

LAND TENDER INFORMATION PACKAGE

RM of White Valley No. 49 1 mile East and ½ mile South of Eastend, SK

Donald & Lynda Arendt

Closing: November 21, 2024

Our File No. 03439-009G

This prime agricultural property, located near Eastend, SK along the scenic Frenchman River, offers over **185 acres of deeded land**, including 79 acres of fertile flood-irrigated fields perfect for high-yield crops and currently seeded to alfalfa and timothy grass.

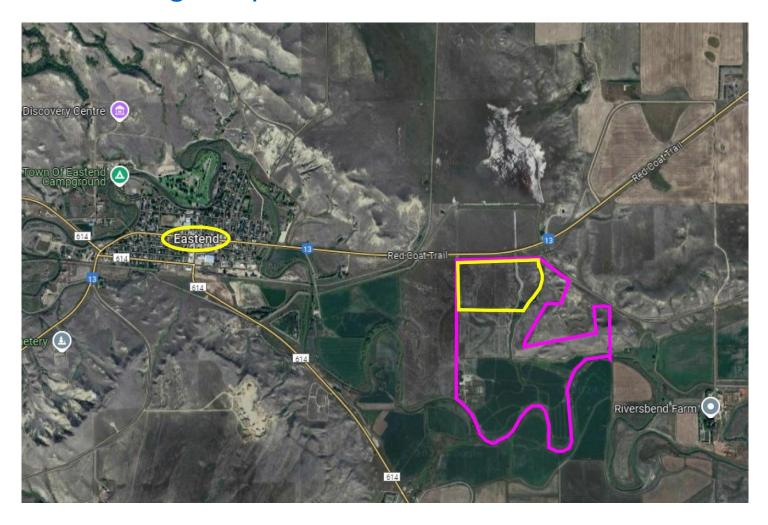
The property features a well-maintained **1,444 sqft home**, complete with all appliances and a finished basement, attached garage, large deck, and an automatic generator for reliable power. It includes extensive infrastructure, such as a **heated shop with in-floor hoist**, **machine shed**, and a **barn equipped with hot and cold water**.

This property also features **a feedlot with a capacity for 800+ head of cattle**, complete with feed bunkers, electric water bowls, yard lights, and a livestock scale, making it an exceptional opportunity for an efficient farming or ranching operation.

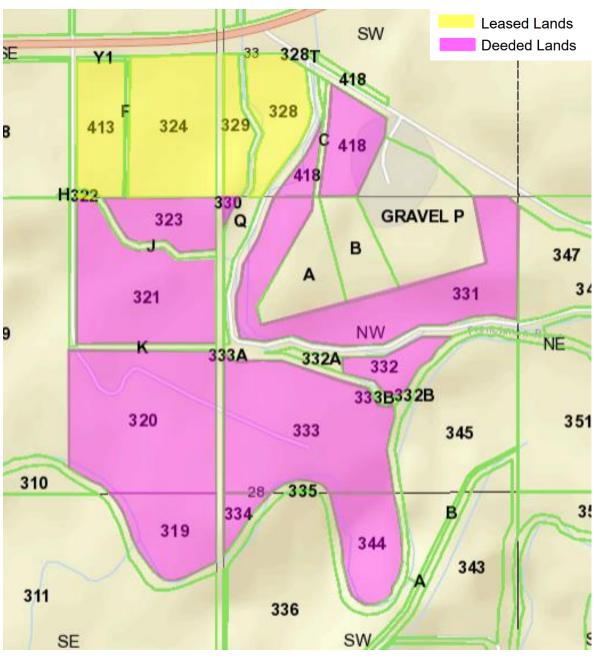
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Link to Google Map: Eastend to the Yardsite







LAND FOR SALE BY TENDER - RM OF WHITE VALLEY NO. 49

Owner: Donald & Lynda Arendt - 1 mile East and ½ mile South of Eastend, SK

DEEDED LAND PACKAGE:	Source Quarter	SAMA	Total	Irrigated	Cultivated	Native
Legal Land Description		Assessment	Acres	Acres	Grass	Grass
Blk 319, Plan #81SC06998, Ext 0	SE 29-06-21 W3	\$12,400	12.47	8.2	10	2
Blk 320, Plan #81SC06998, Ext 0*	NE 29-06-21 W3	\$33,800	37.57	25	20	17
Blk 332, Plan #81SC06998, Ext 0	NW 28-06-21 W3	\$4,500	5.37	3.2	4	1
Blk 333, Plan #81SC06998, Ext 0	NW 28-06-21 W3	\$38,000	35.59	31.4	32	4
Blk 334, Plan #81SC06998, Ext 0	SW 28-06-21 W3	\$3,300	2.61	.6	2	.61
Blk 344, Plan #81SC06998, Ext 0	NW 298-06-21 W3	\$12,200	11.47	10.6	10.6	
Blk 321, Plan #81SC06998, Ext 0	NE 29-06-21 W3	\$25,900	26.66		27	
Blk 323, Plan #81SC06998, Ext 0	NE 29-06-21 W3	\$6,600	8.94		8.94	
Blk 330, Plan #81SC06998, Ext 0	NW 28-06-21 W3	\$700	0.44		0.44	
Blk 331, Plan #81SC06998, Ext 0	NW 28-06-21 W3	\$13,100	32.67			32.67
Blk 418, Plan #81SC06998, Ext 1,2,3	SW 33-06-21 W3	\$5,200	12.86			12.86
	TOTALS:	\$155,700	186.65	79	114.98	70.17

Located just 1 mile east and ½ mile south of Eastend, SK, along the scenic Frenchman River, this prime agricultural property offers a unique combination of fertile flood-irrigated acres and well-maintained infrastructure. With ample space and facilities to support a range of agricultural operations, this is an incredible opportunity to expand or establish your operation.

Key Features:

- 186.65 acres of deeded land including 79 acres of flood irrigation: this land receives 1 foot of water coverage with steel culverts in place for irrigation management.
- Ideal for high-yield crops. Currently seeded with alfalfa and timothy grass.

Yardsite - Lot 320*

- **Home:** A well-maintained 1,444 sqft. house with a finished basement, offered partially furnished (excludes master bedroom suite furniture and 3 living room chairs).
 - 3 bedrooms upstairs, 1 downstairs.
 - 3 bathrooms upstairs, 1 downstairs
 - All appliances including: fridge, stove, dishwasher, microwave, washer, dryer, and freezer.
 - Newer natural gas furnace, air conditioner, and new hot water heater (2023).
 - Water chlorination system.
 - 28' x 28' finished attached garage.
 - o 16' x 24' deck.
 - o 28' x 30' concrete driveway.
- Generator: A 22,000 W Generac propane generator (only 2 years old and valued at \$17,000) ensures a reliable power supply with automatic start and shutoff.

Buildings and Infrastructure:

- **Shop:** 32' x 50' steel structure with a metal roof, insulated sides, and a 14' x 18' insulated overhead door. Includes an in-floor hoist, natural gas in-floor heating, and a 12' x 12' parts room with water and a toilet
- Machine Shed: 42' x 60' with 16' walls, overhead electric door (14' x 20'), metal walls and roof, with power and lighting.
- Barn: 28' x 70', featuring a heated office, hot and cold water, concrete floor, and a metal roof.

