Agricultural Land for Sale by Progressive Tender
In the Saskatchewan Rural Municipality of Manitou Lake

We are pleased to present the following four adjacent parcels located approximately eight miles south of Lashburn in the RM of Manitou Lake **for sale as one block**:

NW 35-46-26-W3 Extension 1: ISC 146.28 titled acres. SAMA profile designates 57 as cultivated acres. 2021 SAMA agricultural assessment is $130,400.

Block A, Plan 101637974 Extension 3 (Portion SW 35-46-26-W3): ISC 24.93 titled acres. SAMA profile designates 7 as cultivated acres. 2021 SAMA agricultural assessment is $10,300.

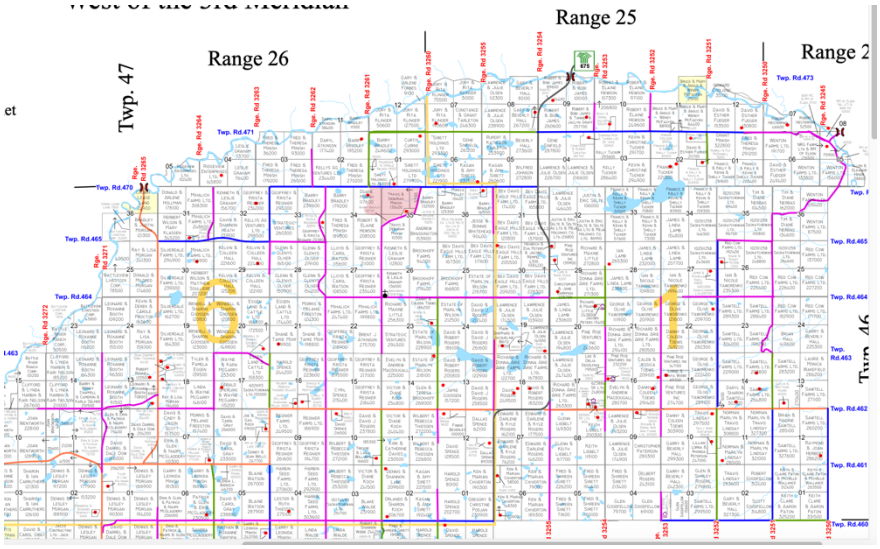
Block B, Plan 101637974 Extension 2 (Portion NE 35-46-26-W3): ISC 35.7 titled acres. SAMA profile designates 19 as cultivated acres. 2021 SAMA agricultural assessment is $32,100.

Portion of NE 34-46-26-W3 (approved subdivision, east of yardsite, see details on website): ISC 108.32 titled acres. SAMA profile designates it as native grass or pasture.

Total of 315 titled acres, more or less. Soil Final Rating ranges from 45 to 67, primarily Waseca clay or Oxbow loam. Properties are seeded to tame forage and currently used for pasture. Some high game fencing. An undeveloped road allowance runs between the NE 34 and NW 35. 2024 property taxes for all four parcels are estimated to total approximately $1,450.

Initial bids must be submitted by Noon MST, Tuesday November 5, 2024; steps are detailed on the reverse of this document. Full information on the offering including maps and printable bid documents is available at www.minishtender.ca

For additional details or inquiries, contact Grant or Vern with The McClelland Group, RE/MAX of Lloydminster, (780) 808-2700 or email grant.m@progressivetender.com



Progressive Tender Steps:

Step 1: Submit Bid Document

- Download the Bid Document from the www.minishtender.ca website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Fill out the required details. Buyers must be GST registrants and provide a GST number at completion.
- **Obtain a bank draft or certified cheque for $10,000** made payable to "RE/MAX of Lloydminster in Trust."
- Place both items in a sealed envelope and label it "Minish Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 –44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday November 5, 2024.** Attention: McClelland Group.

Step 2: Round Table Activity

- After the initial offers are opened, the Broker will contact each Bidder and inform them of the amount of the highest bid. Bidders will have until noon the following business day to submit a revised offer by phone, email, or text if they wish.

Step 3: Final Offer

- This "round table" process continues for each parcel daily until every Bidder declares their Final Offer.
- If a Bidder doesn't respond within the time limit or increase their bid by a minimum amount of 2% over the previous round's highest offer, their last bid will automatically be declared as their Final Offer.
- Matching bids during progression rounds are discouraged.

Step 4: Confidentiality

- All Bidder names are kept confidential and only revealed to the Seller with the bid history when the progression rounds conclude. Bidder names and bid history is the sole possession of the Seller.

Step 5: Finalizing Purchase

- The Seller reserves the right to reject any or all offers, engage in further negotiations on price or terms, and may award the sale of the subject property to the buyer of their choice.
- The successful Bidder must complete a Purchase Contract with the Broker within two business days of acceptance; a draft of which is available on the website.
- Deposit is to be increased to 5% of sale price upon removal of conditions.
- Proposed completion date is December 6, 2024 unless otherwise agreed.

