



ANDERSON
& COMPANY
LAND TENDER DIVISION

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.

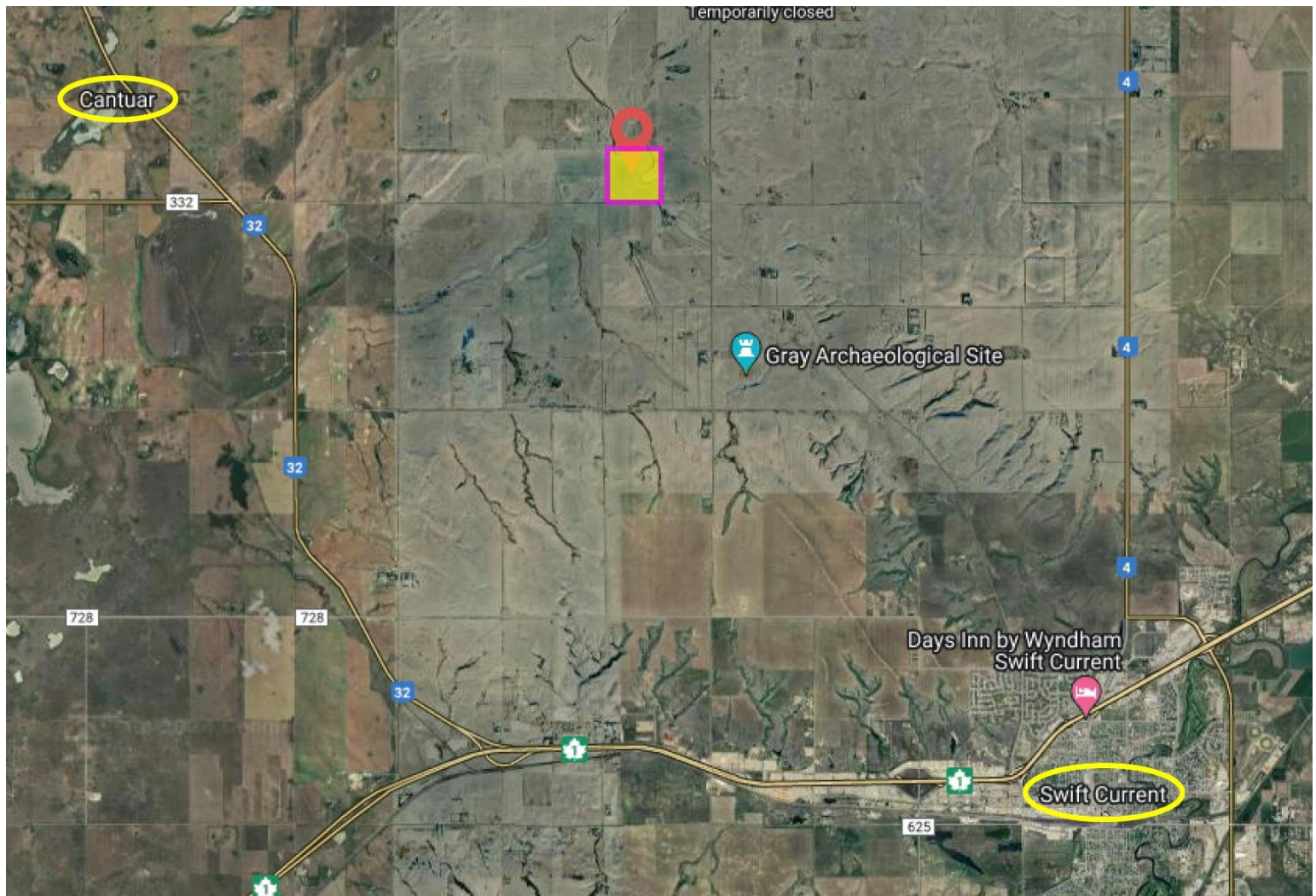
After 13 years of cultivated grass for hay production, a portion of the land was seeded with oats in 2024, making it ideal for high-value crop cultivation such as canola, lentils, and more.

