



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Piapot No. 110

South of Piapot, SK

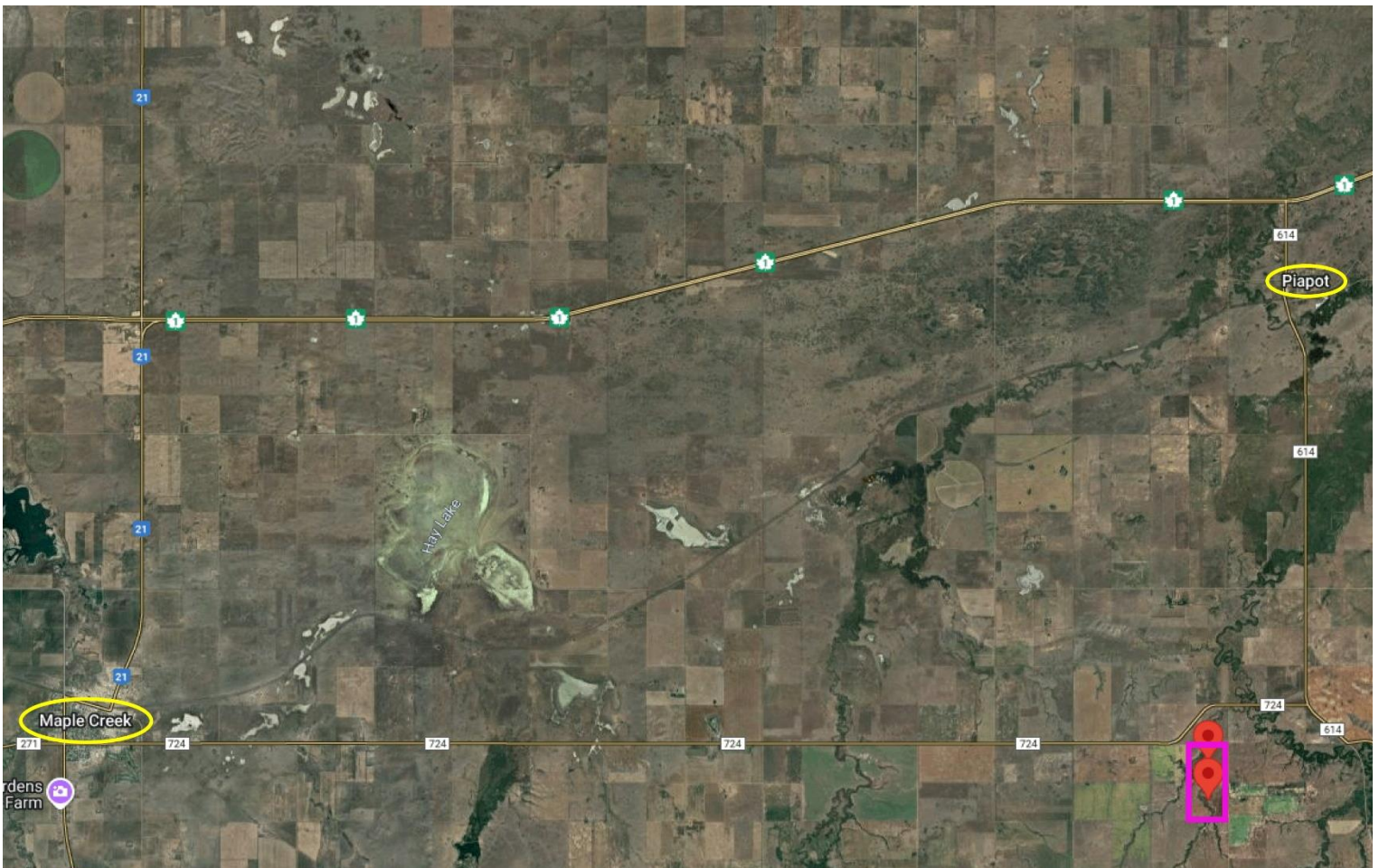
Harvey Baker Estate

Closing: March 5, 2025

Our File No. 22294-005F

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2. Tender for Purchase Form
3. RM Map of Land
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LAND FOR SALE - RM OF PIAPOT NO. 110

Owner: Harvey Baker Estate South of Piapot, SK

Land Description		Assessed Value	Total Acres	Cult. Acres	Native Grass
1	NE 12-11-24 W3 Ext. 0	\$150,300	160.91	89	71
2	SE 12-11-24 W3 Ext. 0	\$144,000	160.94	65	95
TOTALS:		\$294,300	321.85	154	166

PARTICULARS:

Natural springs on the SE 12-11-24 W3

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **5th day of March 2025**;
- 2) Highest or any tender not necessarily accepted;
- 3) A cheque for the amount of **3%** of the amount of bid must accompany the bid (cheques will be returned to unsuccessful bidders);
- 4) Tenders considered on individual parcel(s), indicating which quarter they apply to;
- 5) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
- 6) No tenders subject to financing or other conditions will be accepted;
- 7) Tenders will not be called to the office of the undersigned to finalize the sale;
- 8) Land offered for sale is offered for sale **as is** and **where is**. There are no warranties or representations of the Vendors expressed or implied;
- 9) The successful Tender shall be required, following the last tender, to enter into the Offer to Purchase Agreement, attached in Content #7;
- 10) In the event the Purchaser fails to pay the balance of the purchase price on or before the **19th day of March 2025** (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 alternatively, with consent of owner pay interest on balance to close at the rate of 6% per annum from Closing Date;
- 11) No possession shall be granted until the balance of the purchase price has been paid absolutely and unconditionally, or written agreement allowing early possession to commence spring work and applications;
- 12) The registered owner shall pay the costs for the preparation of the Transfer Authorization;
- 13) The Purchaser shall pay all Land Titles costs for the registration of the Transfer Authorization at ISC; The Purchaser shall be responsible for his/her own Solicitor costs;
- 14) The Purchaser, in addition to the offer price, shall also pay GST, if applicable. The Purchaser must provide the registered owner with a Certificate as to the GST registration otherwise, the Purchaser shall be required to pay the Vendor, GST equivalent to five (5%) percent of the purchase price;
- 15) The Owner shall pay taxes to **December 31, 2024**. The Purchaser is responsible for 2025 taxes on deeded lands.