Step 6: Diligence Activity, Legal and Accounting Costs

- Property is sold "as is". Bidders are encouraged to conduct their own diligence including appraisal for value, survey / real property or other reports.
- Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

Step 7: Notification

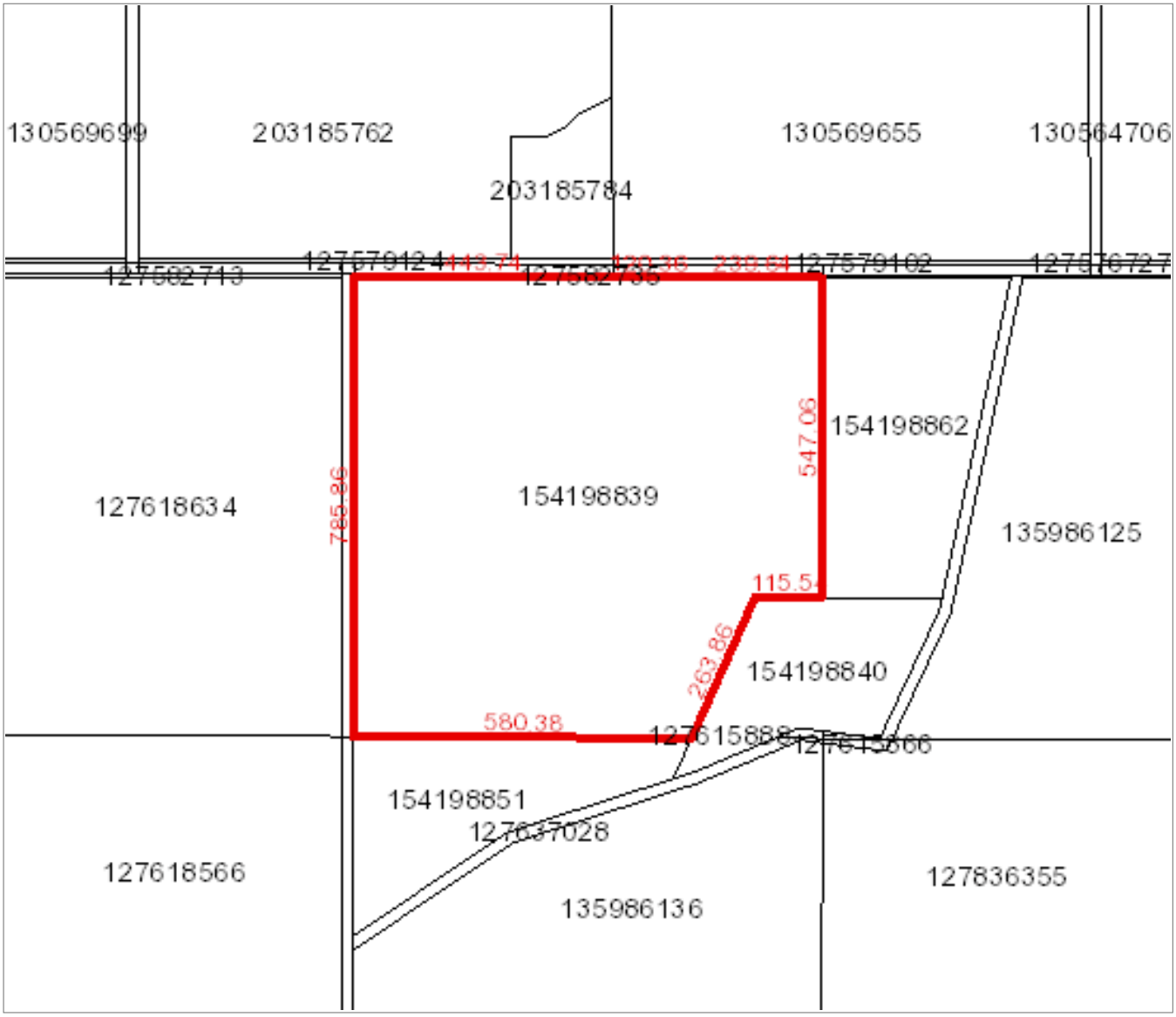
- All Bidders will be notified about the outcome once a Purchase Contract is completed between the successful Buyer and Seller. Deposits from unsuccessful Bidders will be released in a timely manner by the Broker once the Purchase Contract is in place.

The McClelland Group, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offers a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan. Call us today and start the conversation!

Grant McClelland – Direct (780) 871-4221 Email: grant.m@progressivetender.com
Vern McClelland - Direct (306) 821-0611 Email: vernmcclelland@remax.net

Surface Parcel Number: 154198839

REQUEST DATE: Wed May 1 09:58:07 GMT-06:00 2024



Owner Name(s) : Minish, Deborah Donnell, Minish, Travis Mason

Municipality : RM OF MANITOU LAKE NO. 442

Area : 59.197 hectares (146.28 acres)

Title Number(s) : 128921586

Converted Title Number : 97B05442

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 35-46-26-3 Ext 1

Source Quarter Section : NW-35-46-26-3

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.

Province of Saskatchewan
Land Titles Registry
Title

Title #: 128921586
Title Status: Active
Parcel Type: Surface
Parcel Value: $0.00 CAD
Title Value: *$0.00 CAD*
Converted Title: 97B05442
Previous Title and/or Abstract #: 110498261

As of: 01 May 2024 09:58:57
Last Amendment Date: 10 Nov 2022 13:36:20.726
Issued: 18 Mar 2005 11:46:06.166

Municipality: RM OF MANITOU LAKE NO. 442

Travis Mason Minish and Deborah Donnell Minish are the registered owners, as joint tenants, of Surface Parcel #154198839

Reference Land Description: NW Sec 35 Twp 46 Rge 26 W 3 Extension 1
As shown on Plan 101865922

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 #:
127764276 CNV Caveat

Value: N/A
Reg'd: 23 May 1928 00:54:12
Interest Register Amendment Date: N/A
Interest Assignment Date: 10 Nov 2022 13:30:42
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Caveat AJ3252 is continued by Judge's Order 73B04722, dated 8 May 1973
Holder as Tenant in Common
Interest Share: **1/2**
Interest Share Number: **130486709**
Holder:
Edward F. Bensette
Wilson et al Box 550
Swift Current, Saskatchewan, Canada
Client #: 106918667

