

LAND FOR SALE BY ONGOING TENDER

R.M. OF MERVIN No. 499

Land Description:

- (1) SE 06-51-20 W3 and SW 06-51-20 W3 (2) NE 36-50-21 W3**
(3) NW 10-51-20 W3 (4) NW 25-50-21 W3

- Land located approximately 3 miles South and East of Turtleford, SK
- Approximately 647 seeded acres in total [SE-6 and SW-6 = 236 ac, NE-36 = 112 ac, NW-10 = 149 ac, and NW, 25 = 150 ac].
- Total annual oil lease revenue of approximately \$50,000 across all land (except NW-10).
- NE-36 sold with house, quonset, and bins (29,400 bu of hopper or cement floor storage).

Conditions:

1. Highest or any Offer not necessarily accepted.
2. Bidding will be conducted by ongoing tender. Once all qualifying bids are received, all bidders will be informed of the highest bid on the land. 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. Bidding will be conducted on the 4 packages listed above separately.
3. NE 36 -50-21 W3 includes a 1232 sq ft home with a 28x30 double attached garage, a 60x40 quonset, and all grain bins located on the land. Seller shall have right to reside in the home until December 31, 2027.
4. All bids must be in writing and accompanied by certified payment in the amount of \$10,000.00 per quarter bid on to Battle River Law in Trust. Payment will be returned without interest if offer is not accepted.
5. Possession Date: December 18, 2026.
6. Balance of 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 2026 rents payable to Vendor and all 2026 property taxes payable by Vendor.
8. Successful offeror(s) to enter formal purchase agreement following tender.
9. Property sold "as is".

For more information contact: Thomas Fransoo, 306-445-6177, thomas@battleriverlaw.ca

Offers must be received no later than 12:00pm on November 9, 2026.

All Tenders must be placed in a sealed envelope marked "Do Not Open: Spencer Land" to:
Battle River Law, #201, 1291 – 102nd Street (Box 905), North Battleford, SK, S9A 2Z3,
Attention: Thomas Fransoo