

**SW 2-48-23-3 Rural, SK S0M 1M0****Agri-Business**
Active**A2159233**W: 3 R: 23 T: 48 S: 2 Q: SW **DOM:** 160 **LP:** \$575,000.00
PD: **OP:** \$650,000.00

Trans Type:	For Sale	LP/Acre:	\$3,648.01
City:	Rural	Tax Amt/Yr:	\$641.52/2024
Business Type:		Lot Sz Acre:	157.62
Bldg Type:		Lot SqFt:	6,865,927
Lse Rate Com:		Addl Parcels:	No
County:	Saskatchewan	RMS SQFT:	
Subdivision:	NONE	LP/SF:	
Sewer:			
Nearest Twn:			
Possession:	Negotiable		
LINC#:			
Legal Desc:	SW 2-48-23-3	Lot:	
Legal Pln:	Blk:		

Zoning:	AG	Tax Roll:	
Title to Lnd:	Fee Simple	Exclusn/SRR:	No/No
Reports:	Legal Description, Property Disclosure		
Restrictions:	None Known		

Recent Change: **01/24/2025 : DOWN : \$650,000->\$575,000**

Public Remarks: Excellent value rural property just two miles northeast of Maidstone in the RM of Eldon. 157 titled acres with a 2011 ranch style two-bedroom, one-bathroom open design home, approximately 1,428 sq ft, on ICF crawl space foundation. Oversized double-attached garage. Electric boiler heat. Backup generator. Older 1½ storey, vacant secondary residence also on site. The land is currently seeded to tame forage and utilized for pasture but could easily be returned to annual crop production with a Soil Final Rating ranging from 43 to 66. SAMA profile designates 133 cultivated acres, with the balance yardsite, or bush. 2021 SAMA agricultural assessment is \$413,000, of which \$205,000 is deemed agricultural with the balance improvements. 2024 property taxes \$641.52. Access is from improved roads on the south and west boundaries. Vendor reports annual surface lease revenue of \$11,050 from four CNRL sites.

Directions: One Mile East From the junction of HWY 21 North and TWP 480**Property Information**

Fencing:
911 Address:
Utilities:
HOA Incl:
Goods Exclude: n/a
Access Feat:
Goods Include: n/a
Appliances: Dryer, Refrigerator, Stove(s), Washer

Road Frontage:
HOA/Sched:

Agri Business

Water Supply:
Acres Cleared:
Acres Cultivatd:
Acres Fenced:
Acres Freehold:
Acres LseHold:
Acres Pasture:
Lse Op Cost Inc:
Major Use : Mixed

Contracts:
Well Depth:
Lease SubLse:
Lease Type:
Lse Incentives:
Lse Term Rmn:

Soil Type:
Reg Watr Rghts:

Lse Op Cost SF:
Lease SqMtr:

Residential Buildings

Beds Total:
Baths Total:
Total FI SF:
Year Built:

Style of Home:
Basement:
Outbuild Desc:
Outbuildings:

Foundation:**Printed Date:** 01/27/2025 9:51:44 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Province of Saskatchewan Land Titles Registry Title

Title #: 144444764**Title Status:** Active**Parcel Type:** Surface**Parcel Value:** \$45,600.00 CAD**Title Value:** \$45,600.00 CAD**Converted Title:** 99B02392A**Previous Title and/or Abstract #:** 136827175**As of:** 30 Apr 2024 08:35:21**Last Amendment Date:** 05 Dec 2013 15:39:32.170**Issued:** 05 Dec 2013 15:39:30.400**Municipality:** RM OF ELDON NO. 471

NORMA JONINNA SAULNIER is the registered owner of Surface Parcel
#153336821

Reference Land Description: SW Sec 02 Twp 48 Rge 23 W 3 Extension 1
As shown on Plan 101837729

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:**165092777**

CNV Caveat

Value: N/A**Reg'd:** 02 Nov 1979 00:28:06**Interest Register Amendment Date:** N/A**Interest Assignment Date:** 21 Nov 2005
08:56:23**Interest Scheduled Expiry Date:** N/A
Expiry Date: N/A

LSD 5

Holder:

CANADIAN NATURAL RESOURCES LIMITED

2100, 855 - 2ND ST SW

CALGARY, Alberta, Canada T2P 4J8

Client #: 138904667**Int. Register #:** 105690180**Converted Instrument #:** 79B16858**Interest #:****165092788**

CNV Caveat

Value: N/A**Reg'd:** 08 Dec 1981 00:26:01**Interest Register Amendment Date:** N/A**Interest Assignment Date:** 20 Jan 2010
12:42:00**Interest Scheduled Expiry Date:** N/A
Expiry Date: N/A**Holder:**

CENOVUS ENERGY INC.

