

LAND TENDER INFORMATION PACKAGE

RM of Swift Current No. 137

Northwest of Swift Current, SK

Skyline Energy Inc.

Closing: October 9, 2024

Our File No. 24054-011G

This quarter section presents a prime opportunity for diverse agricultural production. Formerly grass/alfalfa-seeded and used for hay, it was recently transitioned to crop land, highlighting its versatility and suitability for various farming applications.

After 13 years of cultivated grass for hay production, a portion of the land was seeded with oats in 2024, making it ideal for high-value crop cultivation such as canola, lentils, and more.

Additionally, a creek meanders through the property, adding aesthetic appeal and offering a natural water source for livestock, further enhancing its functionality.

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Link to Google Map: Swift Current to the property



LAND FOR SALE BY TENDER - RM OF SWIFT CURRENT NO. 137 Owner: Skyline Energy Inc. - Northwest of Swift Current, SK

Legal Land Description	SAMA Assessment	Total Acres	Cultivated Acres
SW 29-16-14 W3 Ext. 0	\$167,400	158.51	142

Land Particulars:

Approximately 60 acres of recently broken land, transitioning from cultivated grass to oats (seeded in 2024). Broke using double disc, cultivator, and harrows.

Previously used for hay production for the past 13 years.

Old Yardsite (NE corner):

- Smaller shop with cement floor, insulated with propane heat
- Larger shop with cement pony wall, dirt floor and cold storage
- No power to the property and no contents included

Natural Features:

- Creek runs through a quarter of the property
- Undeveloped spring near the yardsite

Easements:

- Plains Midstream pipeline easement on the property

CONDITIONS:

- Tenders must be submitted to the law firm, Anderson & Company, by noon, on the <u>9th day of October</u> <u>2024</u>;
- 2) Highest or any tender not necessarily accepted;
- 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) Tenders must rely on their research and inspection of the property and confirm acres, assessments and other particulars;
- 5) No tenders subject to financing or other conditions will be accepted;
- 6) Tenders will <u>not</u> be called to the office of the undersigned to finalize the sale;
- 7) The land and buildings are offered for sale **as is** and **where is**. There are no warranties or representations of the Vendors expressed or implied;
- 8) The successful Tender shall be required to enter into a written agreement with the registered owner;
- 9) In the event the Purchaser fails to pay the balance of the purchase price on or before the 1st day of November 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;
- 10) No possession shall be granted until the balance of the purchase price has been paid absolutely;
- 11) The registered owner shall pay the costs for the preparation of the Transfer Authorization;
- 12) 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;

- 13) 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;
- 14) 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 <u>ngibbings@andlaw.ca</u> File No. 19461-004G

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
SW 29-16-14 W3 Ext. 0	
TOTAL AMOUNT OF BID	\$

- 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.
- 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 October 9, 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. 24054-011G	Email:

Click Here to Open the Bid Form in a New Tab

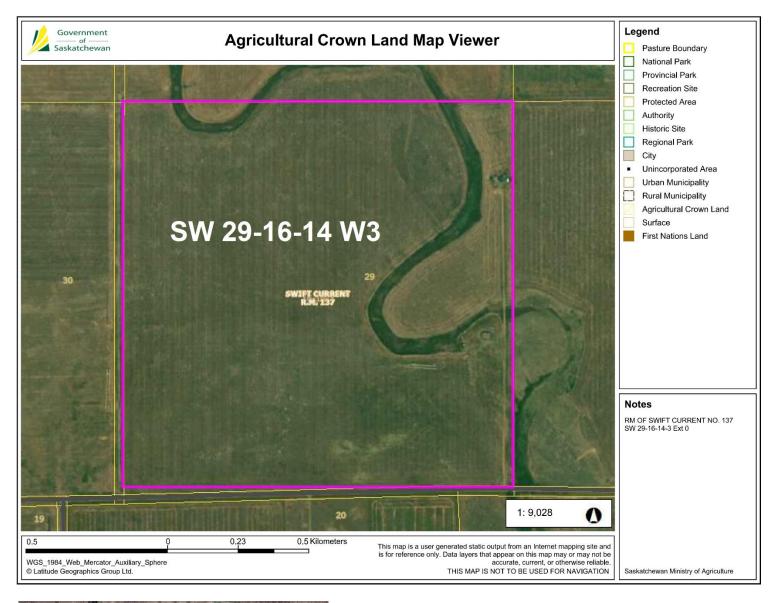
Content 3

RM of Swift Current No. 137 – 2023 Map

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COTEAU CREEK FARMS LTD. 221500	DARRELL & DONNA WOTHERSPOON 107500	5 — — — — E & K HERMAN FARMS LTD. 167000	DONNA LANGE 197100	36 — — — HERMAN FARMS LTD. 204700	C & K HERMAN FARMS LTD. 267600	1 — — — — HERMAN FARMS LTD. 229400	J & K FARMS LTD. 211800	2 — — — FARMS LTD.	SCOTT & CAROLYN LAMB 188400	V, E, E, & W UGLEM 177400	MCCLAIN 53900 LINDA MCCLAIN	A DANIEL & DAWN LESHURES 108900	DANIEL & DAWN LESHURES 104000	DANIEL & DAWN LESHURES 113400	DANIEL & DAWN LESHURES 182800	6 — — — & DANIEL & DAWN I LESHURES I 147500	B REI 139 GARY & NICOLE FRANCE
DARRELL & DONNA WOTHERSPOON	DARRELL & DONNA WOTHERSPOON	HUTTERIAN BRETHREN CHURCH	C & K HERMAN FARMS LTD.	C & K	SIMCOE AG SERVICES LTD.	SIMCOE AG SERVICES LTD.	J&K FARMS LTD.	J & K FARMS LTD.	SHANNON LARTER	SHANNON LARTER	177400 DANIEL & DAWN LESHURES 116300	SHANNON LARTER	DANIEL & DAWN LESHURES	DANIEL & DAWN LESHURES 191200	DANIEL & DAWN LESHURES	DANIEL & DAWN LESHURES	JII ROX F
69600 7 DARRELL & DONNA WOTHERSPOON	156100 DARRELL & DONNA WOTHERSPOON	216200 6	JOHN W.	JOHN W.	246300 	222400 CLIFFORD & CLINTON FRICKE & JENNY	159800 2 SKYLINE ENERGY INC.		119300 	107400 28	DANIEL & DAWN LESHURES	SHANNON	123600 DANIEL & DAWN LESHURES	DANIEL & DAWN LESHURES	LESHURES	5	JIN ROX F
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	J. & K. POWELL 131600	WAYNE & LAURIE BUTLER	J. WAYNE BUTLER 59900	J. WAYNE BUTLER 49900	J. WAYNE BUTLER 60600	J & K FARMS LTD. 122600	DARWIN & LORRIE PLEWIS 154300	JOYCE DICKSON 185200	DARWIN & LORRIE PLEWIS 110400	WALTER, MARION & TIMOTHY ORTHNER 110500	DARWIN & LORRIE PLEWIS 124400 60500	PLEWIS 5 143400	DANIEL & DAWN LESHURES 152700	DANIEL & DAWN LESHURES 171800	DANIEL & DAWN LESHURES 218500	DANIEL & DAWN LESHURES 220100	HUT BRE CHUR SV CUF 21
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50000 5 DARRELL & DONNA WOTHERSPOON 79400	2 120400 KLONDIKE ACRES LTD. 150800	171200 4	153500 REGIER CATTLE FEEDING CO. LTD. 134300	3 139900 3 REGIER CATTLE FEEDING CO. LTD. 38400	141600 	136300 8	120700 	135600 7	MARTENS 39300 50900 GBANT & 1 SHANNON CHANT DOUGLAS & MELISSA MARTENS 144300	6	113700 88500 REGIER CATTLE FEEDING G.MT FEEDING G.MT	5 — DAVE GREEN	LEE & SHARONI DAVIDSON	308700 ● 4	238400 LAIRD 7800 CLIFTON C & K HERMAN FARMS LTD. 249300	C&K HERMAN	