Holder as Tenant in Common
Interest Share: **1/2**
Interest Share Number: **130486710**
Holder:
W.J. GRAHAM RESOURCE CORPORATION
Box 370
Rocky Mountain House, Alberta, Canada T4T 1A3
Client #: 132409492

Int. Register #: 104017384
Converted Instrument #: AJ3252

Int Lock Date: 10 Nov 2022 13:36:20
Int Lock Type: Registrar's Prohibition - General (Dealing with Land Prohibited)
Int Lock Text: CS0411924

Interest #:
127764265 CNV Caveat

Value: N/A
Reg'd: 11 Jan 2002 00:00:53
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 104017373
Converted Instrument #: 02B00529

Interest #:
127764287 Mortgage

Value: $36,971.56 CAD
Reg'd: 24 Mar 2003 16:57:34
Interest Register Amendment Date: 10 Jan 2005 15:46:53
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 107679178

Interest #:
161559197 Mortgage

Value: $130,000.00 CAD
Reg'd: 17 Jan 2013 10:24:18
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 118916242

Addresses for Service:

Name	Address
Owner: Travis Mason Minish Client #: 106918656	Box 326 Lashburn, Saskatchewan, Canada S0M 1H0
Owner: Deborah Donnell Minish Client #: 106918689	Box 326 Lashburn, Saskatchewan, Canada S0M 1H0

Notes:

Parcel Class Code: Parcel (Generic)

Property Report

Print Date: 01-May-2024

Municipality Name: MANITOU LAKE (RM)

Assessment ID Number: 442-001135200

PID: 201229085

Civic Address:

Legal Location: Qtr PT NW Sec 35 Tp 46 Rg 26 W 3 Sup 00

Supplementary : EXCEPT: PORTION OF PCL 'C' PLAN 101865922 (YARDSITE SUBDVN IN LSD 11). ISC PCL # 154198839

Title Acres:	146.28	**Reviewed:**	11-Apr-2005
School Division:	203	**Change Reason:**	Maintenance
Neighbourhood:	442-100	**Year / Frozen ID:**	2024/-2
Puse Code:	2100	**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	
15.00	K - [CULTIVATED]	Soil assocation 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	$/ACRE	1,336.73
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	49.77
		Soil texture 2	L - [LOAM]	Phy. Factor 1	25% reduction due to SA3 - [75 : Salinity - Strong]		
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
				Natural hazard	WS: Waste Slough Rate: 0.90		
		Top soil depth	4-6				
12.00	K - [CULTIVATED]	Soil assocation 1	WA - [WASECA]	Topography	T3 - Moderate Slopes	$/ACRE	1,606.18
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	59.80
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
				Natural hazard	WS: Waste Slough Rate: 0.90		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3					
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
30.00	K - [CULTIVATED]	Soil assocation 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	$/ACRE	1,782.30
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	66.36
		Soil texture 2	L - [LOAM]				
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
				Natural hazard	WS: Waste Slough Rate: 0.90		
		Top soil depth	4-6				

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Data Source: SAMAVIEW

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
66.00	NG - [NATIVE GRASS]	Soil assocation 1	WA - [WASECA]	Range site	SA/W: SALINE WASTE	$/ACRE	314.10
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	L - [LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.15		
				Aum/Quarter	24.00		
23.00	NG - [NATIVE GRASS]	Soil assocation 1	WA - [WASECA]	Range site	L/TH: LOAMY/THIN	$/ACRE	732.90
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% Sl		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.43		
				Aum/Quarter	68.00		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					

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	$130,400		1	Non-Arable (Range)	45%	$58,680				Taxable
Total of Assessed Values:	$130,400				Total of Taxable/Exempt Values:	$58,680				

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Data Source: SAMAVIEW

Surface Parcel Number: 154198851

REQUEST DATE: Wed May 1 11:27:26 GMT-06:00 2024

Owner Name(s) : Minish, Deborah Donnell, Minish, Travis Mason

Municipality : RM OF MANITOU LAKE NO. 442

Area : 10.09 hectares (24.93 acres)

Title Number(s) : 128921632

Converted Title Number : 97B05442

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Blk/Par A-Plan 101637974 Ext 3

Source Quarter Section : SW-35-46-26-3

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.

Province of Saskatchewan
Land Titles Registry
Title

Title #: 128921632
Title Status: Active
Parcel Type: Surface
Parcel Value: $0.00 CAD
Title Value: *$0.00 CAD*
Converted Title: 97B05442
Previous Title and/or Abstract #: 110498272

As of: 01 May 2024 11:27:45
Last Amendment Date: 10 Nov 2022 13:36:20.716
Issued: 18 Mar 2005 11:46:10.556

Municipality: RM OF MANITOU LAKE NO. 442

Travis Mason Minish and Deborah Donnell Minish are the registered owners, as joint tenants, of Surface Parcel #154198851

Reference Land Description: Blk/Par A Plan No 101637974 Extension 3
As shown on Plan 101865922

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 #:
127764467 CNV Caveat

Value: N/A
Reg'd: 23 May 1928 00:54:12
Interest Register Amendment Date: N/A
Interest Assignment Date: 10 Nov 2022 13:30:42
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Caveat AJ3252 is continued by Judge's Order 73B04722, dated 8 May 1973
Holder as Tenant in Common
Interest Share: **1/2**
Interest Share Number: **130486912**
Holder:
Edward F. Bensette
Wilson et al Box 550
Swift Current, Saskatchewan, Canada
Client #: 106918667

Holder as Tenant in Common
Interest Share: **1/2**
Interest Share Number: **130486923**
Holder:
W.J. GRAHAM RESOURCE CORPORATION
Box 370
Rocky Mountain House, Alberta, Canada T4T 1A3
Client #: 132409492