PO BOX 766

CALGARY, Alberta, Canada T2P 0M5

Client #: 137946718**Int. Register #:** 105690191**Converted Instrument #:** 81B15612

Interest #:
165092799

CNV Caveat

Value: N/A
Reg'd: 27 Jan 1983 00:02:06
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Nov 2005 08:56:23
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

LSD 6

Holder:
CANADIAN NATURAL RESOURCES LIMITED
2100, 855 - 2ND ST SW
CALGARY, Alberta, Canada T2P 4J8
Client #: 138904667

Int. Register #: 105690203
Converted Instrument #: 83B01255

Interest #:
165092801

CNV Caveat

Value: N/A
Reg'd: 26 Oct 1984 00:26:23
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Nov 2005 09:19:33
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

LSD 3

Holder:
CANADIAN NATURAL RESOURCES LIMITED
2100, 855 - 2ND ST SW
CALGARY, Alberta, Canada T2P 4J8
Client #: 138904667

Int. Register #: 105690214
Converted Instrument #: 84B15827

Interest #:
165092812

CNV Caveat

Value: N/A
Reg'd: 13 Nov 1984 00:27:45
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Nov 2005 09:19:34
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

LSD 4

Holder:
CANADIAN NATURAL RESOURCES LIMITED
2100, 855 - 2ND ST SW
CALGARY, Alberta, Canada T2P 4J8
Client #: 138904667

Int. Register #: 105690225
Converted Instrument #: 84B16652

Interest #:
165092823

CNV Easement

Value: N/A

Reg'd: 31 Jan 1986 00:02:55
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
TRANSGAS LIMITED
700 - 1777 Victoria Ave
Regina, Saskatchewan, Canada S4P 4K5
Client #: 105200985

Int. Register #: 105690236
Converted Instrument #: 86B01748
Feature #: 100082922

Interest #:
165092834

CNV Caveat

Value: N/A
Reg'd: 12 Sep 1991 00:21:40
Interest Register Amendment Date: N/A
Interest Assignment Date: 20 Jan 2010
12:42:00
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
CENOVUS ENERGY INC.
PO BOX 766
CALGARY, Alberta, Canada T2P 0M5
Client #: 137946718

Int. Register #: 105690247
Converted Instrument #: 91B12998

Interest #:
165092845

CNV Caveat

Value: N/A
Reg'd: 20 Jul 1992 00:16:41
Interest Register Amendment Date: N/A
Interest Assignment Date: 20 Jan 2010
12:42:00
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
CENOVUS ENERGY INC.
PO BOX 766
CALGARY, Alberta, Canada T2P 0M5
Client #: 137946718

Int. Register #: 105690258
Converted Instrument #: 92B10007

Interest #:
165092856

CNV Caveat

Value: N/A
Reg'd: 21 Mar 2002 00:08:42
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Nov 2005
09:19:35
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
CANADIAN NATURAL RESOURCES LIMITED

2100, 855 - 2ND ST SW
CALGARY, Alberta, Canada T2P 4J8
Client #: 138904667

Int. Register #: 105690269
Converted Instrument #: 02B05222

Interest #:
165092867

CNV Caveat

Value: N/A
Reg'd: 21 Mar 2002 00:08:43
Interest Register Amendment Date: N/A
Interest Assignment Date: 06 May 2005
08:14:34
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
Canadian Natural Resources Limited
Box 6926, Station "D"
Calgary, AB, Canada T2P 2G1
Client #: 103636740

Int. Register #: 105690270
Converted Instrument #: 02B05234

Addresses for Service:

Name

Address

Owner:

NORMA JONINNA SAULNIER
Client #: 123256807

P.O. BOX 26 MAIDSTONE, Saskatchewan, Canada S0M 1M0

Notes:

Parcel Class Code: [Parcel \(Generic\)](#)



