



ANDERSON
& COMPANY
LAND TENDER DIVISION

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.*

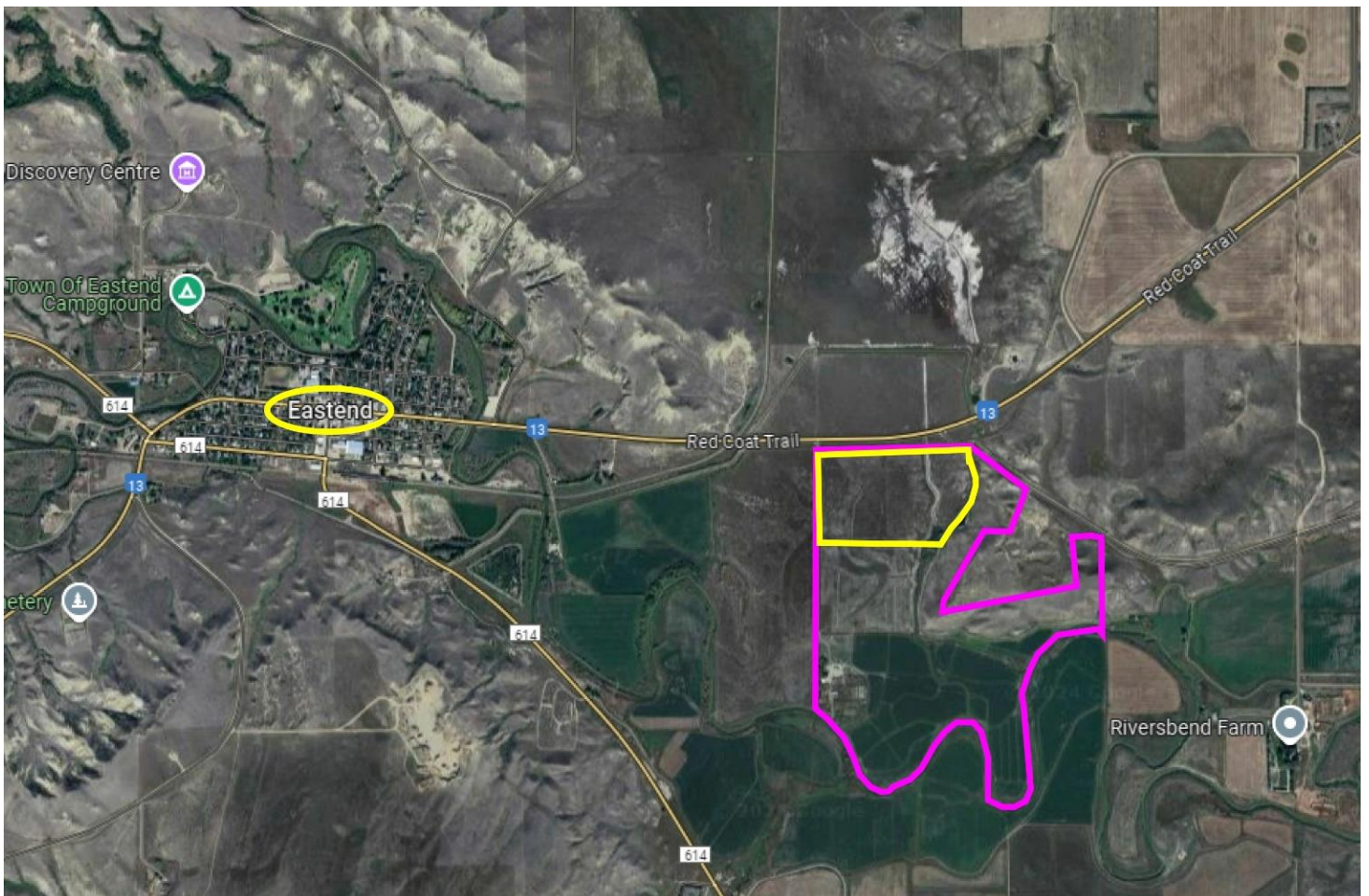
*The property features a well-maintained **1,444 sqft home**, complete with all appliances and a finished basement, attached garage, large deck, and an automatic generator for reliable power. It includes extensive infrastructure, such as a **heated shop with in-floor hoist, machine shed**, and a **barn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

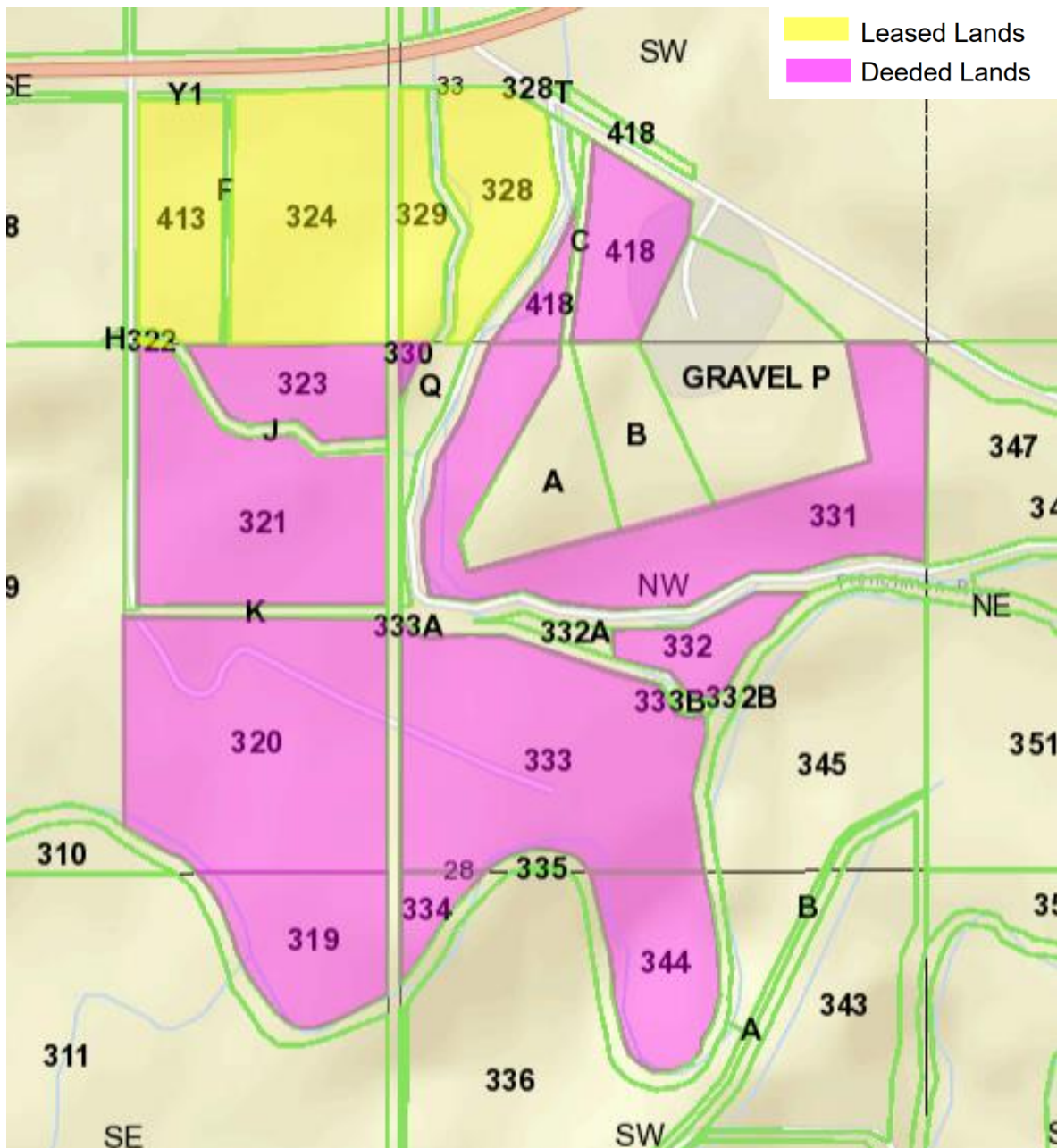
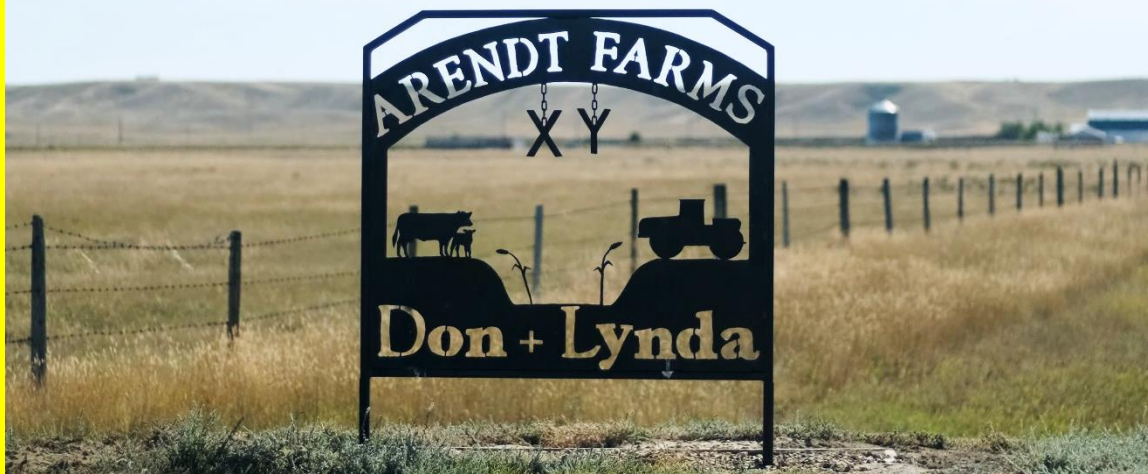
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[Link to Google Map: Eastend to the Yardsite](#)



Click here to view a Video Tour



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: Legal Land Description | Source Quarter | SAMA Assessment | Total Acres | Irrigated Acres | Cultivated Grass | Native 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 29-06-21 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.
 - 16' x 24' deck.
 - 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.

