



Steffes Auctioneers
Lot 5 Hwy #3 East, Tisdale, SK S0E 1T0
(306) 873-5488 | SteffesGroup.com



SILVER ACRES LTD **LAND & ACREAGE** **AUCTION** RM BIGGAR # 347

Auctioneer's Note: Here is a chance to own 19 Quarters of farmland in the RM of Biggar # 347. These 20 parcels include primarily cultivated acres in addition to an acreage featuring a ranch-style home, a heated shop, and machine shed. 9 of these parcels are leased through the 2025 season. The balance of parcels are available to be farmed this year. The buyer will receive the 2025 lease payment of the rented quarters. Bidding will be held online only, and bidders will be able to bid on one or all of these Parcels of land simultaneously.

**19±
Quarters**



Opening: Thursday, April 3 | 9 AM

Closing: Thursday, April 10 | 11 AM CST 2025

**Timed
Online**



Silver Acres Ltd.

Contact Steffes Auctioneers, (306) 873-5488 for details.

Bruce Schapansky Auctioneers, Inc. DBA Steffes Auctioneers

BRUCE SCHAPANSKY
AUCTIONEERS
INCORPORATED

By accepting the terms and conditions of this auction you acknowledge you are entering into a legal and binding conParcel. You agree to abide by all terms and conditions and you acknowledge receipt of all explanations and information made available by Steffes Auctioneers, also referred to as Bruce Schapansky Auctioneers, Steffes or Company. By entering into this Agreement Purchaser hereby certifies that Purchaser is at least 18 years old and under no legal limitations with respect to Purchaser's ability to enter into binding conParcels.

ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

Steffes Group along with their employees are representing the seller. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

THE AUCTION BEGINS ON THURSDAY, APRIL 3 AND WILL END AT 10 AM THURSDAY, APRIL 10, 2025.

All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

The real estate being sold as is, where is, with no warranties, guarantees, or representations made by the seller. Bidders are responsible for conducting their own due diligence, including all necessary searches, inspections, and inquiries before bidding. The seller reserves the right to reject any or all bids, including the highest bid, at their sole discretion. No allowances or adjustments will be made for defects, errors, or omissions. All sales are final, and no refunds will be given.

The land is sold free and clear of all liens, claims, mortgages and encumbrances that affect marketability of title (easements registered against title are expressly excluded).

All sales will be deemed to close 14-days from the date bidders are notified of acceptance unless otherwise agreed with the seller, and bidders must deposit 10% of the winning bid with the solicitors for the seller, Peszko Legal, Barristers and Solicitors, Suite #300, 245 – 3rd Ave S, Saskatoon, SK S7K1M4 within 1 business day after the closing of this auction. Bidders are responsible for arranging any financing prior to submitting a bid, and bidders who fail to make appropriate arrangements with the law firm of Peszko Legal to pay their deposit may have their bid cancelled. Trust account details may be obtained directly from the law firm at (306) 244-9865. All deposits are non-refundable and forfeited to the seller if the buyer fails to close and complete the purchase and sale of the farmland as outlined in this listing as a fair estimate of damages or loss, and not as a penalty.

All adjustments with respect to the property, including municipal property taxes and utilities, shall be adjusted between the parties as at the deemed closing date. Bidders must pay 5% GST on the purchase price at closing unless they hold a valid GST registration and provide the seller's lawyers an undertaking to self-report and address any GST attributable on the transaction directly with CRA. Each party is responsible for their own lawyer's

costs, and the bidder is responsible for the land titles costs to register transfer of title and any mortgage against the purchased land, and the seller shall be responsible to pay for and remove any mortgage, lien or encumbrance registered against the title to the sold lands and may use the proceeds of sale for this purpose. Other exclusions disclosed on individual listings for each parcel of land are incorporated into this disclaimer and these terms. Participation in the auction constitutes acceptance of all terms.

Balance of the purchase price must be paid in full at closing on or before:
Thursday, April 24, 2025.

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

MULTI PARCEL BIDDING

Parcels will be tied together with the bidding set to close simultaneously. Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes on any of the Parcels that are tied together.

THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.

THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

POSSESSION

Possession will be at closing, unless otherwise agreed to in writing and agreeable by buyer and seller.

RENT CONPARCEL

Rent conParcel for land descriptions listed below in place for 2025 crop year with a 2026 option; Buyer to assume rent conParcel and payment. Rent payment will be \$70 + gst per seeded acre.