Int. Register #: 104017384
Converted Instrument #: AJ3252

Int Lock Date: 10 Nov 2022 13:36:20
Int Lock Type: Registrar's Prohibition - General (Dealing with Land Prohibited)
Int Lock Text: CS0411924

Interest #:
127764456 CNV Caveat

Value: N/A
Reg'd: 11 Jan 2002 00:00:53
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 104017373
Converted Instrument #: 02B00529

Interest #:
127764478 Mortgage

Value: $36,971.56 CAD
Reg'd: 24 Mar 2003 16:57:34
Interest Register Amendment Date: 10 Jan 2005 15:46:53
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 107679178

Interest #:
161559209 Mortgage

Value: $130,000.00 CAD
Reg'd: 17 Jan 2013 10:24:18
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 118916242

Addresses for Service:

Name	Address
Owner: Travis Mason Minish Client #: 106918656	Box 326 Lashburn, Saskatchewan, Canada S0M 1H0
Owner: Deborah Donnell Minish Client #: 106918689	Box 326 Lashburn, Saskatchewan, Canada S0M 1H0

Notes:

Parcel Class Code: Parcel (Generic)

Property Report

Print Date: 01-May-2024

Municipality Name: MANITOU LAKE (RM)

Assessment ID Number: 442-001135400 **PID:** 201229127

Civic Address:

Legal Location: Qtr PT SW Sec 35 Tp 46 Rg 26 W 3 Sup 00

Supplementary : N OF ROAD
PCL 'A' PLAN 101637974
ISC PCL # 154198851

Title Acres:	24.93	**Reviewed:**	11-Apr-2005
School Division:	203	**Change Reason:**	Maintenance
Neighbourhood:	442-100	**Year / Frozen ID:**	2024/-2
Puse Code:	2100	**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	
3.00	K - [CULTIVATED]	Soil assocation 1	WA - [WASECA]	Topography	T3 - Moderate Slopes	$/ACRE	1,713.26
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	63.78
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
				Natural hazard	RV: Ravine Rate: 0.96		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3					
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
4.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T4 - Strg Slopes	$/ACRE	1,248.61
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	46.49
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	RV: Ravine Rate: 0.96		
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
18	WASTE SLOUGH BUSH

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	$10,300		1	Non-Arable (Range)	45%	$4,635				Taxable
Total of Assessed Values:	$10,300				Total of Taxable/Exempt Values:	$4,635				

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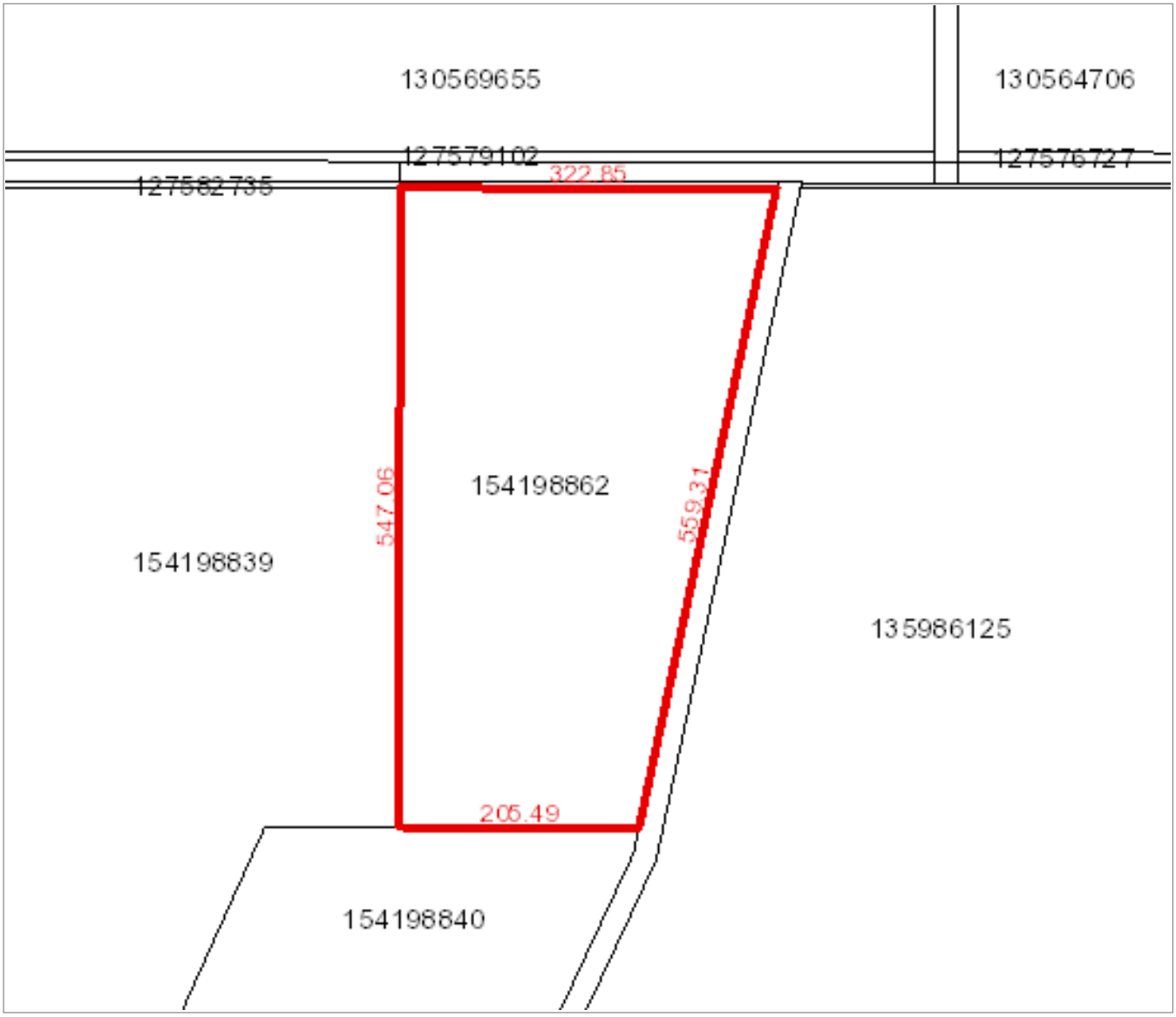
Data Source: SAMAVIEW