Potential Opportunity 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 **21st 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. Prospective bidders may schedule an appointment in accordance 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 not 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 **19th 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:

| <u>Legal Description</u> | <u>Bid Amount</u> |
|---|-------------------|
| <u>DEEDED LAND PACKAGE:</u> 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

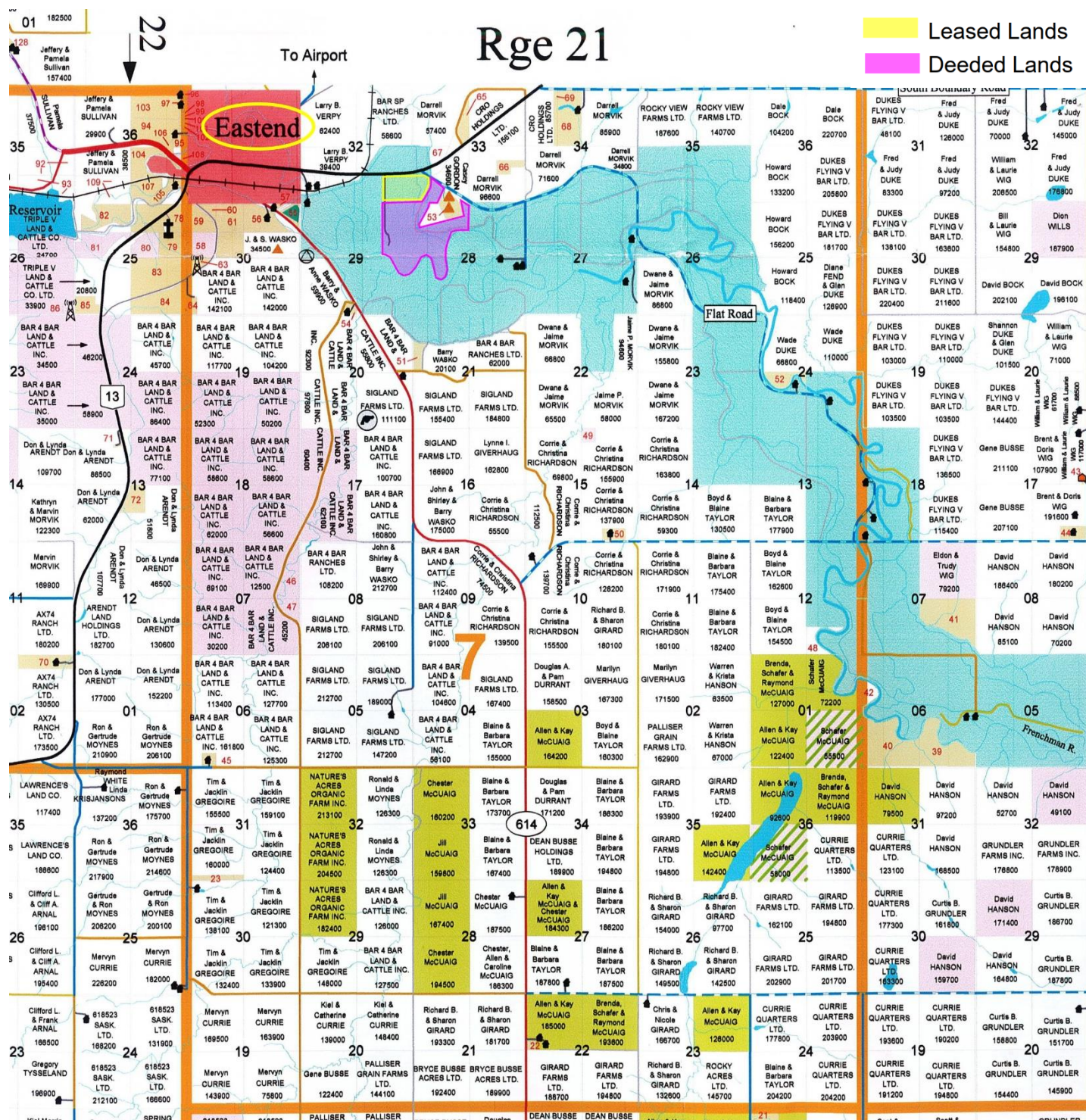
Email:_____

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

RM of White Valley No. – 2022 Map

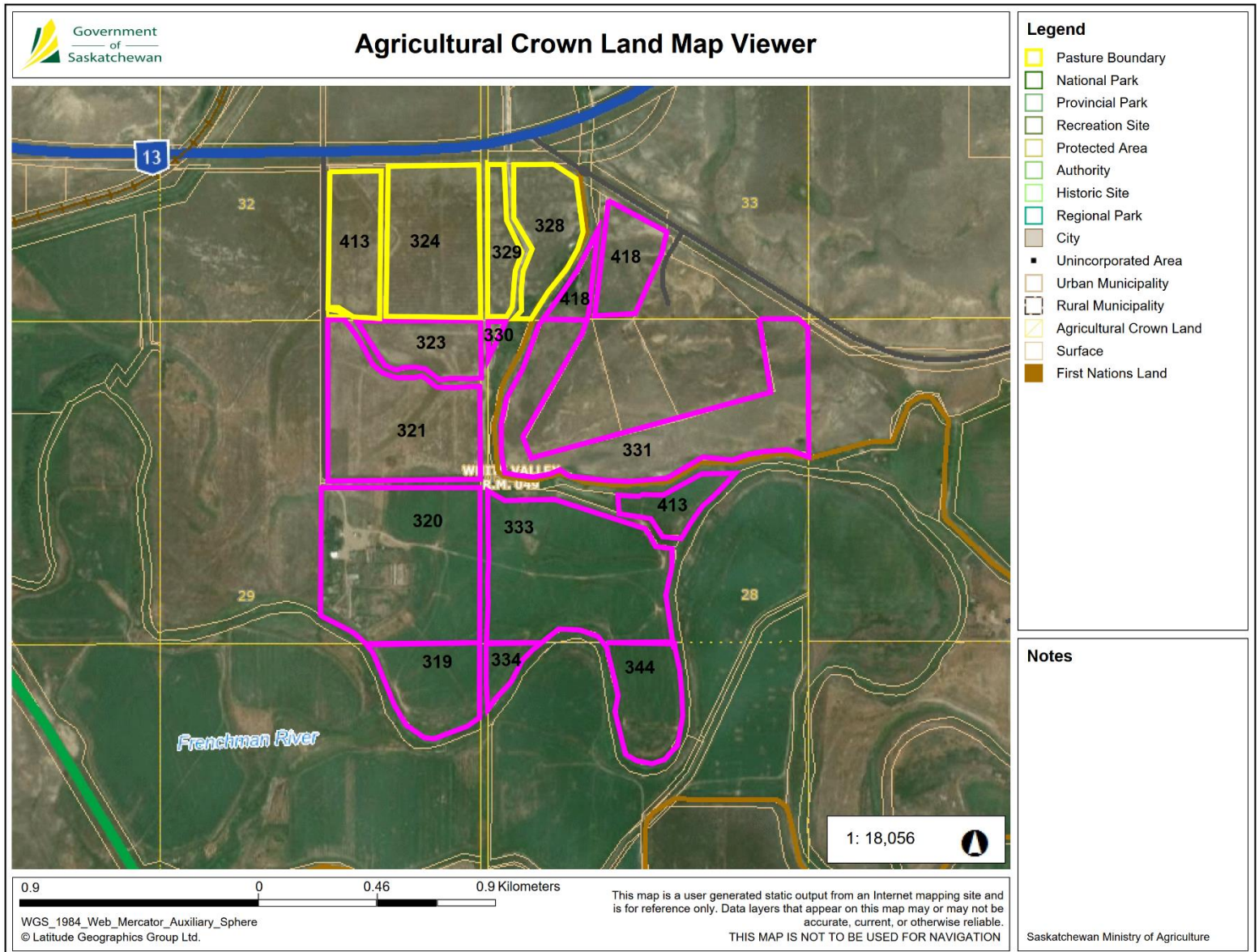
Rge 21

Deeded Lands



Content 4

Satellite Image



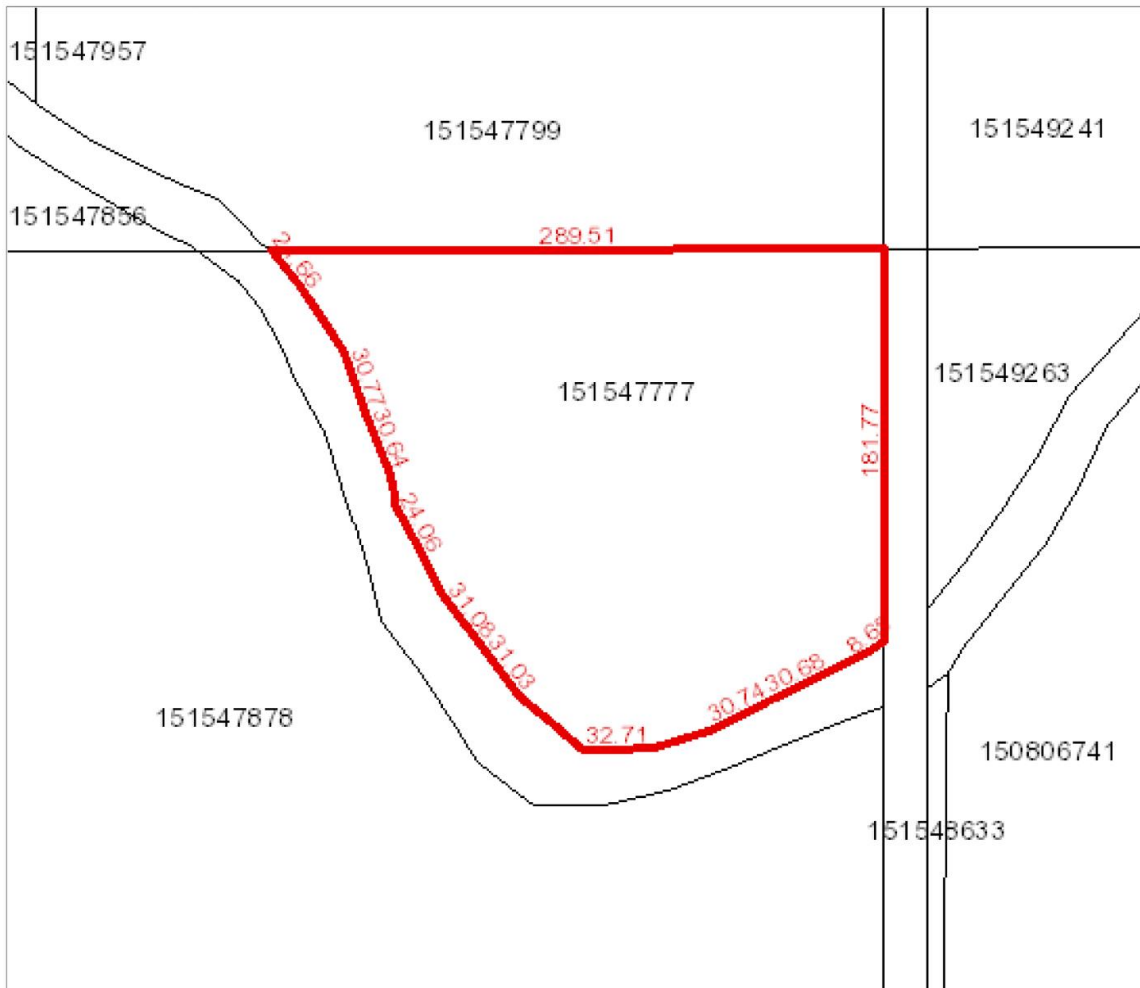
Content 5

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

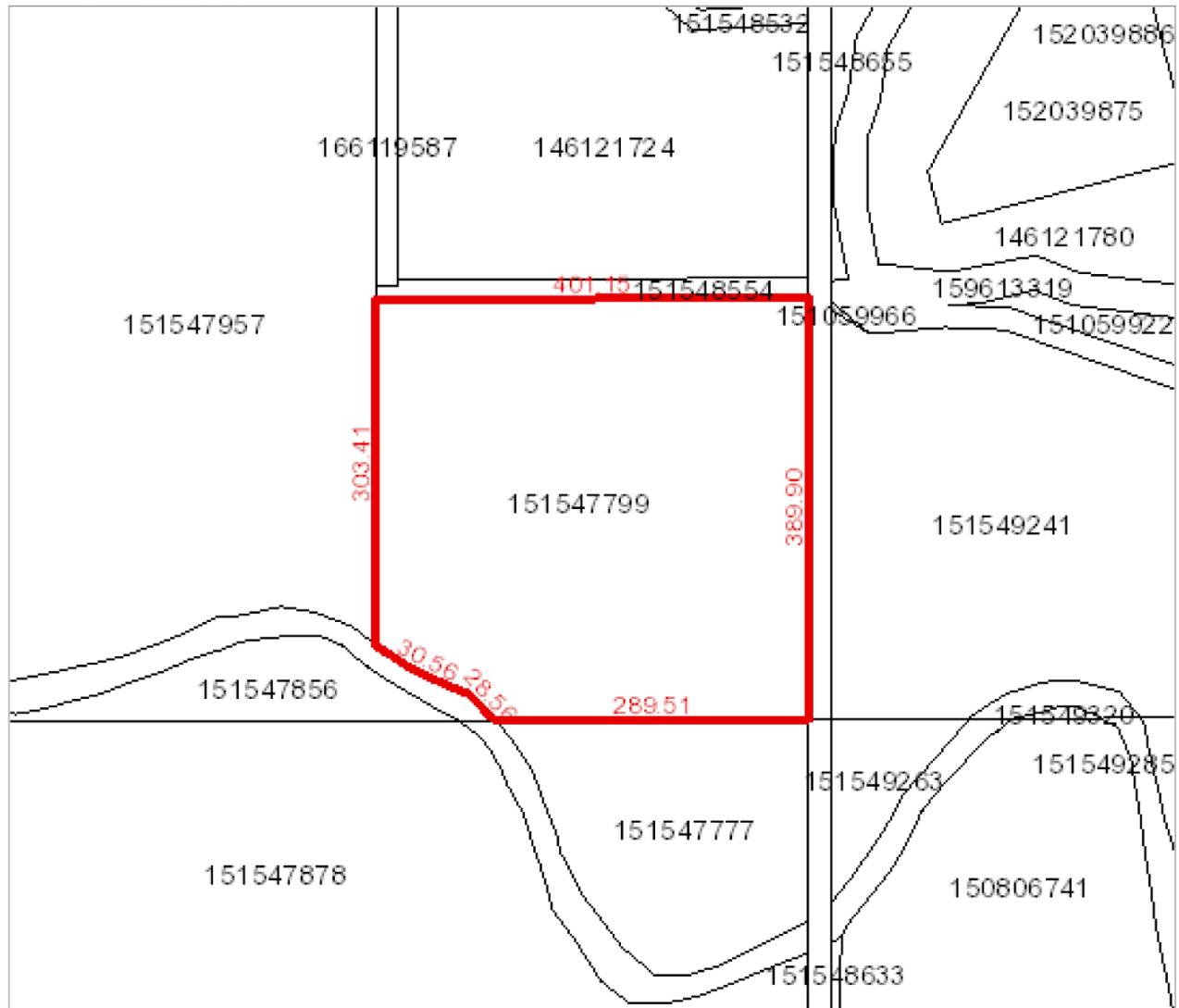
Ownership Share : 1:1

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: 151547799

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)