Feedlot (800+ head capacity):

- 600 ft of concrete apron feed bunkers.
- 7 electric winter water bowls.
- 7 yard lights.
- 9' x 18' livestock scale.
- Multiple pens.
- Previously housed up to 1,100 head of cattle (unused since 2009), including chute, squeeze, and feedlot facilities (no additional equipment).

8,000-bushel Westeel bin equipped with a 10 hp fan for floor aeration for optimal grain storage.

<u>Potential Opportunity</u> may exist to lease 51.59 acres of grazing land, indicated in yellow on all maps herein, from White Valley Irrigation Inc. The lease term, fees and conditions are currently unknown. The 2023 lease fees were \$157.00. The 2024 lease fees have not yet been advised.

LEASED LAND: Legal Land Description	Source Quarter	Total Acres	Cultivated Grass
Blk 413, Plan #81SC06998, Ext 0	SE 32-06-21 W3	11.65	11.65
Blk 324, Plan #81SC06998, Ext 0	SE 32-06-21 W3	22.72	22.72
Blk 329, Plan #81SC06998, Ext 0	SW 33-06-21 W3	5.66	5.66
Blk 328, Plan #81SC06998, Ext 0	SW 33-06-21 W3	11.48	11.48
Blk 322, Plan #81SC06998, Ext 0	SE 32-06-21 W3	0.08	0.08
	TOTALS:	51.59	40.03

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by noon, on the **21**st day of **November 2024**;
- 2) Highest or any tender not necessarily accepted; The Owner reserves the right to reject any and all Tenders;
- 3) A cheque for the amount of **3%** of the amount of the bid must accompany the bid (cheques will be returned to unsuccessful bidders);
- 4) The deeded land will be sold as a single package only; tenders for individual blocks will not be accepted;
- 5) The successful Tender may have the opportunity to lease 51.59 acres of grazing land from **White Valley Irrigation Inc.** The Vendor makes no guarantees or representations regarding the lease's availability, continuation, terms, or conditions; all arrangements must be made directly with the lessor;
- 6) Tenders must rely on their research and inspection of the property, buildings, improvements, equipment, and fixtures thereon and confirm acres, assessments, state of repair and other particulars;
- 7) No trespassing on the land permitted. <u>Prospective bidders may schedule an appointment in accordance</u> with Content 7, as attached to the Land Tender Package;
- 8) No tenders subject to financing or other conditions will be accepted;
- 9) Tenders will <u>not</u> be called to the office of the undersigned to finalize the sale;
- 10) The land, buildings, improvements, fixtures, included equipment, furniture and appliances are offered for sale as is and where is. There are no warranties or representations of the Vendors expressed or implied;
- 11) The possession date shall be **December 19, 2024**;
- 12) The successful Tender shall be required to enter into a written agreement with the registered owners;
- 13) In the event the Purchaser fails to pay the balance of the purchase price on or before the **19**th **day of December 2024** (the "**Closing Date**"), the deposit equivalent to three (3%) percent of the final Tender shall be forfeited

absolutely to the registered owner as liquidated damages or with the consent of owner pay interest on balance to close at the rate of 6% per annum from Closing Date;

- 14) No possession shall be granted until the balance of the purchase price has been paid absolutely;
- 15) The Vendor's liability will be limited to the Vendor's insurance proceeds in the event of a loss of any improvement from the date of Closing to the date of Possession;
- 16) The registered owner shall pay the costs for the preparation of the Transfer Authorization;
- 17) The Purchaser shall pay all Land Titles costs for registering the Transfer Authorization at Land Titles Registry. The Purchaser shall be responsible for his/her/its own Solicitor costs;
- 18) The Purchaser, in addition to the offer price, shall also pay G.S.T., if applicable. The Purchaser must provide the registered owner with a Certificate as to the G.S.T. registration; otherwise, the Purchaser shall be required to pay the Vendor G.S.T. equivalent to five (5%) percent of the purchase price;
- 19) The owner shall pay taxes on December 31, 2024. The Purchaser shall assume Land Taxes as of January 1, 2025.

Forward bids and inquiries to:
NEIL G. GIBBINGS, ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave N.W., P.O. BOX 610
SWIFT CURRENT SK S9H 3W4

PHONE: (306) 773-2891 or Cell: (306) 741-1250

ngibbings@andlaw.ca File No. 03439-009

Tender for Purchase Form

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to **purchase the land listed below of the total purchase price** on the terms and conditions in the advertisement:

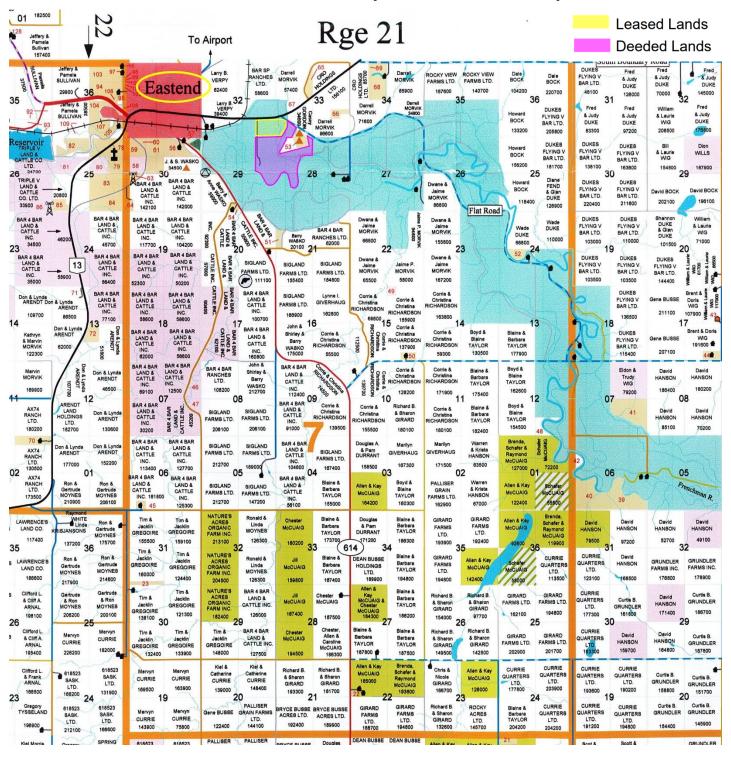
Legal Description	Bid Amount
DEEDED LAND PACKAGE:	
Blk 319, Plan #81SC06998, Ext 0	
Blk 320, Plan #81SC06998, Ext 0	
Blk 332, Plan #81SC06998, Ext 0	
Blk 333, Plan #81SC06998, Ext 0	
Blk 334, Plan #81SC06998, Ext 0	
Blk 344, Plan #81SC06998, Ext 0	
Blk 321, Plan #81SC06998, Ext 0	
Blk 323, Plan #81SC06998, Ext 0	
Blk 330, Plan #81SC06998, Ext 0	
Blk 331, Plan #81SC06998, Ext 0	
Blk 418, Plan #81SC06998, Ext 1,2,3	
TOTAL AMOUNT OF 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 21st, 2024, at 12:00 noon regarding the acceptance/decline of our offer.