Surface Parcel Number: 154198862

REQUEST DATE: Wed May 1 11:01:08 GMT-06:00 2024



Owner Name(s) : Minish, Deborah Donnell, Minish, Travis Mason

Municipality : RM OF MANITOU LAKE NO. 442

Area : 14.449 hectares (35.7 acres)

Title Number(s) : 128921609

Converted Title Number : 97B05442

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Blk/Par B-Plan 101637974 Ext 2

Source Quarter Section : NE-35-46-26-3

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.

Province of Saskatchewan
Land Titles Registry
Title

Title #: 128921609
Title Status: Active
Parcel Type: Surface
Parcel Value: $0.00 CAD
Title Value: *$0.00 CAD*
Converted Title: 97B05442
Previous Title and/or Abstract #: 110498250

As of: 01 May 2024 11:02:21
Last Amendment Date: 10 Nov 2022 13:36:20.720
Issued: 18 Mar 2005 11:46:08.306

Municipality: RM OF MANITOU LAKE NO. 442

Travis Mason Minish and Deborah Donnell Minish are the registered owners, as joint tenants, of Surface Parcel #154198862

Reference Land Description: Blk/Par B Plan No 101637974 Extension 2
As shown on Plan 101865922

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 #:
127764412 CNV Caveat

Value: N/A
Reg'd: 23 May 1928 00:54:12
Interest Register Amendment Date: N/A
Interest Assignment Date: 10 Nov 2022 13:30:42
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Caveat AJ3252 is continued by Judge's Order 73B04722, dated 8 May 1973
Holder as Tenant in Common
Interest Share: **1/2**
Interest Share Number: **130486855**
Holder:
Edward F. Bensette
Wilson et al Box 550
Swift Current, Saskatchewan, Canada
Client #: 106918667

Holder as Tenant in Common
Interest Share: **1/2**
Interest Share Number: **130486866**
Holder:
W.J. GRAHAM RESOURCE CORPORATION
Box 370
Rocky Mountain House, Alberta, Canada T4T 1A3
Client #: 132409492

Int. Register #: 104017384
Converted Instrument #: AJ3252

Int Lock Date: 10 Nov 2022 13:36:20
Int Lock Type: Registrar's Prohibition - General (Dealing with Land Prohibited)
Int Lock Text: CS0411924

Interest #:
127764401 CNV Caveat

Value: N/A
Reg'd: 11 Jan 2002 00:00:53
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 104017373
Converted Instrument #: 02B00529

Interest #:
127764423 Mortgage

Value: $36,971.56 CAD
Reg'd: 24 Mar 2003 16:57:33
Interest Register Amendment Date: 10 Jan 2005 15:46:53
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 107679178

Interest #:
161559210 Mortgage

Value: $130,000.00 CAD
Reg'd: 17 Jan 2013 10:24:18
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 118916242

Addresses for Service:

Name	Address
Owner: Travis Mason Minish Client #: 106918656	Box 326 Lashburn, Saskatchewan, Canada S0M 1H0
Owner: Deborah Donnell Minish Client #: 106918689	Box 326 Lashburn, Saskatchewan, Canada S0M 1H0

Notes:

Parcel Class Code: Parcel (Generic)

Property Report

Print Date: 01-May-2024

Municipality Name: MANITOU LAKE (RM)

Assessment ID Number: 442-001135101 **PID:** 202144192

Civic Address:

Legal Location: Qtr PT NE Sec 35 Tp 46 Rg 26 W 3 Sup 01

Supplementary : W OF RD
PCL 'B' PLAN 101637974
ISC PCL # 154198862

Title Acres:	35.70	**Reviewed:**	11-Apr-2005
School Division:	203	**Change Reason:**	Maintenance
Neighbourhood:	442-100	**Year / Frozen ID:**	2024/-2
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	
4.00	K - [CULTIVATED]	Soil assocation 1	WA - [WASECA]	Topography	T3 - Moderate Slopes	$/ACRE	1,233.58
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	45.93
		Soil texture 2	L - [LOAM]	Phy. Factor 1	35% reduction due to SA4 - [65 : Salinity - Very Strong]		
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	4-6				
15.00	K - [CULTIVATED]	Soil assocation 1	WA - [WASECA]	Topography	T3 - Moderate Slopes	$/ACRE	1,802.93
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	67.12
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to SA1 - [95 : Salinity - Slight]		
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
17	WASTE SLOUGH1

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	$32,100		1	Other Agricultural	55%	$17,655				Taxable
Total of Assessed Values:	$32,100				Total of Taxable/Exempt Values:	$17,655				

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Data Source: SAMAVIEW

Plan of
PROPOSED SUBDIVISION
of part of the
N.E. 1/4 Sec. 34, Twp. 46, Rge 26, W.3Mer.
RM of Manitou Lake No. 442,
Saskatchewan

by Christopher D. Kuntz, S.L.S.
February 29, 2024
Scale = 1:5000

CERTIFIED CORRECT THIS 1st DAY OF APRIL, A.D. 2024.