Forward bids and inquiries to:

MORRIS A. FROSLIE, ANDERSON & COMPANY

BARRISTERS & SOLICITORS

51 – 1st Ave NW, P.O. BOX 610

SWIFT CURRENT SK S9H 3W4

PHONE: (306) 773-2891

MFroslie@andlaw.ca

File No. 22294-005F

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>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	NE 12-11-24 W3 Ext. 0	\$ _____
<input type="checkbox"/>	SE 12-11-24 W3 Ext. 0	\$ _____
	TOTAL AMOUNT BID	\$ _____

2. I/We, the undersigned, attach a cheque in the amount of \$ _____ as a **3% deposit** for the above purchase price, and understand that the said cheque will be returned if the tender contained herein is not accepted by the Seller.
3. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the Seller's solicitors, Anderson & Company, to use the same to contact us after the tender deadline of **March 5, 2025, 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. 22294-005F/bw

Email: _____

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

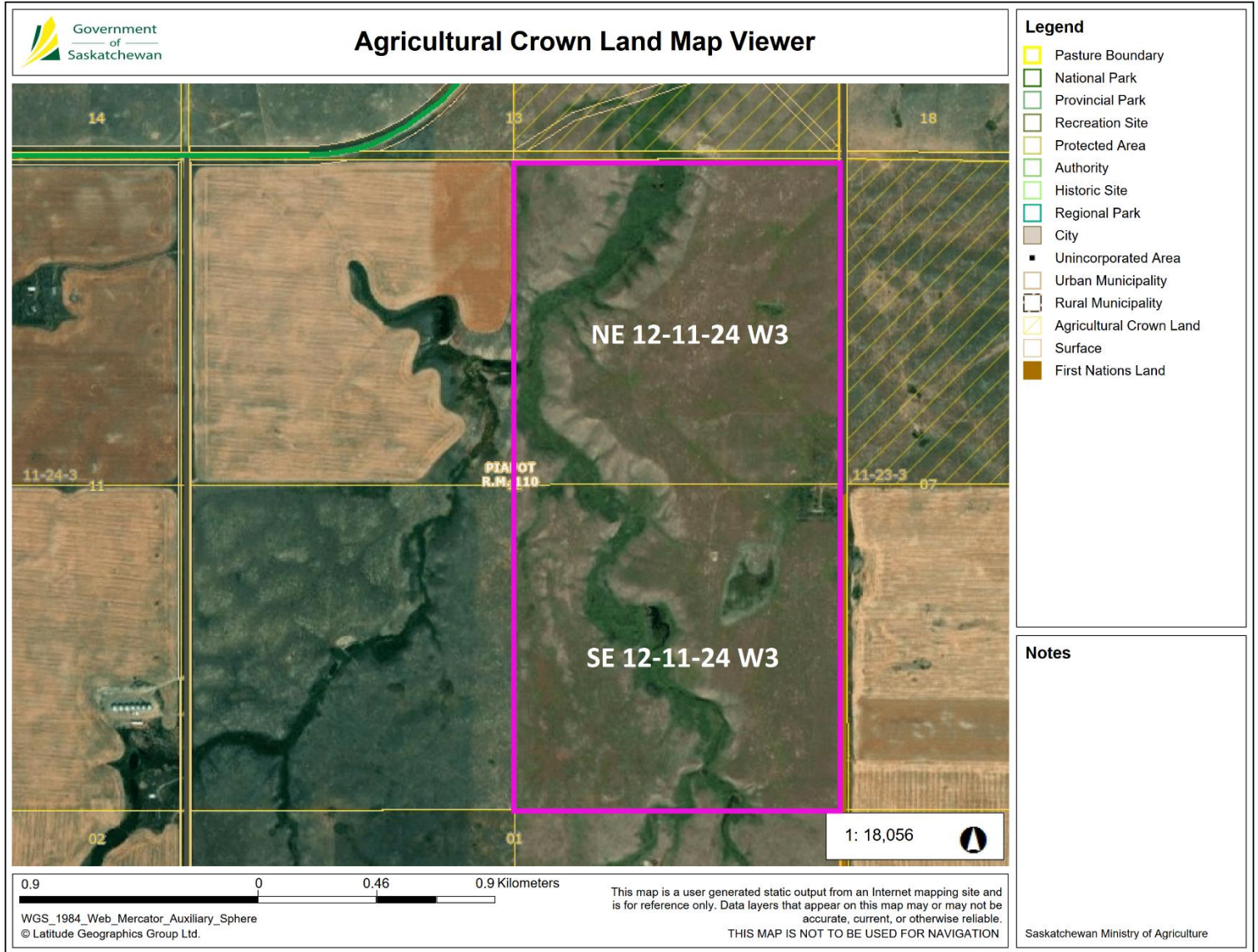
Content 3

RM of Piapot No. 110 - 2023 Map

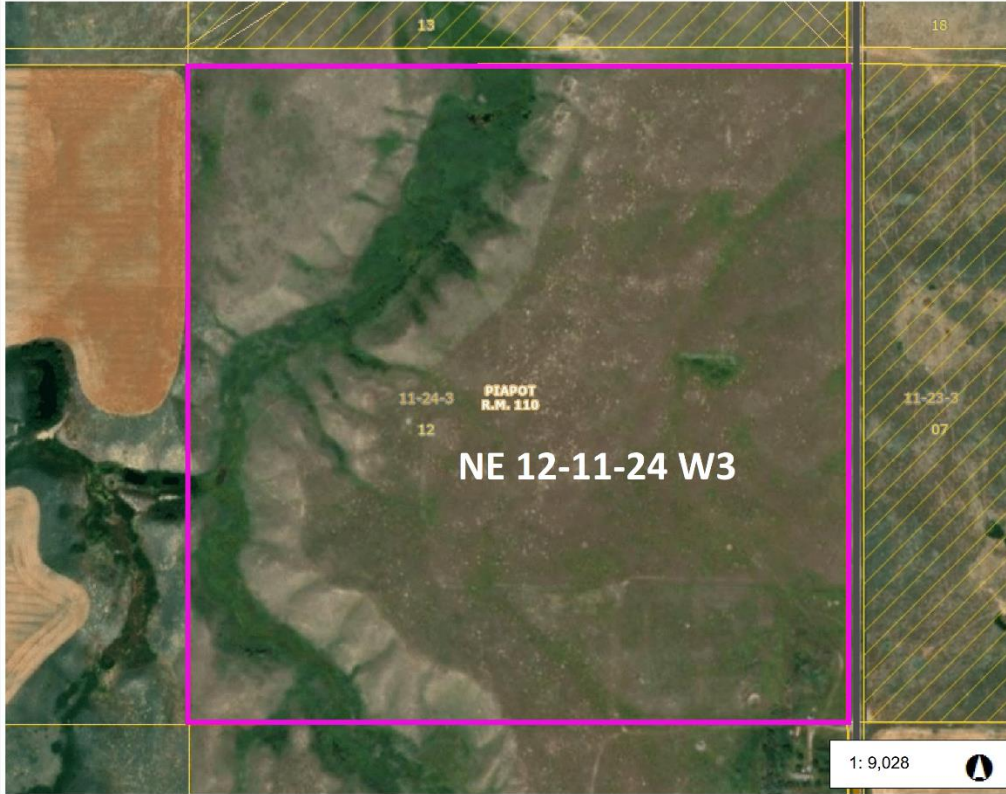
KEVIN & RHONDA WEISS 102700	KEVIN & RHONDA WEISS 92600	CYPRESS HUTTERRIAN COLONY 104500	CYPRESS HUTTERRIAN COLONY 112400	TREVOR & MONEEC FREY 163600	TREVOR & MONEEC FREY 141200	TREVOR & MONEEC FREY 168500	RICHARD & FRANCES NEEDHAM 179300	RICHARD & FRANCES NEEDHAM 80700	RICHARD & FRANCES NEEDHAM 76400	BOWIES LTD. 62700	BOWIES LTD. 63700	NEEDHAM BROTHERS 159300	NEEDHAM BROTHERS 103900	NEEDHAM BROTHERS 103900	NEEDHAM BROTHERS 150700	DONALD & JENNIE KNIGHT 194700	JUSTIN & CYNTHIA PERRIN 190700
KEVIN & RHONDA WEISS 102400	KEVIN & RHONDA WEISS 116100	CYPRESS HUTTERRIAN COLONY 130800	CYPRESS HUTTERRIAN COLONY 124000	TREVOR & MONEEC FREY 172000	TREVOR & MONEEC FREY 145100	BRENT & JACQUELINE WEISS 138900	RICHARD & FRANCES NEEDHAM 161800	ROBERT & MARGARET NEEDHAM 77100	ROBERT & MARGARET NEEDHAM 59100	BOWIES LTD. 75600	BOWIES LTD. 63700	NEEDHAM BROTHERS 163400	NEEDHAM BROTHERS 132400	NEEDHAM BROTHERS 155100	BRENT & JACQUELINE WEISS 203200	COLIN FORBES 208900	COLIN FORBES 211400
KEVIN & RHONDA WEISS 72500	KEVIN & RHONDA WEISS 105800	LARRY & SHARON BERRETH 22400	LARRY & SHARON BERRETH 124100	TREVOR & MONEEC FREY 136700	CHAD & NIKKI WEISS 154900	BRENT & JACQUELINE WEISS 177300	NEEDHAM BROTHERS 166800	RICHARD & FRANCES NEEDHAM 109600	ROBERT & MARGARET NEEDHAM 76400	ROBERT & MARGARET NEEDHAM 105100	GERALD & JANICE SANDERSON 147500	GERALD & JANICE SANDERSON 151400	DONAVON & HEATHER BOWYER 162700	NEEDHAM BROTHERS 198500	HARVEY & MARYLYN ECKART 181600	PETER & HEATHER HECKER 189100	HECKER FARMS LTD. 215500
