



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

**RM of Emerald No. 277
and Mount Hope No. 279**

NW of Wishart, SK and SE of Wynyard, SK

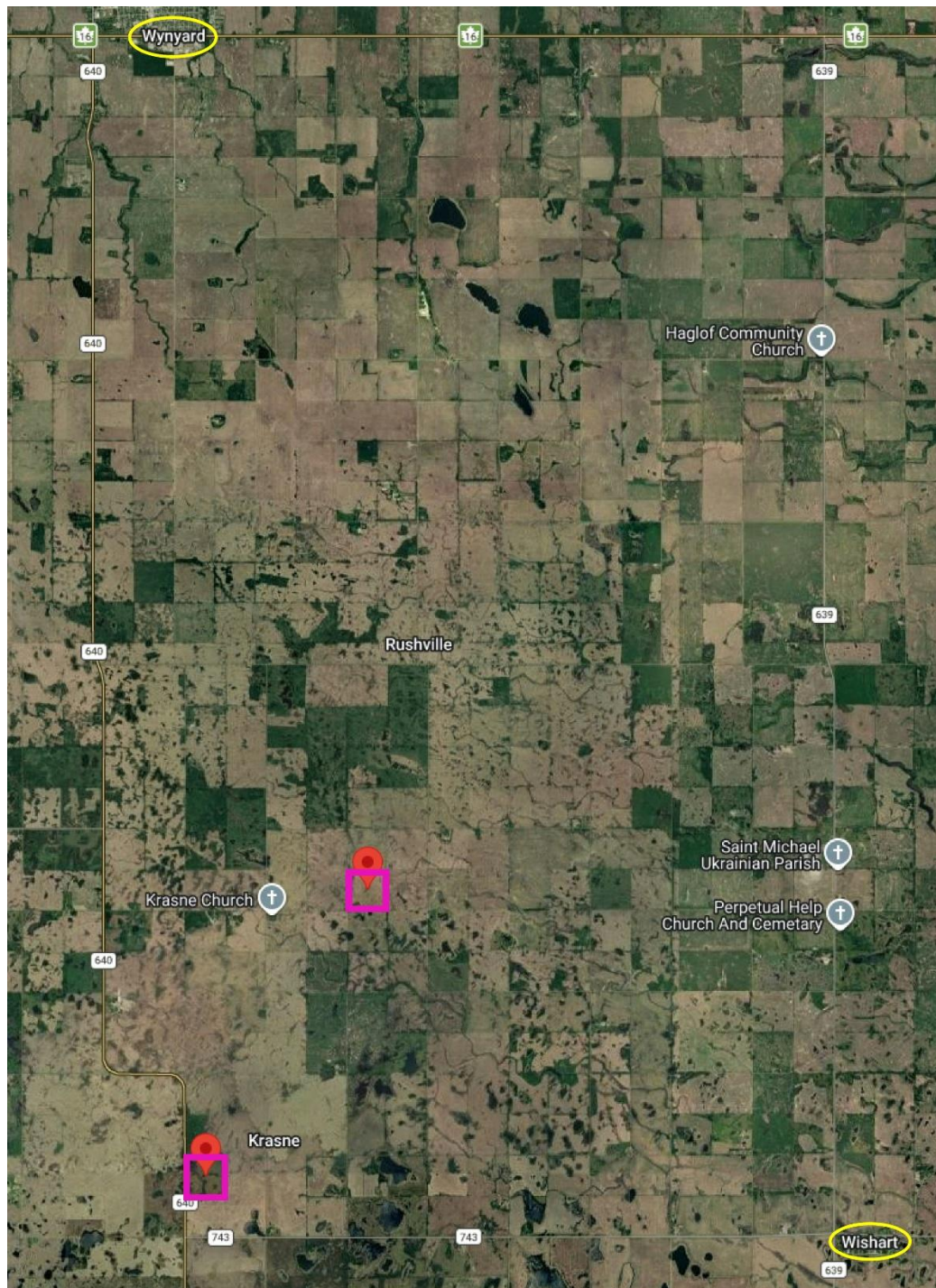
Troy Shular & Mandy Bourassa

Closing: November 20, 2026

Our File No. 38118-002M

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LAND FOR SALE BY TENDER

RM of Emerald No. 277 and Mount Hope No. 279

NW of Wishart, SK and SE of Wynyard, SK

Owners: Troy Shular & Mandy Bourassa

Legal Land Description	RM	SAMA Assessment	Total Acres	Cultivated Acres	Tame Grass Acres
SW 19-30-15 W2 Ext 0	277	\$316,900	157.24	155	
NW 35-29-16 W2 Ext 16	279	\$275,400	141.22		114
TOTALS:		\$592,300	298.46	155	114

PARTICULARS:

SW 19-30-15 W2: Approximately 155 cultivated acres.