NW NE SW 3-35-13 W3
NE 4-35-13 W3
NW 13-35-13 W3
SW14-35-13 W3
SE 15-35-13 W3
SW 24-35-13 W3
NE 5-35-13 W3

ACREAGE SUBDIVISION

The seller intends to subdivide and create two parcels from NW 3-35-13 3 with approximately 10-acres reserved for a homestead, yard and acreage, and the remainder farmland from the source quarter sold separately in accordance with the outline on the proposed plan of survey included with this listing. The dimensions of the proposed subdivided properties are subject to final approval of the municipality and land titles, but shall not vary more than 5% per parcel. The subdivision shall be completed at the seller's expense as soon as practicable and no later than June 30, 2025, failing which the buyer may terminate their bid and the resulting purchase, and receive a full refund of their deposit. The closing date for the transfer of title will be 14-days from the date the new post-subdivision titles are created at the Saskatchewan land titles registry unless otherwise agreed between the parties, with utilities and municipal property taxes adjusted between the seller and buyer as at the deemed closing date.

BUYER DEFAULT

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

INTERNET RISK

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended,

postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing

AVOID OVER OR UNDER BIDDING

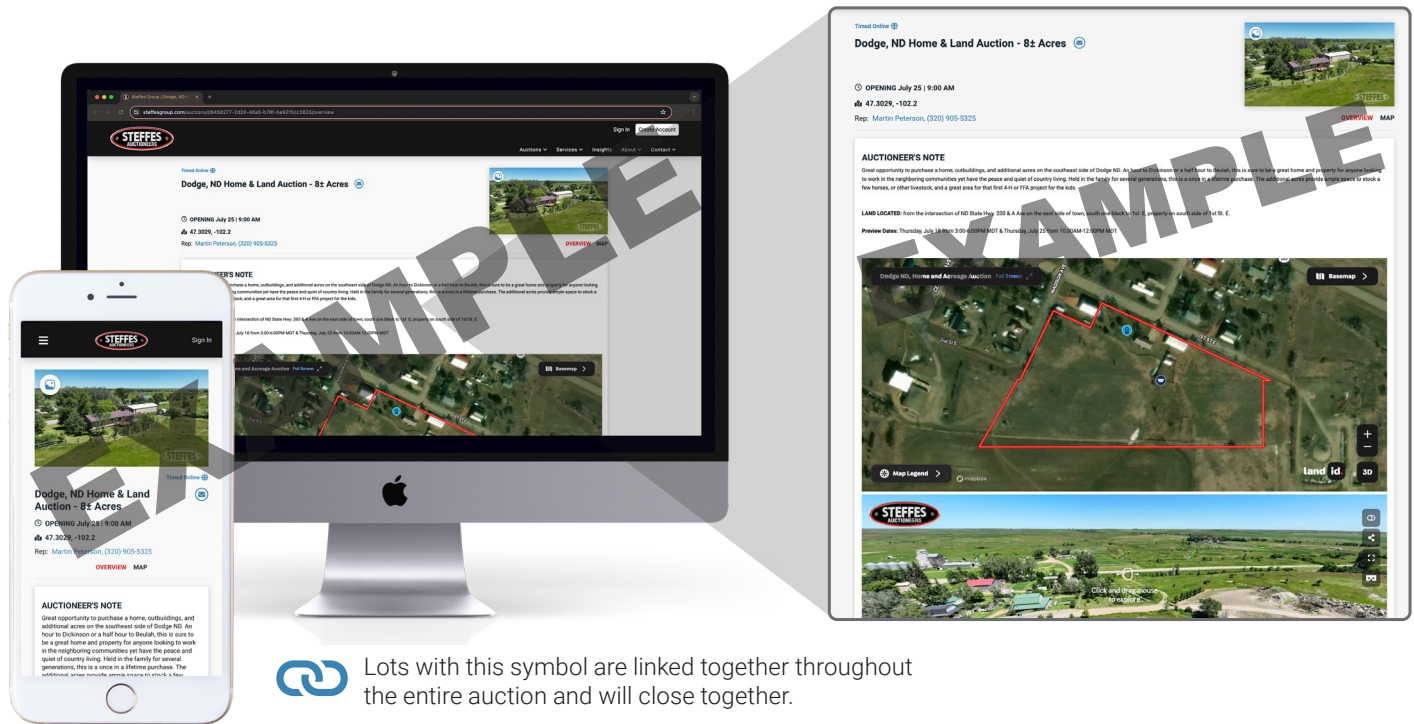
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