KEVIN & RHONDA WEISS 63700	LARRY & SHARON BERRETH 111600	KEVIN & RHONDA WEISS 71000	KEVIN & RHONDA WEISS 84900	TREVOR & MONEEC FREY 137700	CHAD & NIKKI WEISS 153500	TREVOR & MONEEC FREY 118800	TREVOR & MONEEC FREY 158900	RICHARD & FRANCES NEEDHAM 93400	RICHARD & FRANCES NEEDHAM 73000	ROBERT & MARGARET NEEDHAM 3100	GERALD & JANICE SANDERSON 148900	GERALD & JANICE SANDERSON 172000	DONAVON & HEATHER BOWYER 179600	HARVEY & MARYLYN ECKART 186500	HARVEY & MARYLYN ECKART 147600	PETER & HEATHER HECKER 209200	PETER & HEATHER HECKER 143800
HAY CREEK RANCHING LTD. 65900	HAY CREEK RANCHING LTD. 163400	LARRY & SHARON BERRETH 78900	TREVOR & MONEEC FREY 181700	CHAD & NIKKI WEISS 152700	CHAD & NIKKI WEISS 164200	BRENT & JACQUELINE WEISS 170200	BRENT & JACQUELINE WEISS 170200	RICHARD & FRANCES NEEDHAM 95300	RICHARD & FRANCES NEEDHAM 152000	GERALD & JANICE SANDERSON 74500	GERALD & JANICE SANDERSON 176200	BRENT & JACQUELINE WEISS 176300	BRENT & JACQUELINE WEISS 178500	BRENT & JACQUELINE WEISS 176500	TERRY & NICOLE GETZ 83800	TERRY & NICOLE GETZ 109400	GERALD & JANICE SANDERSON 109100
LARRY & SHARON BERRETH 63700	LARRY & SHARON BERRETH 82200	LARRY & SHARON BERRETH 117000	TREVOR & MONEEC FREY 101100	CLAY & MELVIN MOORHEAD 163900	CLAY & MELVIN MOORHEAD 165400	TWIN BRIDGES RANCH 114400	BRENT & JACQUELINE WEISS 161800	BRENT & JACQUELINE WEISS 145800	BRENT & JACQUELINE WEISS 158500	GERALD & JANICE SANDERSON 154900	GERALD & JANICE SANDERSON 145100	BRENT & JACQUELINE WEISS 177000	BRENT & JACQUELINE WEISS 167000	BRENT & JACQUELINE WEISS 135100	RICHARD & ROBERT NEEDHAM 77400	TERRY & NICOLE GETZ 96800	LEIGH & JORDAN BIRCHAM 165100
LARRY & SHARON BERRETH 138000	LARRY & SHARON BERRETH 103900	AARON HORTON 120600	7H RANCH LTD. 104500	SEAN & MICHELLE BOWYER 137200	LAVERN LEROY & LARRY & DARCY BERRETH 102200	TWIN BRIDGES RANCH 98200	TWIN BRIDGES RANCH 128000	ART UNSWORTH 168600	BRENT & JACQUELINE WEISS 175800	CYPRESS HUTTERRIAN COLONY 160100	CYPRESS HUTTERRIAN COLONY 166300	BRENT & JACQUELINE WEISS 127900	BRENT & JACQUELINE WEISS 100600	BRENT & JACQUELINE WEISS 101000	RICHARD & ROBERT NEEDHAM 50500	TERRY & NICOLE GETZ 83600	TERRY & NICOLE GETZ 101600
DARCY BERRETH 217700	LARRY & SHARON BERRETH 163300	7H RANCH LTD. 167900	7H RANCH LTD. 118300	SEAN & MICHELLE BOWYER 189900	TWIN BRIDGES RANCH 162700	TWIN BRIDGES RANCH 158400	TWIN BRIDGES RANCH 91800	LANCE D. DREVER 105600	TWIN BRIDGES RANCH 97900	CYPRESS HUTTERRIAN COLONY 108700	CYPRESS HUTTERRIAN COLONY 112000	BRENT & JACQUELINE WEISS 76500	BRENT & JACQUELINE WEISS 91800	NEEDHAM BROTHERS 165300	TRAVIS & TARA PORTZ 87800	NEEDHAM BROTHERS 68200	NEEDHAM BROTHERS 115900
SEAN E. & MICHELLE BOWYER 162100	SEAN E. & MICHELLE BOWYER 169500	CLAY & MELVIN MOORHEAD 134100	CLAY & MELVIN MOORHEAD 170800	SEAN & MICHELLE BOWYER 168100	SEAN & MICHELLE BOWYER 191800	CYPRESS HUTTERRIAN COLONY 171700	HARVEY BAKER 129100	TWIN BRIDGES RANCH 100400	TWIN BRIDGES RANCH 90700	RICHARD & FRANCES NEEDHAM 95600	RICHARD & FRANCES NEEDHAM 93500	BIRCHAM RANCH LTD. 99300	TRAVIS & TARA PORTZ 153400	NEEDHAM BROTHERS 74200	TRAVIS & TARA PORTZ 90800	TRAVIS & TARA PORTZ 81200	RICHARD & ROBERT NEEDHAM 91900
