



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Piapot No. 110

Southwest of Tompkins, SK

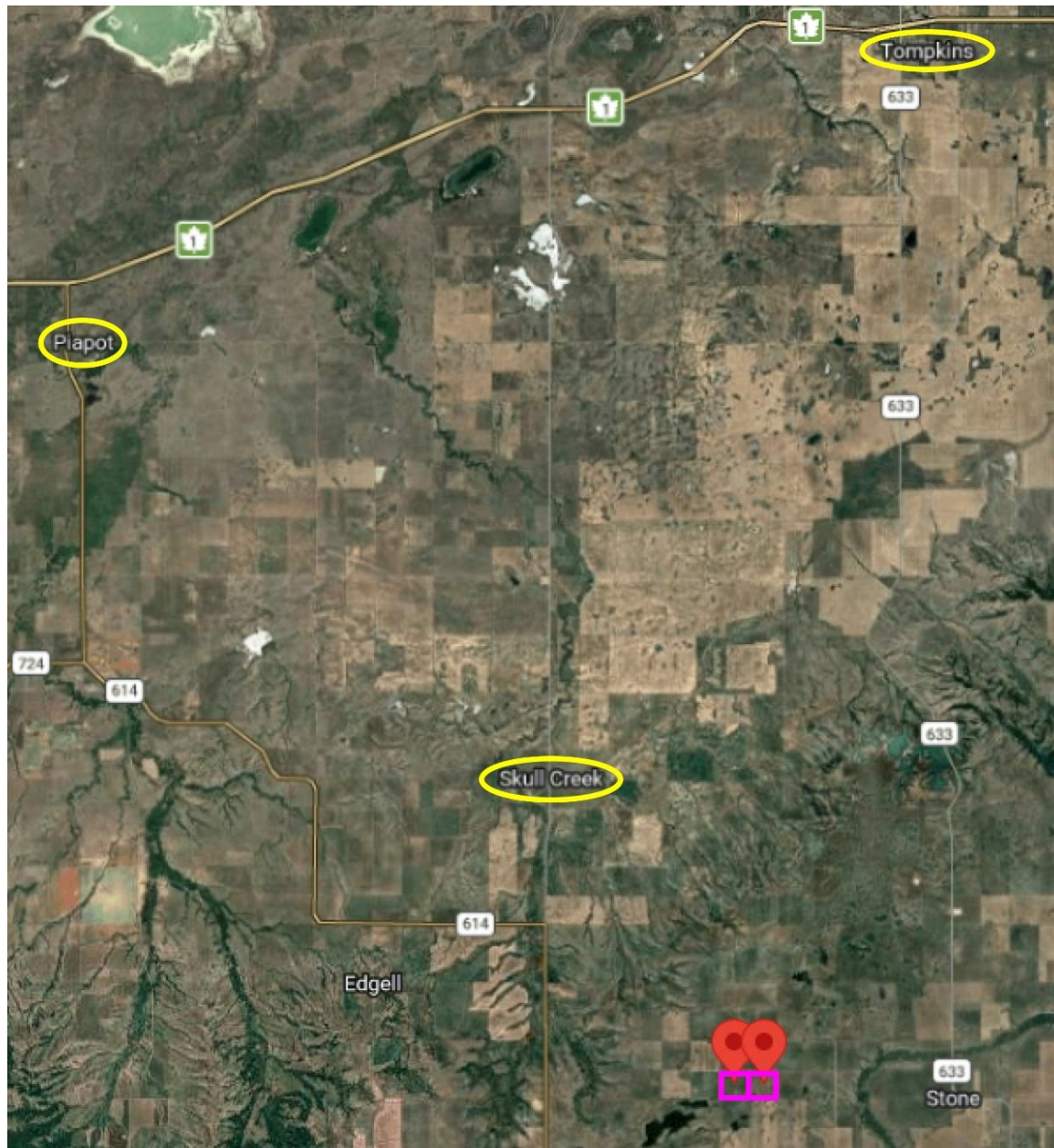
Wolfater Ranch Ltd. & Bradley Wolfater

Bids Due: February 27th, 2026

Our File No. 15035-009M

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2. Tender for Purchase Form
3. RM Map of Land
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LAND FOR SALE BY TENDER

RM of Piapot No. 110 – Southwest of Tompkins, SK

Owners: Wolfater Ranch Ltd. & Bradley Wolfater

Legal Land Description		SAMA Assessment	Total Acres	Cultivated Grass
1	SW 12-10-22-3 Ext 0	\$170,900	159.33	140
2	SE 12-10-22-3 Ext 0	\$134,200	159.28	130
TOTALS:		\$305,100	318.61	270*

**Cultivated Grass acres provided by the Owners and are approximate*

Particulars:

Tame grassland • New perimeter fencing • Reliable water supply

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 27th day of February 2026;**
2. A cheque for **3%** of the amount of the bid, **made payable to Anderson & Company**, must accompany the tender;
3. The lands must be purchased together as one package;
4. Tenderer must rely on their own research and inspection of the property and confirm acres, assessments and other particulars. Land sold **"as is"**;
5. Tenderers will not be called to the office of the undersigned to finalize the sale;
6. No tenders subject to financing will be accepted;
7. The successful Tenderer shall be required to execute and deliver the Offer to Purchase Agreement, **attached in Content #8** within 3 business days of acceptance of the tender;
8. Avro Wind Energy Inc. and 0874589 B.C. Ltd. hold registered miscellaneous interests affecting all parcels, including Option and Surface Lease Agreements related to wind energy development, and the Buyer shall accept such interests as permitted encumbrances;
9. Possession shall not be granted until full payment has been made, unless otherwise agreed to in writing for limited early access related to early spring work and applications.