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

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
4. Satellite Image
5. Parcel Picture
6. SAMA Report
7. Photos of the Land

[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:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by noon, on the **9th day of October 2024;**
- 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 not 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
ngibbings@andlaw.ca
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:

<u>Legal Description</u>	<u>Bid Amount</u>
SW 29-16-14 W3 Ext. 0	
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 **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 #: _____

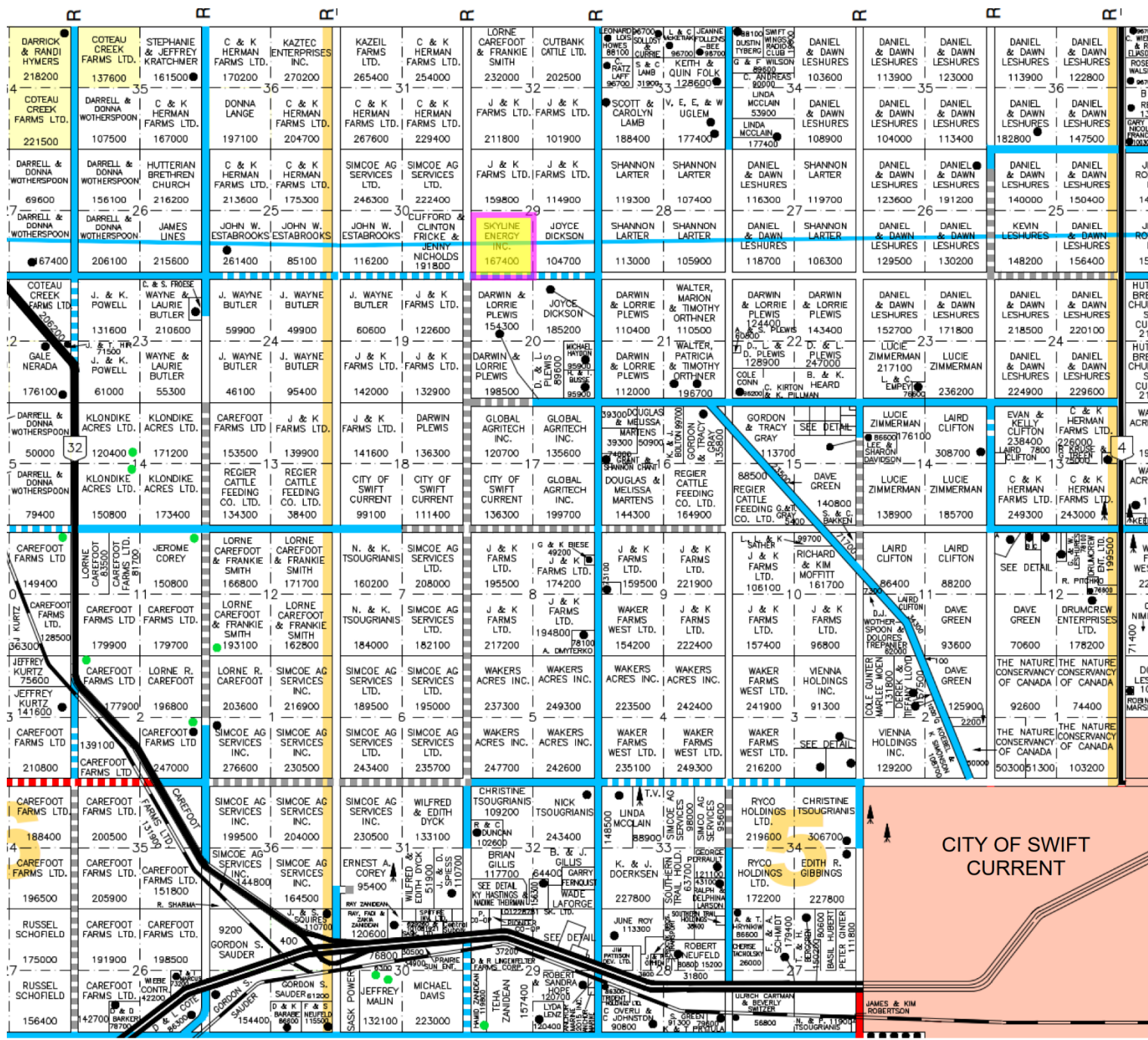
Mobile #: _____

File No. 24054-011G

Email: _____

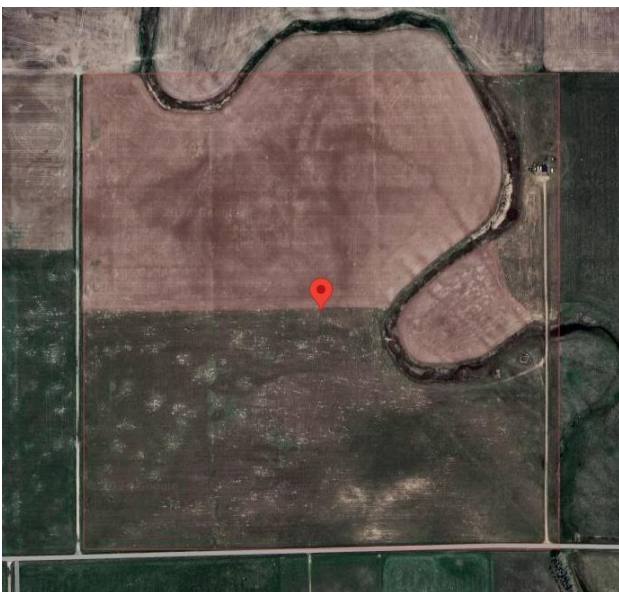
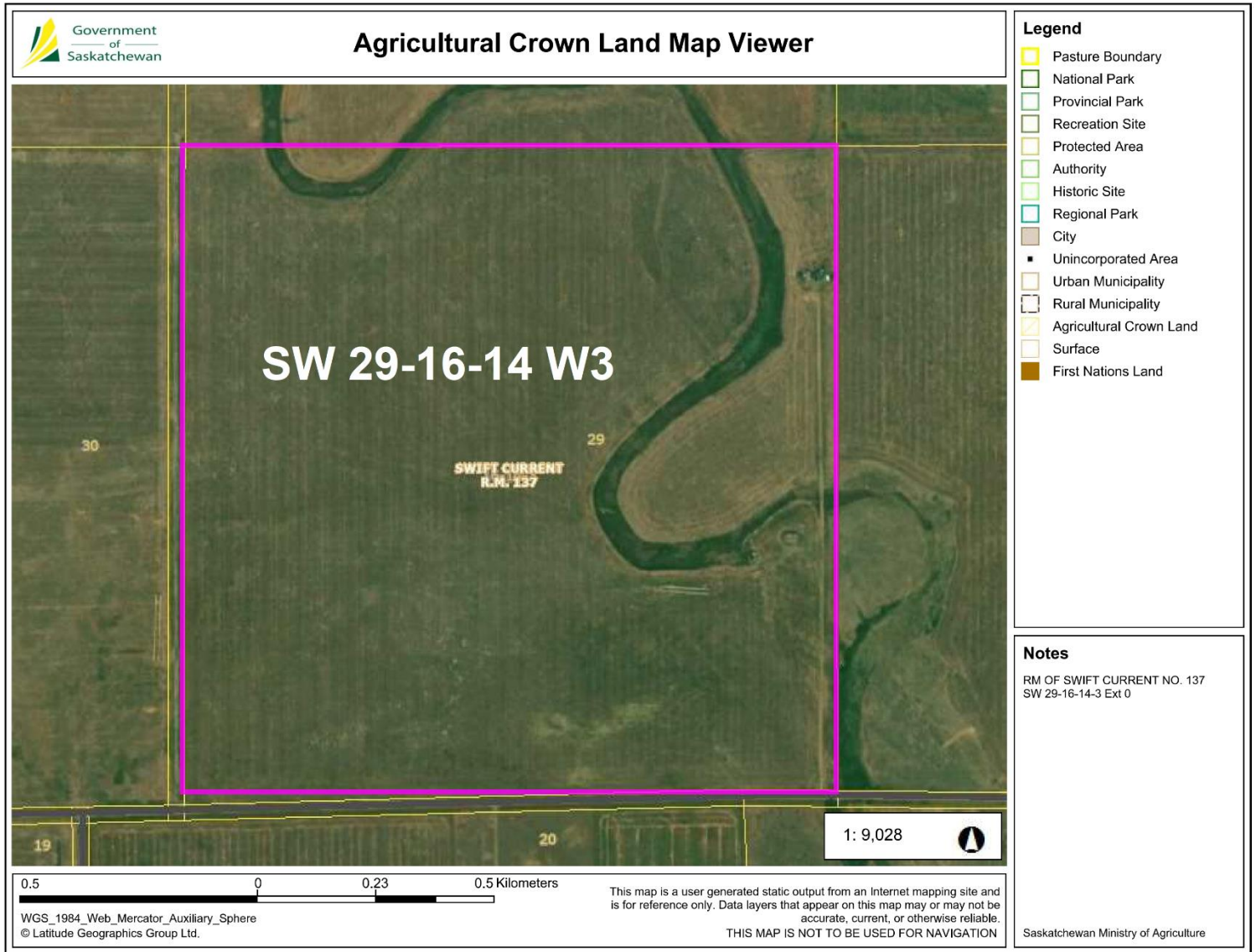
**[Click Here to Open the Bid
Form in a New Tab](#)**