Back to top



Property Report

Print Date: 30-Apr-2024

Municipality Name:		ELDON (RM)		Assessment ID Number:		471-000402400		PID:		201023058	
Civic Address:				Title Acres:		156.25		Reviewed:		14-Mar-2017	
Legal Location:		Qtr SW		Sec 02 Tp 48 Rg 23 W 3		Sup		Change Reason:		Maintenance	
Supplementary				Neighbourhood:		471-100		Year / Frozen ID:		2024/-2	
:				Puse Code:		0360		Predom Code:		SR002 Single Family Dwell	
				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
		Soil association 1	ME - [MEOTA]	SL - [SANDY LOAM]	Topography	T1 - Level / Nearly Level	Stones (qualities)	
30.00	K - [CULTIVATED]	Soil texture 1	LS - [LOAMY SAND]	OR10 - [CHERN-ORTH (CA 9-12)]	Phy. Factor 1	S1 - None to Few	10% reduction due to SD2 - [90 : Sand Pockets - Moderate]	1,177.87 43.85 Final Final Final Final Final Final Final Final
		Soil texture 2						
		Soil profile 1						
		Soil association 2	ME - [MEOTA]		Natural hazard	WSB: Waste Slough Bush Rate: 0.96		
		Soil texture 3						
		Soil texture 4						
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]					
		Top soil depth	4-6					
		Soil association 1	ME - [MEOTA]		Topography	T1 - Level / Nearly Level		
		Soil texture 1	SL - [SANDY LOAM]		Stones (qualities)	S1 - None to Few		
40.00	K - [CULTIVATED]	Soil texture 2	OR10 - [CHERN-ORTH (CA 9-12)]		Phy. Factor 1	10% reduction due to SD2 - [90 : Sand Pockets - Moderate]		1,432.55 53.33 Final Final Final Final Final Final Final Final
		Soil profile 1	ME - [MEOTA]					
		Soil association 2						
		Soil texture 3						
		Soil texture 4						
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]					
		Top soil depth	4-6					
		Soil association 1	HM - [HAMLIN]		Topography	T1 - Level / Nearly Level		
		Soil texture 1	LL - [LIGHT LOAM]		Stones (qualities)	S1 - None to Few		
		Soil texture 2	FL - [FINE SANDY LOAM]		Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
63.00	K - [CULTIVATED]	Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]					1,781.09 66.31 Final Final Final Final Final Final Final Final
		Top soil depth	4-6					
		Soil association 1						
		Soil texture 1						
		Soil texture 2						
		Soil profile 1						
		Top soil depth						
		Soil association 1						
		Soil texture 1						
		Soil texture 2						

AGRICULTURAL WASTE LAND

Acres	Waste Type
20	WASTE SLOUGH BUSH

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/ 1	Country Residential	Acreage	Prime Rate: Urban - Acreage	Std.Parcel Size: Land Size Multiplier: Adjustment reason:	10.00	R	Taxable
		Width(ft)					
		Side 1 (ft)					
		Side 2 (ft)					
		Area/Units					
			3.00		127		

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID	& Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4077474	0	3 - Fair	(0.8) - Good	64	0	2.72	1	R	Taxable
Area Code(s):									
				Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
SFR - 1 1/2 Storey				576	1941		24.0 X 24.0		
SFR - 1 Storey				200	1941		16.0 X 14.5 - 8.0 X 4.0		
Basement				576	1941		24.0 X 24.0		
Attached Garage				1088	1960		32.0 X 34.0		

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey		Building ID: 4077474.0	Section Area: 200
Quality : 3 - Fair		Res Effective Rate : Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment : Heating Only		Res Hillside Adj :	Res Incomplete Adj :
Plumbing Fixture Default : Fair (6 Fixtures)		Plumbing Fixture Adj : +1	Number of Fireplaces : 1
Basement Rate : Basement		Basement Height : 08 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area : 40% - Approx 1/2 Finished		Att/B-In Garage Rate : Attached Garage	Garage Finish Rate : Interior Lining
Garage Wall Height Adjustment : 14		Garage Floor Adj :	Incomplete Adjustment :
Detached Garage Rate :		Garage Finish Rate :	Garage Wall Height Adjustment :
Garage Floor Adj :		Incomplete Adjustment :	Shed Rate :
Porch/Closed Ver Rate :		Deck Rate :	
Section: SFR - 1 1/2 Storey		Building ID: 4077474.0	Section Area: 576
Quality : 3 - Fair		Res Effective Rate : Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment : Heating Only		Res Hillside Adj :	Res Incomplete Adj :
Plumbing Fixture Default : Fair (6 Fixtures)		Plumbing Fixture Adj : +1	Number of Fireplaces : 1
Basement Rate : Basement		Basement Height : 08 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area : 40% - Approx 1/2 Finished		Att/B-In Garage Rate : Attached Garage	Garage Finish Rate : Interior Lining
Garage Wall Height Adjustment : 14		Garage Floor Adj :	Incomplete Adjustment :
Detached Garage Rate :		Garage Finish Rate :	Garage Wall Height Adjustment :
Garage Floor Adj :		Incomplete Adjustment :	Shed Rate :
Porch/Closed Ver Rate :		Deck Rate :	