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. 15035-009M

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:

<u>WOLFATER: LAND TENDER</u>		
<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	SW 12-10-22-3 Ext 0	
	SE 12-10-22-3 Ext 0	
TOTAL AMOUNT BID:		\$ _____

3. I/We, the undersigned, attach a **cheque** in the amount of \$_____ as a **3% deposit** for the above purchase price, **made payable to Anderson & Company**, and understand that the said cheque will be returned if the tender contained herein is not accepted by the Seller.
4. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the **February 27th, 2026, at 12:00 noon** regarding the acceptance/decline of our offer.

Date

Signature of Tenderer

Name of Tenderer (Individual or Corporation):

Mailing address:

If Corporation, Name of Signing Officer:

Phone #: _____

File No. 15035-009M

Email: _____

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

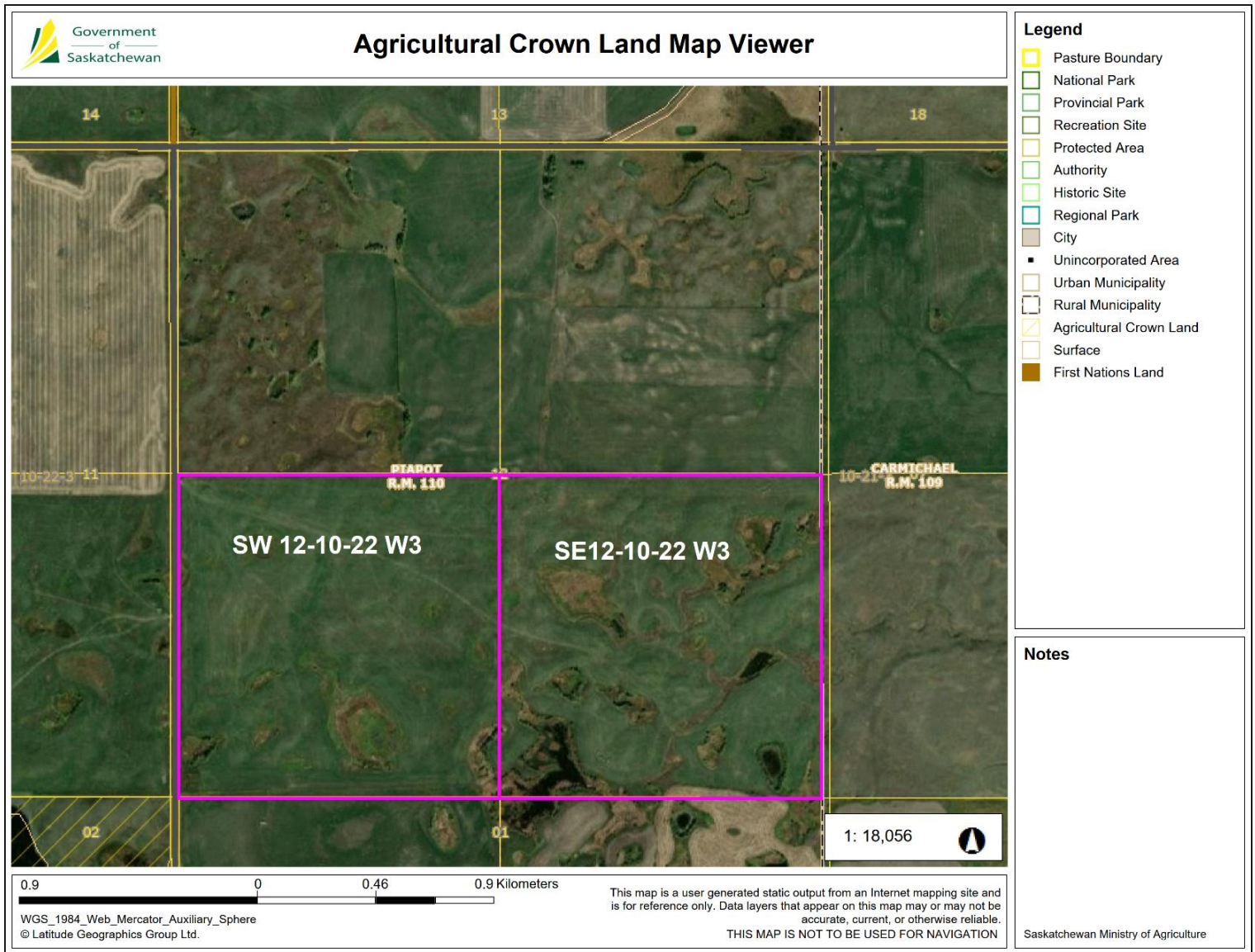
Content 3

RM of Piapot No. 110 - 2025 Map

48000 BRET & TANJA WAGNER 230700		GRAHAM & PATRICIA ALEXANDER 277100 281000		174400 233700 GRAHAM & PATRICIA ALEXANDER 242300		CHINOOK BISON RANCH LTD. 93500 101700		JANET FLAIG 141700 159500	
20 BRET & TANJA WAGNER 220400 100500		21 JAMES & BONNIE WAGNER 216800 255700		22 RANDY & DIANE FLAIG 213500		23 RANDY & DIANE FLAIG 115200 186800		24 JANET FLAIG 219300 182800	
JOHN & RHONDA WAGNER 209800 152000		JOHN & RHONDA WAGNER 174400 160000		GRAHAM & PATRICIA ALEXANDER 119900 113800		RANDY & DIANE FLAIG 102000 198100		LEIGH & OLIVIA BIRCHAM 243500 186200	
17 JOHN & RHONDA WAGNER 248000 155800		16 BRADLEY WOLFATER 166300 109500		15 SHANE SCOTT 142200		14 RONALD & ROBERTA WOLFATER 211200 225600		13 JANET FLAIG 228300 218500	