2025 crop: 120 acres of wheat and 35 acres of canola. Grid road access on the west and south.

NW 35-29-16 W2: Approximately 114 acres tame grass, balance slough and bush. Fully fenced, access to water, permanent steel cattle handling facility. Access from Highway 640 on the west. Title excludes the lake in the northwest portion.

CONDITIONS:

1. Highest or any tender not necessarily accepted. Submit bids to the undersigned law firm **on or before 12:00 o'clock noon, the 20th day of November 2026;**
2. 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;
3. Tenders considered on individual parcel(s), indicating which quarter they apply to;
4. The closing date of the sale following receipt of bids shall be **December 21, 2026.**
5. No tenders shall be accepted which are subject to financing.
6. Bidders will not be called together following the submission of bids.
7. Persons submitting a tender must rely on their own research and inspection of the property to confirm condition, other particulars and acreage. Land and improvements 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 A. 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. 38118-002M

Content 2

Tender for Sale 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:

<u>SHULAR / BOURASSA LAND TENDER</u>		
	<u>Legal Description</u>	<u>Bid Amount</u>
☐	SW 19-30-15 W2 Ext 0	\$ _____
☐	NW 35-29-16 W2 Ext 16	\$ _____
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 **November 20th, 2026, 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 #: _____

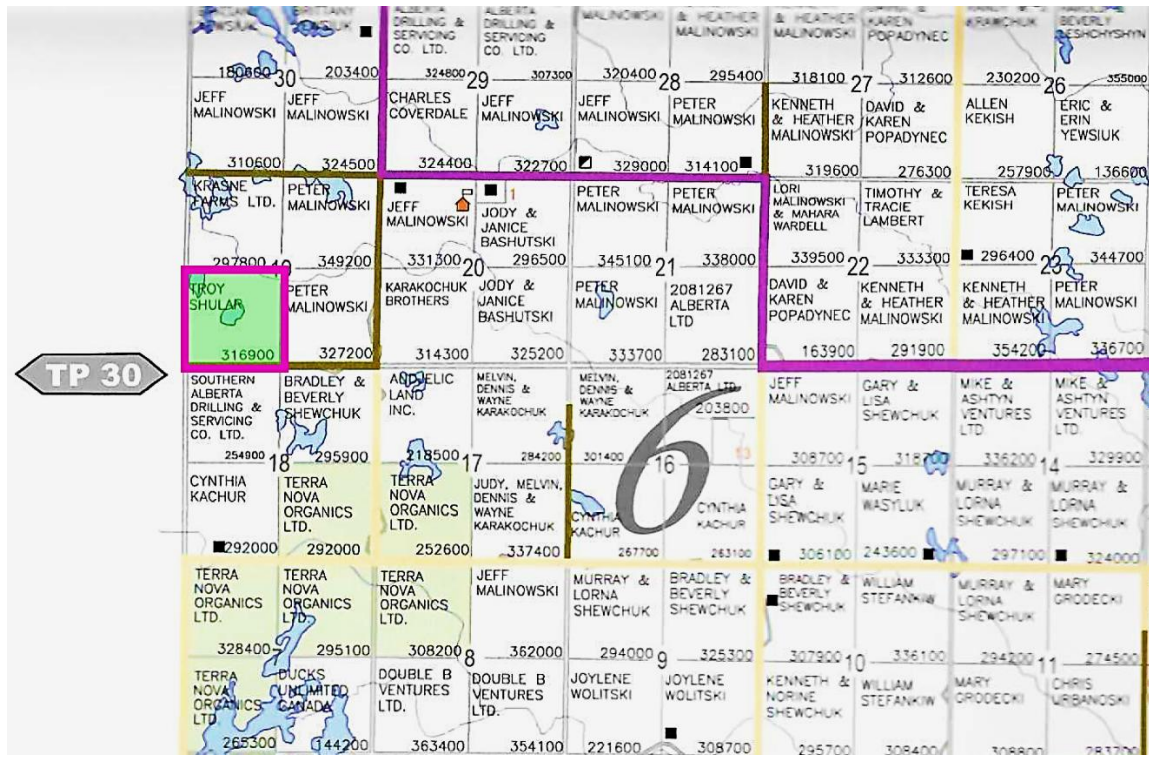
File No. 38118-002M

Email: _____

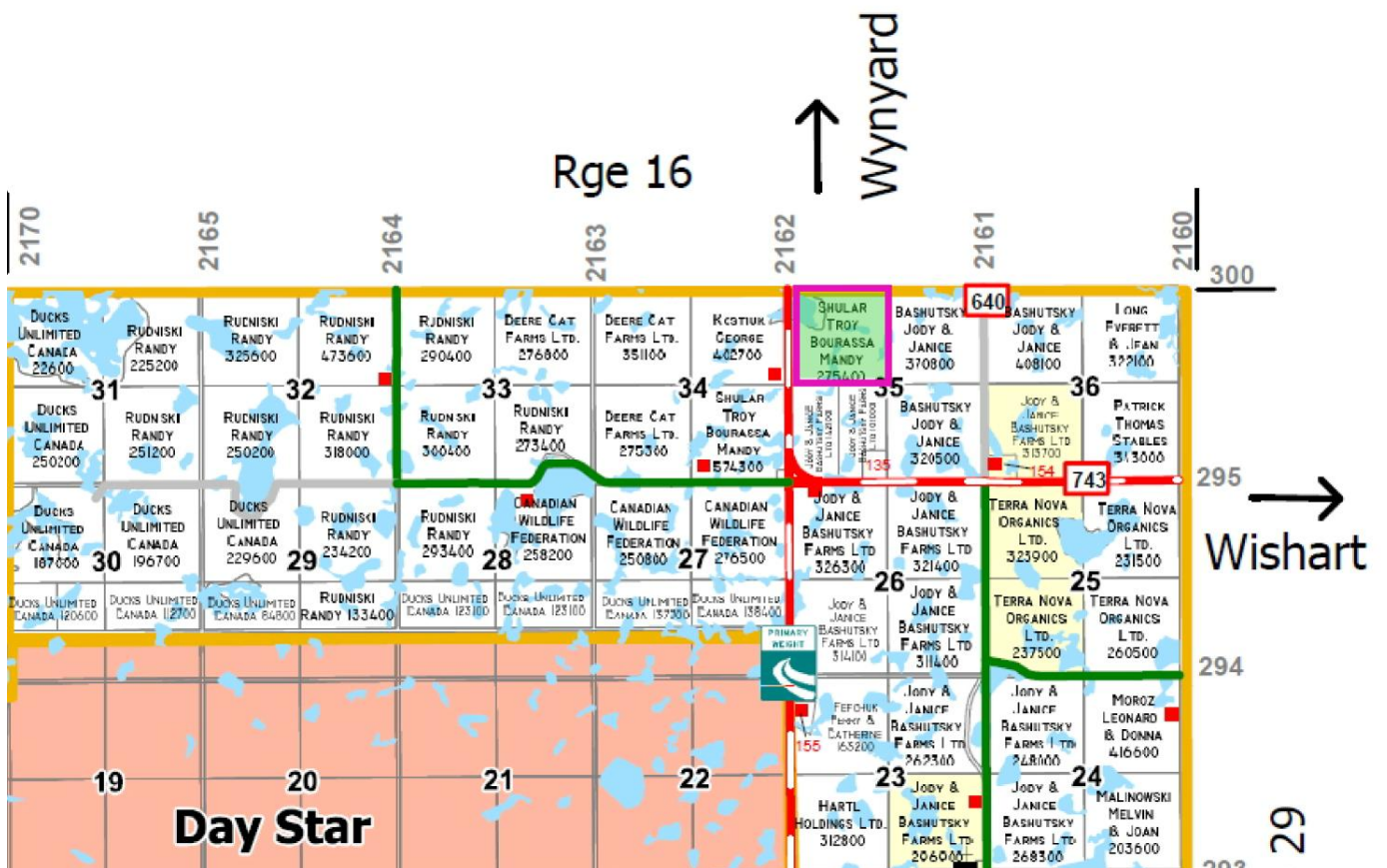
[**Click Here to Open the Bid Form in a New Tab**](#)

