ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Webb No. 138

North of Gull Lake, SK
Adjacent to Antelope Lake

Douglas Line, Margaret Olfert & Deborah Wiebe

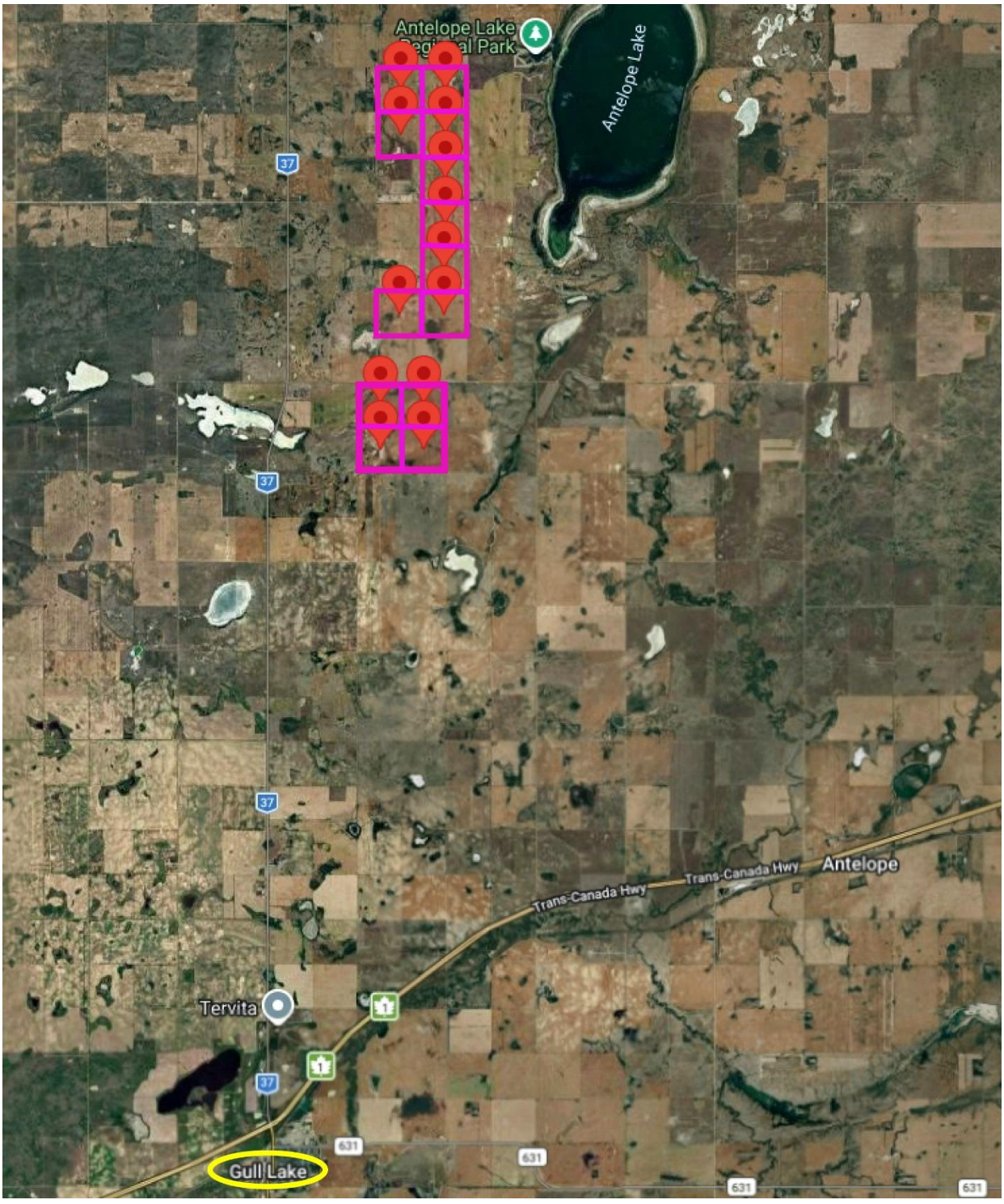
Bids Due: December 10, 2026

Our File No. 38260-001T

Thirteen quarters of farmland totaling approximately **2,100 acres,** including **over 1,900 cultivated acres**, located in the RM of Webb No. 138 north of Gull Lake, Saskatchewan. The land is **offered for sale by tender as a whole or in individual quarters.** Features include surface lease revenue of $5,728.26 annually on SE 20-15-18 W3 and a yardsite on SW 20-15-18 W3 with a 40' x 150' steel quonset and power and natural gas service.