JAMES WAGNER 154400 165300		BRADLEY WOLFATER 157000 90200		RONALD & ROBERTA WOLFATER 213000 245000		SHANE & MICHELLE SCOTT 158300 208100		RANDY & DIANE FLAIG 180800 174700	
8 GRAHAM & PATRICIA ALEXANDER 92100 164700		9 BRADLEY WOLFATER 164600 90100		10 WOLFATER RANCH LTD. 167600 177300		11 BRADLEY WOLFATER 190700 177400		12 WOLFATER RANCH LTD. 170900 134200	
NORTHSLOPE RANCHING LTD. 116600 145400		GERALD SANDERSON 162700		THEREASA & ALAN WILSON 168900 128200		THEREASA & ALAN WILSON 82200 108100		DRYDEN SCHULZE 161700 134200	
5 NORTHSLOPE RANCHING LTD. 132500 171800		4 GERALD & JANICE SANDERSON 180600 175300		3 CRYSTAL & JAMES WINQUIST 166500 113700		2 ANGUS HILLS RANCH LTD. 92500 122800		1 WOLFATER RANCH LTD. 161100 191600	
JOSEPH & EVELYN BURGESS 187100 191200		CRYSTAL & JAMES WINQUIST 182900 200800		SIERRA HUTTERIAN BRETHERN INC. 230600 145400		LYLE C. STORK 145400 192900		MCNABB RANCH LTD. 241600 212900	
32 BRET & TANJA WAGNER 168900		33 JOHN D. PARKER 212900 183500		34 SIERRA HUTTERIAN BRETHERN INC. 197100 169900		35 GRAHAM & PATRICIA ALEXANDER 188900 222400		36 MCNABB RANCH LTD. 239300 218000	
JAMES WAGNER 168900 165700		SIERRA HUTTERIAN BRETHERN INC. 216600 186800		LYNN & RHONDA WEBBER 196700 169700		LYNN & RHONDA WEBBER 245600 252000		G. & P. ALEXANDER 244500 206700	
29 GRAHAM & PATRICIA ALEXANDER 168900 167800		28 JAMES WAGNER 190000 192400		27 GRAHAM & PATRICIA ALEXANDER 185300 133300		26 GRAHAM & PATRICIA ALEXANDER 201800 195200		25 G. & P. ALEXANDER 116400 97100	
								100200 JOHN & RHONDA WAGNER	

Content 5

Satellite Images



Agricultural Crown Land Map Viewer



0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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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