LAVERN LEROY 181400	LAVERN LEROY 176100	CLAY & MELVIN MOORHEAD 164400	CLAY & MELVIN MOORHEAD 177700	CYPRESS HUTTERRIAN COLONY 209200	CYPRESS HUTTERRIAN COLONY 183600	DONALD & ESTHER NAGEL 130100	HARVEY BAKER 128300	SCOTT & BETTY PETERS 199300	SCOTT & BETTY PETERS 143500	TWIN BRIDGES RANCH 93600	TWIN BRIDGES RANCH 93600	BIRCHAM RANCH LTD. 128200	WADE & LAURIE BERTRAM 117100	WADE & LAURIE BERTRAM 64200	WADE & LAURIE BERTRAM 96200	TRAVIS & TARA PORTZ 89300	TRAVIS & TARA PORTZ 97800
DARCY & TAMMY BERRETH 164200	DARCY BERRETH 156100	LAVERN LEROY 152100	LAVERN LEROY 125700	DONALD & ESTHER NAGEL 163900	CYPRESS HUTTERRIAN COLONY 115700	DONALD & ESTHER NAGEL 137700	DONALD & ESTHER NAGEL 142100	SCOTT & BETTY PETERS 146400	SCOTT & BETTY PETERS 100100	RALPH & DORIS BIRCHAM 117200	RALPH & DORIS BIRCHAM 112300	LEIGH BIRCHAM 181700	BIRCHAM RANCH LTD. 82500	WADE & LAURIE BERTRAM 64900	WADE & LAURIE BERTRAM 63700	TRAVIS L. & TARA L. PORTZ 139100	TRAVIS & TARA PORTZ 169800
DARCY & TAMMY BERRETH 210200	DARCY BERRETH 201400	DARCY BERRETH 121300	DARCY BERRETH 201200	DONALD & ESTHER NAGEL 156700	DONALD & ESTHER NAGEL 120600	DONALD & ESTHER NAGEL 107000	DONALD & ESTHER NAGEL 178600	TWIN BRIDGES RANCH LTD. 101100	BIRCHAM RANCH LTD. 93500	BIRCHAM RANCH LTD. 101000	BIRCHAM RANCH LTD. 94300	BIRCHAM RANCH LTD. 201200	BIRCHAM RANCH LTD. 83800	TRAVIS & TARA PORTZ 63700	TRAVIS & TARA PORTZ 82300	TRAVIS & TARA PORTZ 101500	TRAVIS & TARA PORTZ 169500
RYAN & DEANNE FRIESSEN 168600	CLAY & MELVIN MOORHEAD 147200	LANCE D. DREVER 101400	LANCE D. DREVER 114200	DONALD & ESTHER NAGEL 169200	DONALD & ESTHER NAGEL 135300	DONALD & ESTHER NAGEL 137000	TWIN BRIDGES RANCH 100800	BIRCHAM RANCH LTD. 126500	BIRCHAM RANCH LTD. 170000	CHARLES & MARLENE BERTRAM 103900	CHARLES & MARLENE BERTRAM 103200	CHARLES & MARLENE BERTRAM 107700	WADE & LAURIE BERTRAM 92300	TRAVIS & TARA PORTZ 96800	TRAVIS & TARA PORTZ 110000	TRAVIS & TARA PORTZ 115500	BRUCE & JOAN LEDDIE 122300
HORTON LAND & CATTLE CO. 165000	CLAY & MELVIN MOORHEAD 160200	LANCE D. DREVER 100400	LANCE D. DREVER 113200	GEORGE & LORETTA CHICHENKO 171400	GEORGE & LORETTA CHICHENKO 120100	SCOTT & BETTY PETERS 183700	TWIN BRIDGES RANCH 123600	MURRAY BERTRAM 152200	MURRAY BERTRAM 178000	CHARLES & MARLENE BERTRAM 64400	CHARLES & MARLENE BERTRAM 157900	CHARLES & MARLENE BERTRAM 80700	WADE & LAURIE BERTRAM 126500	TRAVIS & TARA PORTZ 142200	TRAVIS & TARA PORTZ 145400	TRAVIS & TARA PORTZ 98800	TRAVIS & TARA PORTZ 180400
CLAY & MELVIN MOORHEAD 98200	MELVIN, LAUREL & CLAY MOORHEAD 100100	MELVIN, LAUREL & CLAY MOORHEAD 103900	E. & P. SANDERSON & L. GIRARD 121900	LARRY, SHARON & DARCY BERRETH 168600	LARRY, SHARON & DARCY BERRETH 139700	SCOTT & BETTY PETERS 163900	SCOTT & BETTY PETERS 142200	SCOTT & BETTY PETERS 106200	LARRY & SHARON BERRETH 199300	VANCE SANDERSON 175700	FAY M. BROST & PAMELA SANDERSON 187900	C. & M. BERTRAM 95600	TRAVIS & TARA PORTZ 66300	LEIGH & CASSEY PORTZ 135600	LEIGH & CASSEY PORTZ 174700	LEIGH & CASSEY PORTZ 153700	LEIGH & CASSEY PORTZ 156600