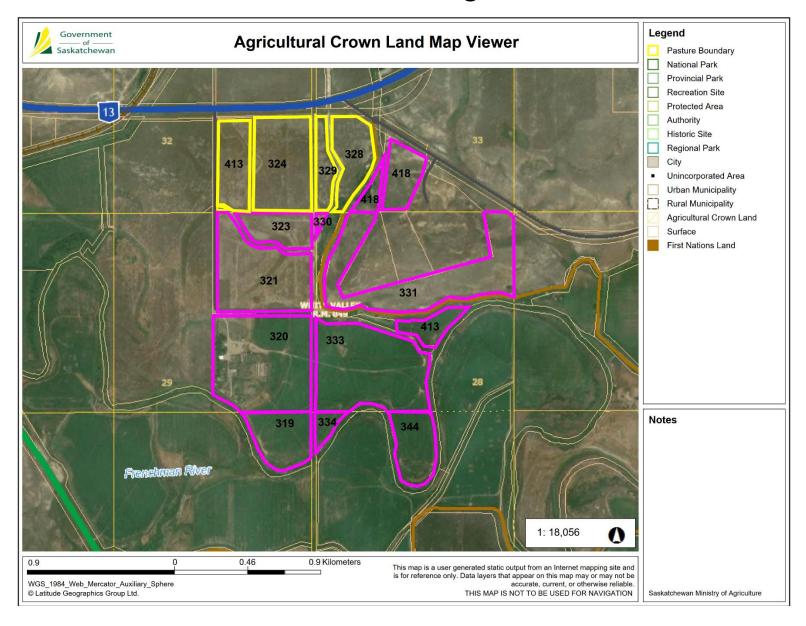
Date	Signature of Tenderer
Name of Corporation:	Print Name of Tenderer:
Address:	Home #:
	Mobile #:
File No. 03439-009G	Fmail:

Click Here to Open the Bid Form in a New Tab

RM of White Valley No. - 2022 Map



Satellite Image

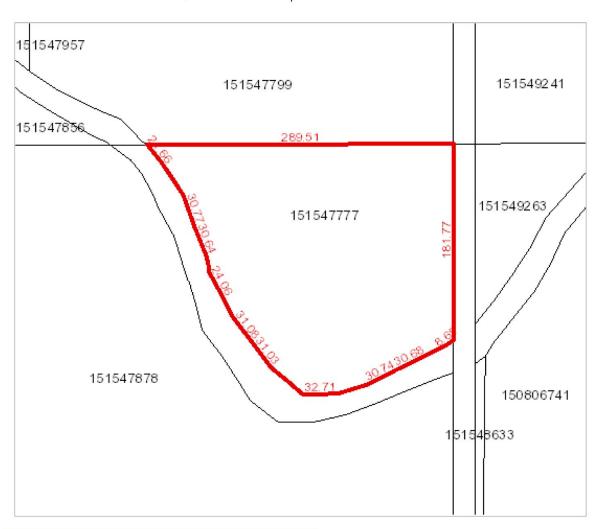


Parcel Pictures



Surface Parcel Number: 151547777

REQUEST DATE: Thu Sep 5 14:55:20 GMT-06:00 2024



Owner Name(s): Arendt, Donald Paul, Arendt, Lynda Mae

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 140012660

Parcel Class : Parcel (Generic)

Land Description: Blk/Par 319-Plan 81SC06998 Ext 0

Source Quarter Section: SE-29-06-21-3

Commodity/Unit: Not Applicable

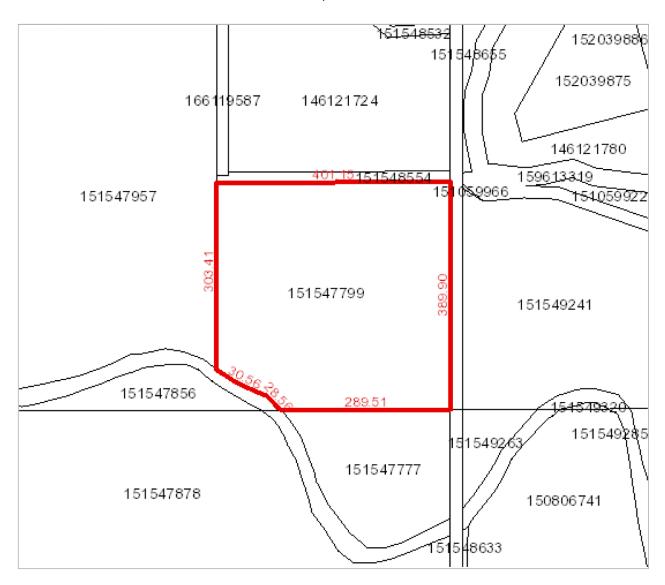
Area: 5.047 hectares (12.47 acres)

Converted Title Number: 93SC12039

Ownership Share: 1:1



REQUEST DATE: Thu Sep 5 15:55:24 GMT-06:00 2024



Owner Name(s): Arendt, Donald Paul, Arendt, Lynda Mae

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 140012682

Parcel Class: Parcel (Generic)

Land Description: Blk/Par 320-Plan 81SC06998 Ext 0

Source Quarter Section: NE-29-06-21-3

Commodity/Unit: Not Applicable

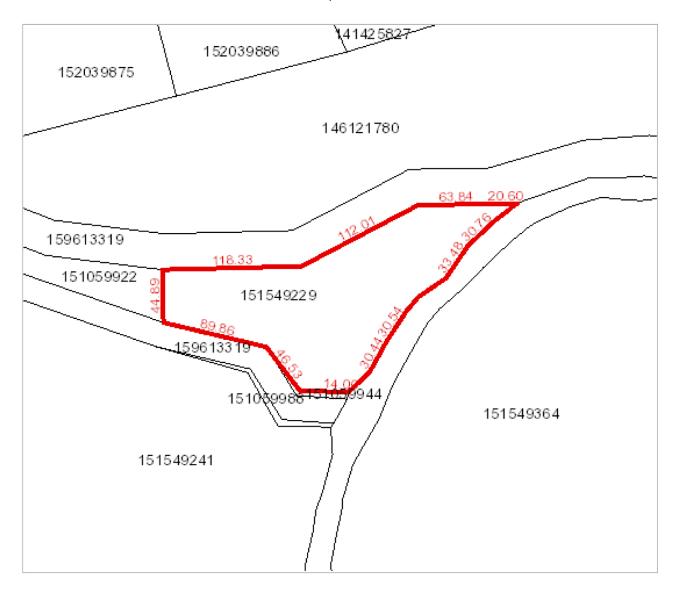
Area: 15.205 hectares (37.57 acres)

Ownership Share: 1:1

Converted Title Number: 93SC12039



REQUEST DATE: Thu Sep 5 16:04:49 GMT-06:00 2024



Owner Name(s): Arendt, Donald Paul, Arendt, Lynda Mae

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 140012716

Parcel Class: Parcel (Generic)