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

Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



0.5 0 0.23 0.5 Kilometers

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Notes

Saskatchewan Ministry of Agriculture

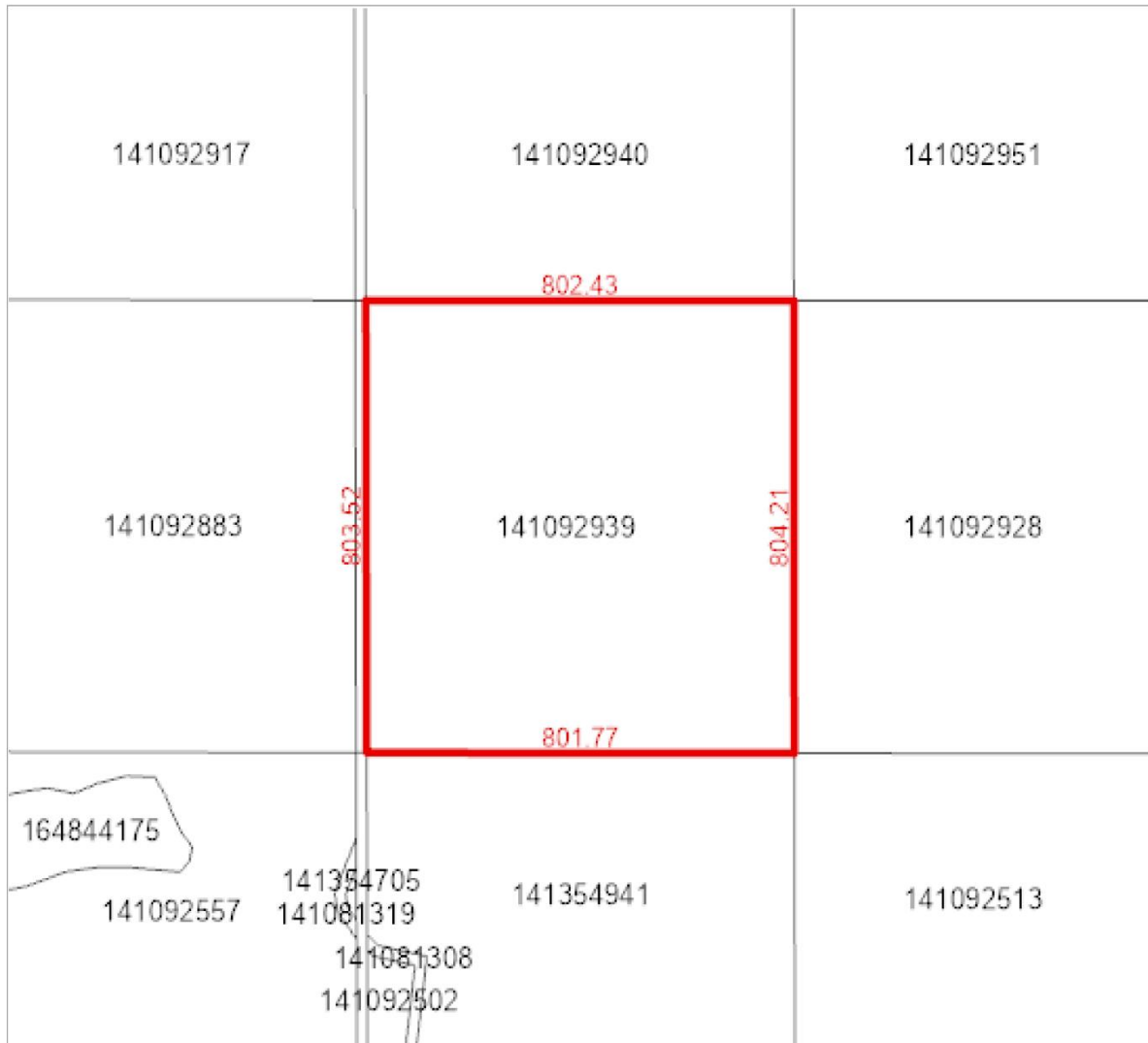
Content 6

Parcel Pictures



Surface Parcel Number: 141092939

REQUEST DATE: Tue Jan 27 08:28:47 GMT-06:00 2026



Owner Name(s) : WOLFATER RANCH LTD.

Municipality : RM OF PIAPOT NO. 110

Title Number(s) : 112798862

Parcel Class : Parcel (Generic)

Land Description : SW 12-10-22-3 Ext 0

Source Quarter Section : SW-12-10-22-3

Commodity/Unit : Not Applicable

Area : 64.478 hectares (159.33 acres)