APRIL 2025

S	M	T	W	TH	F	S
		1	2	OPENS 3 CLOSES	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

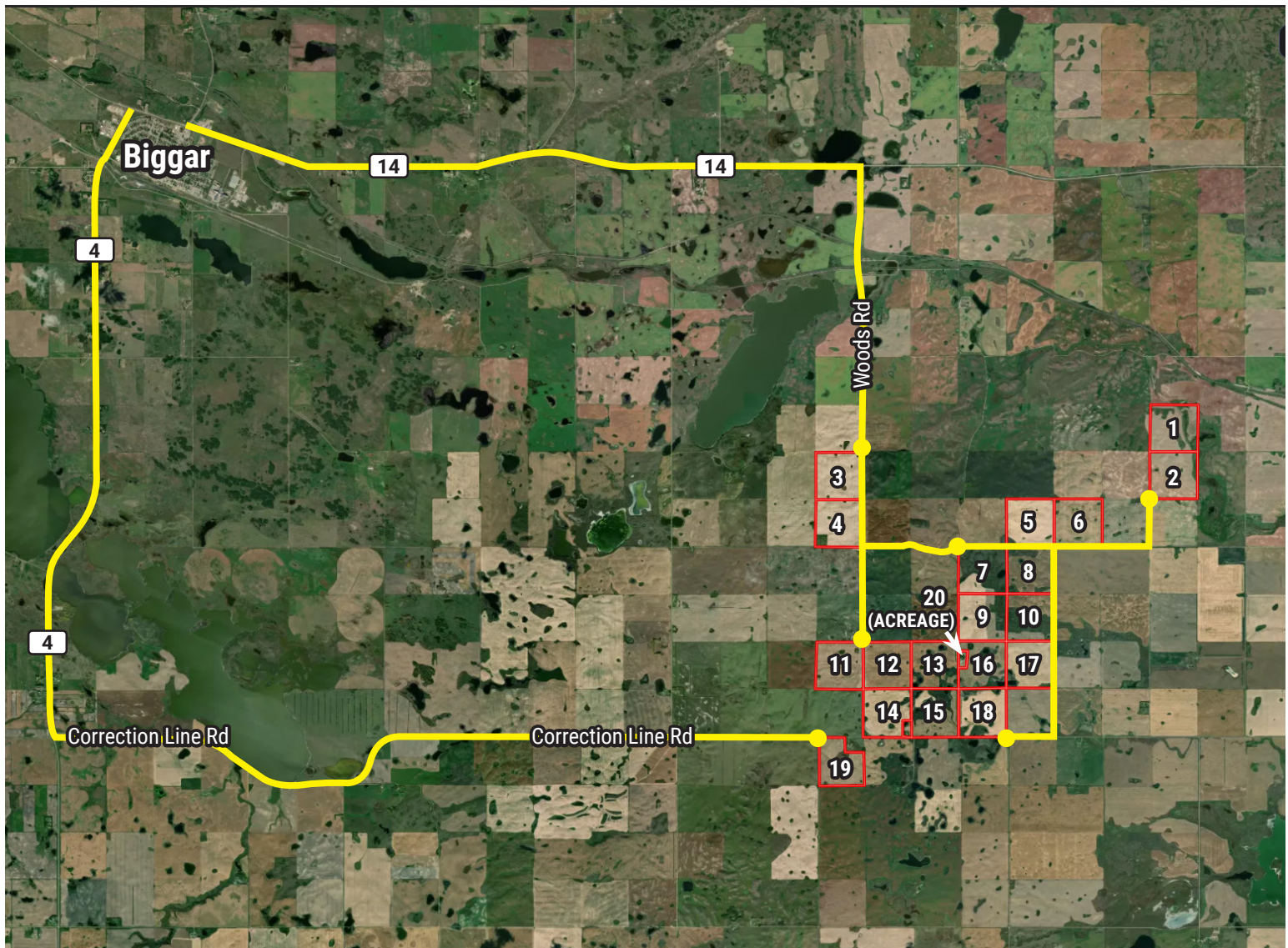
RM OF BIGGAR # 347

Directions from Biggar: (East) East on Hwy. 14 from Hwy. 4N and Hwy. 14 intersection (Esso) 11.6 Kms to Woods Road, follow south on Woods Road 11.2 Kms, left into yard site.