Land Description: Blk/Par 332-Plan 81SC06998 Ext 0

Source Quarter Section: NW-28-06-21-3

Commodity/Unit: Not Applicable

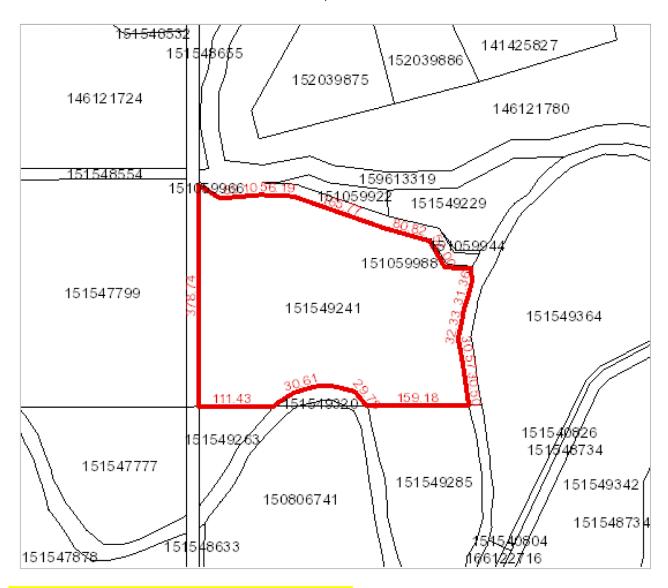
Area: 2.173 hectares (5.37 acres)

Converted Title Number: 93SC12039A

Ownership Share: 1:1



REQUEST DATE: Thu Sep 5 16:06:12 GMT-06:00 2024



Owner Name(s): Arendt, Donald Paul, Arendt, Lynda Mae

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 140012693

Parcel Class: Parcel (Generic)

Land Description: Blk/Par 333-Plan 81SC06998 Ext 0

Source Quarter Section: NW-28-06-21-3

Commodity/Unit: Not Applicable

Area: 14.404 hectares (35.59 acres)

Ownership Share: 1:1

Converted Title Number: 93SC12039A



REQUEST DATE: Thu Sep 5 16:03:10 GMT-06:00 2024



Owner Name(s): Arendt, Donald Paul, Arendt, Lynda Mae

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 140012750

Parcel Class: Parcel (Generic)

Land Description: Blk/Par 334-Plan 81SC06998 Ext 0

Source Quarter Section: SW-28-06-21-3

Commodity/Unit: Not Applicable

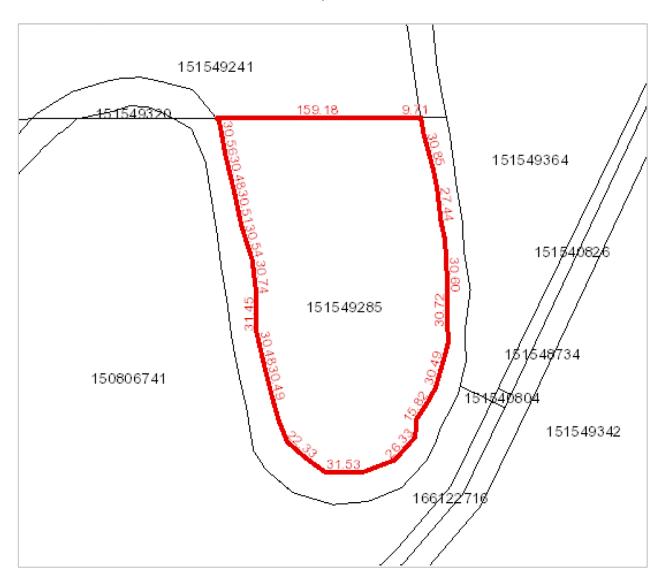
Area: 1.056 hectares (2.61 acres)

Converted Title Number: 93SC12039A

Ownership Share: 1:1



REQUEST DATE: Thu Sep 5 16:13:10 GMT-06:00 2024



Owner Name(s): Arendt, Donald Paul, Arendt, Lynda Mae

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 140012749

Parcel Class: Parcel (Generic)

Land Description: Blk/Par 344-Plan 81SC06998 Ext 0

Source Quarter Section: SW-28-06-21-3

Commodity/Unit: Not Applicable

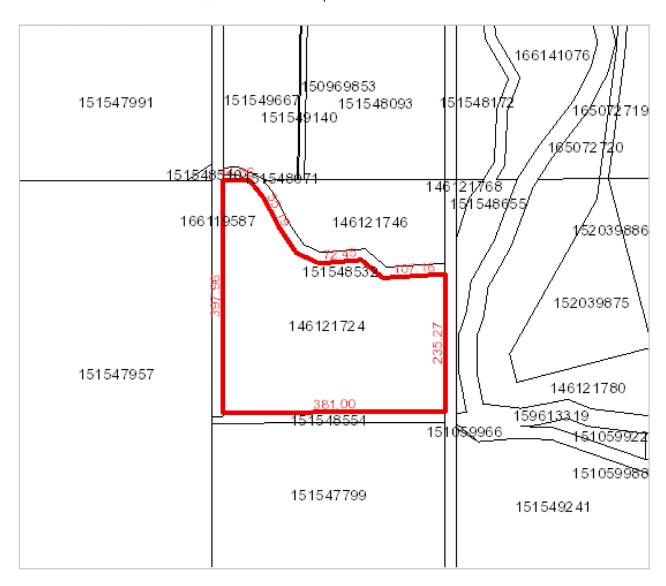
Area: 4.64 hectares (11.47 acres)

Ownership Share: 1:1

Converted Title Number: 93SC12039A



REQUEST DATE: Thu Sep 5 15:57:59 GMT-06:00 2024



Owner Name(s): Arendt, Donald, Arendt, Lynda

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 127533371 Converted Title Number: 91SC08277

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

Land Description: Blk/Par 321-Plan 81SC06998 Ext 0

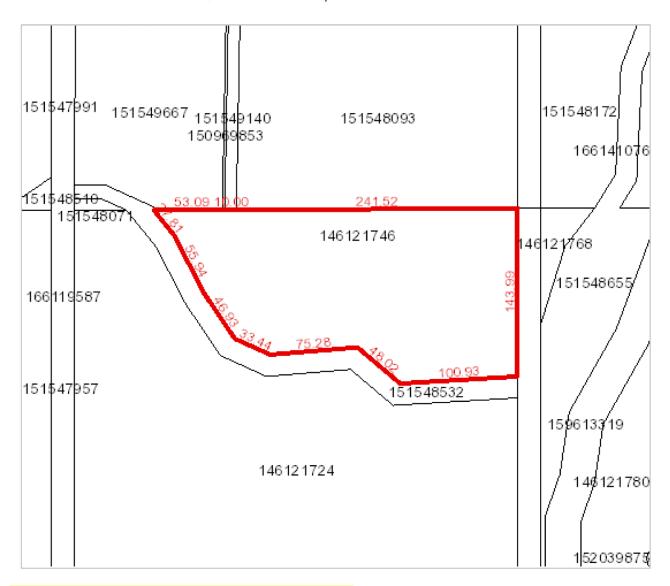
Source Quarter Section: NE-29-06-21-3

Commodity/Unit: Not Applicable

Area: 10.788 hectares (26.66 acres)



REQUEST DATE: Thu Sep 5 15:59:06 GMT-06:00 2024



Owner Name(s): Arendt, Donald, Arendt, Lynda

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 127533382

Parcel Class: Parcel (Generic)

Land Description: Blk/Par 323-Plan 81SC06998 Ext 0

Source Quarter Section: NE-29-06-21-3

Commodity/Unit: Not Applicable

Area: 3.618 hectares (8.94 acres)