Content 3

RM of Emerald No. 277

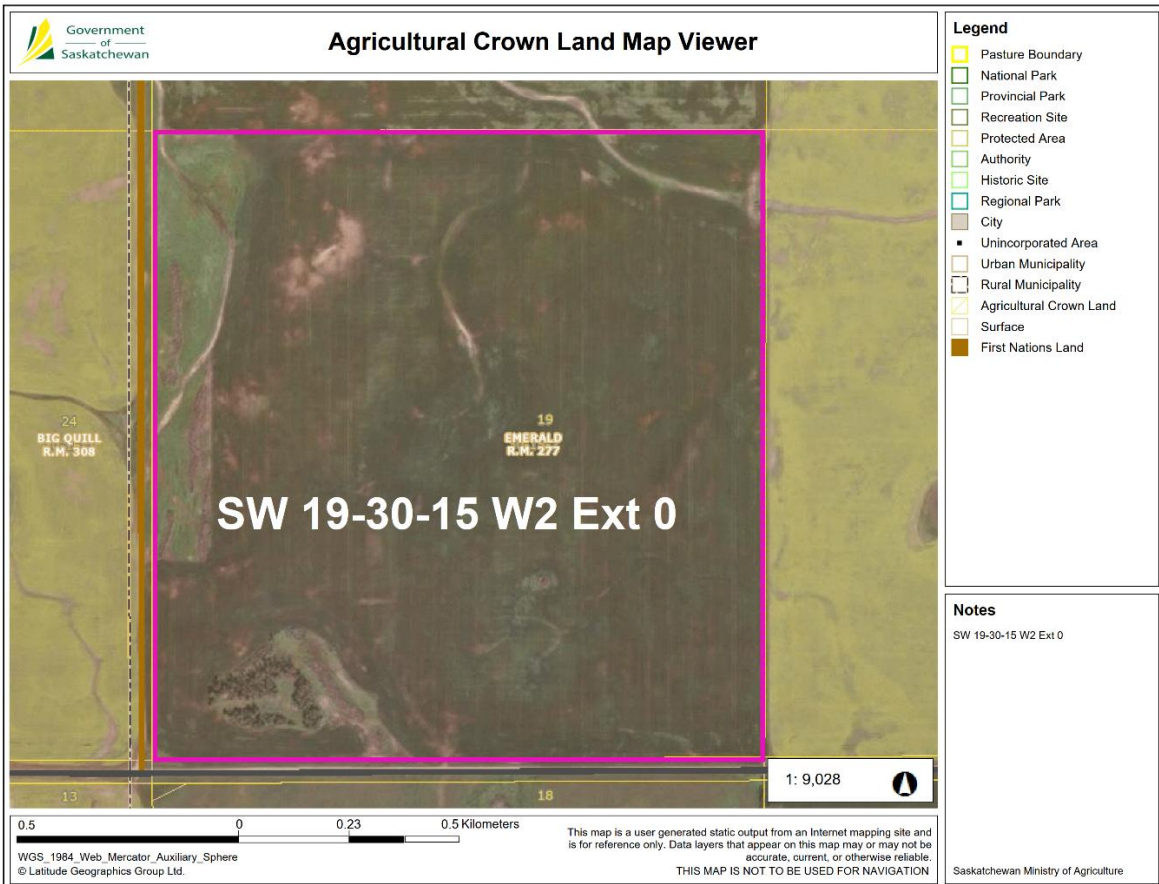
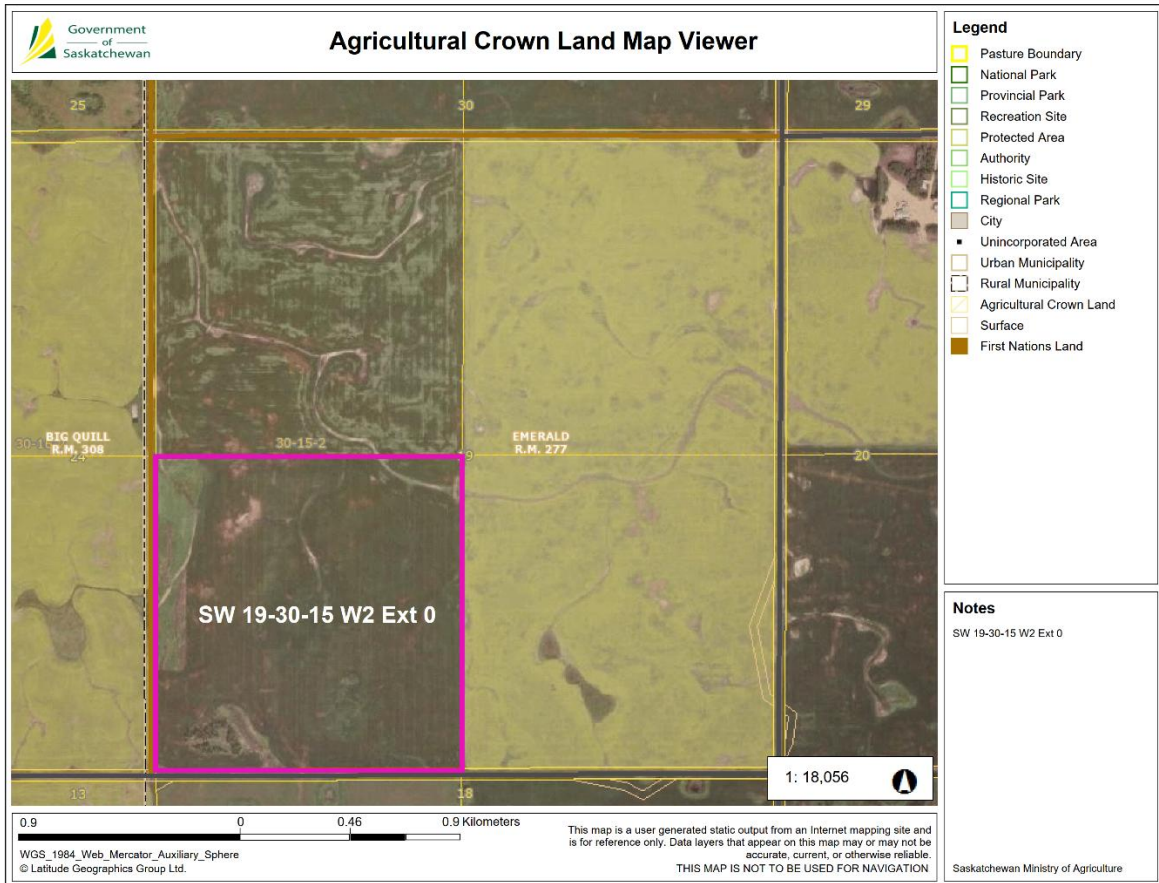