RM of Swift Current No. 137 – 2023 Map



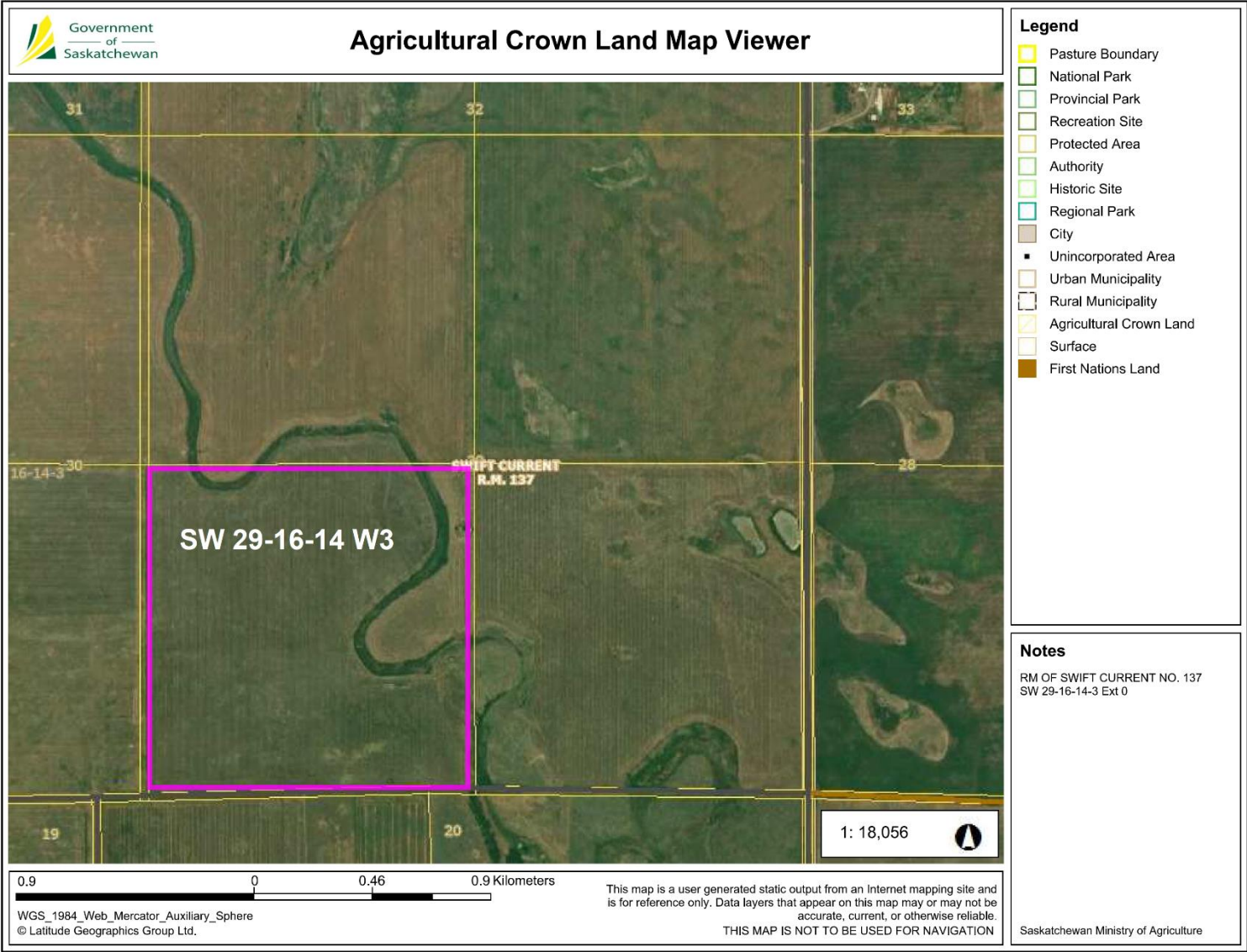
Content 4

Satellite Image



Google Map Satellite Image

Overview of full quarter



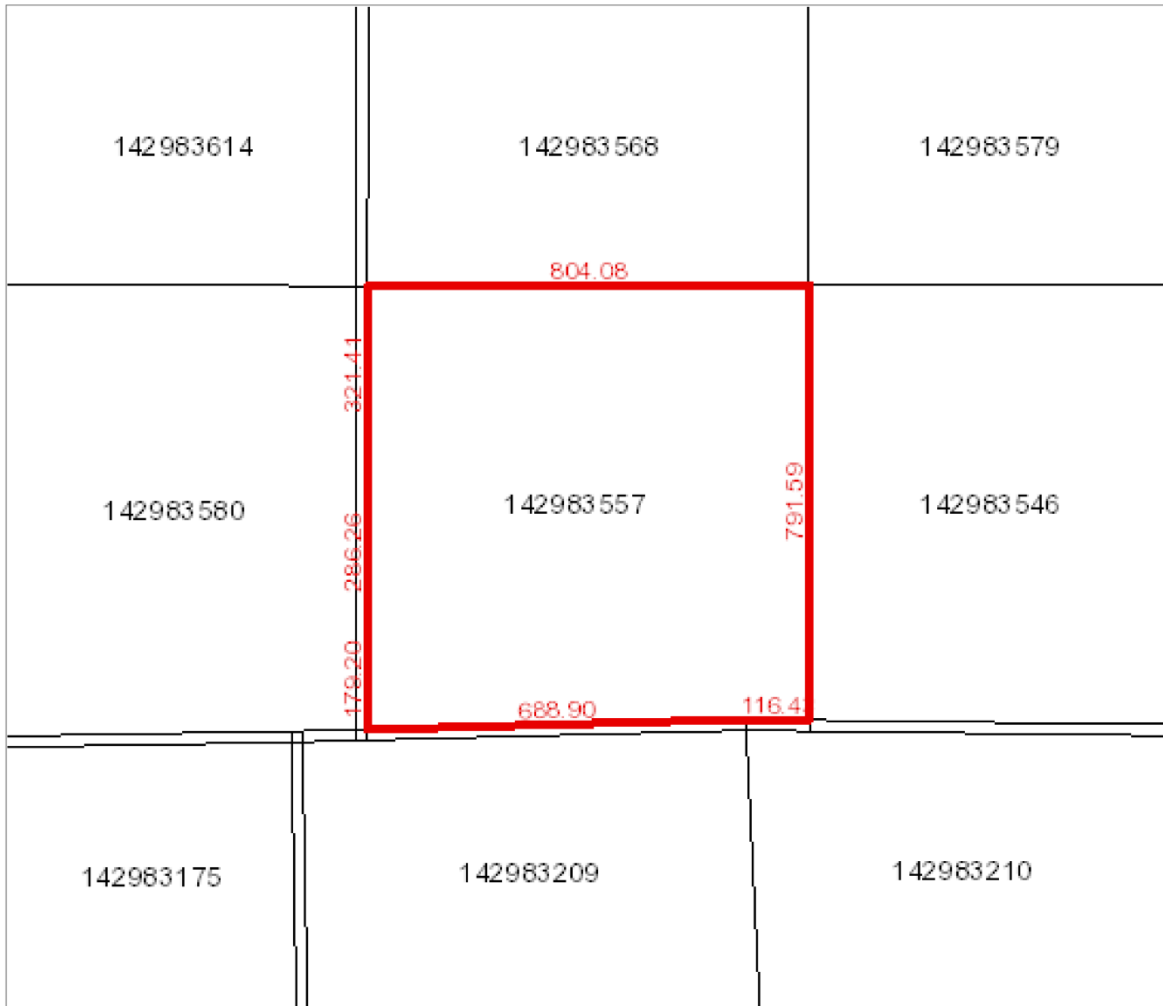
Content 5

Parcel Picture



Surface Parcel Number: 142983557

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



Owner Name(s) : SKYLINE ENERGY INC.

Municipality : RM OF SWIFT CURRENT NO. 137

Title Number(s) : 143362526

Parcel Class : Parcel (Generic)

Land Description : SW 29-16-14-3 Ext 0

Source Quarter Section : SW-29-16-14-3

Commodity/Unit : Not Applicable

Area : 64.148 hectares (158.51 acres)

Converted Title Number : 76SC07973

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.