Converted Title Number : 93SC12039

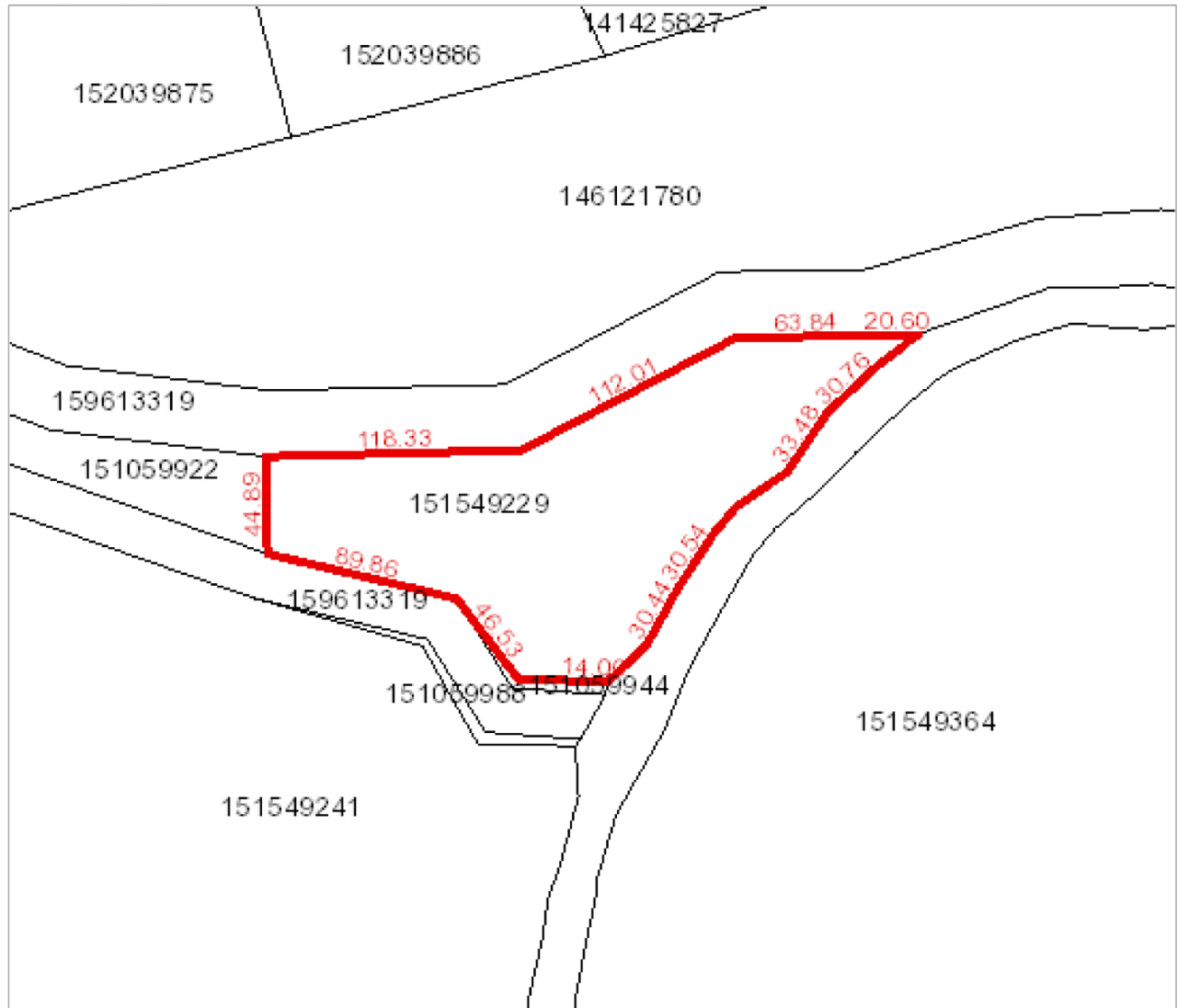
Ownership Share : 1:1

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Surface Parcel Number: 151549229

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

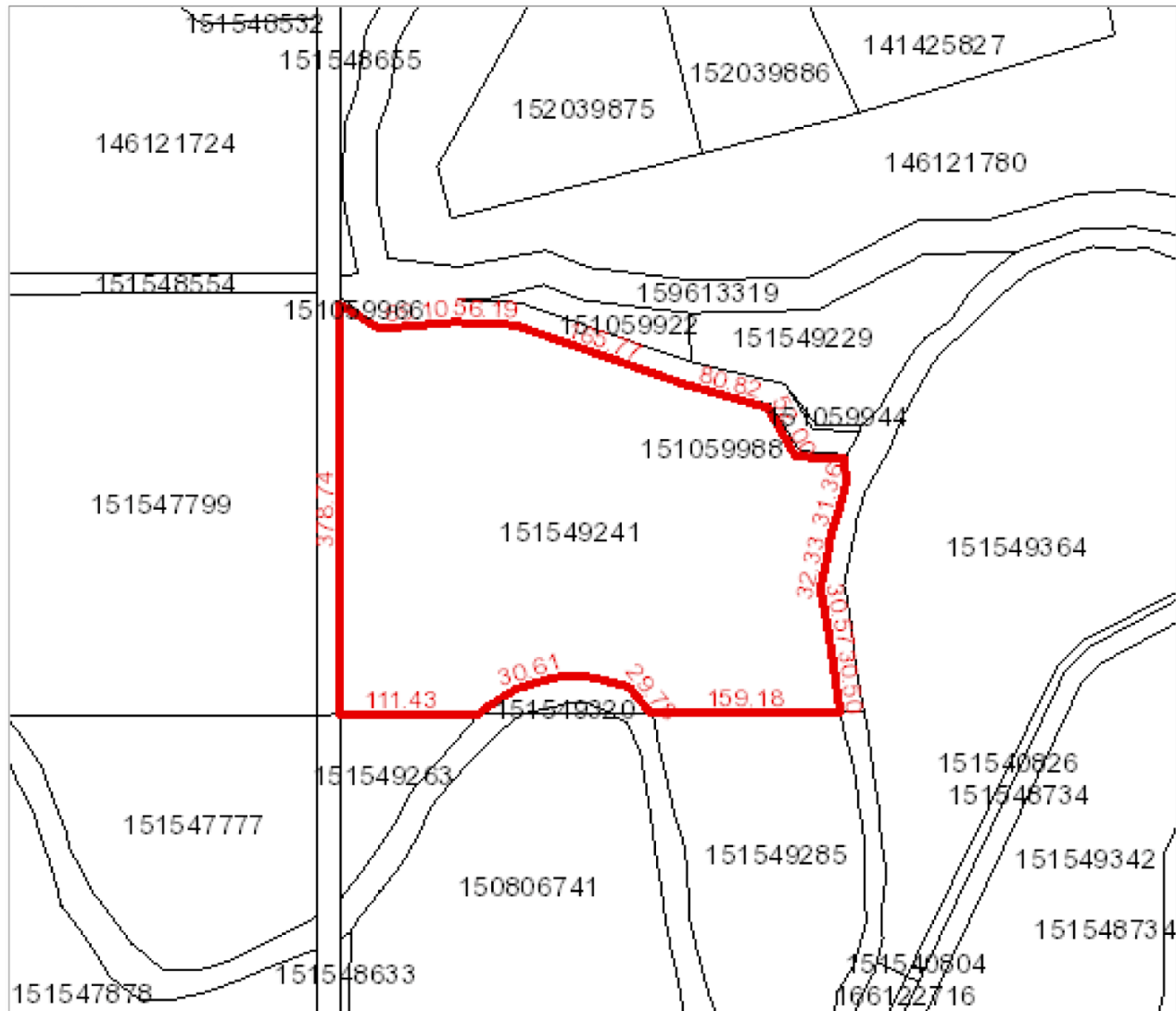
Ownership Share : 1:1

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Surface Parcel Number: 151549241

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)

Converted Title Number : 93SC12039A

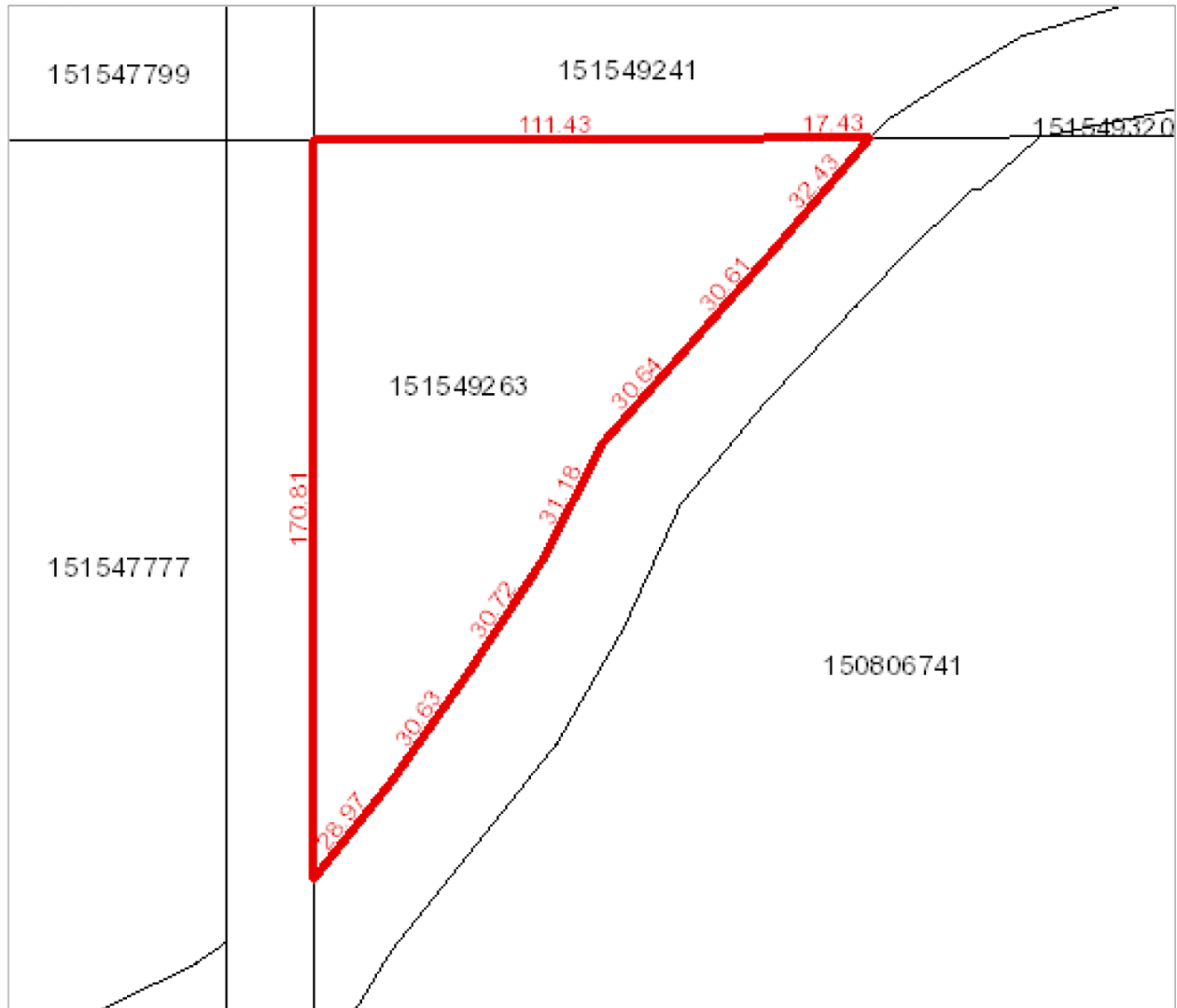
Ownership Share : 1:1

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Surface Parcel Number: 151549263