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LAND FOR SALE BY TENDER

RM of Webb No. 138 – North of Gull Lake, SK

Owners: Douglas Line, Margaret Olfert & Deborah Wiebe

Legal Land Description		Assessed Values	Total Acres	Cult. Acres
1	SW 20-15-18 W3 Ext 0	$315,800	161.53	120
2	SE 20-15-18 W3 Ext 0	$217,600	160.72	160
3	NW 17-15-18 W3 Ext 0	$185,600	162.61	128
4	NE 17-15-18 W3 Ext 0	$216,000	161.62	158
5	SE 17-15-18 W3 Ext 0	$221,200	161.94	157
6	NE 08-15-18 W3 Ext 0	$227,900	162.33	160
7	SE 08-15-18 W3 Ext 0	$220,700	163.15	158
8	NW 05-15-18 W3 Ext 0	$253,600	162.05	148
9	NE 05-15-18 W3 Ext 0	$236,500	162.54	160
10	NW 31-14-18 W3 Ext 0	$220,900	160.96	160
11	NE 31-14-18 W3 Ext 0	$204,200	160.87	150
12	SW 31-14-18 W3 Ext 0	$143,200	159.53	137
13	SE 31-14-18 W3 Ext 0	$195,300	159.91	148
	TOTALS:	**$2,858,500**	**2,099.76**	**1,944**

Surface Leases on SE 20-15-18 W3 Ext 0:

Jarrod Oils Ltd. surface leases on LSD 1 and LSD 8, total revenue $5,728.26 annually, paid in April.

Particulars:

Yardsite on SW 20-15-18 W3

Power and natural gas service to the yardsite. Gas service is currently maintained but not in use.

Quonset – 40' × 150' steel quonset.

Shop – 32' × 52' (1,664 sq. ft.) built in 1964, 9' ceiling, concrete frame. In need of maintenance.

House – 1928 one-storey bungalow, approximately 708 sq. ft. with enclosed porch. Pressure system for the well is located in the basement. The house is not habitable.

Other outbuildings and bins of no value.

Land use – approximately **120 cultivated acres and 40 acres of hay and pasture**, of which approximately 20 acres are cut for hay.

SW 31-14-18 W3

A stockpile of sand on this quarter belongs to Central Energy and is not included in the sale. Central Energy is expected to remove it in the coming months, using existing roads that do not affect the cultivated land.

Conditions:

1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **10th day of December 2026;**
2) Highest or any tender not necessarily accepted;
3) Tenders will not be called to the office of the undersigned to finalize the sale. However, at the sole discretion of the Owners, one or more of the highest Tenders may be contacted by telephone and provided the opportunity to increase or clarify their Tender;
4) A cheque for the amount of **3% of the amount of bid** must accompany the bid (cheques will be returned to unsuccessful bidders);

5) **Tenders may be submitted on any one or more of the parcels**. Each tender must identify the parcel(s) tendered on and state a separate price for each. Preference may be given to bids on the entire package;

6) The successful Tenderer shall be required, following acceptance of the tender, to enter into a written agreement with the registered owner for the sale of the deeded land;

7) In the event the Purchaser fails to pay the balance of the purchase price on or before **the 7th day of January 2027** (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;

8) No possession shall be granted until the balance of the purchase price has been paid absolutely and unconditionally, unless the registered owner agrees in writing to early possession;

9) The land, buildings, improvements and fixtures thereon are sold on an "**as is, where is**" basis. There are no warranties or representations of the Vendor, expressed or implied;

10) Surface lease rentals paid prior to the Closing Date belong to the registered owner and will not be adjusted; rentals paid after the Closing Date belong to the Purchaser.

11) The lands are sold subject to the surface leases and other interests registered on title, which will be listed as permitted encumbrances in the agreement for sale.

