ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE REVISED

RM of Emerald No. 277

NW of Wishart, SK & SE of Wynyard, SK

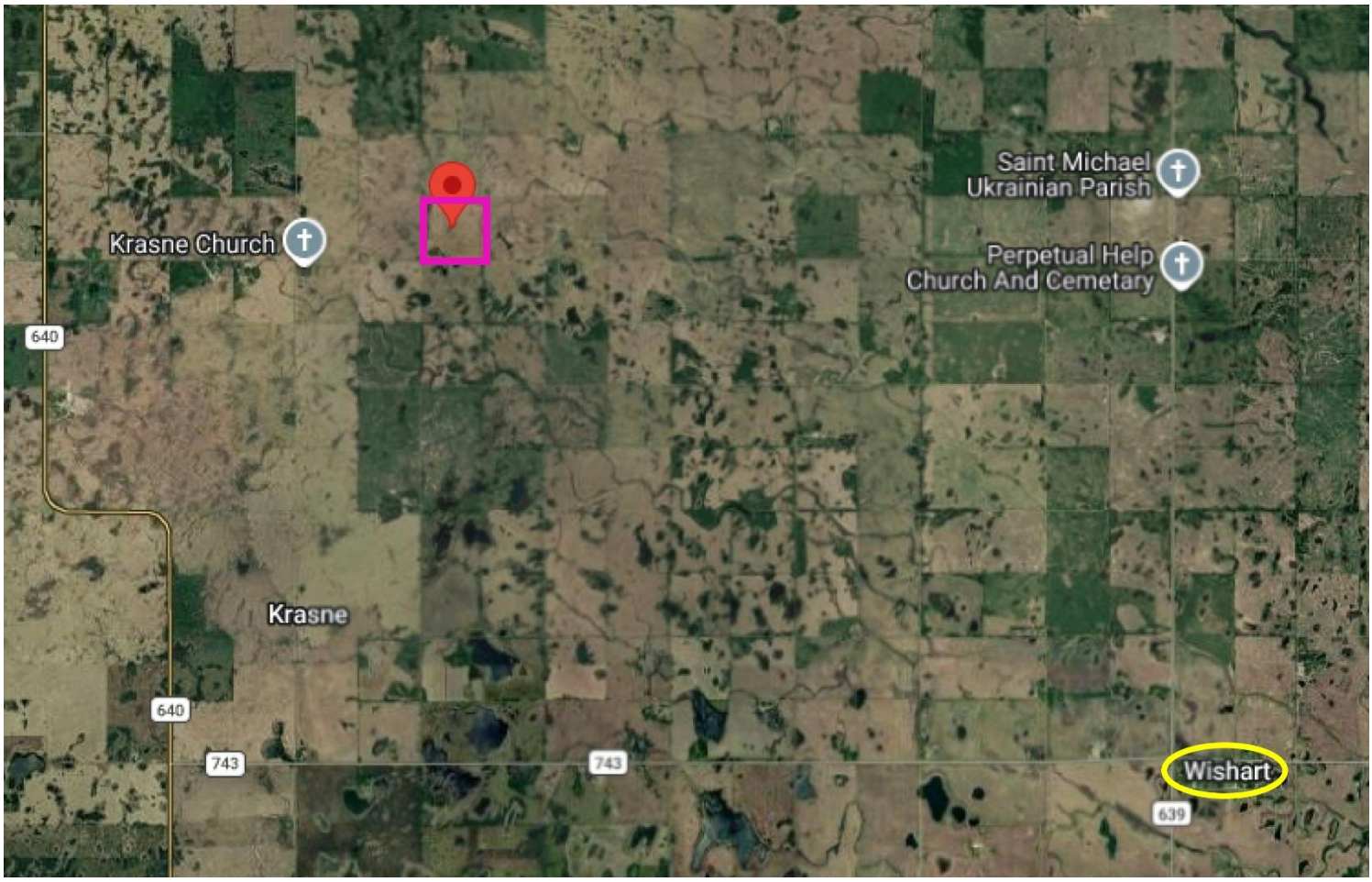
Troy Shular

Closing: November 20, 2026

Our File No. 38118-002M

CONTENTS

1. Tender Advertisement
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LAND FOR SALE BY TENDER

RM of Emerald No. 277
NW of Wishart, SK and SE of Wynyard, SK
Owner: Troy Shular

Legal Land Description	RM	SAMA Assessment	Total Acres	Cultivated Acres
SW 19-30-15 W2 Ext 0	277	$316,900	157.24	155

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.