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

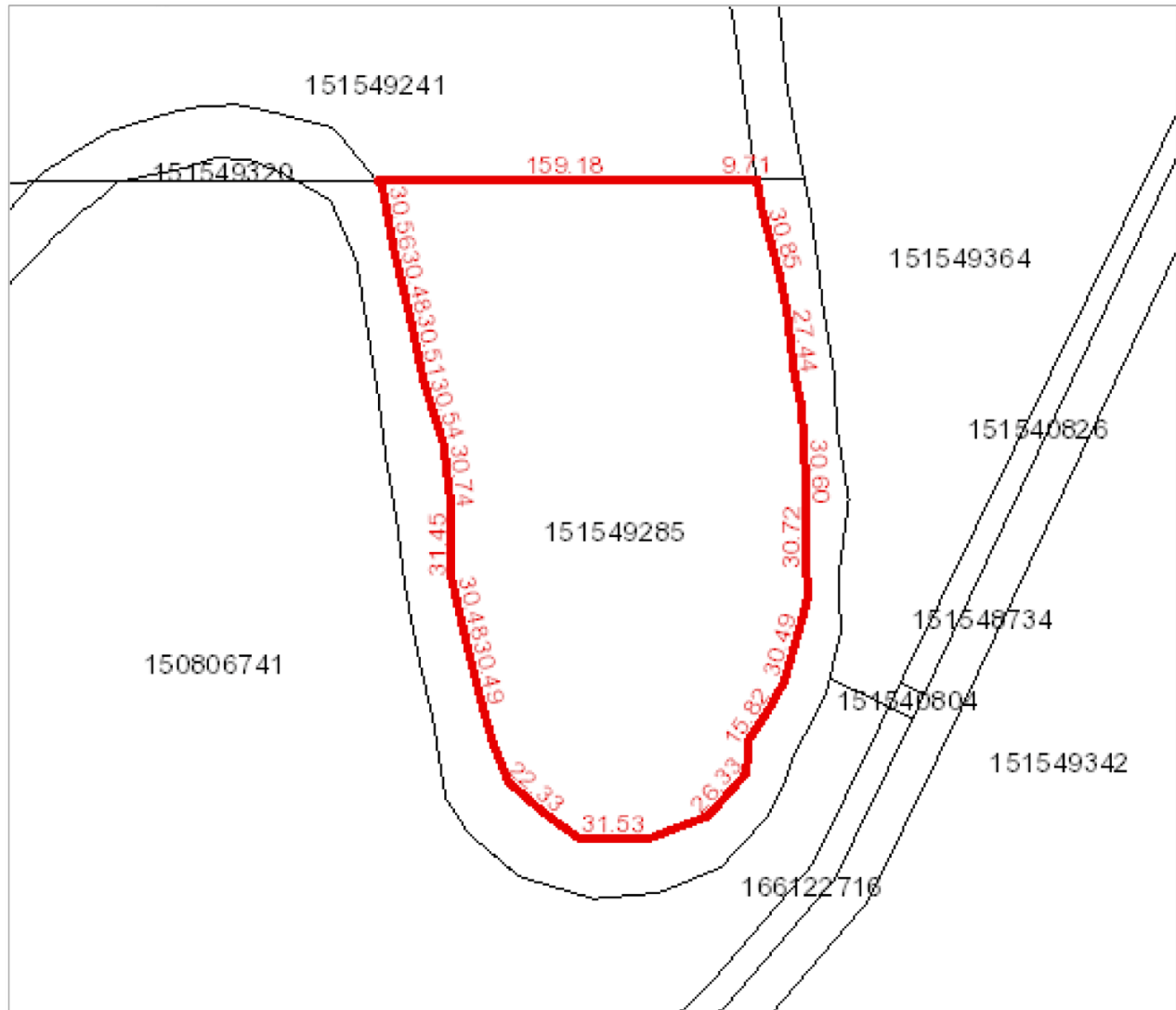
Ownership Share : 1:1

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Surface Parcel Number: 151549285

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)

Converted Title Number : 93SC12039A

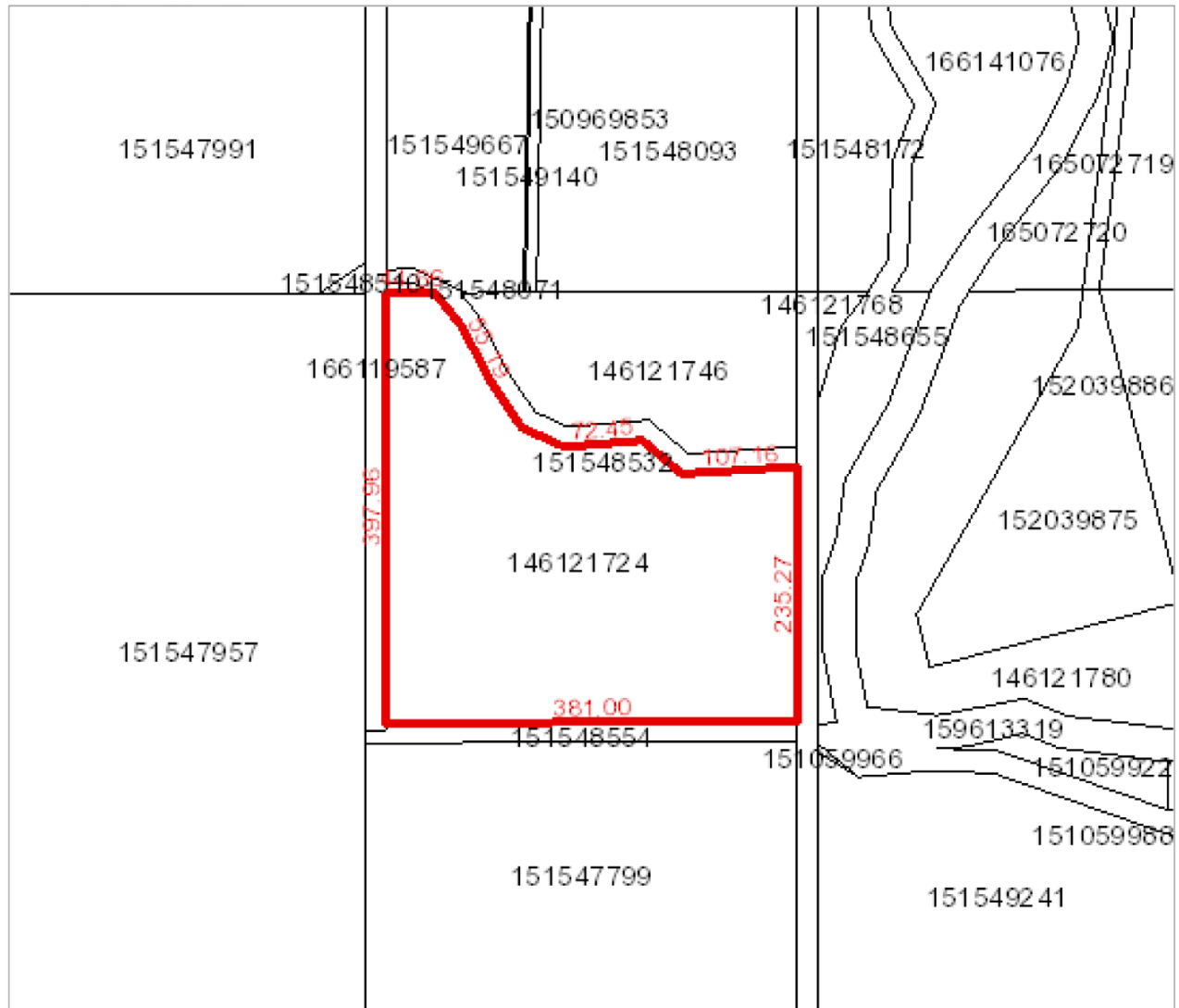
Ownership Share : 1:1

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Surface Parcel Number: 146121724

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

Parcel Class : Parcel (Generic)

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)