Directions From Biggar: (South) South on Hwy. 4 from Hwy. 4S and Hwy. 14 intersection 11 Kms to Correction Line Road, East on Correction Line Road 16 Kms, north into yard site.

Directions From Saskatoon: West on Hwy. 14 from Hwy. 7 and Hwy. 14 intersection 74 Kms to Woods Road, follow south on Woods Road 11.2 Kms, left into yard site.

Directions from Rosetown: North on Hwy. 4 from Hwy. 7 and Hwy. 4 intersection 50 Kms to Correction Line Road, east on Correction Line Road 16 Kms, north into yard site



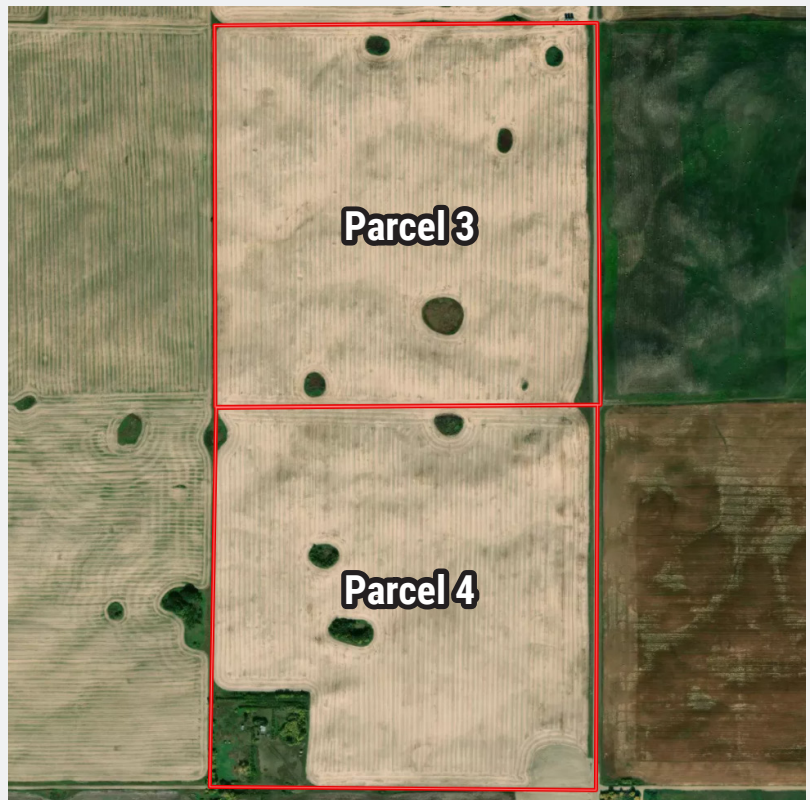
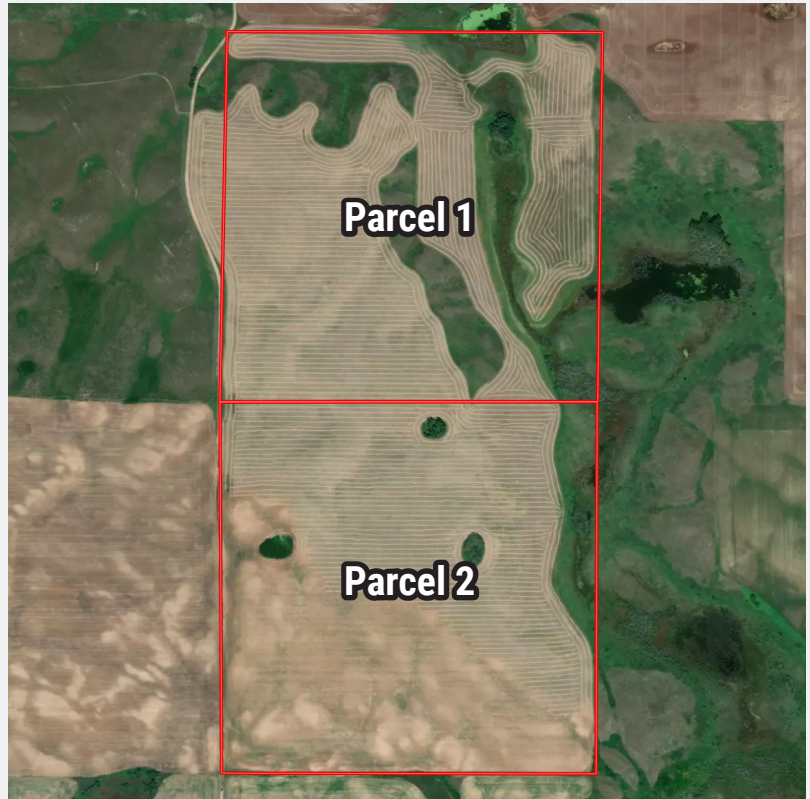
*Lines are approximate