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. The closing date of the sale following receipt of bids shall be **December 21, 2026**.
4. No tenders shall be accepted which are subject to financing.
5. Bidders will not be called together following the submission of bids.
6. 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:

SHULAR LAND TENDER	
Legal Description	**Bid Amount**
SW 19-30-15 W2 Ext 0	
TOTAL BID AMOUNT:	**$_____**

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

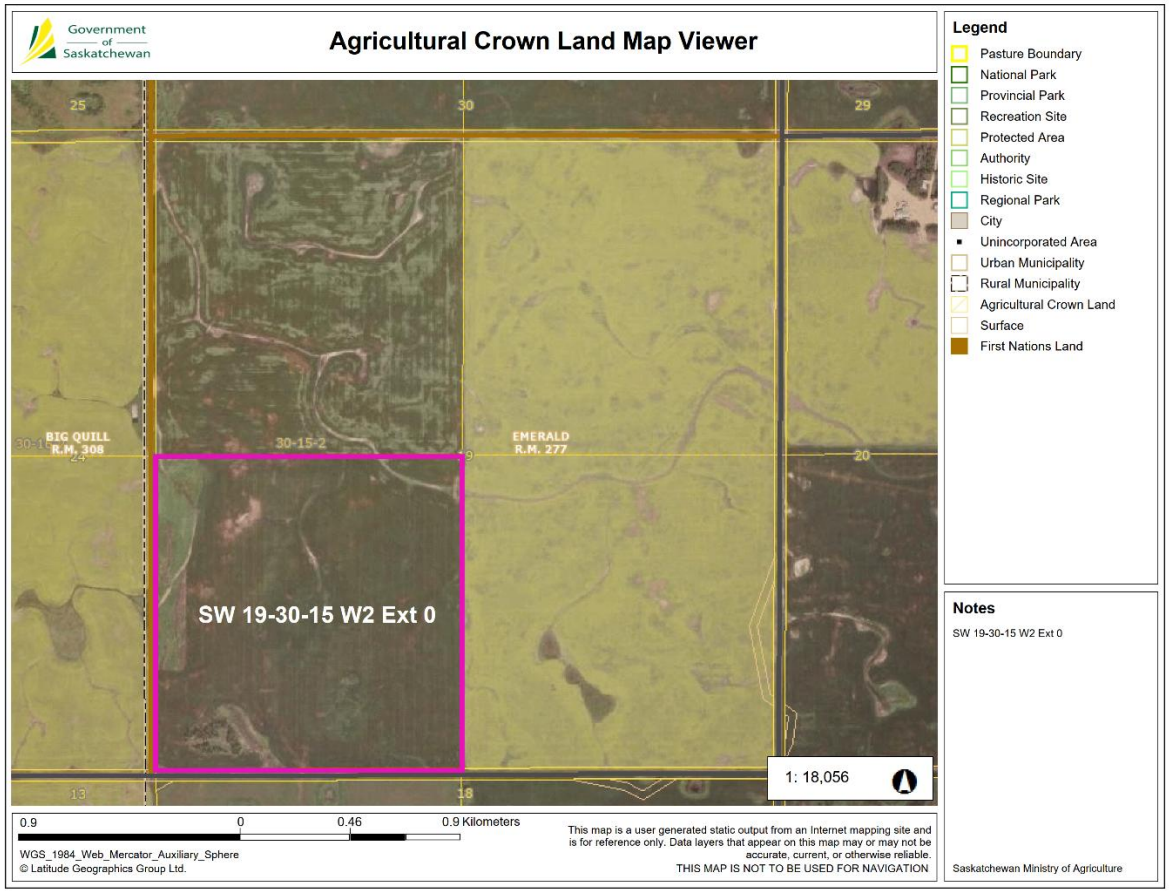
Content 3

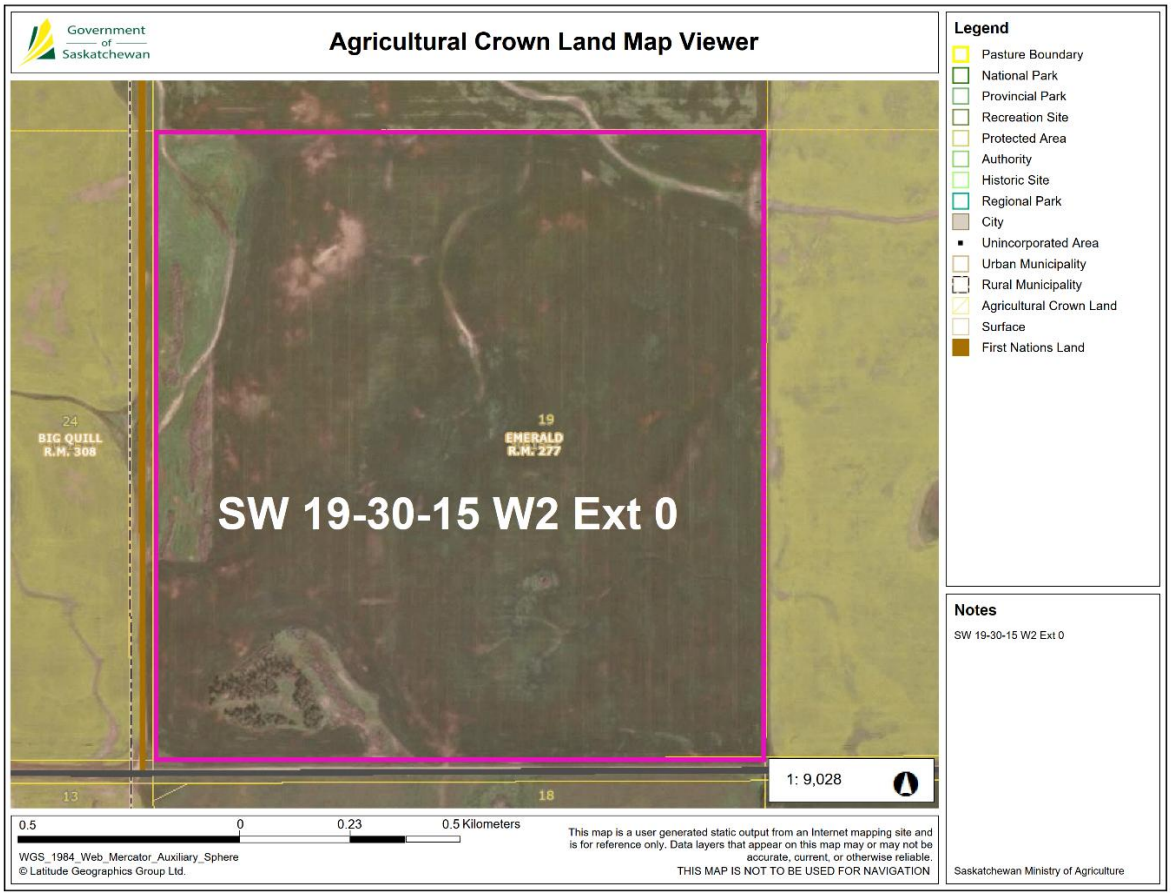