Converted Title Number : 91SC08277

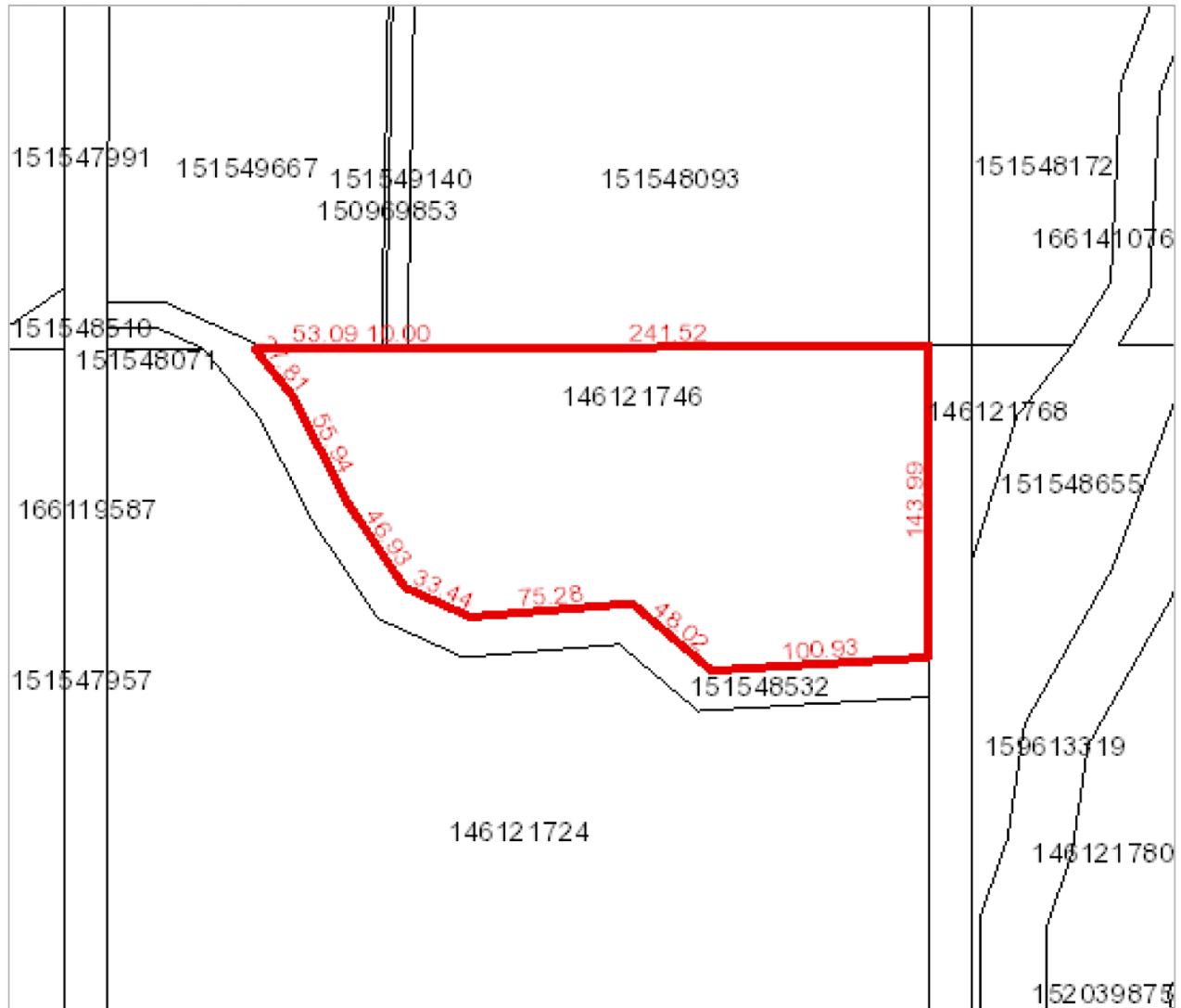
Ownership Share : 1:1

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Surface Parcel Number: 146121746

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)

Converted Title Number : 91SC08277

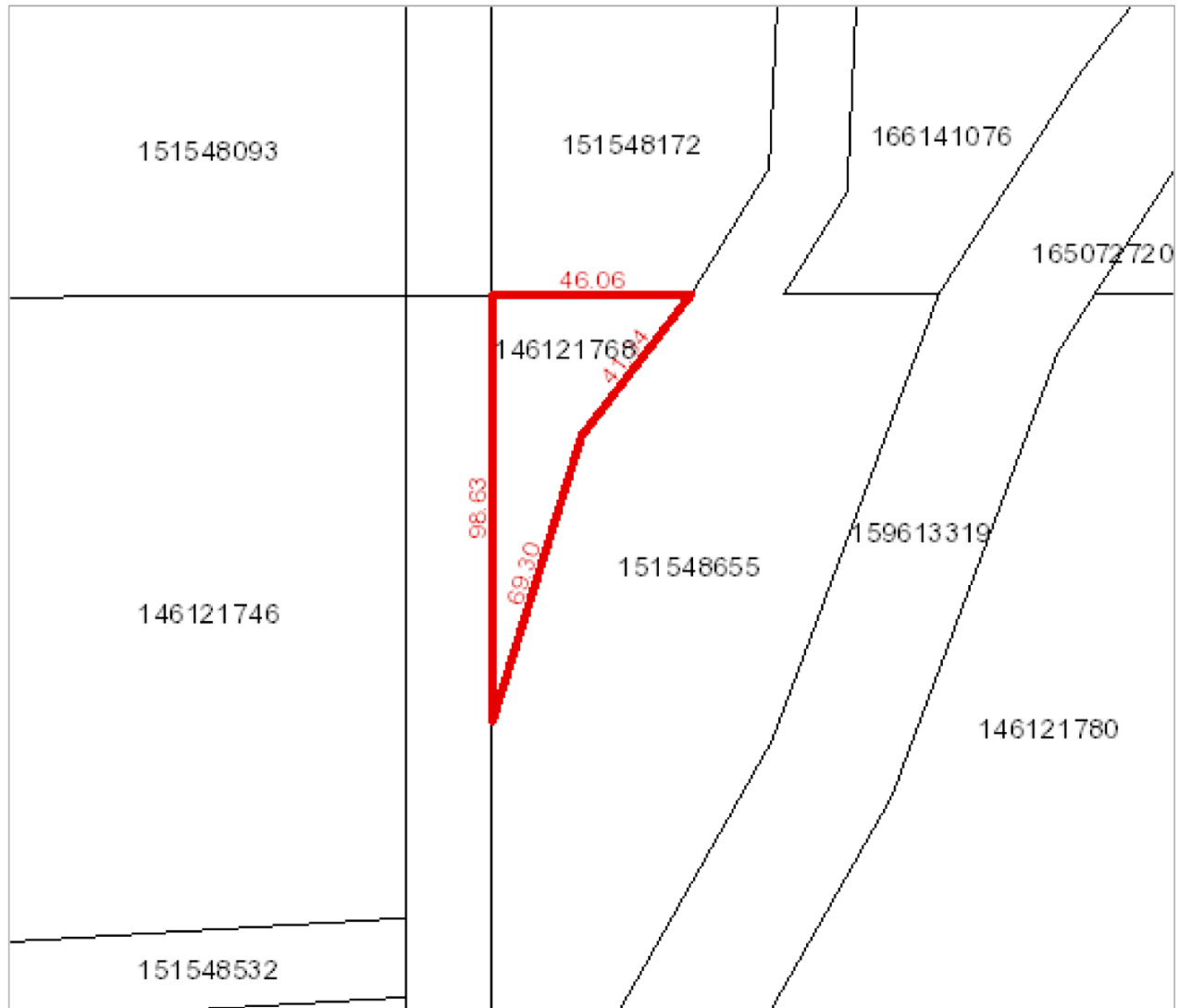
Ownership Share : 1:1

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Surface Parcel Number: 146121768

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)