12) The stockpile of sand on **SW 31-14-18 W3** is the property of Central Energy, is not included in the sale, and the Purchaser shall permit Central Energy access to remove it;

13) The registered owner shall pay the costs for the preparation of the Transfer Authorization. The Purchaser shall pay all Land Titles costs for the registration of the Transfer Authorization at ISC and 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 GST registration; otherwise, the Purchaser shall be required to pay the Vendor GST equivalent to five (5%) percent of the purchase price;

15) The registered owner shall pay taxes to **December 31, 2026**. The Purchaser shall be responsible for taxes from **January 1, 2027 onward**.

Forward bids and inquiries to:

G. FOSTER TESSEM, K.C., ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave NW, P.O. BOX 610, SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891 **FTessem@andlaw.ca**
File No. 38260-001T

Content 2

Tender for Purchase Form

1. I/We, the undersigned, hereby offer and undertake, on acceptance of this Tender, to **purchase the land marked with a checkmark below** at the Bid Amount shown, in accordance with the terms and conditions of the Tender Advertisement:

LINE, OLFERT & WIEBE: LAND TENDER		
Bid	**Legal Description**	**Bid Amount**
☐	SW 20-15-18 W3 Ext 0	$_____
☐	SE 20-15-18 W3 Ext 0	$_____
☐	NW 17-15-18 W3 Ext 0	$_____
☐	NE 17-15-18 W3 Ext 0	$_____
☐	SE 17-15-18 W3 Ext 0	$_____
☐	NE 08-15-18 W3 Ext 0	$_____
☐	SE 08-15-18 W3 Ext 0	$_____
☐	NW 05-15-18 W3 Ext 0	$_____
☐	NE 05-15-18 W3 Ext 0	$_____
☐	NW 31-14-18 W3 Ext 0	$_____
☐	NE 31-14-18 W3 Ext 0	$_____
☐	SW 31-14-18 W3 Ext 0	$_____
☐	SE 31-14-18 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, **made payable to Anderson & Company**, and understand that the said cheque will be returned if the tender contained herein is not accepted by the Seller.

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 December 10, 2026, at 12:00 noon regarding the acceptance/decline of our offer.

_____ _____

Date ***Signature of Tenderer***

Name of Tenderer (Individual or Corporation):

_____

If Corporation, Name of Signing Officer:

_____

Phone #: _____

Email: _____

Mailing address:

_____

_____

_____

File No. 38260-001T

Click Here to Open Bid Form in a New Tab

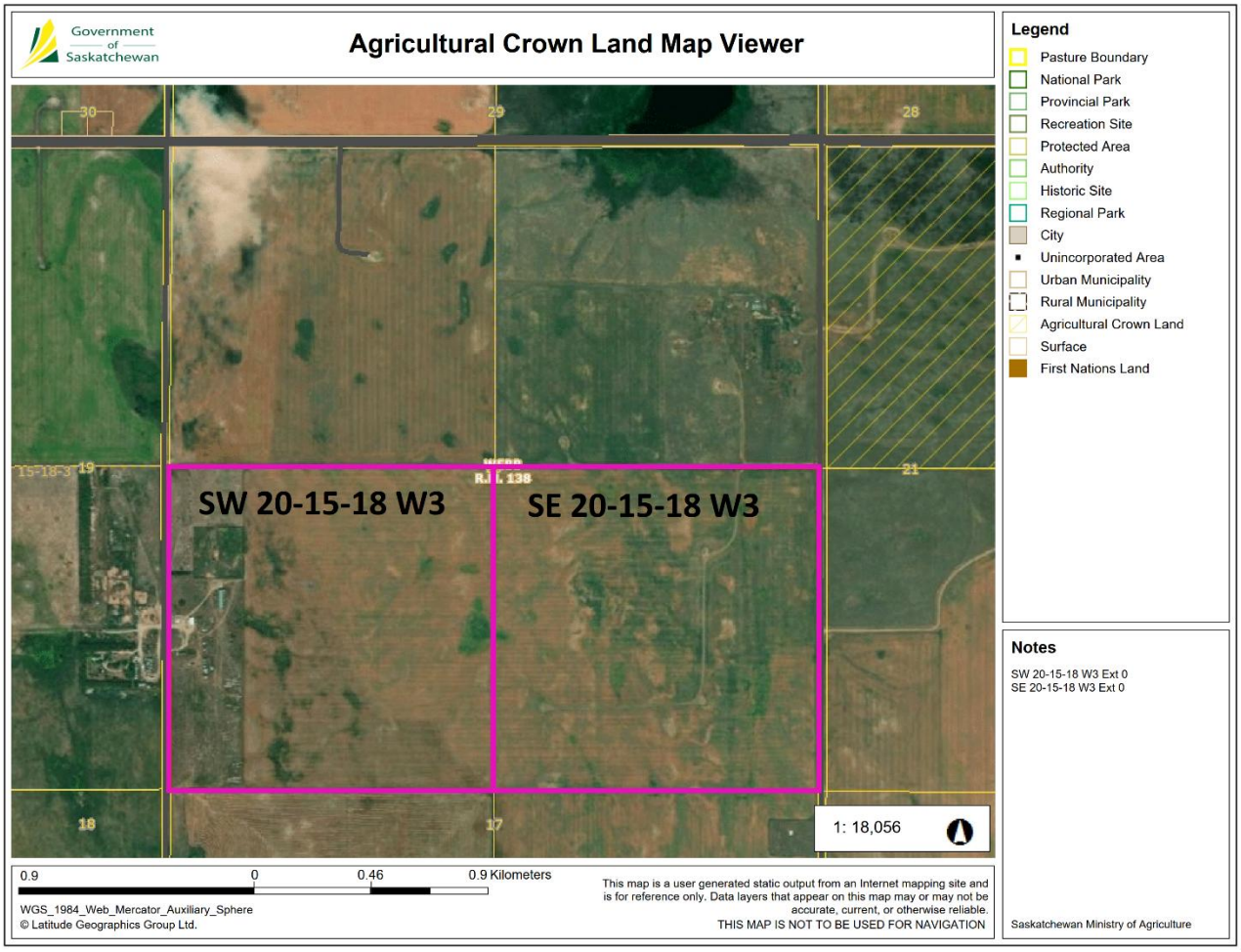
Content 3

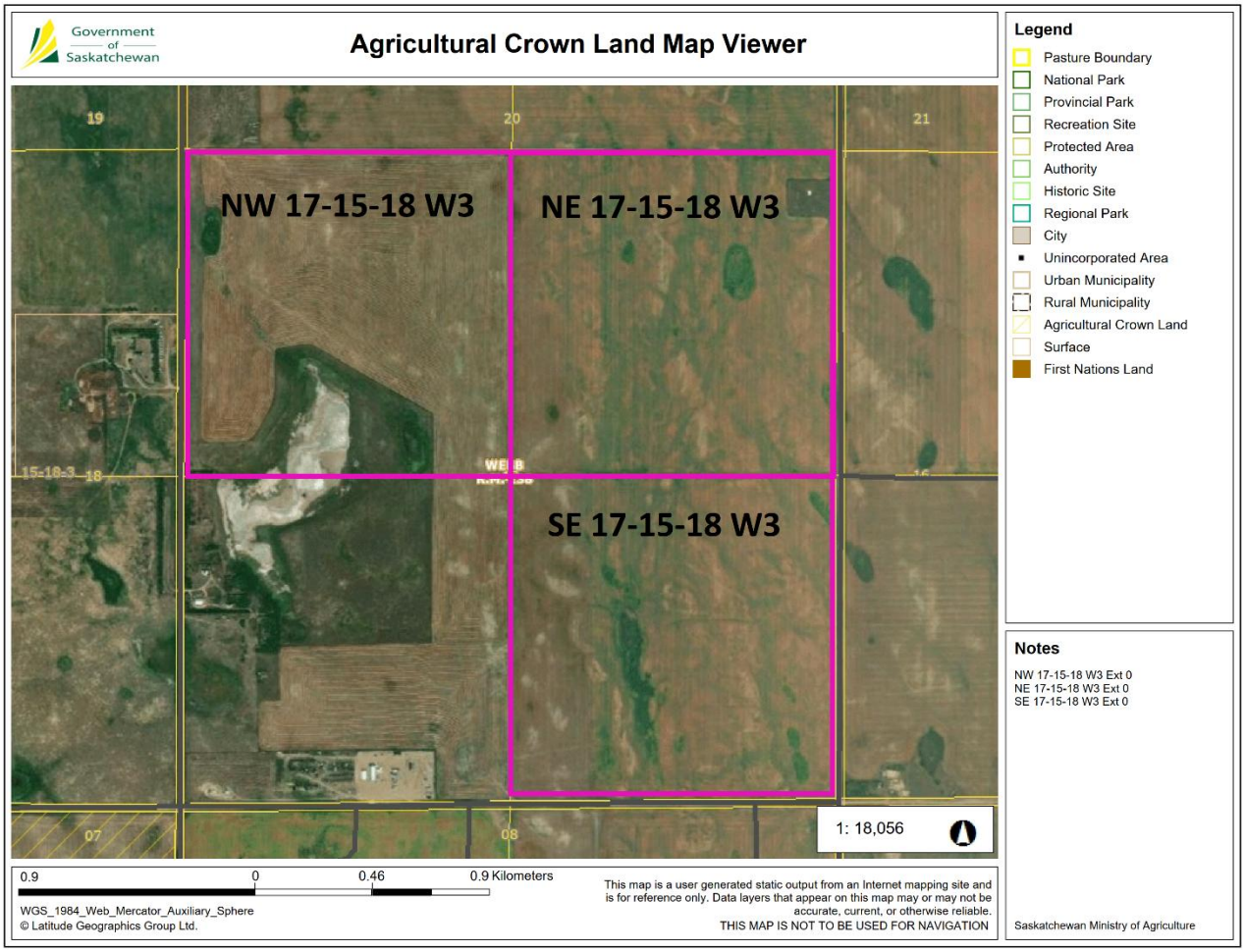
RM of Webb No. 138 – 2025 Map

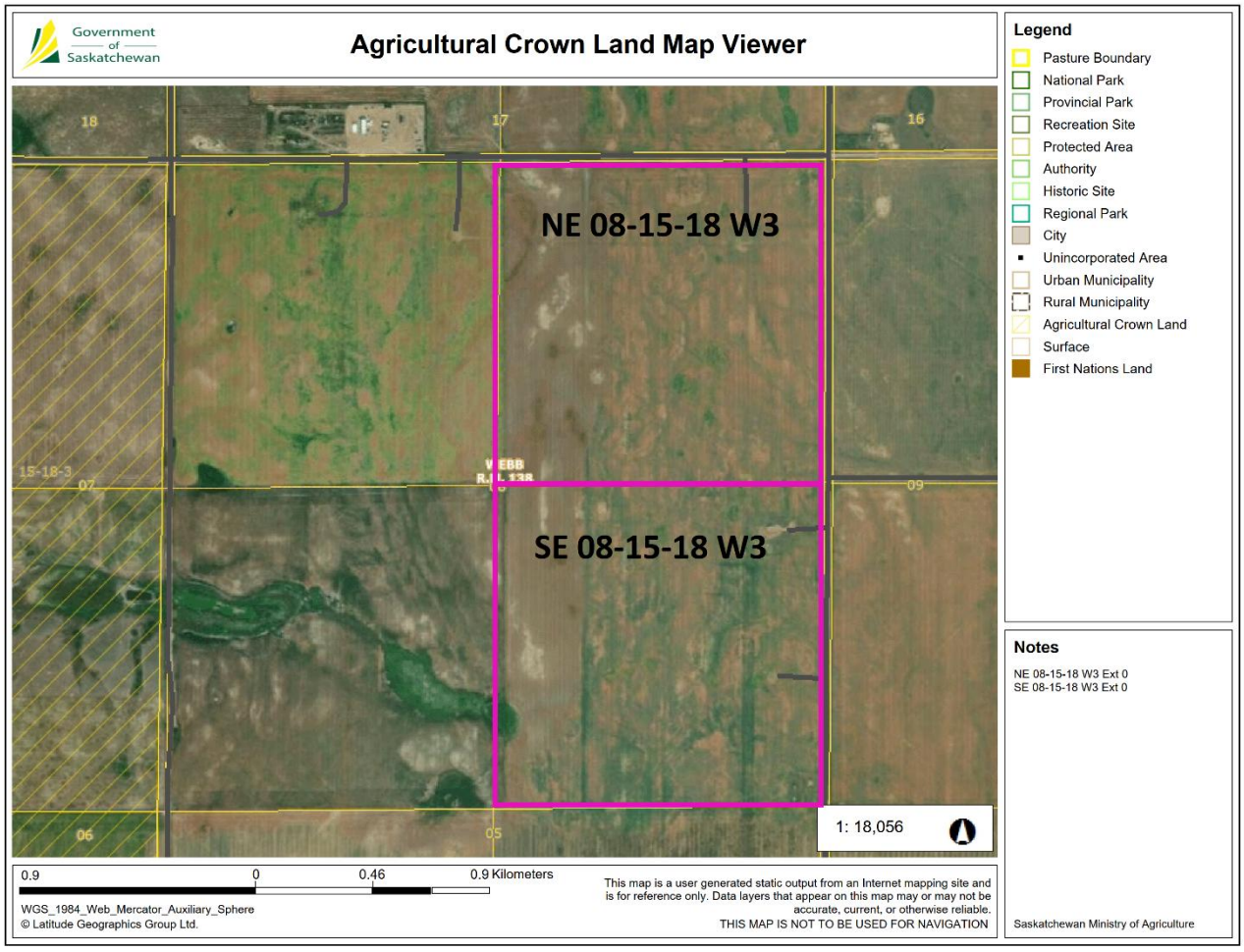


Content 4

Satellite Images




Government of Saskatchewan
Agricultural Crown Land Map Viewer
NW 17-15-18 W3
NE 17-15-18 W3
SE 17-15-18 W3
19
20
21
15-18-3
18
07
08
1: 18,056
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