Section: Basement		Building ID: 4077474.0	Section Area: 576
Basement Rate : Basement		Basement Height : 08 ft	Basement Garage :
Basement Walkout Adj :		Basement Room Rate : Basement Rooms	Percent of Basement Area : 40% - Approx 1/2 Finished
Section: Attached Garage		Building ID: 4077474.0	Section Area: 1088
Att/B-In Garage Rate : Attached Garage		Garage Finish Rate : Interior Lining	Garage Wall Height Adjustment : 14
Garage Floor Adj :		Incomplete Adjustment :	

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Tax Status
Agricultural	\$205,000		1	Other Agricultural	55%	\$112,750			Taxable
Improvement	\$197,300		1	Residential	80%	\$0	Z	\$157,840	Taxable
Non-Agricultural	\$10,800		1	Residential	80%	\$8,640			Taxable
Total of Assessed Values:	\$413,100			Total of Taxable/Exempt Values:		\$121,390		\$157,840	



PROPERTY CONDITION DISCLOSURE STATEMENT ACKNOWLEDGEMENT FORM - 201

Developed by your **Saskatchewan REALTORS® Association**

INFORMATION ABOUT THE PROPERTY CONDITION DISCLOSURE STATEMENT

This information forms part of the Property Condition Disclosure Statement (PCDS)

SW 2-48-23-3

Eldon

SK

(Property Address or Legal Land Description)

SELLERS INFORMATION: This section is intended to assist SELLERS in completing the PCDS and to understand the SELLER'S rights and obligations.

SELLERS are encouraged to complete a PCDS, however, they may decline to complete the PCDS or may choose to answer only certain questions. Whether a SELLER completes the PCDS, or not, a SELLER is legally responsible to disclose known defects.

SELLERS are responsible for their answers in the PCDS, therefore:

- SELLERS should answer "Do Not Know" if they are unsure of the correct answer.
- SELLERS should not answer "Do Not Know" or "Does Not Apply" if they DO know the correct answer.
- SELLERS may include additional information in the spaces provided.
- SELLERS are not required to disclose PATENT DEFECTS. Patent defects are construction defects that are open and obvious, meaning that they should be reasonably discovered during a routine inspection. They can be seen with the naked eye.
- For a Seller's own protection, it is advisable to disclose all known defects, including information disclosed to them by previous owners.

SELLERS must complete the PCDS themselves to avoid a misunderstanding.

- REALTORS® may assist SELLERS by explaining the meaning of the questions, but REALTORS® will not provide or verify answers to the questions.

BUYERS INFORMATION: BUYERS are strongly urged to use the PCDS as the starting point for their own inquiries.

- SELLERS are only obligated to disclose defects they are aware of. There may be other defects the SELLER is not aware of.
- The SELLERS may have limited knowledge about the property.
- BUYERS are encouraged to seek professional guidance for areas of particular concern for them, as some SELLERS may simply not know the answers to some of the questions or may choose not to answer.
- In some cases, if a defect is found following possession, it may not be possible to make a claim against the SELLER as the SELLER may be difficult to locate, be insolvent or bankrupt, or the costs of legal action may be too high.

BUYERS are urged to carefully inspect the property and, it is recommended, they have the property inspected by a professional(s) of their choice at their expense. Following the inspection, independent contractors can examine the property to determine whether defects exist and the cost to repair.

I have read and understand the above information.