CAREFOOT FARMS LTD 149400	LORNE CAREFOOT 83500 FARMS LTD. B1700	JEROME COREY	LORNE CAREFOOT & FRANKIE SMITH 166800	LORNE CAREFOOT & FRANKIE SMITH 171700	N. & K. TSOUGRIANIS 160200	SIMCOE AG SERVICES LTD. 208000	J & K FARMS LTD. 195500	G & K BIESE 49200 J & K FARMS LTD. 174200	J & K FARMS 8 LTD. 159500	J & K FARMS LTD. 221900	L.L.&K SATHER J&K FARMS LTD.	29700 RICHARD & KIM MOFFITT 161700	LAIRD CLIFTON 86400	LAIRD CLIFTON 88200	SEE DETAIL		₩ WES
CAREFOOT FARMS LTD, 128500 36300	CAREFOOT		LORNE CAREFOOT & FRANKIE SMITH 193100	LORNE CAREFOOT & FRANKIE SMITH 162800	N. & K. TSOUGRIANIS 184000	SIMCOE AG SERVICES LTD. 182100	J & K FARMS LTD. 217200	J & K FARMS LTD. 194800 78100 A. DMYTERKO	WAKER FARMS WEST LTD. 154200	9	J & K FARMS LTD. 157400	J & K FARMS LTD. 96800	LAIRD CUIFTON D.J. WOTHER SPOON & DOLORES TREPANIER 82000	DAVE GREEN 93600	DAVE GREEN 70600	DRUMCREW ENTERPRISES LTD. 178200	71400 M
JEFFREY KURTZ 75600 JEFFREY KURTZ	CAREFOOT FARMS LTD	LORNE R. CAREFOOT 196800	LORNE R. CAREFOOT 203600	SIMCOE AG SERVICES INC. 216900	SIMCOE AG SERVICES LTD. 189500	SIMCOE AG SERVICES LTD. 195000	WAKERS ACRES INC. 237300	WAKERS ACRES INC. 249300	WAKERS ACRES INC. 223500	WAKERS ACRES INC.	WAKER FARMS WEST LTD. 241900	VIENNA HOLDINGS INC. 91300	ARRLEE GUNTER MARLEE MOEN 131800 DEREK & DEREK &	DAVE GREEN	THE NATURE CONSERVANCY OF CANADA 92600	CONSERVANCY	DC LES 10 ROBIN MARSI
3 141600	1.39100 CAREFOOT	CAREFOOT	SIMCOE AG SERVICES INC.	1	SIMCOE AG SERVICES LTD.	SIMCOE AG SERVICES LTD.	WAKERS ACRES INC.	5 — — — — WAKERS ACRES INC.	WAKER FARMS WEST LTD.	4 — — — — FARMS WEST_LTD.	WAKER FARMS WEST LTD.	SEE DETAIL	VIENNA HOLDINGS INC.		THE NATURE CONSERVANCY OF CANADA	THE NATURE	
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CAREFOOT FARMS LTD. 188400	CAREFOOT FARMS LTD. 200500	CAREFOOT	SIMCOE AG SERVICES INC. 199500	SIMCOE AG SERVICES INC. 204000	SIMCOE AG SERVICES INC. 230500	WILFRED & EDITH DYCK 133100		TSOUGRIANIS		SIMCOE SERVICE SERVICE SERVICE SERVICE	RYCO HOLDINGS LTD. 219600	CHRISTINE TSOUGRIANIS	*	CITY	OF SW		
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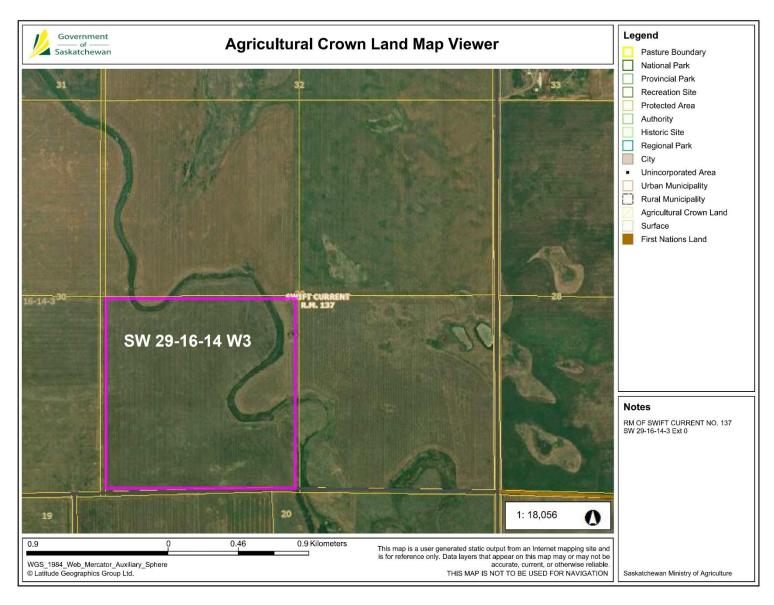
Content 4