NW 17-15-18 W3 Ext 0
NE 17-15-18 W3 Ext 0
SE 17-15-18 W3 Ext 0
0.9 0 0.46 0.9 Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
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Saskatchewan Ministry of Agriculture


Government of Saskatchewan
Agricultural Crown Land Map Viewer
NE 08-15-18 W3
SE 08-15-18 W3
18
17
16
15-18-3
07
09
06
05
1: 18,056
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
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First Nations Land
Notes
NE 08-15-18 W3 Ext 0
SE 08-15-18 W3 Ext 0
0.9 0 0.46 0.9 Kilometers
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Government of Saskatchewan

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

NW 05-15-18 W3 Ext 0
NE 05-15-18 W3 Ext 0

0.9 0 0.46 0.9 Kilometers

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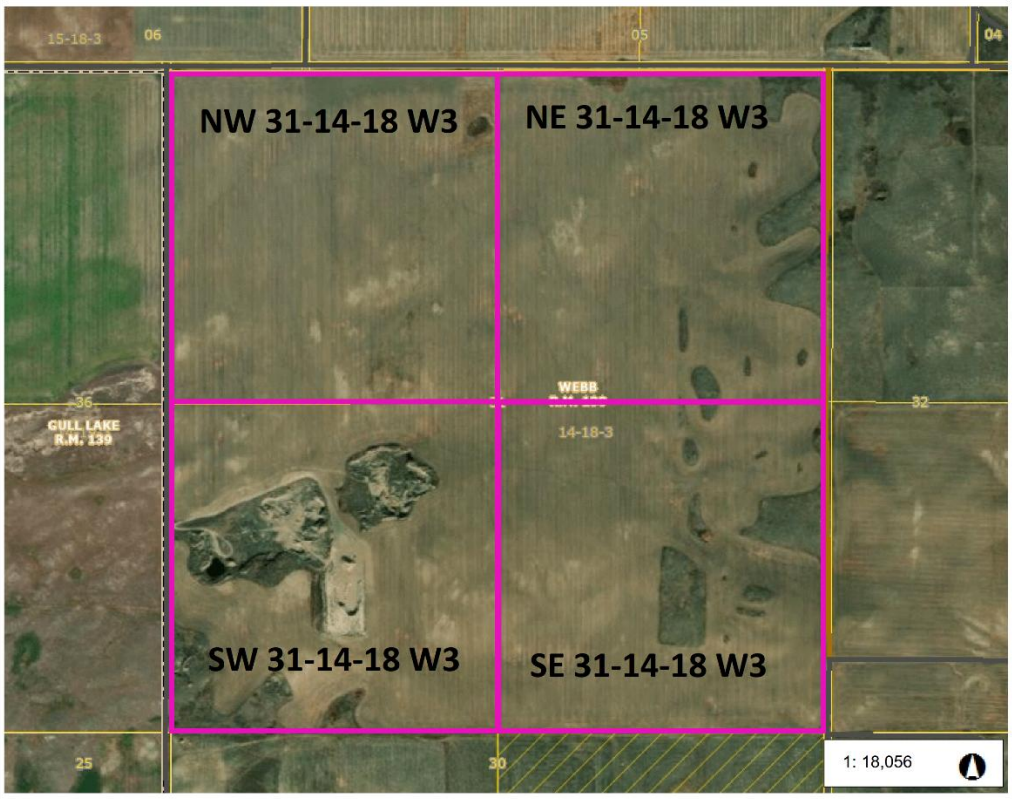
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Agricultural Crown Land Map Viewer