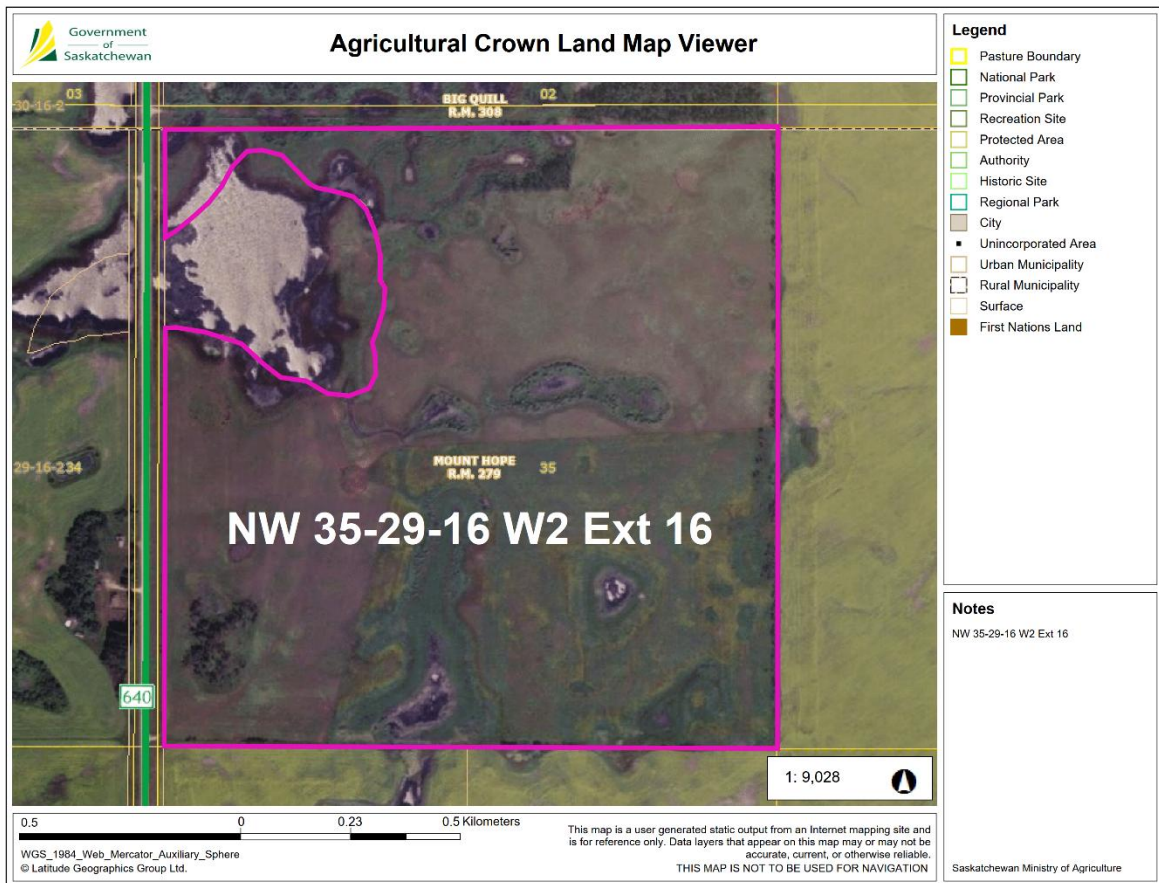