Satellite Image



Google Map Satellite Image

Overview of full quarter



Content 5

Parcel Picture

ISC

Surface Parcel Number: 142983557

REQUEST DATE: Wed Jan 24 15:36:40 GMT-06:00 2024



Municipality:RM OF SWIFT CURRENT NO. 137Area:64.148 hectares (158.51 acres)Title Number(s):143362526Converted Title Number:76SC07973Parcel Class:Parcel (Generic)Ownership Share:1:1Land Description:SW 29-16-14-3 Ext 0Source Quarter Section:SW-29-16-14-3Commodity/Unit:Not Applicable64.148 hectares (158.51 acres)

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 6 SAMA Report



Property Rep	ort					Print Date: 24-Jan-2024		Page 1
Municipality N	ame:	SWIFT CURRENT (RM)	Ass	sessment ID	Number:	137-001129400	PID:	200904845
Civic Address:			Title	Acres:	160.00	Reviewed:	03-Sep-1998	
Legal Location:	Qtr SW	Sec 29 Tp 16 Rg 14 W 3 Si	Scho	ool Division:	211	Change Reason:		
Supplementary			Neigh	hbourhood:	137-230	Year / Frozen ID:	2023/-3	
:			Puse	e Code:	2000	Predom Code:		
			Call E	Back Year:		Method in Use:	C.A.M.A Co	st

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determ	ning Factors	Economic and Physical F	actors	Rating	
119.00	K - [CULTIVATED]	Soil assocation 1	BW - [BROWN (ALLUVIUM)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,225.33
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	45.62
		Soil texture 2		Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
		Soil profile 1	SOL-Z - [SOL;SOL SOLONETZ				
			MOD]				
				Natural hazard	DW: Shallow Draw Rate: 0.98		
		Top soil depth	3-5				
23.00	K - [CULTIVATED]	Soil assocation 1	HT - [HATTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	930.35
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	34.64
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
				Natural hazard	DW: Shallow Draw Rate: 0.98		
		Soil assocation 2	BY - [BIRSAY]				
		Soil texture 3					
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
AGRICULTUR	AL WASTE LAND						
Acres	Waste Type						
18	DRAW						

18 DRAW

Adjust	Adjust	
Reason E	Exempt Reason	Tax Status
		Taxable
	Reason	Reason Exempt Reason

<u>Content 7</u> Photos of the Land