Parcel 1:**RM of Biggar # 347****SW 24-35-13 W3****Cultivated Acres: 150±****Parcel #: 1465000****Soil Class: H****Soil Zone: Dark Brown****Canola 2024, Wheat 2023****Taxes (2024): \$1,242.96**

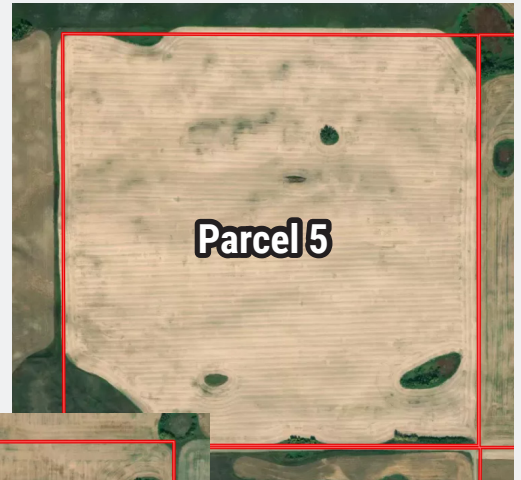
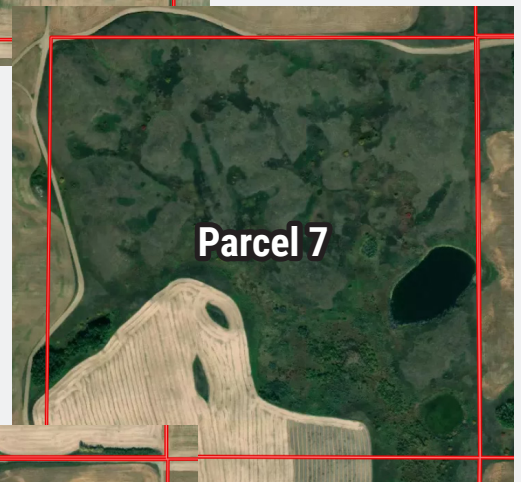
Please Note: Rent contract in place for 2025 crop year with a 2026 option. Buyer to assume rent contract and payment of \$70 + gst per seeded acre.

Parcel 2:**RM of Biggar # 347****NW 13-35-13 W3****Cultivated Acres: 155±****Parcel #: 202200****Soil Class: J****Soil Zone: Dark Brown****Canola 2024, Wheat 2023****Taxes (2024): \$1,348.33**

Please Note: Rent contract in place for 2025 crop year with a 2026 option. Buyer to assume rent contract and payment of \$70 + gst per seeded acre.

Parcel 3:**RM of Biggar # 347****NE 17-35-13 W3****Cultivated Acres: 160±****Parcel #: 212700****Soil Class: J****Soil Zone: Dark Brown****Canola 2024, Wheat 2023****Taxes (2024): \$1,380.07****Parcel 4:****RM of Biggar # 347****SE 17-35-13 W3****Cultivated Acres: 150±****Parcel #: 224100****Soil Class: J****Soil Zone: Dark Brown****Canola 2024, Wheat 2023****Taxes (2024): \$1,424.02**