Converted Title Number : 02SC08190

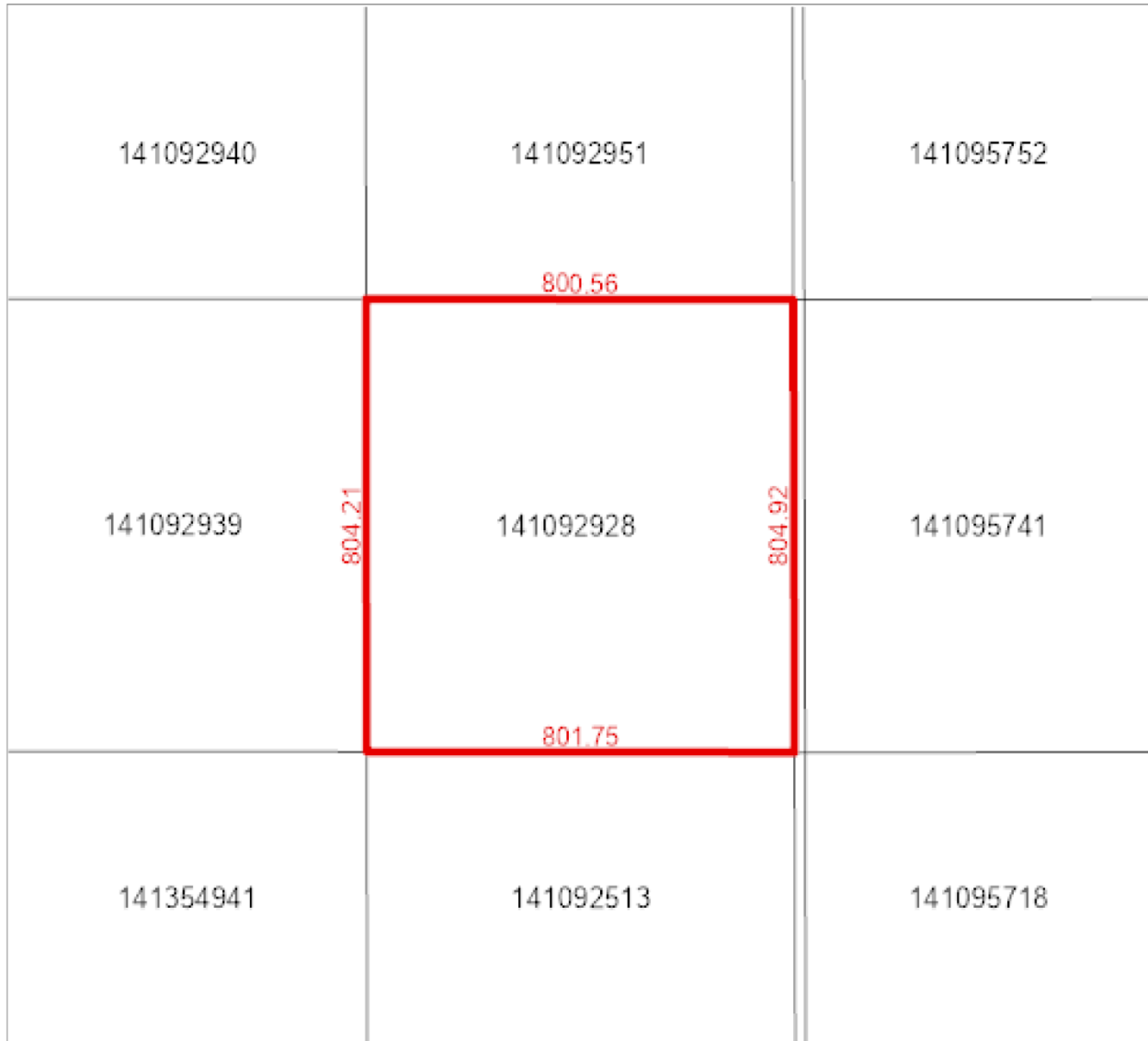
Ownership Share : 1:1

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: 141092928

REQUEST DATE: Tue Jan 27 08:26:36 GMT-06:00 2026



Owner Name(s) : Wolfater, Bradley

Municipality : RM OF PIAPOT NO. 110

Title Number(s) : 112798840

Parcel Class : Parcel (Generic)

Land Description : SE 12-10-22-3 Ext 0

Source Quarter Section : SE-12-10-22-3

Commodity/Unit : Not Applicable

Area : 64.457 hectares (159.28 acres)

Converted Title Number : 02SC08243

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.

Content 7

SAMA Reports

Property Report

Print Date: 27-Jan-2026

Page 1 of 2

Municipality Name: RM OF PIAPOT (RM)

Assessment ID Number : 110-000412400

PID: 201501764



Civic Address:

Legal Location: Qtr SW Sec 12 Tp 10 Rg 22 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 110-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 24-Jun-2021

Change Reason: Reinspection

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	
30.00	K - [CULTIVATED]	Soil association 1	CY - [CYPRESS]	Topography	T3 - Moderate Slopes	\$/ACRE	1,253.30
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	33.33
		Soil texture 2	L - [LOAM]	Phy. Factor 1	25% reduction due to FR3 - [65 : Frost - Strong]		
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	CY - [CYPRESS]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
111.00	K - [CULTIVATED]	Soil association 1	CY - [CYPRESS]	Topography	T3 - Moderate Slopes	\$/ACRE	1,198.80
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	31.88
		Soil texture 2		Phy. Factor 1	25% reduction due to FR3 - [65 : Frost - Strong]		
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	CY - [CYPRESS]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
19	WASTE SLOUGH

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
	\$170,900		1		55%					

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Data Source: SAMAVIEW

Property Report

Print Date: 27-Jan-2026

Page 2 of 2

Municipality Name: RM OF PIAPOT (RM)

Assessment ID Number : 110-000412400

PID: 201501764

Agricultural	Other Agricultural	\$93,995	Taxable
Total of Assessed Values:	\$170,900	Total of Taxable/Exempt Values:	\$93,995

Property Report

Print Date: 27-Jan-2026

Page 1 of 1

Municipality Name: RM OF PIAPOT (RM)
Assessment ID Number : 110-000412300
PID: 201501749

Civic Address:
Legal Location: Qtr SE Sec 12 Tp 10 Rg 22 W 3 Sup

Supplementary:
Title Acres: 160.00

School Division: 211

Neighbourhood: 110-100

Overall PUSE: 2000

Call Back Year:
Reviewed: 24-Jun-2021

Change Reason: Reinspection

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	
119.00	K - [CULTIVATED]	Soil association 1	CY - [CYPRESS]	Topography	T3 - Moderate Slopes	\$/ACRE	1,123.88
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	29.89
		Soil texture 2		Phy. Factor 1	25% reduction due to FR3 - [65 : Frost - Strong]		
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]	Natural hazard	NH: Natural Hazard Rate: 0.90		
		Soil association 2	CY - [CYPRESS]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
41	WASTE SLOUGH

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	\$134,200		1	Other Agricultural	55%	\$73,810				Taxable
Total of Assessed Values:	\$134,200				Total of Taxable/Exempt Values:	\$73,810				

Content 7

Land Titles

Province of Saskatchewan Land Titles Registry Title

Title #: 112798862
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 02SC08190
Previous Title and/or Abstract #: 02SC08190

As of: 23 Jan 2026 11:04:23
Last Amendment Date: 22 May 2013 10:47:19.503
Issued: 26 Aug 2002 22:03:07.983
Municipality: RM OF PIAPOT NO. 110

WOLFATER RANCH LTD. is the registered owner of Surface Parcel #141092939

Reference Land Description: SW Sec 12 Twp 10 Rge 22 W 3 Extension 0
As described on Certificate of Title 02SC08190.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:
150859457

Miscellaneous Interest

Value: N/A
Reg'd: 29 Mar 2010 12:57:07
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Agreement Amending Option and Surface Lease Agreement dated November 16, 2009 between Ronald Wolfater and Roberta Wolfater as Lessor and Avro Wind Energy Inc. as Lessee.