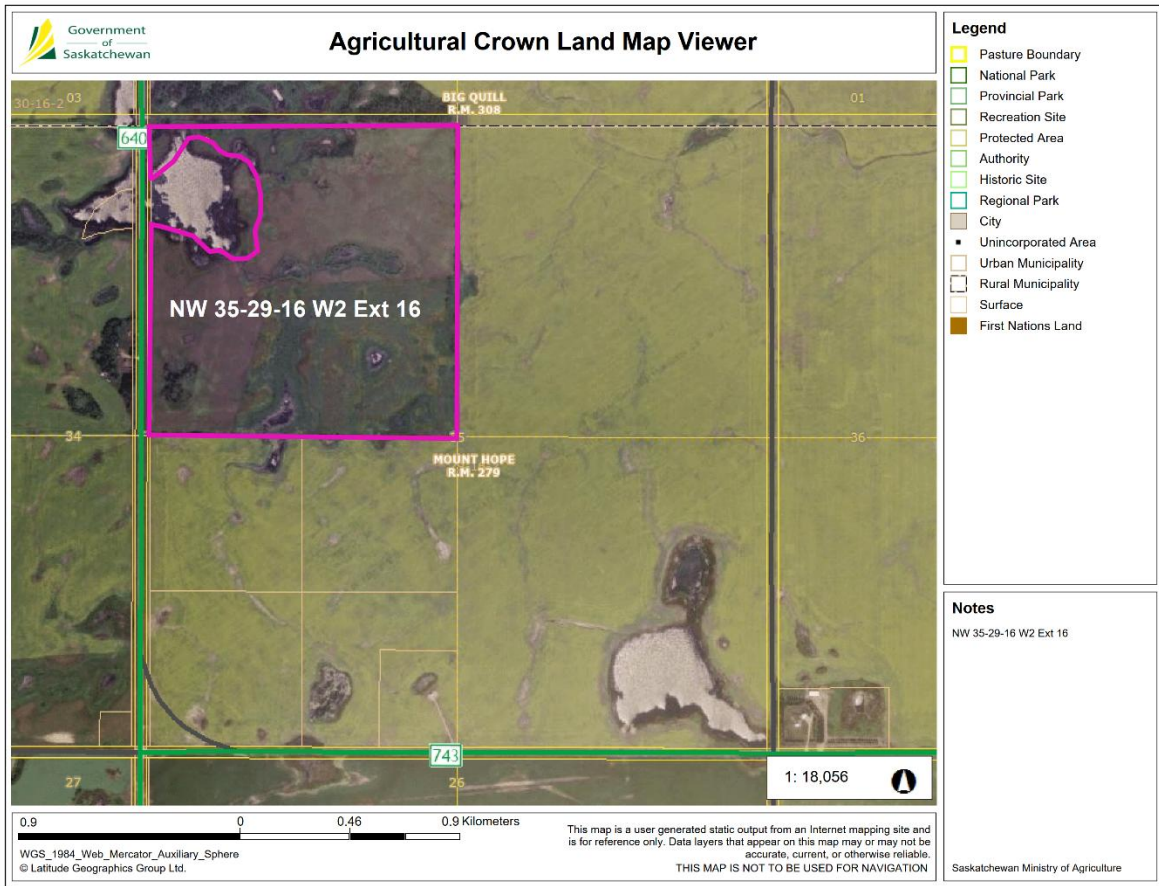
RM of Mount Hope No. 279 Map