SASKATCHEWAN LAND SURVEYOR

SASKATCHEWAN LAND SURVEYORS ASSN. C.D. Kuntz 290 SLS

OWNER:

Duane Robert Minish

Portion referred to is outlined in a bold dash.

Spot Elevations shown thus 594.9

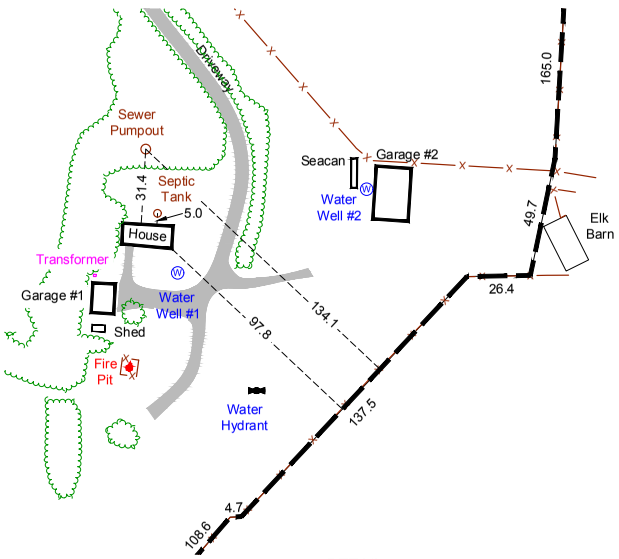
AREA:

	HECTARES	ACRES
Lot 1	19.240	47.54

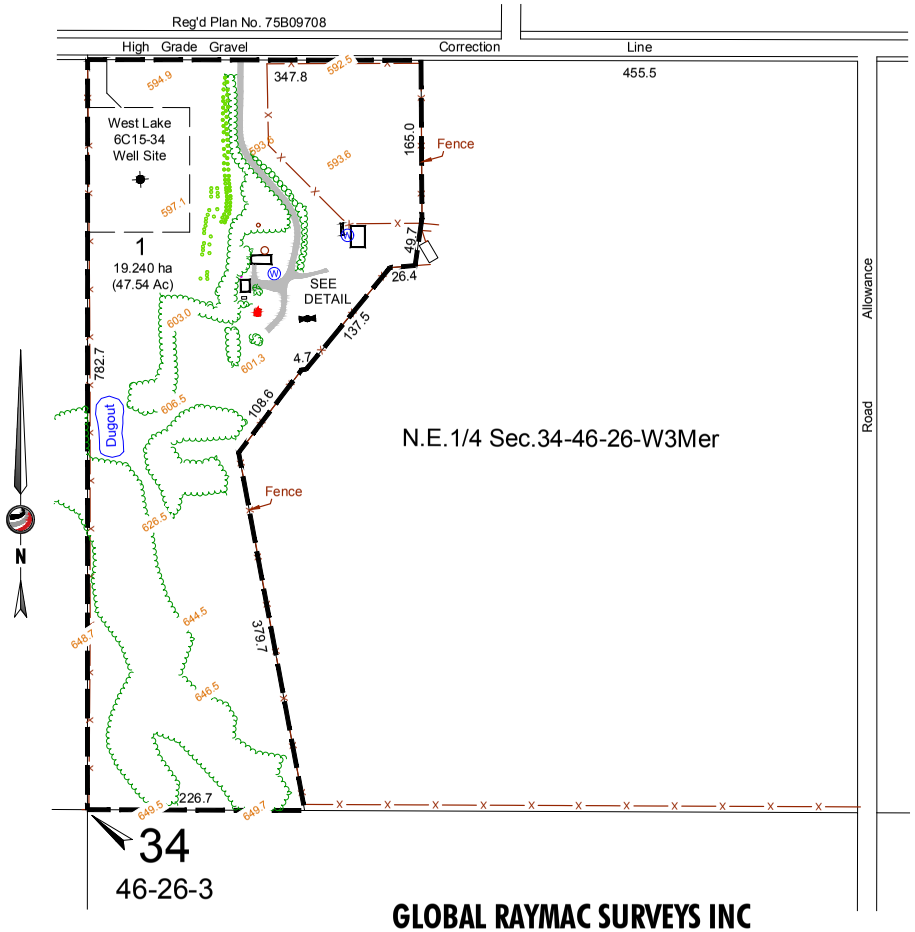
Distance to closest boundary	
House	97.8m
Garage #1	96.8m
Garage #2	33.7m
Shed	93.4m
Seacan	58.8m
Water Well #1	89.0m
Water Well #2	55.5m
Water Hydrant	32.5m
Septic Tank	112.2m
Sewer Pumpout	134.1m
Transformer	112.8m

Distance from House to	
Septic Pumpout	31.4m
Septic Tank	5.0m
Westlake W/H	140.1m

Distance from Pumpout to	
Water Well #1	53.4m
Water Well #2	93.7m



DETAIL
Scale 1:2000



PREP BY	DESCRIPTION	DATE	REV
CC/snj/CK	ORIGINAL PLAN	1 Apr 2024	0

GLOBAL RAYMAC SURVEYS INC
201, 5912 - 50th Ave, Lloydminster, Alberta T9V 0X6
Ph: 780.872.0655 www.globalraymac.ca

24SX0002

Province of Saskatchewan
Land Titles Registry
Title

Title #: 153786077
Title Status: Active
Parcel Type: Surface
Parcel Value: $450,000.00 CAD
Title Value: *$450,000.00 CAD*
Converted Title: 77B03674
Previous Title and/or Abstract #: 149591098

As of: 10 May 2024 14:39:01
Last Amendment Date: 29 Sep 2022 16:43:18.083
Issued: 05 Mar 2021 10:50:46.430

Municipality: RM OF MANITOU LAKE NO. 442

Duane Robert Minish is the registered owner of Surface Parcel #127618634

Reference Land Description: NE Sec 34 Twp 46 Rge 26 W 3 Extension 0
As described on Certificate of Title 77B03674.