Holder:

AVRO WIND ENERGY INC.
P.O. BOX 362
CAMPBELL RIVER, British Columbia, Canada V9W 5B6
Client #: 124525100

Int. Register #: 116275822

Interest #:
156395818

Miscellaneous Interest

Value: N/A
Reg'd: 21 Sep 2011 10:45:51
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Optionee pursuant to contract in writing dated June 29, 2010 between Avro Wind Energy Inc. & Benchlands Wind Energy Limited Partnership, in which 0874589 B.C. Ltd. is general partner

Holder:

0874589 B.C. Ltd.
Suite 1401, 225 King Street West
Toronto, ON, Canada M5V 3C5
Client #: 126646072

Int. Register #: 117741012

Interest #:
156362777

Miscellaneous Interest

Value: N/A
Reg'd: 19 Sep 2011 08:24:50
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
AVRO WIND ENERGY INC.
P.O. BOX 362
CAMPBELL RIVER, British Columbia, Canada V9W 5B6
Client #: 124525100

Int. Register #: 117732102

Interest #:
156396415

Miscellaneous Interest

Value: N/A
Reg'd: 21 Sep 2011 10:45:51
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Optionee pursuant to contract in writing dated June 29, 2010 between Avro Wind Energy Inc. & Benchlands Wind Energy Limited Partnership, in which 0874589 B.C. Ltd. is general partner

Holder:
0874589 B.C. Ltd.
Suite 1401, 225 King Street West
Toronto, ON, Canada M5V 3C5
Client #: 126646072

Int. Register #: 117741012

Addresses for Service:

Name
Owner:
WOLFATER RANCH LTD.
Client #: 108296231

Address
Box 177 Eastend, Saskatchewan, Canada S0N 0T0

Notes:

Parcel Class Code: Parcel (Generic)

Province of Saskatchewan Land Titles Registry Title

Title #: 112798840
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 02SC08243
Previous Title and/or Abstract #: 02SC08243

As of: 27 Jan 2026 08:26:53
Last Amendment Date: 22 May 2013 10:45:35.233
Issued: 26 Aug 2002 22:02:54.420
Municipality: RM OF PIAPOT NO. 110

Bradley Wolfater is the registered owner of Surface Parcel #141092928

Reference Land Description: SE Sec 12 Twp 10 Rge 22 W 3 Extension 0
As described on Certificate of Title 02SC08243.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:
150858625

Miscellaneous Interest

Value: N/A
Reg'd: 29 Mar 2010 12:57:06
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Option and Surface Lease Agreement dated December 14, 2009 between Bradley Wolfater as Lessor and Avro Wind Energy Inc. as Lessee.

Holder:
AVRO WIND ENERGY INC.
P.O. BOX 362
CAMPBELL RIVER, British Columbia, Canada V9W 5B6
Client #: 124525100

Int. Register #: 116275765

Interest #:
156395672

Miscellaneous Interest

Value: N/A
Reg'd: 21 Sep 2011 10:45:51
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Optionee pursuant to contract in writing dated June 29, 2010 between Avro Wind Energy Inc. & Benchlands Wind Energy Limited Partnership, in which 0874589 B.C. Ltd. is general partner

Holder:
0874589 B.C. Ltd.
Suite 1401, 225 King Street West
Toronto, ON, Canada M5V 3C5
Client #: 126646072

Int. Register #: 117741012

Interest #:
156361293

Miscellaneous Interest

Value: N/A
Reg'd: 19 Sep 2011 08:07:19
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

AVRO WIND ENERGY INC.
P.O. BOX 362
CAMPBELL RIVER, British Columbia, Canada V9W 5B6
Client #: 124525100

Int. Register #: 117731853

Interest #:
156396190

Miscellaneous Interest

Value: N/A

Reg'd: 21 Sep 2011 10:45:51

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

Optionee pursuant to contract in writing dated June 29, 2010 between Avro Wind Energy Inc. & Benchlands Wind Energy Limited Partnership, in which 0874589 B.C. Ltd. is general partner

Holder:

0874589 B.C. Ltd.
Suite 1401, 225 King Street West
Toronto, ON, Canada M5V 3C5
Client #: 126646072

Int. Register #: 117741012

Addresses for Service:

Name

Address

Owner:

Bradley Wolfater
Client #: 108296220

Box 1526 Maple Creek, Saskatchewan, Canada S0N 1N0

Notes:

Parcel Class Code: Parcel (Generic)

Content 8

Offer to Purchase Agreement

LAND PURCHASE AGREEMENT

BETWEEN

PURCHASER TBD

- AND -

WOLFATER RANCH LTD.

with respect to certain lands in the

RM of Piapot No. 110

- AND -

BRADLEY WOLFATER

with respect to certain lands in the

RM of Piapot No. 110

THIS Land Purchase Agreement made effective as of the _____ day of _____ 2026.