Ownership Share: 1:1

Converted Title Number: 91SC08277



REQUEST DATE: Thu Sep 5 16:07:49 GMT-06:00 2024



Owner Name(s): Arendt, Donald, Arendt, Lynda

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 127533393

Parcel Class : Parcel (Generic)

Land Description: Blk/Par 330-Plan 81SC06998 Ext 0

Source Quarter Section: NW-28-06-21-3

Commodity/Unit: Not Applicable

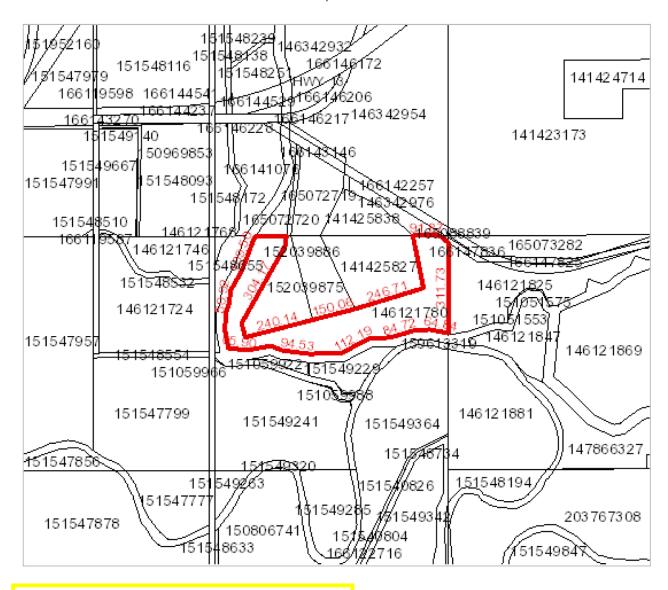
Area: 0.177 hectares (0.44 acres)

Ownership Share: 1:1

Converted Title Number: 91SC08277



REQUEST DATE: Thu Sep 5 16:10:48 GMT-06:00 2024



Owner Name(s): Arendt, Donald, Arendt, Lynda

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 127533405

Parcel Class: Parcel (Generic)

Land Description: Blk/Par 331-Plan 81SC06998 Ext 0

Source Quarter Section: NW-28-06-21-3

Commodity/Unit: Not Applicable

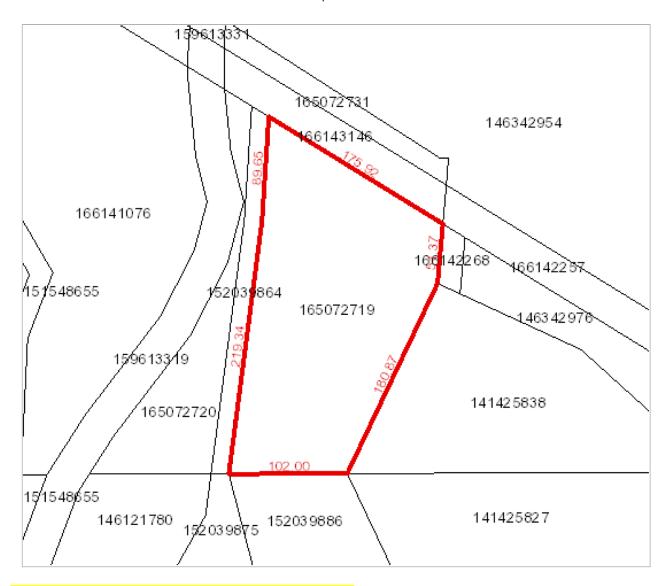
Area: 13.223 hectares (32.67 acres)

Converted Title Number: 91SC08277

Ownership Share: 1:1



REQUEST DATE: Thu Sep 19 13:20:09 GMT-06:00 2024



Owner Name(s): Arendt, Donald, Arendt, Lynda

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 139925122

Parcel Class: Parcel (Generic)

Land Description: Blk/Par 418-Plan 81SC06998 Ext 1

Source Quarter Section: SW-33-06-21-3

Commodity/Unit: Not Applicable

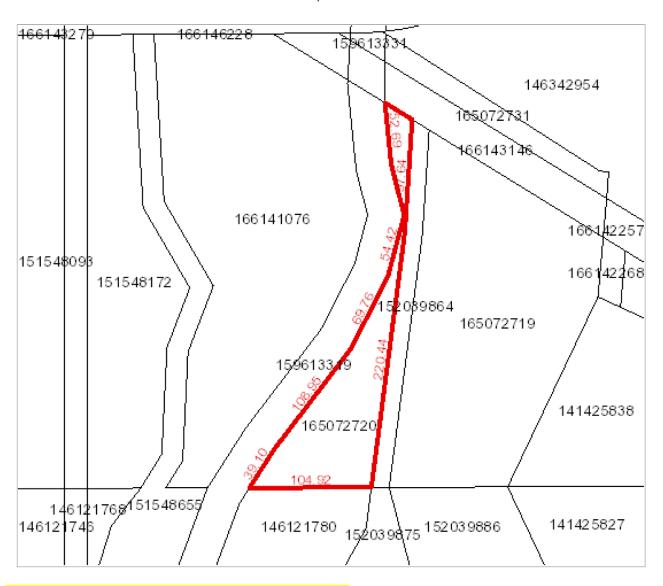
Area: 3.648 hectares (9.02 acres)

Converted Title Number: 91SC08277

Ownership Share: 1:1



REQUEST DATE: Thu Sep 19 13:24:15 GMT-06:00 2024



Owner Name(s): Arendt, Donald, Arendt, Lynda

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 139925133 Converted Title Number: 91SC08277

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

Land Description: Blk/Par 418-Plan 81SC06998 Ext 2

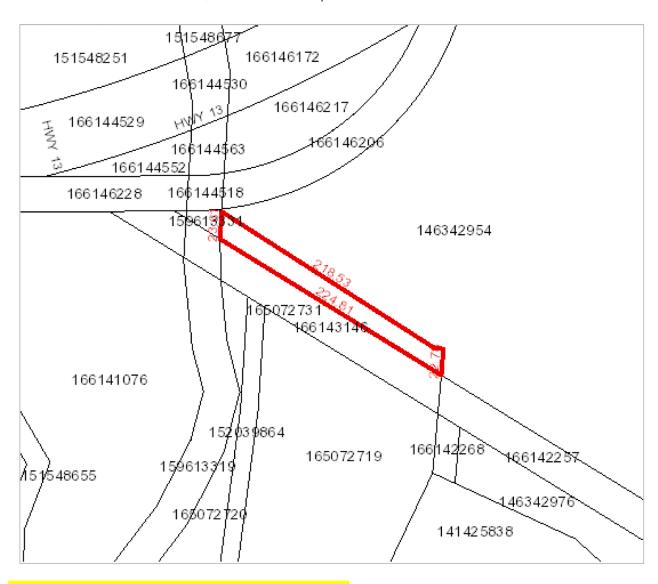
Source Quarter Section: SW-33-06-21-3

Commodity/Unit: Not Applicable

Area: 1.131 hectares (2.79 acres)



REQUEST DATE: Thu Sep 5 16:01:02 GMT-06:00 2024



Owner Name(s): Arendt, Donald, Arendt, Lynda

Municipality: RM OF WHITE VALLEY NO. 049

Title Number(s): 139925144 **Parcel Class**: Parcel (Generic)