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 #:
191712179

Lease - 10 years or more

Value: N/A
Reg'd: 12 Aug 2021 16:03:45
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
WEST LAKE ENERGY CORP.
2400, 525 - 8 AVENUE SW
CALGARY, Alberta, Canada T2P 1G1
Client #: 132469678

Int. Register #: 124685703

Interest #:
194907134

Mortgage

Value: $223,000.00 CAD
Reg'd: 12 Sep 2022 10:34:57
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 125292382

Addresses for Service:

Name	Address
Owner:	
Duane Robert Minish	Box 97 Lashburn, Saskatchewan, Canada S0M 1H0

Client #: 106461198

Notes:

Parcel Class Code: Parcel (Generic)

Back

Back to top

Municipality Name: RM OF MANITOU LAKE (RM) **Assessment ID Number : 442-001134100** **PID: 201229010**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr NE Sec 34 Tp 46 Rg 26 W 3 Sup
Supplementary:

Title Acres:	155.86	**Reviewed:**	11-Apr-2017
School Division:	203	**Change Reason:**	Maintenance
Neighbourhood:	442-100	**Year / Frozen ID:**	2024/-32560
Overall PUSE:	0350	**Predom Code:**	SR002 Single Family Dwell
		Method in Use:	C.A.M.A. - Cost
Call Back Year:			

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
3.00	A - [OCCUPIED YARD SITE]	Soil assocation 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	$/ACRE	1,782.30
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	66.36
		Soil texture 2	L - [LOAM]	Phy. Factor 1	10% reduction due to SA2 - [90 : Salinity - Moderate]		
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	4-6				
39.00	K-A - [K-OCCUPIED YARD]	Soil assocation 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	$/ACRE	1,782.30
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	66.36
		Soil texture 2	L - [LOAM]	Phy. Factor 1	10% reduction due to SA2 - [90 : Salinity - Moderate]		
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	4-6				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
17.00	NG - [NATIVE GRASS]	Soil assocation 1	OX - [OXBOW]	Range site	L/TH: LOAMY/THIN	$/ACRE	732.90
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% Sl		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.00		
				Aum/Quarter	0.00		
45.00	ASP - [ASPEN PASTURE]	Soil assocation 1	WA - [WASECA]	Range site	L/TH: LOAMY/THIN	$/ACRE	314.10
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	L - [LOAM]	Pasture Topography	T5: Very Strong 16-20% Sl		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.00		
				Aum/Quarter	0.00		

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Data Source: SAMAVIEW

Municipality Name: RM OF MANITOU LAKE (RM) **Assessment ID Number : 442-001134100** **PID: 201229010**

28.00	NG - [NATIVE GRASS]	Soil assocation 1	OX - [OXBOW]	Range site	SAU: SALINE UPLAND	$/ACRE	565.38
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.00		
				Aum/Quarter	0.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
24	WASTE SLOUGH1

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence		Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4218586	0	4 - Average	(0.9) - Above Average	48	0	1.22	1	R	Taxable

Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions
SFR - Bi-Level	1376	1972		1376 SQ.FT.
Basement	1376	1972		1376 SQ.FT.
Attached Garage	504	1972		18.0 X 28.0

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - Bi-Level **Building ID:** 4218586.0 **Section Area:** 1376

Quality: 4 - Average
Res Effective Rate: Structure Rate
Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating and Cooling
Res Hillside Adj:
Res Incomplete Adj :
Plumbing Fixture Default: Average (8 Fixtures)
Plumbing Fixture Adj:
Number of Fireplaces :
Basement Rate: Basement
Basement Height: 08 ft
Basement Room Rate :
Percent of Basement Area:
Att/B-In Garage Rate: Attached Garage
Garage Finish Rate : Interior Lining
Garage Wall Height Adjustment: 08
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:** 4218586.0 **Section Area:** 1376

Basement Rate: Basement
Basement Height: 08 ft
Basement Garage :

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Municipality Name: RM OF MANITOU LAKE (RM) **Assessment ID Number : 442-001134100** **PID: 201229010**

Basement Walkout Adj: **Basement Room Rate:** **Percent of Basement Area :**

Section: Attached Garage **Building ID:** 4218586.0 **Section Area:** 504

Att/B-In Garage Rate: Attached Garage **Garage Finish Rate:** Interior Lining **Garage Wall Height Adjustment :** 08

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	Adjust Reason	Tax Status
Agricultural	$5,400		1	Residential	80%	$4,320				Taxable
Agricultural	$112,200		1	Non-Arable (Range)	45%	$50,490				Taxable
Improvement	$171,100		1	Residential	80%	$86,390	Z	$50,490	Z	Taxable
Total of Assessed Values:	$288,700				Total of Taxable/Exempt Values:	$141,200		$50,490		