BETWEEN:

PURCHASER TBD, (the "Purchaser");

- and -

WOLFATER RANCH LTD. a body corporate of the Province of Saskatchewan and **BRADLEY WOLFATER**, resident in the District of Maple Creek, Saskatchewan, collectively (the "**Vendor**");

WHEREAS:

The Vendor is the owner of the following land:

SW 12-10-22 W3 Ext. 0 - Surface Parcel #141092939
SE 12-10-22 W3 Ext. 0 - Surface Parcel #141092928

The Purchaser wishes to purchase the Property from the Vendor and the Vendor wishes to sell the same to the Purchaser.

THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual premises, covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties, the parties hereto agree as follows:

ARTICLE 1 INTERPRETATION

1.1 Definitions

In this Agreement, including the recitals hereto, unless the context otherwise requires:

1.1.1 "**Agreement**" means this agreement and all amendments made hereto;

1.1.2 "**Closing Date**" means March 27, 2026.

1.1.3 "**Property**" means the following real property and all improvements thereon:

SW 12-10-22 W3 Ext. 0 - Surface Parcel #141092939
SE 12-10-22 W3 Ext. 0 - Surface Parcel #141092928

1.1.4 "**Permitted Encumbrances**" means encumbrances that may become registered against the Property of a non-financial nature that do not materially adversely affect the value of the **Property**, more particularly described as Option and Surface Lease Agreements held by the Vendor as lessor with Avro Wind Energy Inc. registered as Interest #150859457, 156362777, 150858625 and 156361293 and 0874589 B.C. Ltd. registered as Interest #156395818, 156396415, 156395672 and 156396190.

1.1.5 "**Purchaser**" means the Party of the first part of this Agreement;

1.1.6 "Purchase Price" means _____ (\$ _____) Dollars plus applicable GST;

1.1.7 "Vendor" means the party of the second part of this Agreement, jointly and severally, or solidarily;

and capitalized terms otherwise defined in this Agreement shall have the meanings ascribed to them at the time of reference.

1.2 Headings

The division of this Agreement into Articles and Sections and the insertion of headings are for convenience of reference only and shall not affect the construction or interpretation of this Agreement. The terms "this Agreement", "hereof", "hereunder" and similar expressions refer to this Agreement and not to any particular Article, Section or other portion hereof and include any agreement supplemental hereto. Unless something in the subject matter or context is inconsistent therewith, references herein to "Articles" and "Sections" are to Articles and Sections of this Agreement.

1.3 Extended Meanings

In this Agreement words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter genders and vice versa and words importing persons shall include individuals, partnerships, associations, trusts, unincorporated organizations and Corporations.

ARTICLE 2 PURCHASE AND SALE

2.1 Purchase and Sale of Property

Upon and subject to the terms and conditions hereof and subject to all adjustments as provided for herein, the Vendor hereby agrees to sell, transfer and assign the Property to the Purchaser and the Purchaser shall purchase the Property from the Vendor for the Purchase Price.

2.2 Payment of Purchase Price

Subject to the adjustments, if any, the Purchase Price shall be paid as follows:

2.2.1 a deposit in the amount of _____ (\$ _____) Dollars (the "**Deposit**"), the receipt of which is hereby acknowledged.

2.2.2 the balance of the Purchase Price shall be paid upon title to the Property registering in the name of the Purchaser, registration of the Purchaser's mortgage and the mortgagee advancing funds to the Purchaser's solicitor.

2.2.3 Interest shall accrue at the Bank of Canada Overnight rate plus 4%/annum, calculated and compounded annually, on all funds not received by the vendor's solicitors on the Closing Date.

2.3 Caveat

The Purchaser shall be entitled to register a caveat against the Property in protection of its interest under this Agreement.

2.4 Adjustments

All property taxes shall be adjusted as of January 1, 2026, with the Vendor responsible for taxes up to the said date and Purchaser responsible for property taxes thereafter.

2.5 Allocation of Purchase Price

The Purchase Price shall be allocated entirely to the land.

ARTICLE 3 COSTS AND FEES

3.1 Legal and Land Title Fees

- 3.1.1 Each party shall pay their own legal fees.
- 3.1.2 All Land Titles Fees with respect to this transaction will be paid by the Purchaser.
- 3.1.3 The Purchaser shall be responsible for any costs of preparing and registering a mortgage or other financing documentation.
- 3.1.4 The Vendor shall be responsible for clearing the titles to the Property of any non-permitted encumbrances.

ARTICLE 4 WARRANTIES AND REPRESENTATIONS

4.1 Residents of Canada

Each of the Parties acknowledge, warrant, and represent that they are not "non-Residents" within the meaning of the *Income Tax Act*.

4.2 Warranties, Representations and Covenants - Purchaser

The Purchaser warrants, represents, and covenants as follows:

- 4.2.1 The Purchaser shall use all reasonable efforts in satisfying the conditions precedent set forth in Article 5.
- 4.2.2 The Purchaser is registered for GST and its GST # is _____; and
- 4.2.3 To pay the Purchase Price from time to time as and when the same becomes due.