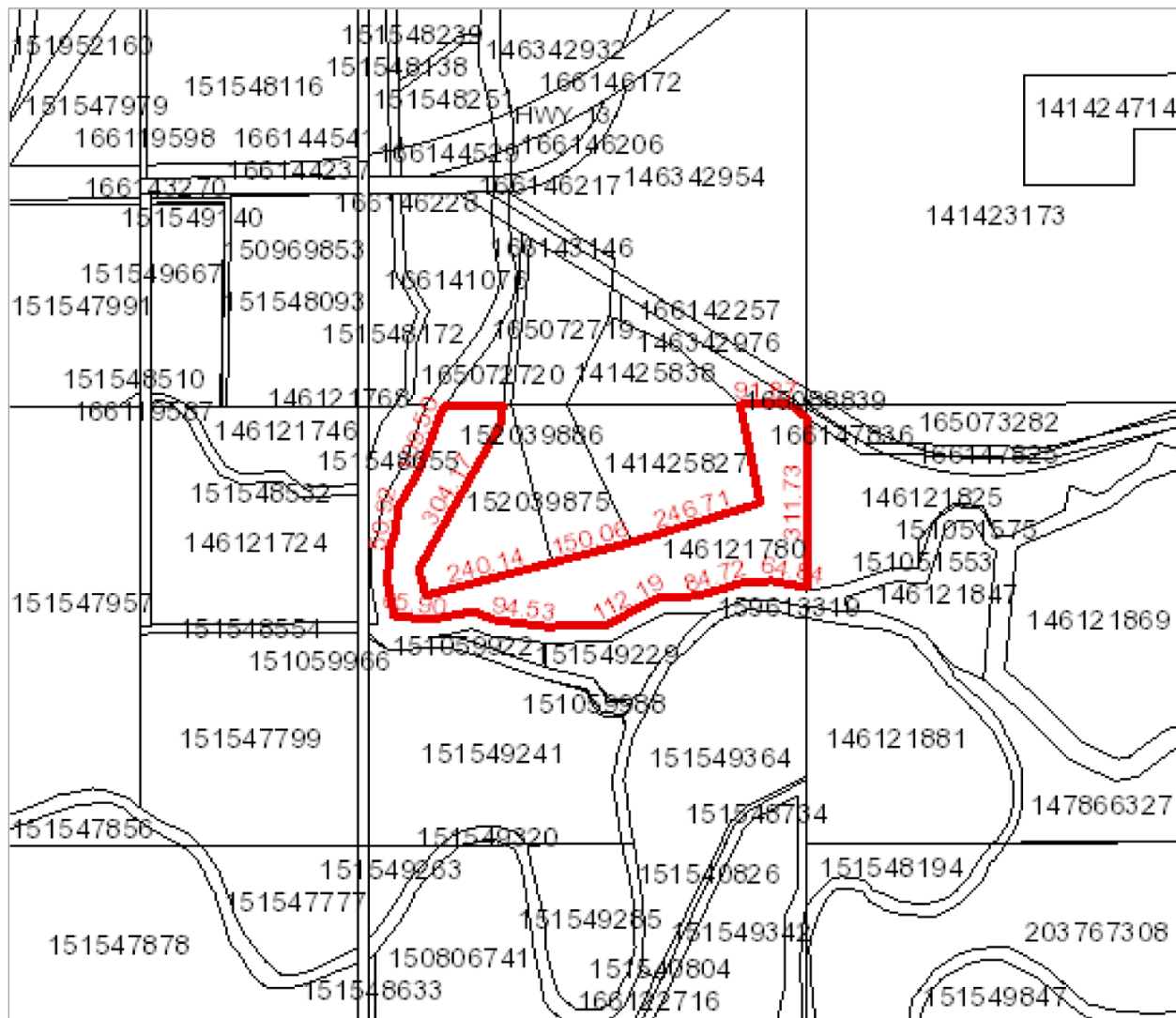
Converted Title Number : 91SC08277

Ownership Share : 1:1

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Surface Parcel Number: 146121780

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

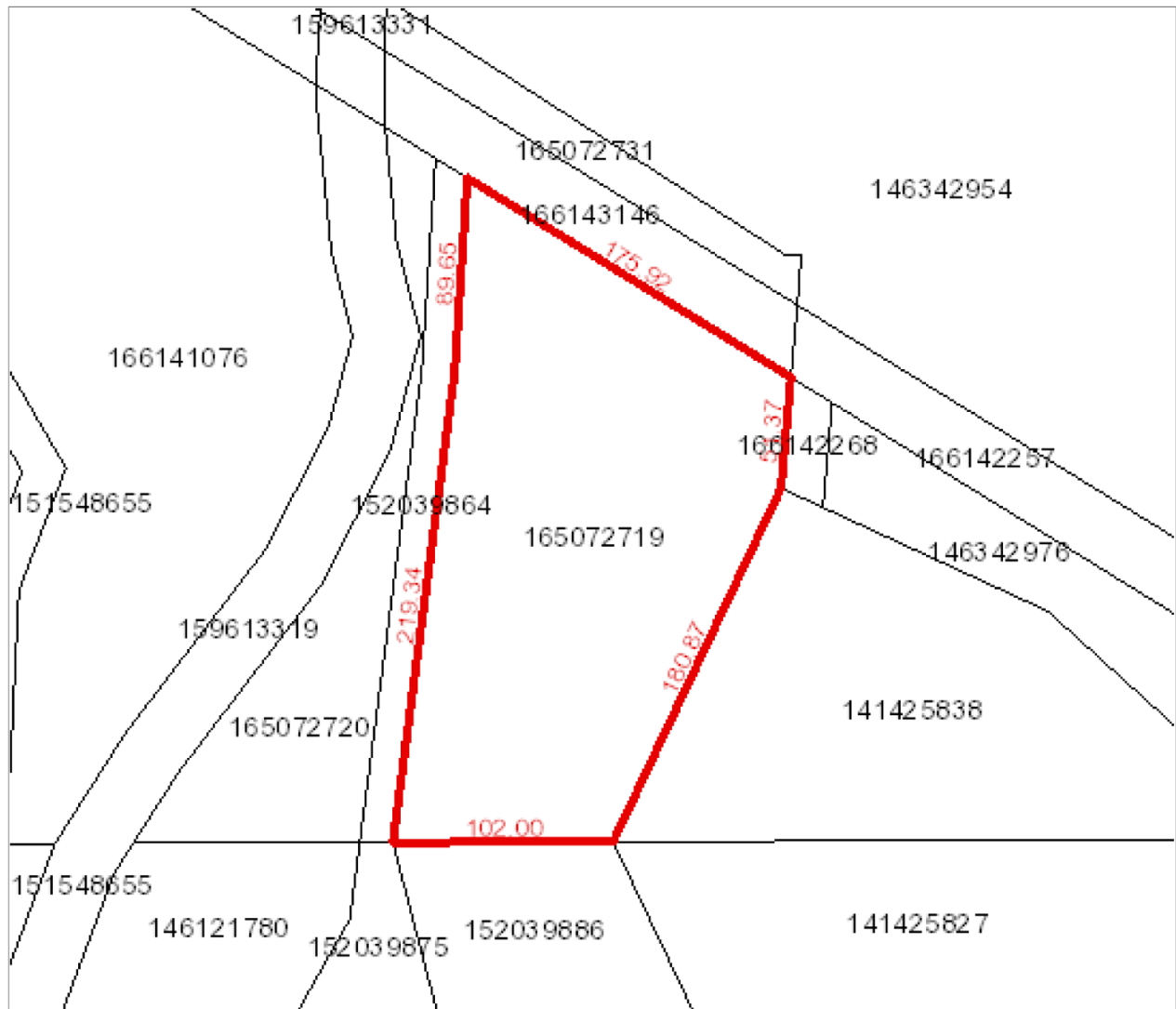
Ownership Share : 1:1

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Surface Parcel Number: 165072719

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

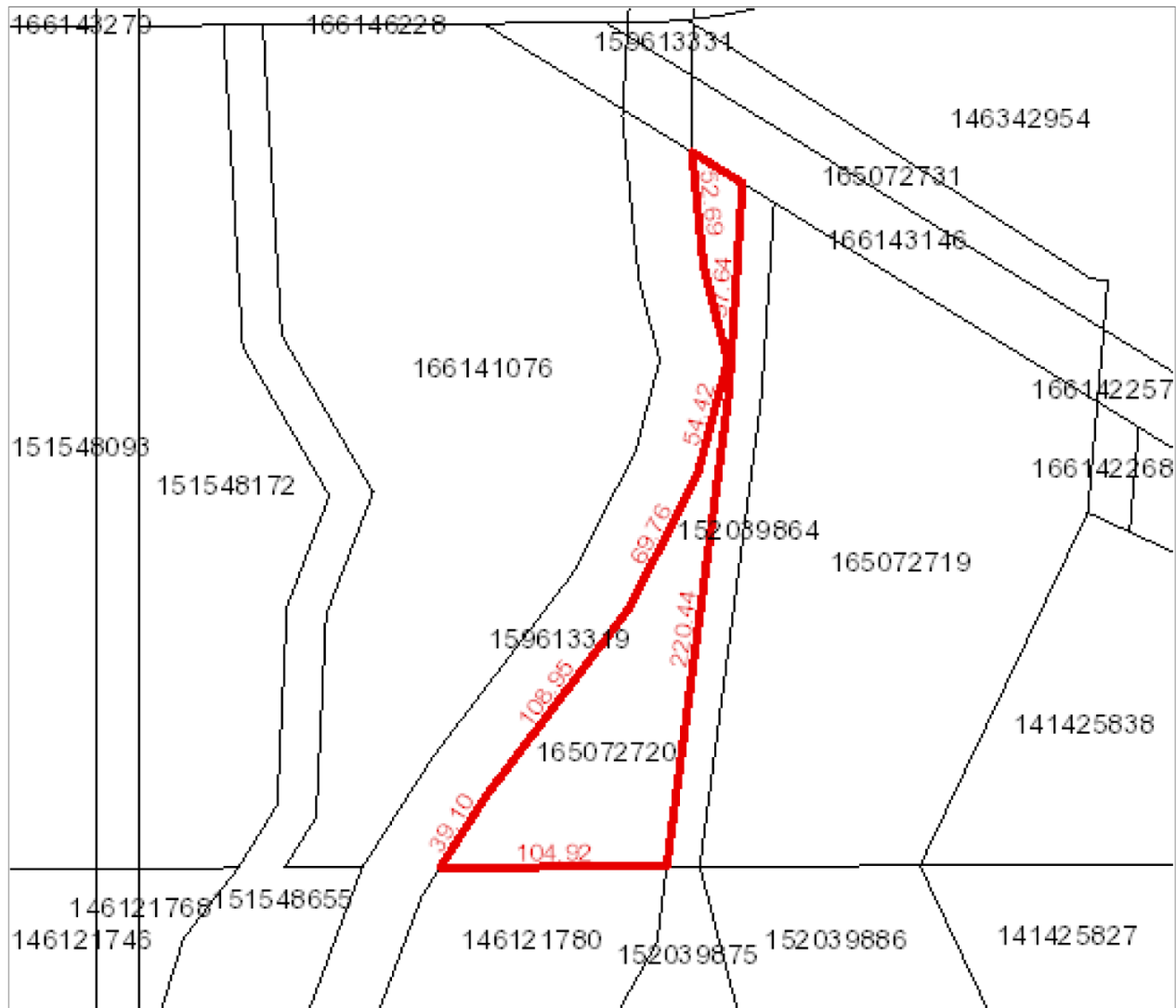
Ownership Share : 1:1

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Surface Parcel Number: 165072720