SELLER Norma Saulnier

BUYER

SELLER

BUYER

*SELLERS OPTION TO DECLINE

The SELLERS' BROKERAGE has explained the potential implications of not completing the Property Condition Disclosure Statement and by signing below, the SELLER has chosen to **DECLINE** completing the Property Condition Disclosure Statement form. The SELLER may, if they so choose, voluntarily explain their decision to decline in the box below.

SELLER

Date: MM/DD/YYYY

SELLER

Date: MM/DD/YYYY

*When Declined by the SELLER, only this page is required. There is no requirement to print or retain the following pages when declined.



PROPERTY CONDITION DISCLOSURE STATEMENT ACKNOWLEDGEMENT FORM - 201

Developed by your Saskatchewan REALTORS® Association

SELLER: Norma Saulnier

DATE OF DISCLOSURE: MM 06 DD 12 YYYY 2024

SELLER: _____

The following is a statement made by the SELLERS concerning the condition of the property located at:

SW 2-48-23-3

Eldon

SK

(Property Address or Legal Land Description)

THE SELLER HAS OWNED THE PROPERTY SINCE 2006 / Purchased 2009

THE SELLER ☒ CURRENTLY LIVES ☐ PREVIOUSLY LIVED ☐ HAS NOT LIVED IN THE PROPERTY.

If the seller has not lived in the property, please answer below.

☐ Estate ☐ Investment property ☐ Other _____

SELLERS should read the information about this Property Condition Disclosure Statement on the first page of this form before answering the questions below. All sections should be read thoroughly as some questions may apply for all property types.

1. GENERAL RESIDENTIAL PROPERTY INFORMATION	YES	NO	DO NOT KNOW	DOES NOT APPLY
1.01 Are the dwelling(s)/improvements connected to a public (City/Municipal) sewer system? If no, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.02 Are the dwelling(s)/improvements connected to a public (City/Municipal) water system? If no, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.02(a) Is the water potable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.03 To the best of your knowledge, are the following areas of the dwelling(s)/improvements insulated?				
1.03(a) Attic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.03(b) Perimeter walls (above grade)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.03(c) Perimeter walls (below grade i.e., basement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.04 Are you aware of or have you received any notice from any government authority (municipal or otherwise) concerning any non-compliance of your property with the requirements of any government authority? (e.g., not limited to: zoning, occupancy, health, environmental protection, fire or building permit bylaws) If yes, please explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.05 Are you aware of any outstanding special assessment levies or local improvement levies on the property, which are over and above your annual property taxes? If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.06 Are you aware of any notice, claim or lien affecting the property from any person or public body? If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.07 Are you aware of any encroachments or unregistered rights of way? (e.g., not limited to: shared drive, access road to adjoining property, shared well) If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1.08 Are you aware of any problems with any of the following systems or any equipment associated with such systems? If yes, explain below.		YES	NO	DO NOT KNOW	DOES NOT APPLY
1.08(a) Plumbing		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.08(b) Electrical		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.08(c) Heating		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.08(d) Central air conditioning		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.08(e) Ventilation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.08(f) Humidification		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.08(g) Air Purification		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.08(h) Other		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.09 Are you aware of any problems with any built-in appliances or attached fixtures and associated equipment? (e.g., not limited to: garage door opener, central vac, dishwasher, water softener, underground sprinklers, swimming pool, sauna, hot tub, satellite dish) If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BELL					
1.10 Are you contractually committed to any rental agreements that would be assumed by the BUYERS after possession or closing date? (e.g., not limited to: rented water heater, furnace, water softener, alarm system) If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.11 Are you aware of any past or present moisture or water damage in the dwelling(s)/improvements resulting from any of the following? If yes, explain below.					
1.11(a) Roof leaks		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11(b) Plumbing leaks		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11(c) Seepage/flooding		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11(d) Sewer back up	BACK UP VALVE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11(e) Other		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.12 Are you aware of any past or present damage to the dwelling(s)/improvements resulting from any of the following? If yes, explain below.		YES	NO	DO NOT KNOW	DOES NOT APPLY
1.12(a) Wind		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.12(b) Fire		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.12(c) Hail		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.12(d) Pests (e.g., not limited to: insects, rodents)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.12(e) Other		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.13 Are you aware of any structural defects in the dwelling(s)/improvements? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.14 Are you aware of any deficiency or defect in the fireplace(s)/woodstove(s) or the associated chimney(s)? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.15 Are you aware of any improvements, additions or alterations made without the required permits? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MS