Land Description: Blk/Par 418-Plan 81SC06998 Ext 3

Source Quarter Section : SW-33-06-21-3

Commodity/Unit: Not Applicable

Area: 0.424 hectares (1.05 acres)

Converted Title Number: 91SC08277

Ownership Share: 1:1

SAMA Reports

Print Date: 05-Sep-2024 **Property Report** Page 1 of 1

Municipality Name: RM OF WHITE VALLEY (RM)

Civic Address:

Legal Location: Qtr SE **Supplementary:** LOT 319 PLAN 81SC06998 ISC # 151547777

Sec 29 Tp 06 Rg 21 W 3 Sup 04

School Division: 211

Neighbourhood: 049-100

Overall PUSE: 2000

Change Reason: Year / Frozen ID:

17-Sep-2020 Reinspection 2024/-32560

PID: 2406676

Rating

\$/ACRE

649.14

Tax Status

Taxable

Data Source: SAMAVIEW

Final

1.105.67

41.16

Predom Code:

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

Ratin

\$/ACRE

Call Back Year:

Assessment ID Number :

AGRICULTURAL ARABLE LAND

MANAGEMENT AGENCY

Land Use

KG - [CULTIVATED GRASS]

Soil texture 2 Soil profile 1

Top soil depth

Soil assocation 1

Soil texture 1

3-5

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

Productivity Determining Factors

Productivity Determining Factors

Soil texture 1 Soil texture 2 BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] SICL - [SILTY CLAY LOAM]

BW - [BROWN (ALLUVIUM)]

SIC - [SILTY CLAY]

Economic and Physical Factors

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

Phy. Factor 1

25% reduction due to SA3 - [75 : Salinity - Strong]

049-001529304

AGRICULTURAL PASTURE LAND

NG - [NATIVE GRASS]

Acres Land Use

Total of Assessed Values:

Acres

10.00

2.00

Soil assocation 1

Productivity Determining Factors Range site L: LOAMY

N - [Native] Pasture Type Pasture Topography T1: Level 0-2.5% Slopes

Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.35

56.00

\$6,820

Aum/Quarter

Assessed & Taxable/Exempt Values (Summary)

Liability Percentage Adjust Adjust Reason Adjust Description Appraised Values Subdivision of value Exempt Class Reason Taxable Agricultural Other Agricultural 55% \$6,820

Total of Taxable/Exempt Values:

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\$12,400

Property Report Print Date: 05-Sep-2024 Page 1 of 2

Municipality Name: RM OF WHITE VALLEY (RM)

Civic Address:

Legal Location: Qtr NE Sec 29 Tp 06 Rg 21 W 3 Sup 00

Supplementary: LOT 320 PLAN 81SC06998 ISC # 151547799

Title Acres: 37.57 School Division: 211

Neighbourhood: 049-100 Overall PUSE: 0360

Assessment ID Number: 049-001529100

Reviewed: Change Reason: Year / Frozen ID:

17-Sep-2020 Reinspection 2024/-32560

PID: 201132297

Data Source: SAMAVIEW

Predom Code: Method in Use:

C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL ARABLE LAND

MANAGEMENT AGENCY

Acres	Land Use	Productivity Determi	ning Factors	Economic and Physica	I Factors		Rating	
20.00	KG - [CULTIVATED GRASS]	Soil assocation 1 Soil texture 1 Soil texture 2 Soil profile 1 Top soil depth	BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] L - [LOAM] OR10 - [CHERN-ORTH (CA 9-12) 3-5	Phy. Factor 1	T1 - Level / Nearly Level) S1 - None to Few 25% reduction due to SA3 - [75 : Salinity - Strong]	\$/ACRE Final	1,105.6 41.16
AGRICUL	TURAL PASTURE LAND							
Acres	Land Use	Productivity Determi	ning Factors	Productivity Determini	ng Factors	Ratin		
15.00	NG - [NATIVE GRASS]	Soil assocation 1 Soil texture 1 Soil texture 2	BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] SICL - [SILTY CLAY LOAM]	Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover	L: LOAMY N - [Native] T1: Level 0-2.5% Slopes Y: Yes NO - [NO]	\$/ACRE	649.14	
3.00	NG - [NATIVE GRASS]	Soil assocation 1 Soil texture 1 Soil texture 2	BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] SICL - [SILTY CLAY LOAM]	Aum/Acre Aum/Quarter Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover	0.35 56.00 L: LOAMY N - [Native] T1: Level 0-2.5% Slopes Y: Yes NO - [NO]	\$/ACRE	649.14	
				Aum/Acre Aum/Quarter	0.35 56.00			
Assessed	& Taxable/Exempt Values (Sumn	mary)						
Description	n Appraised Values	Adjust Liability Reason Subdivision		Percentage of value	Adjust Faxable Reason	Adjust Exempt Reason	Tax Statu	s

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\$2,000

Property Report Print Date: 05-Sep-2024 Page 2 of 2

80%

Municipality Name:	RM OF WHITE VA	ALLEY (RM)		Assessment ID	Number :	049-001529100	PID: 201132297
Agricultural			Residential		\$1,600		Taxable
Agricultural	\$31,800	1	Other Agricultural	55%	\$17,490		Taxable
Total of Assessed Values:	\$33,800		Total of Tax	able/Exempt Values:	\$19,090	- 	

Print Date: 05-Sep-2024 **Property Report** Page 1 of 1

Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number :

049-001528202

PID: 2406544

Civic Address: Legal Location: Qtr NW

Sec 28 Tp 06 Rg 21 W 3 Sup 02

Supplementary: LOT 332 PLAN 81SC06998 ISC # 151549364

Title Acres: 5.37 School Division: 211 Neighbourhood: 049-100 Reviewed: Change Reason: Year / Frozen ID:

16-Sep-2020 Reinspection 2024/-32560

Overall PUSE: 2000 Predom Code:

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

Call Back Year:

AGRICULTURAL ARABLE LAND

MANAGEMENT AGENCY

Land Use Productivity Determining Factors Economic and Physical Factors Rating BW - [BROWN (ALLUVIUM)] T1 - Level / Nearly Level \$/ACRE 958.25 4.00 KG - [CULTIVATED GRASS] Soil assocation 1 Topography Soil texture 1 SIC - [SILTY CLAY] Stones (qualities) S1 - None to Few Final 35.68

Soil texture 2 L - [LOAM]

Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5

35% reduction due to SA4 - [65 : Salinity - Very Strong]

AGRICULTURAL PASTURE LAND

Acres Land Use Productivity Determining Factors Productivity Determining Factors Ratin NG - [NATIVE GRASS] BW - [BROWN (ALLUVIUM)] L: LOAMY \$/ACRE 1.00 Soil assocation 1 Range site 649.14 Soil texture 1 SIC - [SILTY CLAY] N - [Native] Pasture Type SICL - [SILTY CLAY LOAM] Pasture Topography T1: Level 0-2.5% Slopes Soil texture 2 Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.35

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	\$4,500		1	Other Agricultural	55%	\$2.475	_			Taxable
Total of Assessed Valu	ues: \$4,500			Total of Ta	xable/Exempt Values:	\$2,475				

