

LAND FOR SALE BY ONGOING TENDER

R.M. OF BATTLE RIVER No. 438

- 4 ¼ sections consisting of 559.75 titled acres (512 cultivated) of choice agriculture land.
- Located approximately 10 km NW of Delmas, Saskatchewan along Highway 16.

LAND DESCRIPTIONS:

NE 08-4 6-19-W3 (Ext 1 and 3): 131.76 titled acres. Soil Final Rating ranges from 55 to 77. SAMA profile designates 130 cultivated acres.

NW 08-46-19-W3: 158.24 titled acres. Soil Final Rating ranges from 57 to 83. SAMA profile designates 152 cultivated acres.

SE 08-4 6-19-W3: 160 titled acres. Soil Final Rating ranges from 43 to 55. SAMA profile designates 124 cultivated acres.

SW 08-4 6-19-W3: 109.75 titled acres. Soil Final Rating ranges from 43 to 55. SAMA profile designates 106 cultivated acres.

Conditions:

1. Land to be sold as one package not by individual ¼.
2. Highest or any Offer not necessarily accepted.
3. Bidding will be conducted by ongoing tender. Once all qualifying bids are received, all bidders will be informed of the highest bid on each quarter they have bid on. Bidders will then be provided the opportunity to declare their bid final or to increase their bid at least 2% above the last highest bid. Once all bidders have declared their final bid the bidders shall be informed of the Vendor's decision.
4. All bids must be in writing and accompanied by certified payment in the amount of \$25,000 payable to Battle River Law in Trust. Payment will be returned without interest if offer is not accepted.
5. Possession Date: April 26, 2024 (or sooner if agreed).
6. Balance of the purchase price for the successful offer, plus GST (if applicable), to be paid to Battle River Law in Trust on or before the Possession Date or the deposit will be forfeited.
7. All 2024 property taxes payable by Purchaser.
8. Successful offeror(s) to enter formal purchase agreement following tender.
9. Property sold "as is".
10. Not including Westeel 3200-bushel bin on hopper located on SE 08-46-19-W3.

For additional information contact: Aaron Friedman, 306-445-6177, aaron@battleriverlaw.ca

Offers must be received no later than 12:00 pm on April 2, 2024. All Tenders must be placed in a sealed envelope marked "Do Not Open: Leschyshyn Land" to: Battle River Law, #201, 1291 – 102nd Street (Box 905), North Battleford, SK, S9A 2Z3, Attention: Aaron Friedman.