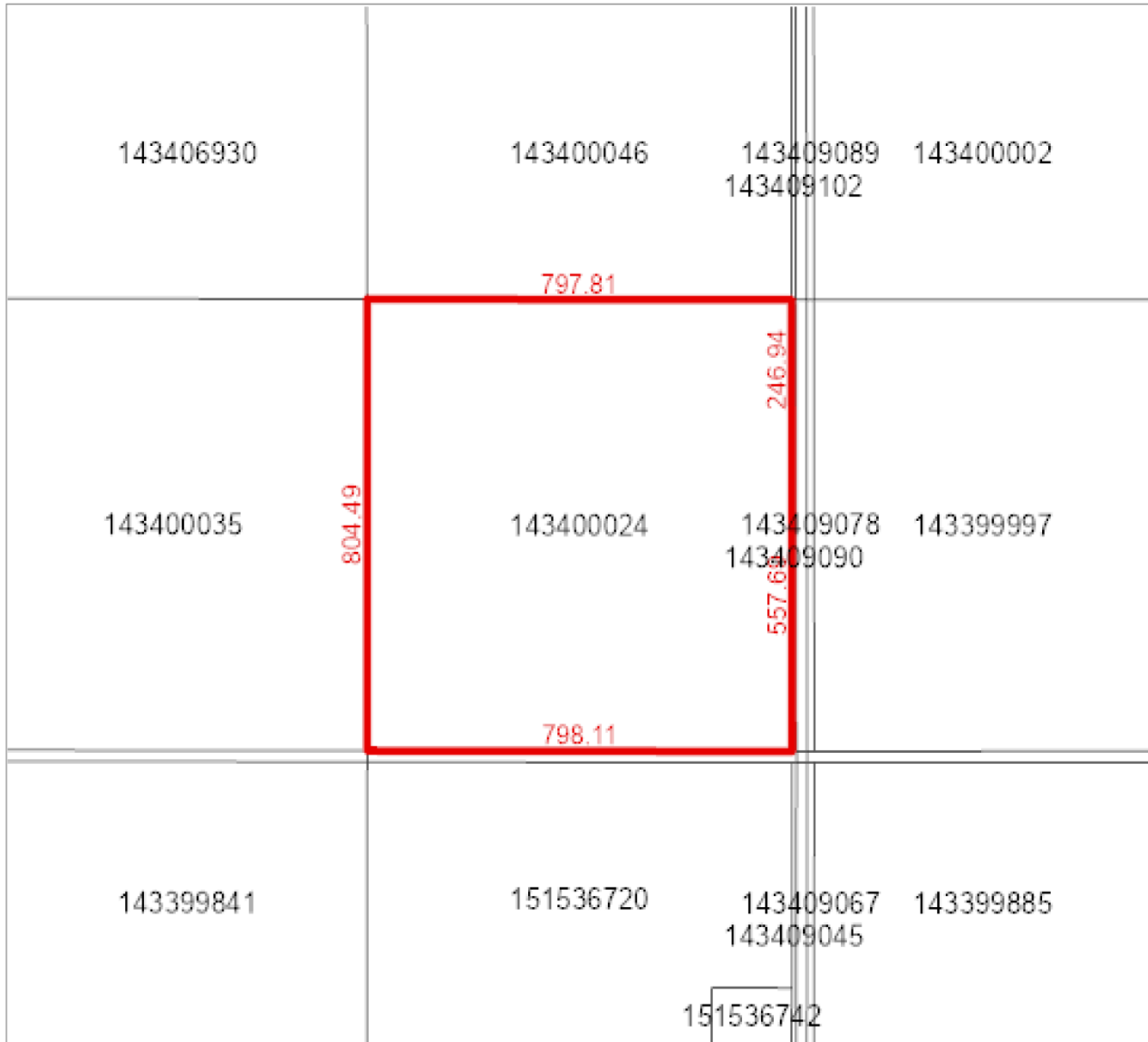
Commodity/Unit : Not Applicable

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: 143400024

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

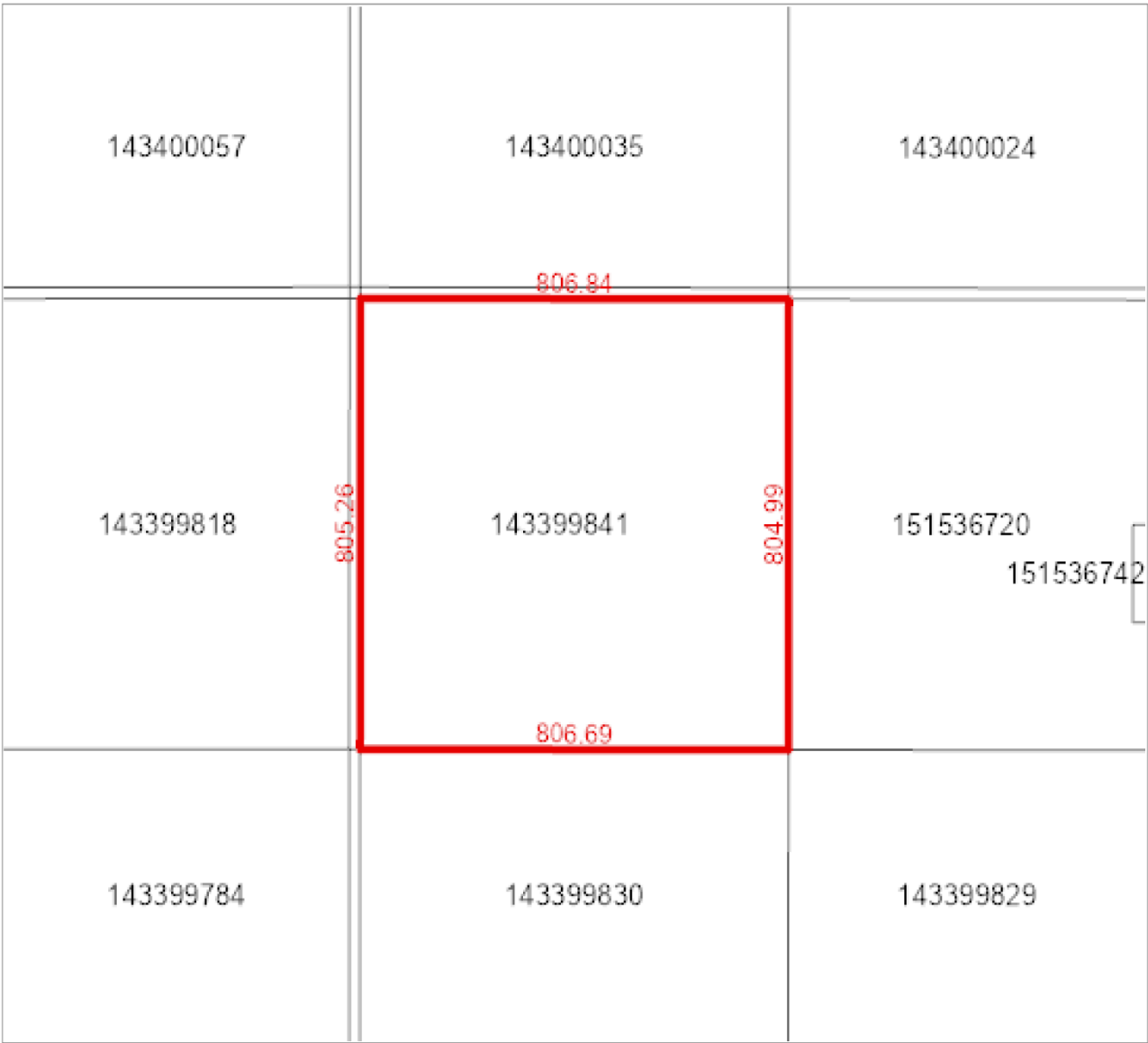
Commodity/Unit : Not Applicable

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: 143399841

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

Commodity/Unit : Not Applicable

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.

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Video Tour & Photos of Yardsite