4.3 Warranties, Representations and Covenants - Vendor

The Vendor warrants, represents, and covenants as follows:

- 4.3.1 To the Vendors' knowledge there are no adverse environmental impacts on the property as a result of the use of the land by the Vendors, its agents, employees or any third parties;

- 4.3.2 That as of Closing Date the Property shall be free and clear of all interests that would materially and adversely affect the Purchaser's interest in the Property save and except the Permitted Encumbrances.
- 4.3.3 The Vendor is a Canadian resident for the purposes of and within the definition of the *Income Tax Act*, for Canada;

4.4 Survival of Warranties, Representations and Covenants

The warranties, representations, and covenants herein shall survive the completion and termination of this Agreement.

**ARTICLE 5
CONDITIONS**

5.1 Conditions for the Benefit of Vendor

This transaction is conditional upon the Purchase Price being paid to the Vendor.

5.2 Conditions for the Benefit of Purchaser

None.

**ARTICLE 6
CLOSING**

6.1 Closing

This transaction shall close on the Closing Date.

6.2 Possession

The Purchaser shall be entitled to possession of the Property upon the Purchase Price being paid to the Vendor.

**ARTICLE 7
GENERAL**

7.1 Further Assurances

The Vendor and Purchaser shall from time to time execute and deliver all such further documents and instruments and do all acts and things as the other party may, either before or after the Closing Date, reasonably require to effectively carry out or better evidence or perfect the full intent and meaning of this Agreement.

7.2 Time of the Essence

Time shall be of the essence of this Agreement.

7.3 Remedies Not Exclusive

Upon any arbitration, no remedy herein conferred upon any parties is intended to be exclusive to any other remedy available to that party but each remedy shall be cumulative and shall be in addition to every other remedy given hereunder, now, or hereafter existing at law, or in equity or by statute.

7.4 Benefit of the Agreement

This Agreement shall enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and permitted assigns of the parties hereto.

7.5 Entire Agreement

This Agreement, and any agreement delivered pursuant to the terms hereof, constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and cancels and supersedes any prior understandings and agreements between the parties hereto with respect thereto. There are no representations, warranties, terms, conditions, undertakings or collateral agreements, express, implied or statutory, between the parties other than as expressly set forth in this Agreement and any agreement delivered pursuant to the terms hereof.

7.6 Amendments and Waiver

No modification of or amendment to this Agreement shall be valid or binding unless set forth in writing and duly executed by all of the parties hereto and no waiver of any breach of any term or provision of this Agreement shall be effective or binding unless made in writing and signed by the party purporting to give the same and, unless otherwise provided, shall be limited to the specific breach waived.

7.7 Assignment

This Agreement may not be assigned unless consented to by the Vendor, which consent will not be unreasonably withheld.

7.8 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Saskatchewan and the laws of Canada applicable therein.

7.9 Attornment

For the purpose of all legal proceedings this Agreement shall be deemed to have been performed in the Province of Saskatchewan and the courts of the Province of Saskatchewan shall have jurisdiction to entertain any action arising under this Agreement. The Vendor and Purchaser each hereby attorns to the jurisdiction of the courts of the Province of Saskatchewan.

7.10 Severability

If any provisions of this Agreement are determined to be invalid or unenforceable by a Court of competent jurisdiction from which no further appeal lies or is taken, that provision shall be deemed to be severed herefrom and the remaining provisions of this Agreement shall not be affected thereby and shall remain valid and enforceable.

7.11 Execution by Counterpart

This Agreement may be signed or executed in several counterparts and delivered by facsimile and the signing, execution or delivery of such counterparts shall have the same effect as the signing, execution or delivery of a single original.

ARTICLE 8 DEFAULT

8.1 Default by Purchaser

In the event the Purchaser defaults with respect to any obligation contained in this Agreement this Agreement shall terminate and end, with the deposit forfeited absolutely and unequivocally to the Vendor. The Vendor may apply to the Court of King's Bench for any additional relief it may deem necessary, including but not limited to requesting this Agreement be cancelled in which instance the deposit shall be retained by the Vendor.

8.2 Default by Vendor

In the event the Vendor defaults with respect to any obligation contained in this Agreement the Purchaser shall be entitled to apply to the Court of King's Bench for any relief it may deem necessary, including but not limited to requesting the specific performance by the Vendor of its obligations under the Agreement. The Vendor specifically acknowledges and agrees that the remedy of specific performance is available to the Purchaser and reasonable in the circumstances to award.

8.3 Costs

The Parties acknowledge and agree that any party attempting to enforce the terms of this Agreement shall be entitled to their reasonable costs from the defaulting party, including costs as between solicitor and client.

8.4 Corporate Waiver (if Corporate Purchaser)

The Purchaser hereby agrees that *The Land Contracts (Actions) Act*, R.S.S. 1978, C. L-3 and *The Limitation of Civil Rights Act*, S.S. 1978, C. L-16 shall have no application to the within Agreement.

IN WITNESS WHEREOF the parties have executed this Agreement the date first above.

Witness

Purchaser TBD

Witness

Bradley Wolfater

WOLFATER RANCH LTD.

"Seal"

PER: _____