Content 6

SAMA Report



Property Report

Print Date: 24-Jan-2024

Page 1 of 2

Municipality Name: SWIFT CURRENT (RM)

Assessment ID Number: 137-001129400

PID: 200904845

Civic Address:

Legal Location: Qtr SW Sec 29 Tp 16 Rg 14 W 3 Sup

Supplementary
:

Title Acres: 160.00

Reviewed: 03-Sep-1998

School Division: 211

Change Reason:

Neighbourhood: 137-230

Year / Frozen ID: 2023/-3

Puse Code: 2000

Predom Code:

Call Back Year:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
119.00	K - [CULTIVATED]	Soil association 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		
23.00	K - [CULTIVATED]	Top soil depth	3-5	Topography	T1 - Level / Nearly Level	\$/ACRE	930.35
		Soil association 1	HT - [HATTON]	Stones (qualities)	S1 - None to Few	Final	34.64
		Soil texture 1	SL - [SANDY LOAM]				
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
				Natural hazard	DW: Shallow Draw Rate: 0.98		
		Soil association 2	BY - [BIRSAY]				
		Soil texture 3					
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
18	DRAW

RM OF SWIFT CURRENT (RM)

Assessment ID Number:

137-001129400

PID: 200904845

Print Date: 24-Jan-2024

Page 2 of 2

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	\$167,400		1	Other Agricultural	55%	\$92,070				Taxable
Total of Assessed Values:	\$167,400					\$92,070				
						\$92,070				

Content 7

Photos of the Land