CLAY & MELVIN MOORHEAD 91700	MELVIN, LAUREL & CLAY MOORHEAD 103900	MELVIN, LAUREL & CLAY MOORHEAD 103900	E. & P. SANDERSON & L. GIRARD 134300	LARRY, SHARON & DARCY BERRETH 217900	LARRY, SHARON & DARCY BERRETH 190400	SCOTT & BETTY PETERS 175700	SCOTT & BETTY PETERS 165400	SCOTT & BETTY PETERS 172600	LARRY & SHARON BERRETH 164200	VANCE SANDERSON 190800	FAY M. BROST & PAMELA SANDERSON 178400	LEIGH & CASSEY PORTZ 68500	LEIGH & CASSEY PORTZ 96300	WILLIAM & JEANETTE BEASLEY 73400	LEIGH & CASSEY PORTZ 146400	LEIGH & CASSEY PORTZ 152200	LEIGH & CASSEY PORTZ 162800
ROBERT & BRENDA PURVES 129000	ROBERT & BRENDA PURVES 123800	ROBERT & BRENDA PURVES 103900	E. & P. SANDERSON & L. GIRARD 176500	CYPRESS HUTTERRIAN COLONY 196800	CYPRESS HUTTERRIAN COLONY 186000	FAY M. BROST & PAMELA SANDERSON 176100	GRAHAM & PATRICIA ALEXANDER 131400	GRAHAM & PATRICIA ALEXANDER 159300	GRAHAM & PATRICIA ALEXANDER 159300	VANCE SANDERSON 161700	FAY M. BROST & PAMELA SANDERSON 124500	RAINBOW VALLEY RANCH LTD. 117300	VANCE SANDERSON 98200	LEIGH & CASSEY PORTZ 84000	LEIGH & CASSEY PORTZ 111900	BLAIR & LEEANN BROST 157300	BLAIR & LEEANN BROST 184900
C. & M. BOWYER 113000	C. & M. BOWYER 71000	DARLY & CAMMIE PASKEWITZ 98700	E. & P. SANDERSON & L. GIRARD 156400	CYPRESS HUTTERRIAN COLONY 154300	CYPRESS HUTTERRIAN COLONY 156400	FAY M. BROST & PAMELA SANDERSON 149000	RAINBOW VALLEY RANCH LTD. 98200	GRAHAM & PATRICIA ALEXANDER 161800	GRAHAM & PATRICIA ALEXANDER 168400	MYRON BROST 110600	FAY M. BROST & PAMELA SANDERSON 134600	FAY M. BROST & PAMELA SANDERSON 192700	FAY M. BROST & PAMELA SANDERSON 133200	FAY M. BROST & PAMELA SANDERSON 86900	FAY M. BROST & PAMELA SANDERSON 135000	BLAIR & LEEANN BROST 192500	BLAIR & LEEANN BROST 208700
C. & M. BOWYER 194000	C. & M. BOWYER 123000	DARLY & CAMMIE PASKEWITZ 110000	SCOTT & BETTY PETERS 154800	CYPRESS HUTTERRIAN COLONY 179800	FAY M. BROST & PAMELA SANDERSON 85700	FAY M. BROST & PAMELA SANDERSON 99700	GRAHAM & PATRICIA ALEXANDER 80000	MYRON BROST 110600	MYRON BROST 127000	FAY M. & BLAIR BROST 165100	FAY M. & BLAIR BROST 157200	FAY M. & BLAIR BROST 81100	FAY M. & BLAIR BROST 94400	FAY M. & BLAIR BROST 71400	BLAIR & LEEANN BROST 84400	FAY M. & BLAIR BROST 119100	BLAIR & LEEANN BROST 105700
ALLAN & MELODY MOORHEAD 103900	ALLAN & MELODY MOORHEAD 103900	DARLY & CAMMIE PASKEWITZ 117600	DARLY & CAMMIE PASKEWITZ 139900	RAINBOW VALLEY RANCH LTD. 89900	VANCE SANDERSON 89900	RAINBOW VALLEY RANCH LTD. 91400	GRAHAM & PATRICIA ALEXANDER 76100	MYRON BROST 93700	MYRON BROST 89200	FAY M. & BLAIR BROST 168800	FAY M. & BLAIR BROST 143700	FAY M. & BLAIR BROST 89900	VANCE SANDERSON 89900	FAY M. & BLAIR BROST 71000	FAY M. & BLAIR BROST 64000	BLAIR & LEEANN BROST 89500	BLAIR & LEEANN BROST 76300