Aum/Quarter

56.00

Print Date: 05-Sep-2024 Page 1 of 1 **Property Report**

Municipality Name: RM OF WHITE VALLEY (RM)

Civic Address:

Legal Location: Qtr NW Sec 28 Tp 06 Rg 21 W 3 Sup 03

Supplementary: LOT 333 PLAN 81SC06998 ISC # 151549241

Assessment ID Number : 049-001528203 Title Acres: 35.59 School Division: 211

Neighbourhood: 049-100 Overall PUSE: 2000

Reviewed: Change Reason: Year / Frozen ID: 16-Sep-2020 Reinspection 2024/-32560

PID: 2406551

Rating

Final

\$/ACRE

649.14

1,105.67

41.16

Predom Code:

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

Ratin

\$/ACRE

Call Back Year:

AGRICULTURAL ARABLE LAND

32.00

4.00

Land Use Acres KG - [CULTIVATED GRASS]

Productivity Determining Factors Soil assocation 1 BW - [BROWN (ALLUVIUM)] SIC - [SILTY CLAY] Soil texture 1

Soil texture 2 L - [LOAM]

OR10 - [CHERN-ORTH (CA 9-12)] Soil profile 1

Top soil depth 3-5 Economic and Physical Factors

T1 - Level / Nearly Level Topography

Stones (qualities) S1 - None to Few

Phy. Factor 1 25% reduction due to SA3 - [75: Salinity - Strong]

AGRICULTURAL PASTURE LAND

Acres Land Use

NG - [NATIVE GRASS]

Productivity Determining Factors BW - [BROWN (ALLUVIUM)] Soil assocation 1 Soil texture 1 SIC - [SILTY CLAY]

SICL - [SILTY CLAY LOAM] Soil texture 2

Productivity Determining Factors Range site L: LOAMY

Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes

\$20,900

Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.35 Aum/Quarter 56.00

Assessed & Taxable/Exempt Values (Summary)

Percentage Liability Tax Adjust Reason Adjust Reason Adjust Description Appraised Values Subdivision of value Tax Status Class Taxable Exempt \$38,000 55% Taxable Agricultural Other Agricultural \$20,900 Total of Assessed Values:

Total of Taxable/Exempt Values:

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\$38,000

Data Source: SAMAVIEW

Property Report Print Date: 05-Sep-2024 Page 1 of 1

Municipality Name: RM OF WHITE VALLEY (RM)

Civic Address:

Legal Location: Qtr SW Sec 28 Tp 06 Rg 21 W 3 Sup 06

Supplementary: LOT 334

Title Acres: 2.61
School Division: 211
Neighbourhood: 049-100

Overall PUSE: 2000

Call Back Year:

Assessment ID Number :

Reviewed: Change Reason: Year / Frozen ID:

16-Sep-2020 Reinspection 2024/-32560

PID: 2417772

Predom Code: Method in Use:

049-001528406

C.A.M.A. - Cost

Data Source: SAMAVIEW

AGRICULTURAL ARABLE LAND

MANAGEMENT AGENCY

Land Use Productivity Determining Factors Economic and Physical Factors Rating BW - [BROWN (ALLUVIUM)] T1 - Level / Nearly Level \$/ACRE 1,326,80 2.00 KG - [CULTIVATED GRASS] Soil assocation 1 Topography Soil texture 1 SIC - [SILTY CLAY] Stones (qualities) S1 - None to Few Final 49.40 Soil texture 2 L - [LOAM] 10% reduction due to SA2 - [90 : Salinity - Moderate]

Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]
Top soil depth 3-5

AGRICULTURAL PASTURE LAND

Acres Land Use Productivity Determining Factors Productivity Determining Factors Ratin L: LOAMY 1.00 NG - [NATIVE GRASS] BW - [BROWN (ALLUVIUM)] \$/ACRE Soil assocation 1 Range site 649.14 Soil texture 1 SIC - [SILTY CLAY] N - [Native] Pasture Type SICL - [SILTY CLAY LOAM] Pasture Topography T1: Level 0-2.5% Slopes Soil texture 2 Grazing water source Y: Yes Pasture Tree Cover NO - [NO] 0.35 Aum/Acre Aum/Quarter 56.00

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
- Agricultural	\$3,300		1	Other Agricultural	55%	\$1,815	_			Taxable
Total of Assessed Value	es: \$3,300	•		Total of Ta	axable/Exempt Values:	\$1,815				

Print Date: 05-Sep-2024 Page 1 of 1 **Property Report**

Sec 28 Tp 06 Rg 21 W 3 Sup 05

Municipality Name: RM OF WHITE VALLEY (RM)

Civic Address:

Legal Location: Qtr SW

Assessment ID Number :

049-001528405

11.25

Reviewed:

PID: 2406577

16-Sep-2020 Change Reason: Reinspection

Year / Frozen ID:

2024/-32560

Predom Code:

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

Call Back Year:

Title Acres:

School Division: 211

Overall PUSE: 2000

Neighbourhood: 049-100

Acres

11.00

MANAGEMENT AGENCY

AGRICULTURAL ARABLE LAND

Land Use KG - [CULTIVATED GRASS] Productivity Determining Factors

Supplementary: LOT 344 PLAN 81SC06998 ISC # 151549285

BW - [BROWN (ALLUVIUM)] Soil assocation 1 Soil texture 1 SIC - [SILTY CLAY] L - [LOAM]

Soil texture 2 OR10 - [CHERN-ORTH (CA 9-12)] Soil profile 1

Top soil depth

Economic and Physical Factors

Topography T1 - Level / Nearly Level

\$6,710

Stones (qualities) S1 - None to Few 25% reduction due to SA3 - [75 : Salinity - Strong] Phy. Factor 1

Rating \$/ACRE

Data Source: SAMAVIEW

Final

1,105.67

41.16

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	\$12,200		1	Other Agricultural	55%	\$6,710				Taxable

Total of Assessed Values: \$12,200 Total of Taxable/Exempt Values:

Print Date: 05-Sep-2024 **Property Report** Page 1 of 1

Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number :

049-001529103

PID: 2407930

Civic Address:

Legal Location: Qtr NE Sec 29 Tp 06 Rg 21 W 3 Sup 03

Supplementary: LOT 321 PLAN 81SC06998 ISC # 146121724

Title Acres: 26.66 School Division: 211 Neighbourhood: 049-100 Overall PUSE: 2000

Reviewed: Change Reason: Year / Frozen ID:

17-Sep-2020 Reinspection 2024/-32560

Predom Code: Method in Use:

C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL ARABLE LAND

27.00

MANAGEMENT AGENCY

Productivity Determining Factors

BW - [BROWN (ALLUVIUM)] Soil assocation 1 Soil texture 1 SIC - [SILTY CLAY]

L - [LOAM] Soil texture 2

OR10 - [CHERN-ORTH (CA 9-12)] Soil profile 1

Top soil depth 3-5 Economic and Physical Factors

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

Rating \$/ACRE

958.25

Data Source: SAMAVIEW

35% reduction due to SA4 - [65 : Salinity - Very Strong] Phy. Factor 1

35.68

Assessed & Taxable/Exempt Values (Summary)

KG - [CULTIVATED GRASS]

Liability Tax Percentage Adjust Reason Adjust Reason Description Appraised Values Subdivision Class of value Exempt Tax Status Taxable Reason Agricultural \$25,900 Other Agricultural 55% \$14.245 Taxable