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

NW 31-14-18 W3 Ext 0
NE 31-14-18 W3 Ext 0
SW 31-14-18 W3 Ext 0
SE 31-14-18 W3 Ext 0

0.9 0 0.46 0.9 Kilometers

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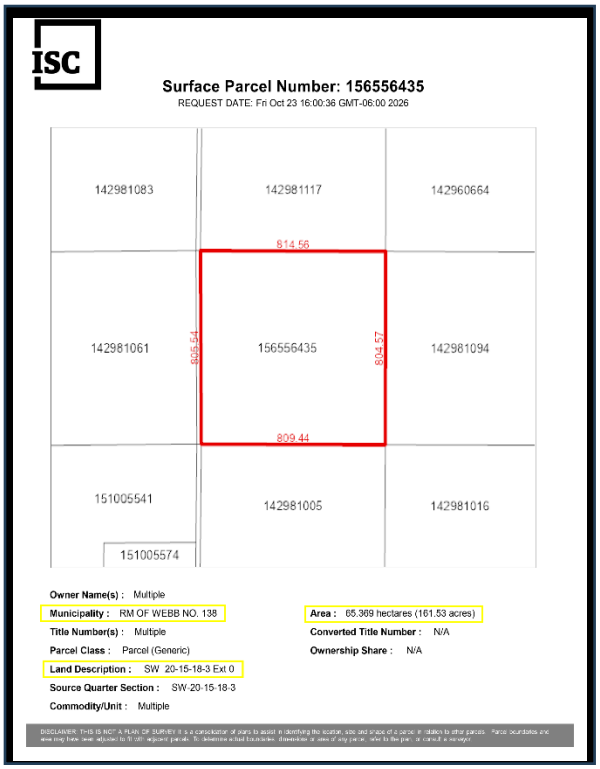
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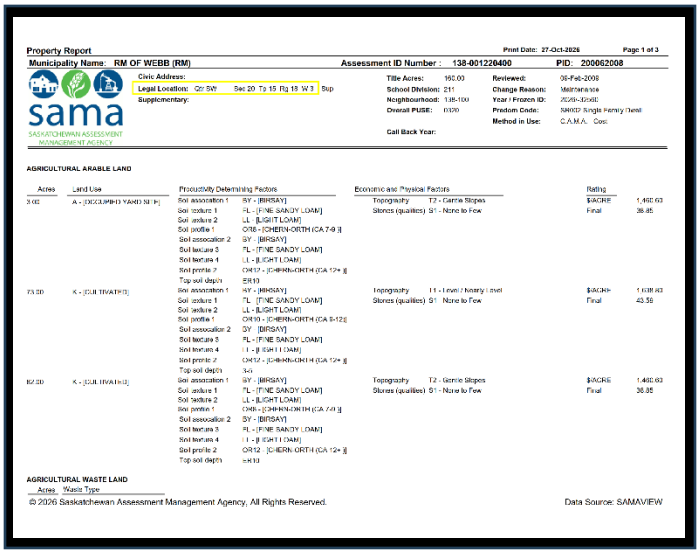
Parcel Pictures



Please click the image to view all Parcel Pictures

Content 7

SAMA Reports



Please click the image to view all SAMA Reports