Content 4

Satellite Images



Agricultural Crown Land Map Viewer



- 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

0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 9,028



Saskatchewan Ministry of Agriculture

Agricultural Crown Land Map Viewer



- Legend**
- Pasture Boundary
 - National Park
 - Provincial Park
 - Recreation Site
 - Protected Area
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 - Historic Site
 - Regional Park
 - City
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 - Agricultural Crown Land
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 - First Nations Land

Notes

0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 9,028



Saskatchewan Ministry of Agriculture

Content 5

SAMA Reports

Property Report

Print Date: 02-Jan-2025

Page 1 of 2

Municipality Name: RM OF PIAPOT (RM)

Assessment ID Number : 110-000912100

PID: 201492808



Civic Address:

Legal Location: Qtr NE Sec 12 Tp 11 Rg 24 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 110-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 26-May-2021

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	
89.00	KG - [CULTIVATED GRASS]	Soil association 1 AD - [ARDILL] Soil texture 1 L - [LOAM] Soil texture 2 CL - [CLAY LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 AD - [ARDILL] Soil texture 3 L - [LOAM] Soil texture 4 CL - [CLAY LOAM] Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S3 - Moderate	\$/ACRE Final	1,245.44 46.37

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating	
18.00	NG - [NATIVE GRASS]	Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM]	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T3: Moderate 6-9% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.35 Aum/Quarter 56.00	\$/ACRE	649.14
53.00	NG - [NATIVE GRASS]	Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM]	Range site L/TH: LOAMY/THIN Pasture Type N - [Native] Pasture Topography T5: Very Strong 16-20% Sl Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.28 Aum/Quarter 44.00	\$/ACRE	523.50

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Data Source: SAMAVIEW

Property Report

Print Date: 02-Jan-2025

Page 2 of 2

Municipality Name: RM OF PIAPOT (RM)

Assessment ID Number : 110-000912100

PID: 201492808

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	\$150,300		1	Other Agricultural	55%	\$82,665				Taxable
Total of Assessed Values:	\$150,300					\$82,665				

Property Report

Print Date: 02-Jan-2025

Page 1 of 2

Municipality Name: RM OF PIAPOT (RM)

Assessment ID Number : 110-000912300

PID: 201492824



Civic Address:

Legal Location: Qtr SE Sec 12 Tp 11 Rg 24 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 110-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 26-May-2021

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	
65.00	KG - [CULTIVATED GRASS]	Soil association 1 AD - [ARDILL] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight	\$/ACRE Final	1,349.10 50.23

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating	
43.00	NG - [NATIVE GRASS]	Soil association 1 AD - [ARDILL] Soil texture 1 L - [LOAM] Soil texture 2 CL - [CLAY LOAM]	Range site L/TH: LOAMY/THIN Pasture Type N - [Native] Pasture Topography T5: Very Strong 16-20% SI Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.28 Aum/Quarter 44.00	\$/ACRE	523.50
52.00	NG - [NATIVE GRASS]	Soil association 1 AD - [ARDILL] Soil texture 1 L - [LOAM] Soil texture 2 CL - [CLAY LOAM]	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T3: Moderate 6-9% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.35 Aum/Quarter 56.00	\$/ACRE	649.14

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Adjust Reason	Exempt	Adjust Reason	Tax Status
	\$144,000		1		45%				

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Data Source: SAMAVIEW

Property Report

Print Date: 02-Jan-2025

Page 2 of 2

Municipality Name: RM OF PIAPOT (RM)

Assessment ID Number : 110-000912300

PID: 201492824

Agricultural	Non-Arable (Range)	\$64,800	Taxable
Total of Assessed Values:	\$144,000	Total of Taxable/Exempt Values:	\$64,800

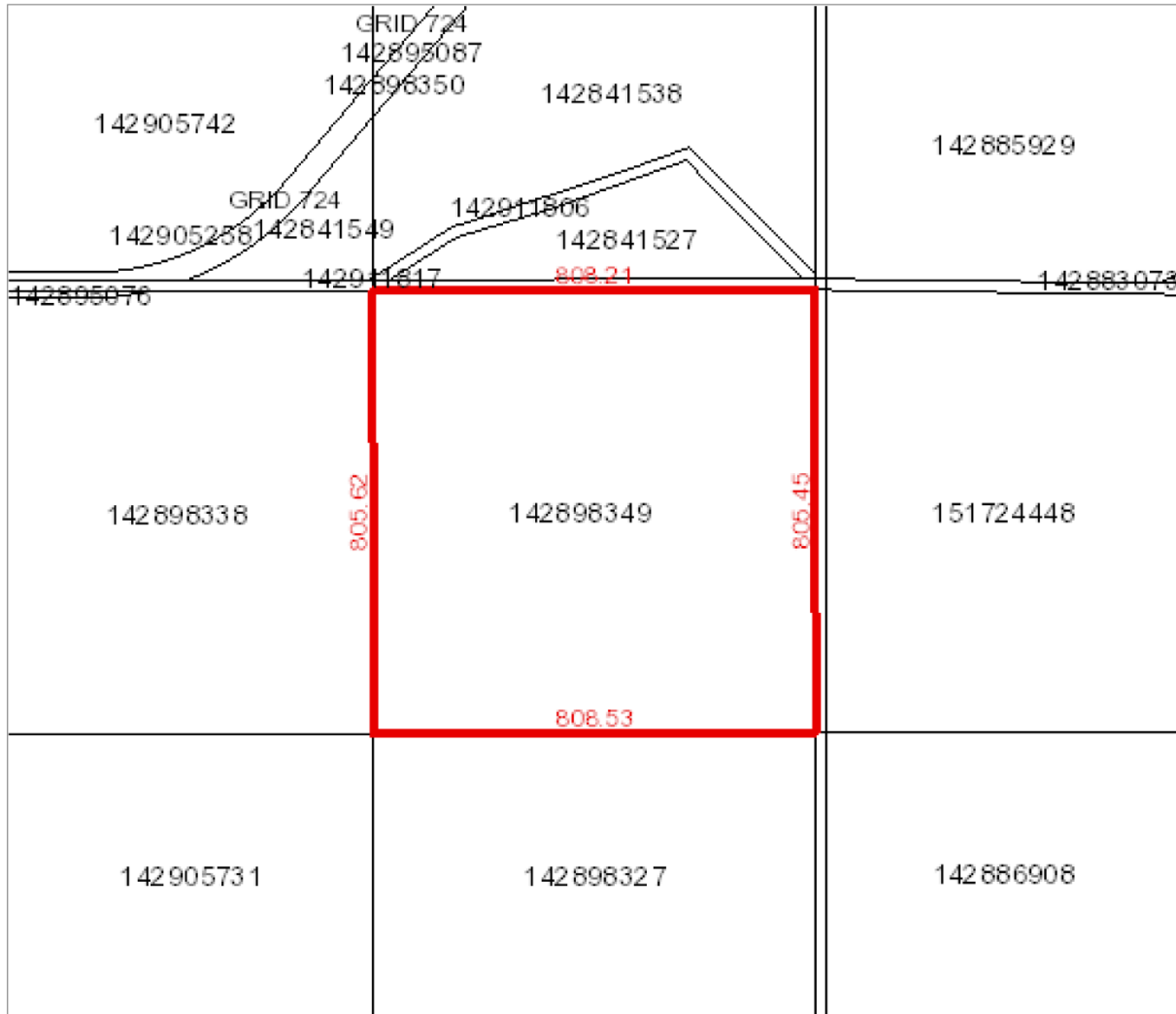
Content 6

Parcel Pictures



Surface Parcel Number: 142898349

REQUEST DATE: Wed Dec 18 15:33:11 GMT-06:00 2024



Owner Name(s) : Elderkin, Barry as a personal representative for the estate of Harvey Roland Baker , Gerrish Pelletier, Shir