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

Parcel Class : Parcel (Generic)

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)

Converted Title Number : 91SC08277

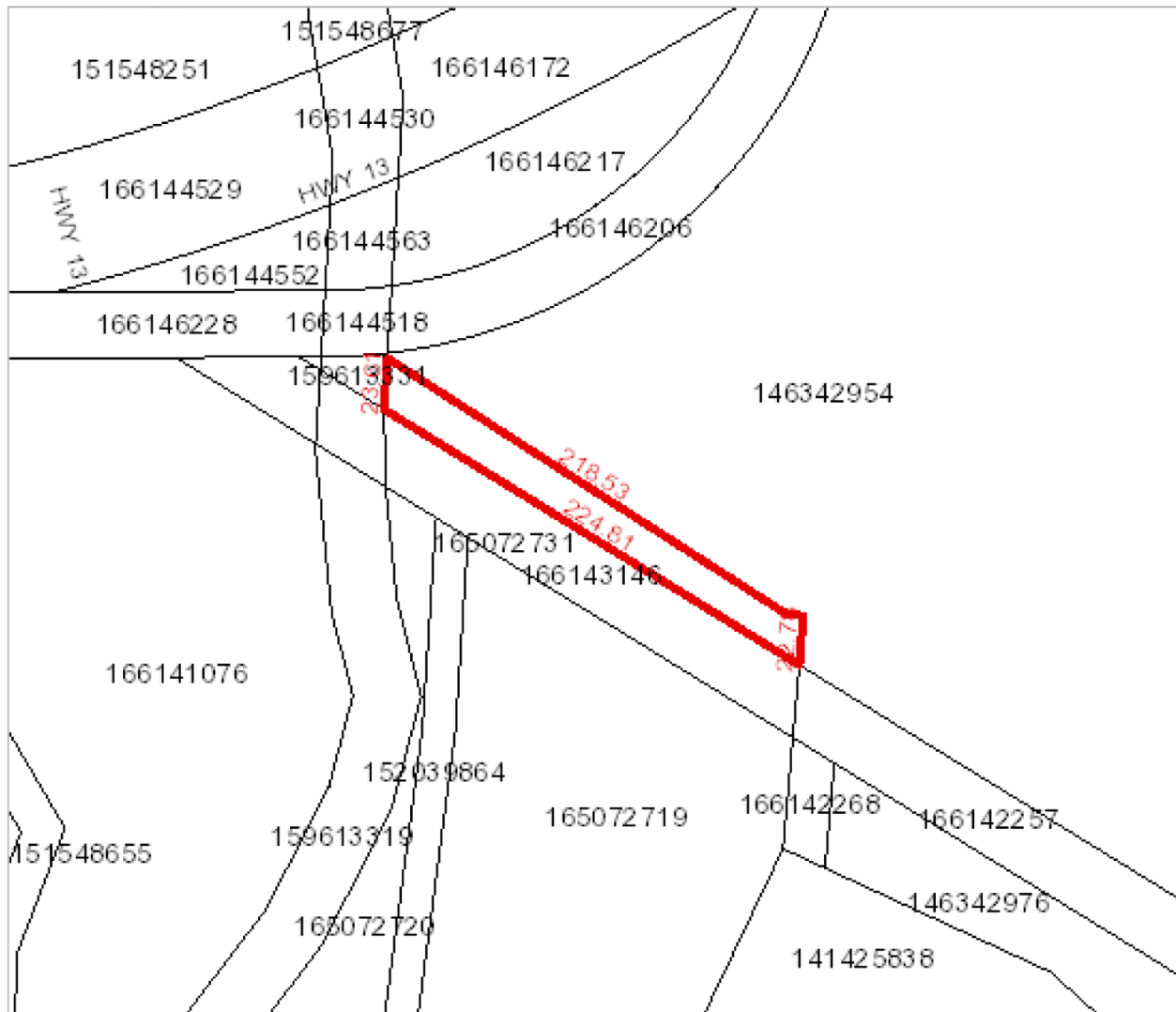
Ownership Share : 1:1

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Surface Parcel Number: 165072731

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

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Content 6

SAMA Reports

Property Report

Print Date: 05-Sep-2024

Page 1 of 1

Municipality Name: RM OF WHITE VALLEY (RM)

Assessment ID Number : 049-001529304

PID: 2406676



Civic Address:

Legal Location: Qtr SE Sec 29 Tp 06 Rg 21 W 3 Sup 04
Supplementary: LOT 319 PLAN 81SC06998
ISC # 151547777

Title Acres: 12.47

Reviewed: 17-Sep-2020

School Division: 211

Change Reason: Reinspection

Neighbourhood: 049-100

Year / Frozen ID: 2024/-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 | |
|-------|-------------------------|----------------------------------|-------------------------------|-------------------------------|--|---------|----------|
| 10.00 | KG - [CULTIVATED GRASS] | Soil association 1 | BW - [BROWN (ALLUVIUM)] | Topography | T1 - Level / Nearly Level | \$/ACRE | 1,105.67 |
| | | Soil texture 1 | SIC - [SILTY CLAY] | Stones (qualities) | S1 - None to Few | Final | 41.16 |
| | | Soil texture 2 | L - [LOAM] | Phy. Factor 1 | 25% reduction due to SA3 - [75 : Salinity - Strong] | | |
| | | 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 | | Rating | |
|-------|---------------------|----------------------------------|--------------------------|----------------------------------|-------------------------|---------|--------|
| 2.00 | NG - [NATIVE GRASS] | Soil association 1 | BW - [BROWN (ALLUVIUM)] | Range site | L: LOAMY | \$/ACRE | 649.14 |
| | | Soil texture 1 | SIC - [SILTY CLAY] | Pasture Type | N - [Native] | | |
| | | Soil texture 2 | SICL - [SILTY CLAY LOAM] | Pasture Topography | T1: Level 0-2.5% Slopes | | |
| | | | | Grazing water source | Y: Yes | | |
| | | | | Pasture Tree Cover | NO - [NO] | | |
| | | | | Aum/Acre | 0.35 | | |
| | | | | Aum/Quarter | 56.00 | | |

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 | \$12,400 | | 1 | Other Agricultural | 55% | \$6,820 | | | | Taxable |
| Total of Assessed Values: | \$12,400 | | | | Total of Taxable/Exempt Values: | \$6,820 | | | | |

Property Report

Print Date: 05-Sep-2024

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
Call Back Year:
Reviewed: 17-Sep-2020
Change Reason: Reinspection
Year / Frozen ID: 2024/-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 | |
|-------|-------------------------|----------------------------------|-------------------------------|-------------------------------|---|---------|--------|
| 27.00 | KG - [CULTIVATED GRASS] | Soil association 1 | BW - [BROWN (ALLUVIUM)] | Topography | T1 - Level / Nearly Level | \$/ACRE | 958.25 |
| | | Soil texture 1 | SIC - [SILTY CLAY] | Stones (qualities) | S1 - None to Few | Final | 35.68 |
| | | Soil texture 2 | L - [LOAM] | Phy. Factor 1 | 35% reduction due to SA4 - [65 : Salinity - Very Strong] | | |
| | | Soil profile 1 | OR10 - [CHERN-ORTH (CA 9-12)] | | | | |
| | | Top soil depth | 3-5 | | | | |


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 | \$25,900 | | 1 | Other Agricultural | 55% | \$14,245 | | | | Taxable |
| Total of Assessed Values: | \$25,900 | | | | Total of Taxable/Exempt Values: | \$14,245 | | | | |

Property Report

Print Date: 05-Sep-2024

Page 1 of 1



SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

Civic Address:

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

Supplementary: LOT 323 PLAN 81SC06998
ISC # 146121746

Title Acres: 8.94

School Division: 211

Neighbourhood: 049-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 17-Sep-2020

Change Reason: Reinspection

Year / Frozen ID: 2024/-32560

Predom Code:

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

Assessment ID Number : 049-001529104

PID: 2407971

AGRICULTURAL ARABLE LAND

| Acres | Land Use | Productivity Determining Factors | | Economic and Physical Factors | | Rating | |
|-------|-------------------------|----------------------------------|-------------------------------|-------------------------------|--|---------|--------|
| 9.00 | KG - [CULTIVATED GRASS] | Soil association 1 | BW - [BROWN (ALLUVIUM)] | Topography | T1 - Level / Nearly Level | \$/ACRE | 737.11 |
| | | Soil texture 1 | SIC - [SILTY CLAY] | Stones (qualities) | S1 - None to Few | Final | 27.44 |
| | | Soil texture 2 | L - [LOAM] | Phy. Factor 1 | 50% reduction due to SA5 - [50 : Salinity - Severe] | | |
| | | Soil profile 1 | OR10 - [CHERN-ORTH (CA 9-12)] | | | | |
| | | Top soil depth | 3-5 | | | | |

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 | \$6,600 | | 1 | Other Agricultural | 55% | \$3,630 | | | | Taxable |
| Total of Assessed Values: | \$6,600 | | | | | Total of Taxable/Exempt Values: | \$3,630 | | | |

Content 7

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



No trespassing on the land permitted, **viewing is by Appointment Only 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 landtender@andlaw.ca
if you have any questions or need to reschedule.

Content 8

Photos of the Property