2. ENVIRONMENTAL PROPERTY INFORMATION (applicable for all property types)		YES	NO	DO NOT KNOW	DOES NOT APPLY
2.01 Other than general household cleaning, have you taken any efforts to test, control or remediate mould, fungi, radon, or indoor air quality on the property? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02 Are you aware of the presence of any of the following in the dwelling(s)/improvements? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02(a) Asbestos or Vermiculite		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02(b) Lead water pipes		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02(c) Cardboard sewer lines		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02(d) Live knob and tube		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.02(e) Aluminum wiring		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. CONDOMINIUM PROPERTY		Section not Applicable		<input type="checkbox"/>	
3.01 Are you aware of any special assessments? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.02 Are you aware of any proposed amendments to the condominium bylaws or rules which may alter or restrict the permitted uses of the property? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. RURAL PROPERTY (Acreage, Lake Etc.)		Section not Applicable		<input type="checkbox"/>	
4.01 Is there or has there previously been an income generating component to this property? (e.g., not limited to: tree farm, leased land, subdivided land, livestock/agricultural operations) If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GRAZING Lease to Fall, 2024. Surface leases.		YES	NO	DO NOT KNOW	DOES NOT APPLY
4.02 Well systems - To the best of your knowledge, are there any issues with the well system? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Submersible in drilled well TO OLD HOUSE THEN FROM THERE TO NEW HOUSE					
4.03 Septic systems - To the best of your knowledge, are you aware of any issues with the septic and/or other related systems or equipment? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pump + surface disposal					
4.04 Cistern - To the best of your knowledge, are there any issues with the Cistern? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.05 Are there any known issues with internet availability or effectiveness? If yes, explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.06 Are you aware of any soil/slope instability on the property? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.07 To the best of your knowledge, is the property located within a flood zone?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.08 Are you aware of any past or present environmental testing or environmental reports on the property? If yes, explain below.		YES	NO	DO NOT KNOW	DOES NOT APPLY
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.09 If untested or unreported, are you aware of any past or present environmental or soil contamination of any kind having occurred on the property? (e.g., not limited to: toxic waste, leaking oil/gas tanks, abandoned wells, garbage/refuse pile, old tire pile) If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL COMMENTS AND EXPLANATIONS (attach Schedule "___" if necessary)

SELLERS are not required to disclose defects which are obvious on a simple visual inspection of the property by a BUYER.

The SELLERS state that the above information is true as of the above date and that **the SELLERS will disclose to any BUYER any changes to this information prior to the signing of any Contract of Purchase and Sale in which this PCDS is incorporated. Any important changes to this information made known to the SELLERS will be disclosed by the SELLERS to the BUYERS prior to closing.** The SELLERS acknowledge receipt of a copy of this PCDS and agree that a copy may be given to prospective BUYERS and made available to real estate salespeople and brokers.

By signing this PCDS, both the SELLERS and the BUYERS acknowledge that all information contained within comes from the SELLERS and that neither the SELLER'S BROKERAGE or BUYER'S BROKERAGE nor any of their representatives have verified the accuracy of any such information. Neither the SELLER'S BROKERAGE nor the BUYER'S BROKERAGE or any of their representatives warrant, guarantee, or represent the accuracy of the above information. By signing this Statement, the SELLERS and the BUYERS and their successors, assigns, and personal representatives hereby release each of the SELLER'S BROKERAGE, the BUYER'S BROKERAGE and their respective representatives and each of their successors, assigns and personal representatives of and from all responsibility and liability with respect to any loss or damage suffered or sustained by the SELLERS or the BUYERS or by any of their successors, assigns and personal representatives by reason of an inaccuracy in any of the information contained in this PCDS or by reason of any omission of any information from this PCDS.

☒ ☐ By initialing this box, the SELLER acknowledges they personally filled out the contents of this form. No other party checked the boxes contained within this document.

SELLER

Norma Saulnier

SELLER

BUYERS SHOULD READ THE INFORMATION ABOUT THIS PROPERTY CONDITION DISCLOSURE STATEMENT ON THE FIRST PAGE OF THIS FORM.