RM of Emerald No. 277 – Map of Lands



Content 4

Satellite Images



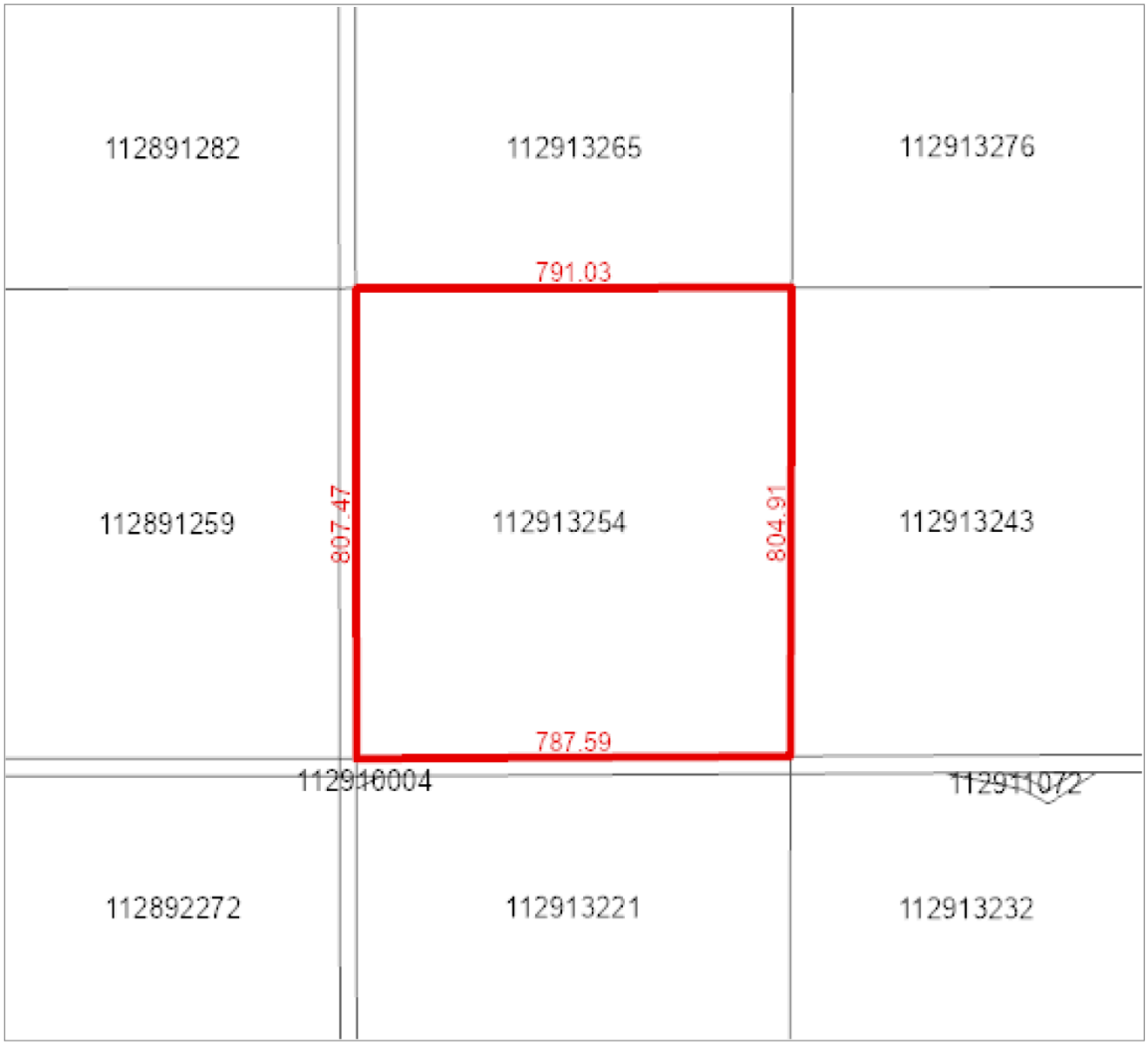


Content 5

Parcel Picture

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

Area : 63.633 hectares (157.24 acres)

Title Number(s) : 155400263

Converted Title Number : 97H10933

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

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

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

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 Report

Property Report — Print Date: 14-Oct-2026 — Page 1 of 2

Municipality Name: RM OF EMERALD (RM) — **Assessment ID Number : 277-000919400** — **PID: 704130**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

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

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Data Source: SAMAVIEW

Property Report — Print Date: 14-Oct-2026 — Page 2 of 2

Municipality Name: RM OF EMERALD (RM) — **Assessment ID Number : 277-000919400** — **PID: 704130**

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

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				