Municipality : RM OF PIAPOT NO. 110

Area : 65.117 hectares (160.91 acres)

Title Number(s) : 158197416

Converted Title Number : 90SC03896

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 12-11-24-3 Ext 0

Source Quarter Section : NE-12-11-24-3

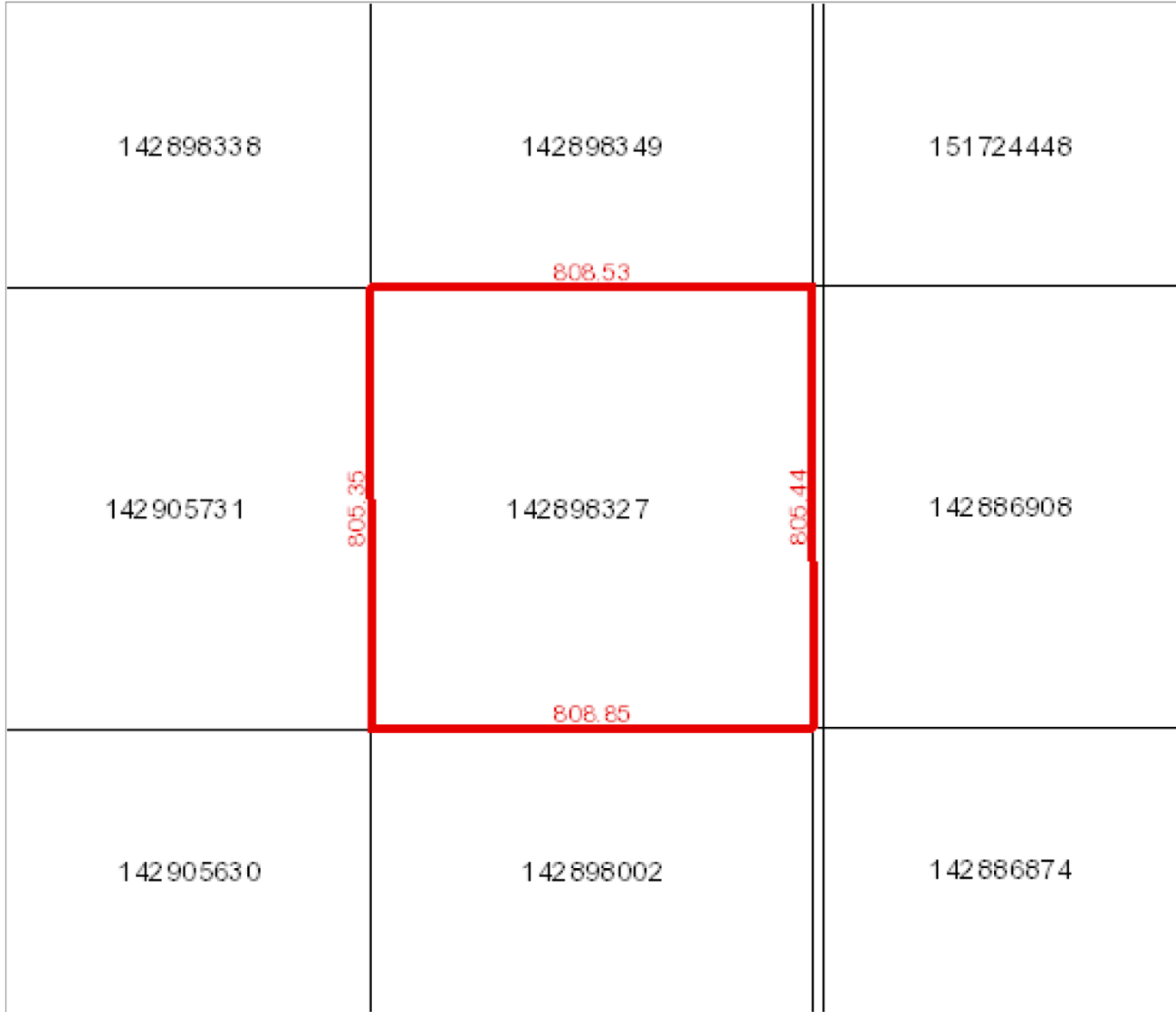
Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



Surface Parcel Number: 142898327

REQUEST DATE: Wed Dec 18 15:30:15 GMT-06:00 2024



Owner Name(s) : Elderkin, Barry as a personal representative for the estate of Harvey Roland Baker , Gerrish Pelletier, Shir

Municipality : RM OF PIAPOT NO. 110

Area : 65.132 hectares (160.94 acres)

Title Number(s) : 158197449

Converted Title Number : 90SC03896

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SE 12-11-24-3 Ext 0

Source Quarter Section : SE-12-11-24-3

Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Content 7

Offer to Purchase Agreement

THIS AGREEMENT DATED FOR REFERENCE THIS 5th DAY OF MARCH 2025.

BETWEEN:

BARRY ELDERKIN AND SHIRLEY BETH GERRISH PELLETIER, AS
PERSONAL REPRESENTATIVE OF THE ESTATE OF HARVEY
ROLAND BAKER, late of the district of Piapot in the Province of
Saskatchewan

HEREINAFTER CALLED THE "VENDORS"

AND:

in the Province of _____

HEREINAFTER CALLED THE "PURCHASER"

OFFER TO PURCHASE – RURAL PROPERTY

1. PURCHASE PRICE AND PROPERTY

1.1 The Purchaser hereby offers to purchase from the Vendors the real property (herein referred to as the "Purchase Asset" and/or "said Property") for the purchase price of _____ (\$ _____) DOLLARS, (hereinafter called the "Purchase Price") namely:

- a) Land described in attached Schedule "A"
(hereinafter referred to as the "lands")

TOTAL PURCHASE PRICE \$ _____

1.2 The Purchase Price shall be paid as follows:

- a) The sum of \$ _____ now deposited in trust with the Law Firm of ANDERSON & COMPANY, (the "Vendor's Solicitor") the receipt acknowledged by the Vendors;
- b) The balance of the purchase price, \$ _____ to be deposited in trust with the Vendors' Solicitor on or before the 19th day of March 2025 (the "Closing Date").