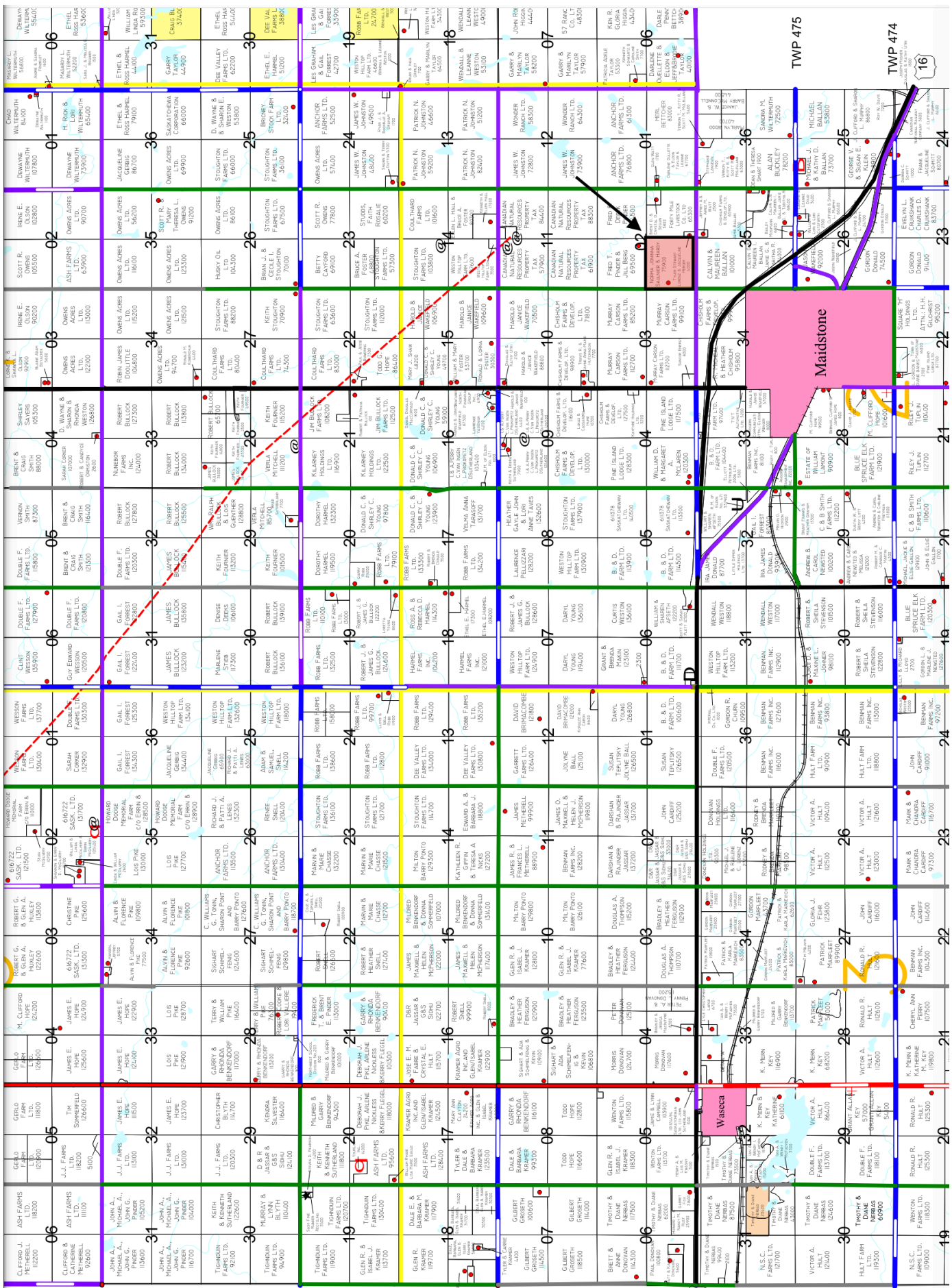
The BUYERS acknowledge that they have received and read a signed copy of this PCDS on

mm_____dd_____yyyy_____.