Content 4

Satellite Images





Content 5

Parcel Pictures



Surface Parcel Number: 112913254

REQUEST DATE: Wed Oct 14 13:56:17 GMT-06:00 2026



Owner Name(s) : Shular, Troy

Municipality : RM OF EMERALD NO. 277

Title Number(s) : 155400263

Parcel Class : Parcel (Generic)

Land Description : SW 19-30-15-2 Ext 0

Source Quarter Section : SW-19-30-15-2

Commodity/Unit : Not Applicable

Area : 63.633 hectares (157.24 acres)

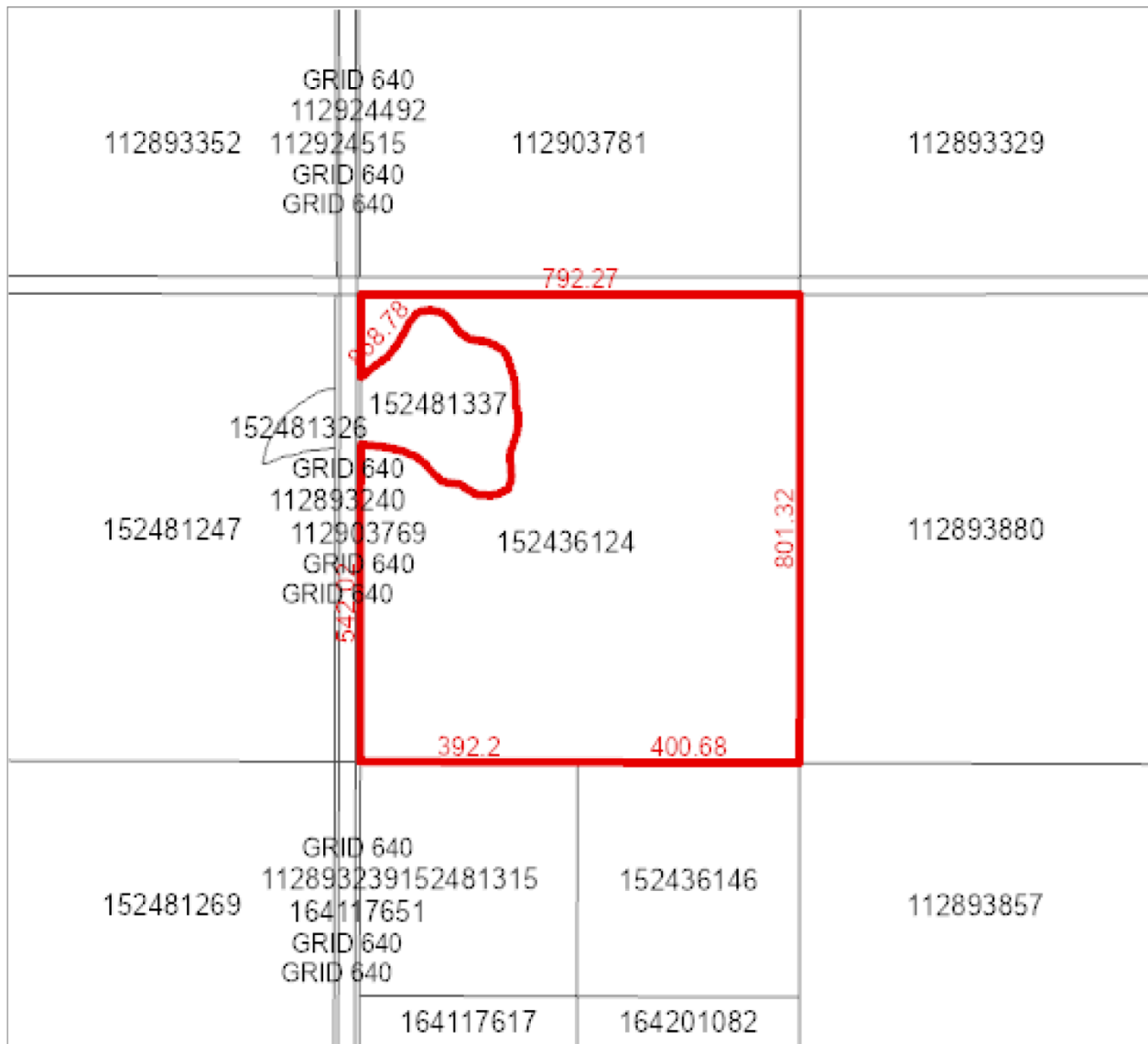
Converted Title Number : 97H10933

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: 152436124

REQUEST DATE: Wed Oct 14 14:04:21 GMT-06:00 2026



Owner Name(s) : Bourassa, Mandy Nicole, Shular, Troy Jonathan

Municipality : RM OF MOUNT HOPE NO. 279

Area : 57.15 hectares (141.22 acres)

Title Number(s) : 155864841

Converted Title Number : 93H08126

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 35-29-16-2 Ext 16

Source Quarter Section : NW-35-29-16-2

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.

Content 6

SAMA Reports

Property Report

Print Date: 14-Oct-2026

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Municipality Name: RM OF EMERALD (RM)

Assessment ID Number : 277-000919400

PID: 704130



Civic Address:

Legal Location: Qtr SW Sec 19 Tp 30 Rg 15 W 2 Sup

Supplementary:

Title Acres: 157.24

Reviewed: 29-Jul-2025

School Division: 205

Change Reason: Reinspection

Neighbourhood: 277-200

Year / Frozen ID: 2026/-32560

Overall PUSE: 2000

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
49.00	K - [CULTIVATED]	Soil association 1 DG - [DARK GRAY (ALLUVIUM)] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 DGM/AE - [LUVISOLIC DARK GRAY]	Topography T3 - Moderate Slopes Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE 2,059.86 Final 54.78
75.00	K - [CULTIVATED]	Top soil depth ER10 Soil association 1 WH - [WHITEWOOD] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 DG10 - [DG CHERNOZEM 9-12] Soil association 2 DG - [DARK GRAY (ALLUVIUM)] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 DGM/AE - [LUVISOLIC DARK GRAY] Top soil depth 4-6	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE 2,315.71 Final 61.59
5.00	K - [CULTIVATED]	Soil association 1 DG - [DARK GRAY (ALLUVIUM)] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 DGM/AE - [LUVISOLIC DARK GRAY] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 5% reduction due to PD1 - [95 : Poor Int. Drain - Slight] Phy. Factor 2 10% reduction due to SD2 - [90 : Sand Pockets - Moderate] Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE 1,972.21 Final 52.45
2.00	K - [CULTIVATED]	Soil association 1 DG - [DARK GRAY (ALLUVIUM)] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 DGM/AE - [LUVISOLIC DARK GRAY] Top soil depth 4-6 Soil association 1	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 25% reduction due to PD3 - [75 : Poor Int. Drain - Strong] Natural hazard NH: Natural Hazard Rate: 0.96 Topography	\$/ACRE 1,730.00 Final 46.01 1,790.49

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Data Source: SAMAVIEW

Property Report

Print Date: 14-Oct-2026

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Municipality Name: RM OF EMERALD (RM)

Assessment ID Number : 277-000919400

PID: 704130

5.00	K - [CULTIVATED]	Soil texture 1 WH - [WHITEWOOD] Soil texture 2 CL - [CLAY LOAM] Soil texture 3 L - [LOAM] Soil profile 1 DG10 - [DG CHERNOZEM 9-12]	T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 25% reduction due to PD3 - [75 : Poor Int. Drain - Strong] Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE 47.62
3.00	K - [CULTIVATED]	Soil association 2 DG - [DARK GRAY (ALLUVIUM)] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 DGM/AE - [LUVISOLIC DARK GRAY] Top soil depth 4-6 Soil association 1 WH - [WHITEWOOD] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 DG10 - [DG CHERNOZEM 9-12]	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 5% reduction due to PD1 - [95 : Poor Int. Drain - Slight] Phy. Factor 2 10% reduction due to SD2 - [90 : Sand Pockets - Moderate] Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE 2,041.16 Final 54.29
12.00	K - [CULTIVATED]	Soil association 2 DG - [DARK GRAY (ALLUVIUM)] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 DGM/AE - [LUVISOLIC DARK GRAY] Top soil depth 4-6 Soil association 1 DG - [DARK GRAY (ALLUVIUM)] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 DGM/AE - [LUVISOLIC DARK GRAY] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 50% reduction due to PD5 - [50 : Poor Int. Drain - Severe] Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE 1,153.34 Final 30.67

AGRICULTURAL WASTE LAND

Acres	Waste Type
6	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	\$316,900		1	Other Agricultural	55%	\$174,295				Taxable
Total of Assessed Values:	\$316,900				Total of Taxable/Exempt Values:	\$174,295				

Property Report

Print Date: 14-Oct-2026

Page 1 of 2

Municipality Name: RM OF MOUNT HOPE (RM)

Assessment ID Number : 279-001835200

PID: 482851



Civic Address:

Legal Location: Qtr NW Sec 35 Tp 29 Rg 16 W 2 Sup 16

Supplementary: EXCEPT: LAKE
ISC PARCEL: 152436124

Title Acres: 141.22

School Division: 205

Neighbourhood: 279-201

Overall PUSE: 2000

Call Back Year:

Reviewed: 30-Oct-2020

Change Reason: Reinspection

Year / Frozen ID: 2026/-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
102.00	K - [CULTIVATED]	Soil association 1 WH - [WHITEWOOD] Soil texture 1 L - [LOAM] Soil profile 1 DG10 - [DG CHERNOZEM 9-12] Soil association 2 HD - [HOODOO] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 4-6	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.92	\$/ACRE 2,509.64 Final 66.75
12.00	K - [CULTIVATED]	Soil association 1 WH - [WHITEWOOD] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 E-M - [CHERN ELUV MODERATE] Soil association 2 HD - [HOODOO] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 E-M - [CHERN ELUV MODERATE] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 35% reduction due to F4 - [65 : Flooding - Very Strong] Natural hazard NH: Natural Hazard Rate: 0.92	\$/ACRE 1,597.10 Final 42.48

AGRICULTURAL WASTE LAND

Acres	Waste Type
27	WS & WSB

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: 14-Oct-2026

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Municipality Name: RM OF MOUNT HOPE (RM)

Assessment ID Number : 279-001835200

PID: 482851

Agricultural	\$275,400	1	Other Agricultural	55%	\$151,470	Taxable
Total of Assessed Values:	\$275,400		Total of Taxable/Exempt Values:	\$151,470		