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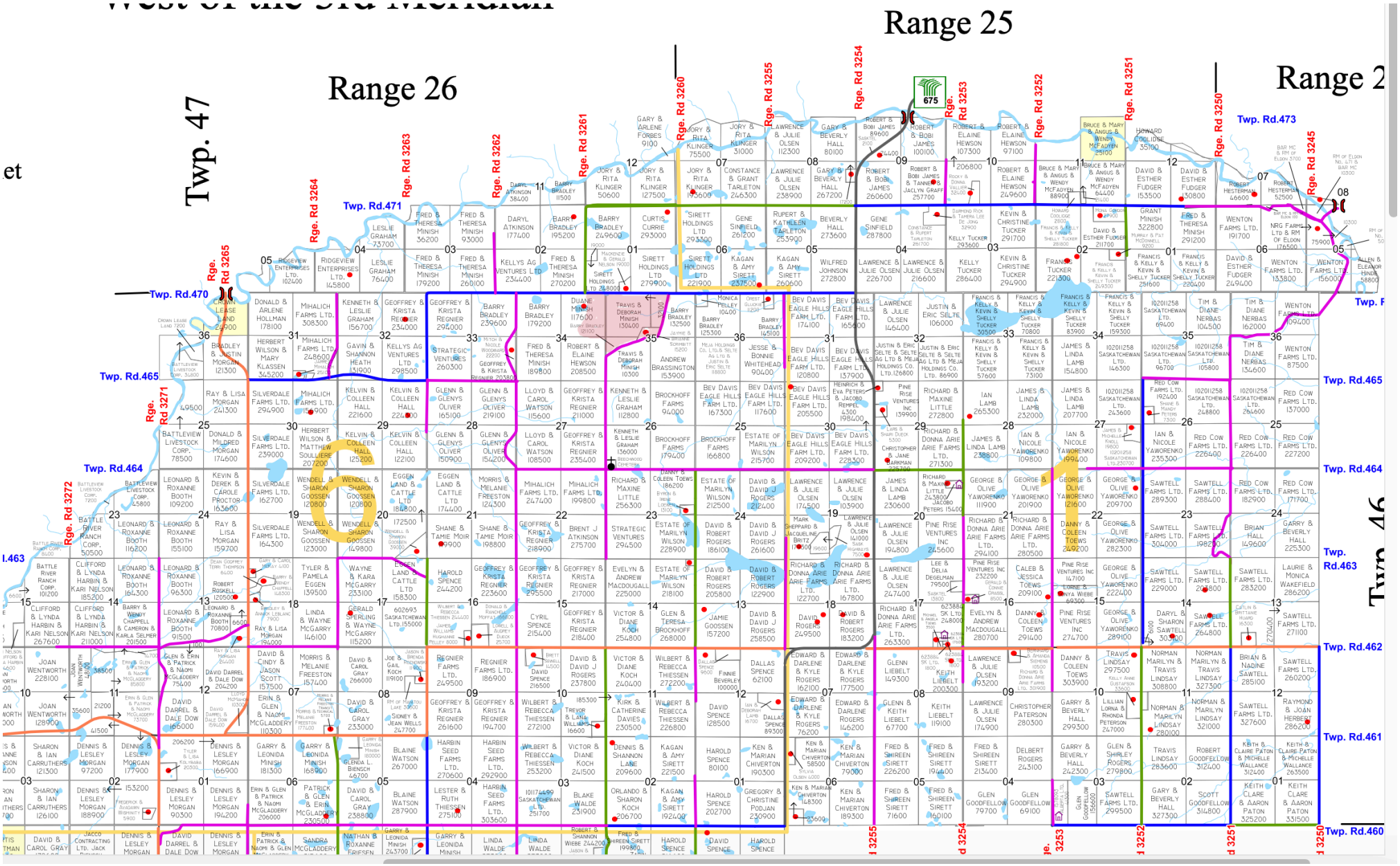
West of the 3rd Meridian
Range 25
Range 26
Range 2
Twp. 47
Twp. 46
Twp. Rd.473
Twp. Rd.471
Twp. Rd.470
Twp. Rd.465
Twp. Rd.464
Twp. Rd.463
Twp. Rd.462
Twp. Rd.461
Twp. Rd.460
Rge. Rd 3265
Rge. Rd 3264
Rge. Rd 3263
Rge. Rd 3262
Rge. Rd 3261
Rge. Rd 3260
Rge. Rd 3255
Rge. Rd 3254
Rge. Rd 3253
Rge. Rd 3252
Rge. Rd 3251
Rge. Rd 3250
Rge. Rd 3245
Rge. Rd 3272
Rge. Rd 3271
675

Bid Document
MINISH – RM of Manitou Lake

Name of Bidder: _____

Mailing Address: _____

Contact Name if Company: _____

Cellular Phone: (_____) _____-_____

Residence Phone: (_____) _____-_____

Email: _____@_____

My GST Registration Number is: _____

My opening offer for: NW 35-46-26-W3 Extension 1& SW 35-46-26-W3 Extension 3 & NE 35-46-26-W3 Block B Plan 101637974 Extension 2 is $_____.

Enclosed is a bank draft or certified cheque for $10,000 payable to RE/MAX of Lloydminster representing my initial deposit.

I hereby submit my initial proposal to purchase the identified lands along with any subsequent amendments I may make during the progression rounds, subject to the terms and conditions listed on the tender website, which I have read and understood.

I specifically acknowledge the right of the Seller to 1) not accept any or all offers received, 2) further negotiate price, terms, or conditions, and 3) award the sale of the subject property to the Buyer of their choice.

If my final proposal is accepted, I agree to submit an offer to purchase within two business days of acceptance.

_____ _____

Date *Signature*

Bid is to be mailed or delivered by **Noon MST Tuesday November 5, 2024** to the offices of:

RE/MAX of Lloydminster
5726 – 44th Street
Lloydminster, AB
T9V 0B6 **Attention: McClelland Group**