BUYER

BUYER

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORS®) and/or the quality of services they provide (MLS®). Used under license. Copyright - For Use Only by Members of the Saskatchewan REALTORS® Association



-TWP 490

TWP 484

Twp. 48

TWP 482

16

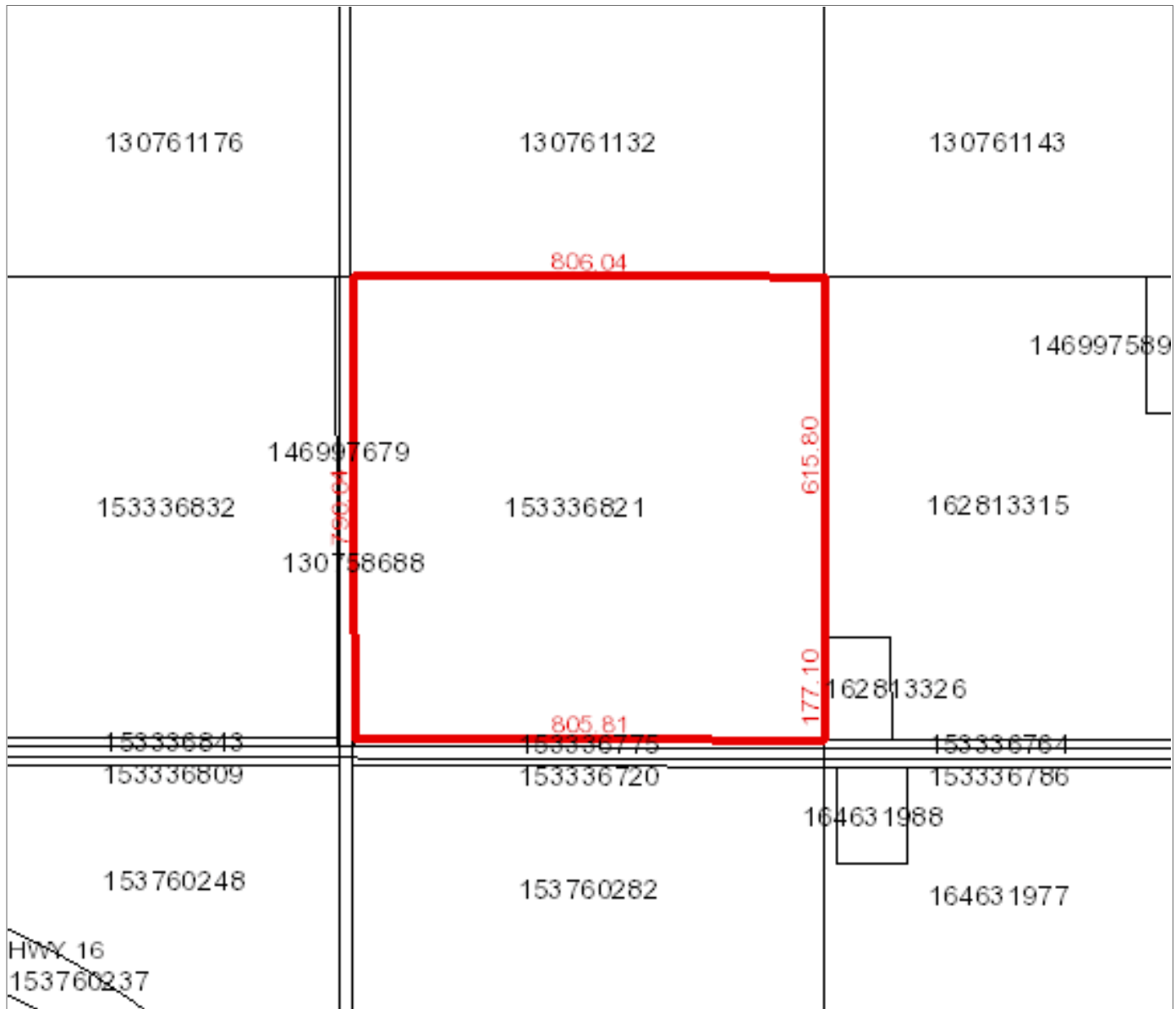
TWP 474

47



Surface Parcel Number: 153336821

REQUEST DATE: Tue Apr 30 08:34:40 GMT-06:00 2024



Owner Name(s) : SAULNIER, NORMA JONINNA

Municipality : RM OF ELDON NO. 471

Title Number(s) : 144444764

Parcel Class : Parcel (Generic)

Land Description : SW 02-48-23-3 Ext 1

Source Quarter Section : SW-02-48-23-3

Commodity/Unit : Not Applicable

Area : 63.786 hectares (157.62 acres)

Converted Title Number : 99B02392A

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.