1.3 Provided the Vendors have provided the Purchaser's Solicitor with a registrable Transfer Authorization in sufficient time to allow and provide the Purchaser's Solicitor to register the same and financing security and draw down the funds prior to the Possession Date and the Purchaser delays in the registration, then the Purchaser agrees to pay to the Vendors interest at the rate of 6% per annum on any portion of the Purchase Price, less mortgages or other encumbrances assumed, not received by the Vendors or their Solicitors as at the possession date, to be calculated from the possession date or receipt by the Purchaser's Solicitor or agent, of a registrable Transfer of Title, whichever last occurs until monies are paid to the Vendors or their aforesaid agents.

2. CONDITIONS PRECEDENT

2.1 The Purchaser has no conditions.

2.2 The Vendors and the Purchaser agree that the within Offer is subject to the following condition, for the sole benefit of the Vendors, which must be fully satisfied and completed on or before the Closing Date, unless the said condition is waived or amended by the Vendors:

- a) The within Offer to Purchase is subject to the Purchaser paying the Purchase Price and this transaction closing.

If the above condition precedent is not fully satisfied and completed, then this agreement shall terminate and end and the deposit shall be forfeited to the Vendors as liquidated damages.

3. POSSESSION DATE

3.1 The Purchaser shall be entitled to Possession of the said property upon the Transfer Authorization registering and the Purchase Price is paid unconditionally to the Vendors (herein referred to as the "Possession Date").

4. TAXES AND ADJUSTMENTS

4.1 The taxes shall be adjusted at **December 31, 2024**. The Vendors are responsible for all taxes and assessments up to and including December 31, 2024; the Purchaser responsible for all taxes and assessments from and after January 1, 2025.

5. G.S.T.

5.1 The Purchaser confirms that it is a registrant under Subdivision D of Division IV of Part IX of the Excise Tax Act and undertakes and agrees to pay all G.S.T. in respect to the purchase of the said Property and to hold the Vendors free and clear and indemnified in respect of the same. The Purchaser's G.S.T. Number is _____.

6. RISK

6.1 The Purchased Assets shall remain at the risk of the Vendors until the Possession Date and at the risk of the Purchaser from and after the Possession Date.

7. WARRANTIES AND RESPONSIBILITIES

7.1 The Vendors warrant and represent and acknowledge that the Purchaser is relying upon such warranties and representations, and which warranties and representations shall be correct at closing and finalization of the within transaction, namely:

- a) That as of the Possession Date, or such adjourned Possession Date, the said property shall be free and clear of all charges, liens and encumbrances except as stated herein;

- b) That there are no leases existing as to the said property and no third party has any right or interest in regards to the said property except as disclosed herein;
- c) The Vendors are a Canadian resident for the purposes of and within the definition of the *Income Tax Act*, for Canada;
- d) The Vendors shall deliver the said property to the Purchaser on the Possession Date in the same state of repair and condition on the date of this Agreement, reasonable wear and tear excepted.
- 7.2 The Purchaser warrants and represents and acknowledges as follows:
- a) The Purchaser agrees to purchase the Purchased Assets "as is:
- 8. MOVEABLES / GRAIN ON HAND**
- 8.1 There are no moveables or grain on hand on the Lands.
- 9. COSTS AND LEGAL FEES**
- 9.1 Each party shall be responsible for their respective legal fees regarding this transaction.
- 9.2 The Vendors shall be responsible for all legal costs to prepare the Transfer Authorization.
- 9.3 All Land Titles fees with respect to this transaction shall be paid by the Purchaser.
- 9.4 The Purchaser shall be responsible for any costs of preparing and registering a mortgage or other financing documentation.
- 9.5 The Vendor shall be responsible for any costs in discharging any mortgage or other encumbrance, lien or charge from the title.
- 10. TIME OF THE ESSENCE**
- 10.1 Time shall be in every respect the essence of this Agreement.
- 11. ENTIRE AGREEMENT**
- 11.1 The Parties hereto acknowledge, covenant and agree that this agreement contains the entire agreement between the Parties and there are not any other warranties and representations other than contained herein.
- 12. ENUREMENT**
- 12.1 The terms "**Purchaser**" and "**Vendors**" in this agreement shall include the Executors, Administrators and assigns of the Purchaser and the Vendors, respectively, and the said terms and references thereto in the singular number or the masculine gender shall include the plural and feminine (neuter in the case of a Corporation) gender where the context so requires.

13. **COUNTERPARTS**

13.1 This Agreement may be executed in any number of counterparts with the same effect as if all parties had all signed the same document. All counterparts will be construed together with and will constitute one and the same agreement. This Agreement may be executed by the parties and transmitted by facsimile transmission and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had delivered an executed original Agreement.

THIS OFFER TO PURCHASE DATED this _____ day of March 2025.

“Seal”

PER: _____

PER: _____

Witness

Witness

ACCEPTANCE

THE UNDERSIGNED, Vendors of the property hereby accept the above offer and agree to complete the sale on the terms and conditions in the Offer and should the Vendors fail to, the Purchaser at its option may cancel this contract and withdraw the deposit.

SIGNED and dated at _____, _____, on
the ___ day of March 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Barry Elderkin, as **Personal Representative of the Estate** of Harvey Roland Baker

Witness

Shirley Beth Gerrish Pelletier, as **Personal Representative of the Estate of Harvey Roland Baker**

THIS IS SCHEDULE "A" TO AN OFFER TO PURCHASE – RURAL PROPERTY DATED FOR REFERENCE THIS 5TH DAY OF MARCH 2025 BETWEEN BARRY ELDERKIN AND SHIRLEY BETH GERRISH PELLETIER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HARVEY ROLAND BAKER, AS VENDORS, AND _____, AS PURCHASER.

SCHEDULE "A"

DEEDED LAND

ACRES

VALUE

Surface Parcel #142898349
NE 12-11-24 W3, Extension 0,
As Described on Certificate Of
Title 90SC03896.

160.91

\$ _____

Surface Parcel #142898327
SE 12-11-24 W3, Extension 0,
As Described on Certificate Of
Title 90SC03896.

160.94

\$ _____

BUILDINGS, FIXTURES AND IMPROVEMENTS

none

TOTAL VALUE

\$ _____

PERMITTED ENCUMBRANCES

As to SE 12-11-24 W3, Extension 0:

CNV Water Corporation Notice, SASKATCHEWAN WATER Corporation, reg'd 29 Sep 2000 as Int. Register #107191087