Total of Assessed Values: \$25,900 Total of Taxable/Exempt Values: \$14,245

Print Date: 05-Sep-2024 **Property Report** Page 1 of 1

Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001529104

PID: 2407971

Civic Address:

Legal Location: Qtr NE Sec 29 Tp 06 Rg 21 W 3 Sup 04

Supplementary: LOT 323 PLAN 81SC06998 ISC # 146121746

School Division: 211 Neighbourhood: 049-100 Reviewed: Change Reason: Year / Frozen ID: 17-Sep-2020 Reinspection 2024/-32560

Overall PUSE: 2000

8.94

Predom Code: Method in Use:

C.A.M.A. - Cost

Call Back Year:

Title Acres:

AGRICULTURAL ARABLE LAND

9.00

MANAGEMENT AGENC

Land Use

Productivity Determining Factors BW - [BROWN (ALLUVIUM)] Soil assocation 1

SIC - [SILTY CLAY] Soil texture 1 Soil texture 2 L - [LOAM]

Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]

Top soil depth 3-5 Economic and Physical Factors

Topography

Rating

\$/ACRE 737.11

Data Source: SAMAVIEW

Stones (qualities) S1 - None to Few

Phy. Factor 1 50% reduction due to SA5 - [50 : Salinity - Severe]

T1 - Level / Nearly Level

Final 27.44

Assessed & Taxable/Exempt Values (Summary)

KG - [CULTIVATED GRASS]

Liability Tax Percentage Adjust Reason Adjust Reason Adjust Reason Appraised Values Description Subdivision of value Exempt Tax Status Class Taxable 55% Agricultural \$6,600 Other Agricultural \$3,630 Taxable Total of Assessed Values: \$6,600 Total of Taxable/Exempt Values: \$3,630

Print Date: 05-Sep-2024 Page 1 of 1 **Property Report**

Municipality Name: RM OF WHITE VALLEY (RM)

Civic Address:

Legal Location: Qtr NW Sec 28 Tp 06 Rg 21 W 3 Sup 05

Supplementary: LOT 330 PLAN 81SC06998 ISC # 146121768

Title Acres: 0.44 School Division: 211 Neighbourhood: 049-100 Overall PUSE: 2141

16-Sep-2020 Reviewed: Change Reason: Year / Frozen ID:

Reinspection 2024/-32560

PID: 2560407

Predom Code: Method in Use:

C.A.M.A. - Cost

Final

Call Back Year:

Assessment ID Number :

AGRICULTURAL ARABLE LAND

MANAGEMENT AGENCY

Land Use 1.00 KG - [CULTIVATED GRASS]

Productivity Determining Factors BW - [BROWN (ALLUVIUM)] Soil assocation 1 Soil texture 1 SIC - [SILTY CLAY]

Soil texture 2 L - [LOAM]

OR10 - [CHERN-ORTH (CA 9-12)] Soil profile 1 Top soil depth 3-5

Economic and Physical Factors

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

50% reduction due to SA5 - [50 : Salinity - Severe] Phy. Factor 1

049-001528205

Rating \$/ACRE

Data Source: SAMAVIEW

737.11 27.44

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
- Agricultural	\$700		1	Non-Arable (Range)	45%	\$315				Taxable
Total of Assessed Value	es: \$700	•		Total of Taxa	able/Exempt Values:	\$315				

Print Date: 05-Sep-2024 Page 1 of 1 **Property Report**

Municipality Name: RM OF WHITE VALLEY (RM)

Civic Address:

Legal Location: Qtr NW Sec 28 Tp 06 Rg 21 W 3 Sup 00

Supplementary: LOT 331 PLAN 81SC06998 ISC # 146121780

Title Acres: 32.67 School Division: 211 Neighbourhood: 049-100 Overall PUSE: 2100

Reviewed: Change Reason: Year / Frozen ID:

049-001528200

16-Sep-2020 Reinspection 2024/-32560

PID: 201132214

397.86

Data Source: SAMAVIEW

Predom Code: Method in Use:

C.A.M.A. - Cost

Ratin

\$/ACRE

Call Back Year:

Assessment ID Number :

AGRICULTURAL PASTURE LAND

MANAGEMENT AGENCY

Acres Land Use 33.00 NG - [NATIVE GRASS] Productivity Determining Factors AD - [ARDILL] Soil assocation 1 Soil texture 1 Soil texture 2

CL - [CLAY LOAM] L - [LOAM]

Soil assocation 2 BY - [BIRSAY] Soil texture 3 L - [LOAM]

Productivity Determining Factors

Range site TH: THIN Pasture Type N - [Native]

T6: Severe 21-30% Slopes Pasture Topography

Grazing water source Y: Yes Pasture Tree Cover NO - [NO] 0.20 Aum/Acre Aum/Quarter 32.00

Soil texture 4

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$13,100		1	Non-Arable (Range)	45%	\$5,895	-			Taxable
Total of Assessed Valu	es: \$13,100	•		Total of Taxa	able/Exempt Values:	\$5,895				

Print Date: 05-Sep-2024 **Property Report** Page 1 of 1

Municipality Name: RM OF WHITE VALLEY (RM)

Civic Address:

Legal Location: Qtr SW Sec 33 Tp 06 Rg 21 W 3 Sup 05

Supplementary: LOT 418

LOT 416 INCLUDES 9.02 AC PAR 418 PLAN 81SC06998 EXT 1(165072719), 2.79 AC PAR 418 EXT 2 (165072720) & 1.05 AC PAR 418 EXT 3 (165072731)

Title Acres: 12.86 School Division: 211

Assessment ID Number:

Neighbourhood: 049-100 Overall PUSE: 2100

TH: THIN

N - [Native]

T6: Severe 21-30% Slopes

Call Back Year:

Reviewed: Change Reason: Year / Frozen ID:

049-001533405

21-Sep-2020 Reinspection 2024/-32560

PID: 2417913

397.86

Data Source: SAMAVIEW

Predom Code:

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

Ratin

\$/ACRE

AGRICULTURAL PASTURE LAND

KATCHEWAN ASSESSMENT

Acres Land Use Productivity Determining Factors NG - [NATIVE GRASS] Soil assocation 1 AD - [ARDILL] CL - [CLAY LOAM] Soil texture 1

Soil texture 2 L - [LOAM]

Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.20 Aum/Quarter 32.00

Productivity Determining Factors

Range site

Pasture Type

Pasture Topography

BY - [BIRSAY] Soil assocation 2 Soil texture 3 L - [LOAM]

Soil texture 4

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$5,200		1	Non-Arable (Range)	45%	\$2.340				Taxable
Total of Assessed Va	lues: \$5,200			Total of Taxa	able/Exempt Values:	\$2,340				

Scheduling of Appointment Only Viewing Click on the Image to Book - October 20, 2024



No trespassing on the land permitted, <u>viewing is by Appointment Only</u> on October 20, 2024. By booking an appointment time, all persons in attendance agree to attend the scheduled appointment and to respect the property and agree to be liable for any and all damages, costs, and expenses incurred during their presence.

Please call 306-773-2891 or email <u>landtender@andlaw.ca</u> if you have any questions or need to reschedule.

Photos of the Property









