*Lines are approximate

Parcel 5:**RM of Biggar # 347****SE 15-35-13 W3****Cultivated Acres: 160±****Parcel #: 181300****Soil Class: K****Soil Zone: Dark Brown****Durum 2024, Canola 2023****Taxes (2024): \$1,399.01****Please Note:** Rent contract in place for 2025 crop year with a 2026 option. Buyer to assume rent contract and payment of \$70 + gst per seeded acre.**Parcel 6:****RM of Biggar # 347****SW 14-35-13 W3****Cultivated Acres: 160±****Parcel #: 207800****Soil Class: J****Soil Zone: Dark Brown****Durum 2024, Canola 2023****Taxes (2024): \$1,501.17****Please Note:** Rent contract in place for 2025 crop year with a 2026 option. Buyer to assume rent contract and payment of \$70 + gst per seeded acre.**Parcel 7:****RM of Biggar # 347****NW 10-35-13 W3****Cultivated Acres: 40±****Parcel #: 101200****Soil Class: J****Soil Zone: Dark Brown****Durum 2024, Canola 2023****Taxes (2024): \$529.24****Parcel 8:****RM of Biggar # 347****NE 10-35-13 W3****Cultivated Acres: 135±****Parcel #: 158800****Soil Class: K****Soil Zone: Dark Brown****Durum 2024, Canola 2023****Taxes (2024): \$1,321.00**

*Lines are approximate

Parcel 9:

RM of Biggar # 347

SW 10-35-13 W3

Cultivated Acres: 135±

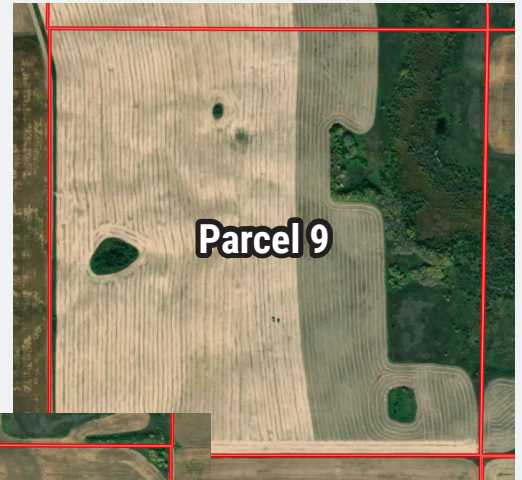
Parcel #: 185000

Soil Class: J

Soil Zone: Dark Brown

Durum 2024, Canola 2023

Taxes (2024): \$1,422.01



Parcel 10:

RM of Biggar # 347

SE 10-35-13 W3

Cultivated Acres: 96±

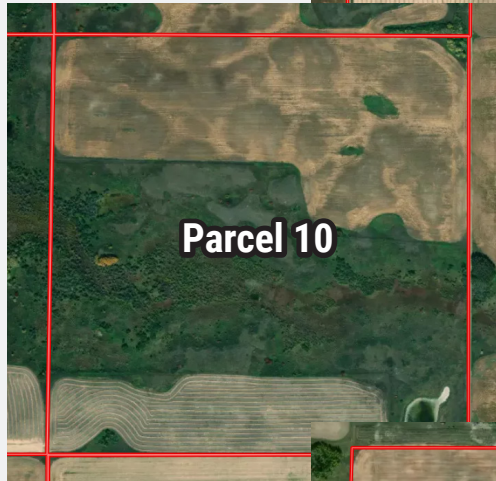
Parcel #: 152500

Soil Class: H

Soil Zone: Dark Brown

Durum 2024, Canola 2023

Taxes (2024): \$1,091.96



Parcel 11:

RM of Biggar # 347

NE 5-35-13 W3

Cultivated Acres: 160±

Parcel #: 163200

Soil Class: J

Soil Zone: Dark Brown

Durum 2024, Canola 2023

Taxes (2024): \$1,329.22

Please Note: Rent contract in place for 2025 crop year with a 2026 option. Buyer to assume rent contract and payment of \$70 + gst per seeded acre.



Parcel 12:

RM of Biggar # 347

NW 4-35-13 W3

Cultivated Acres: 160±

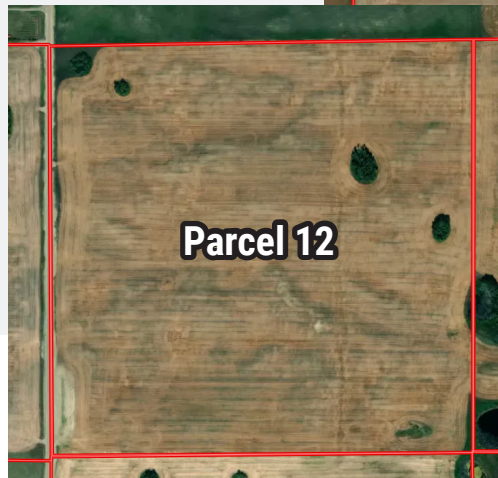
Parcel #: 185700

Soil Class: J

Soil Zone: Dark Brown

Wheat 2024, Canola 2023

Taxes (2024): \$1,275.96



*Lines are approximate

Parcel 13:

RM of Biggar # 347

NE 4-35-13 W3

Cultivated Acres: 155±

Parcel #: 186100

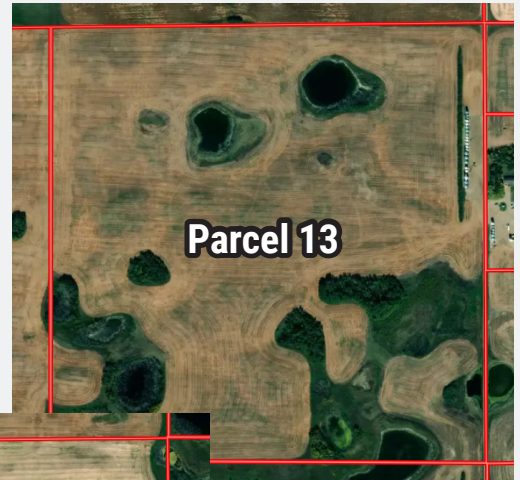
Soil Class: J

Soil Zone: Dark Brown

Canola 2024, Wheat 2023

Taxes (2024): \$1,260.00

Please Note: Rent contract in place for 2025 crop year with a 2026 option. Buyer to assume rent contract and payment of \$70 + gst per seeded acre.



Parcel 14:

RM of Biggar # 347

SW 4-35-13 W3

Cultivated Acres: 150±

Parcel #: 193600

Soil Class: J

Soil Zone: Dark Brown

Canola 2024, Wheat 2023

Taxes (2024): \$1,280.48



Parcel 15:

RM of Biggar # 347

SE 4-35-13 W3

Cultivated Acres: 135±

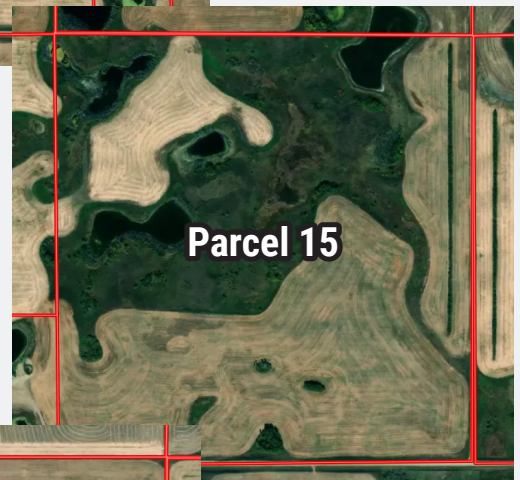
Parcel #: 152300

Soil Class: H

Soil Zone: Dark Brown

Wheat 2024, Canola 2023

Taxes (2024): \$1,059.70



Parcel 16:

RM of Biggar # 347

NW less 10± Acre Acreage (subject to survey)

3-35-13 W3

Cultivated Acres: 141±

Parcel #: portion of 174100

Soil Class: J

Soil Zone: Dark Brown

Wheat 2024, Canola 2023

Taxes (2024): \$1,202.02 (includes acreage)

Please Note: Rent contract in place for 2025 crop year with a 2026 option. Buyer to assume rent contract and payment of \$70 + gst per seeded acre.



*Lines are approximate

Parcel 17:

RM of Biggar # 347

NE 3-35-13 W3

Cultivated Acres: 160±

Parcel #: 206000

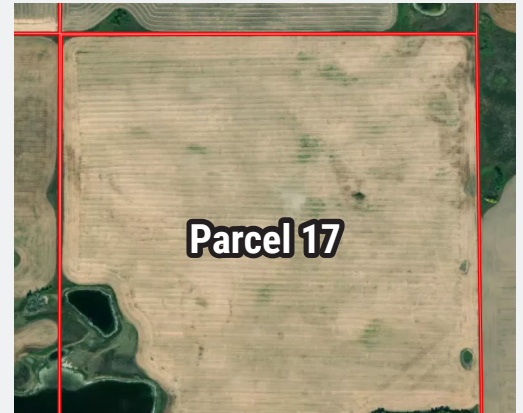
Soil Class: H

Soil Zone: Dark Brown

Wheat 2024, Canola 2023

Taxes (2024): \$1,354.24

Please Note: Rent contract in place for 2025 crop year with a 2026 option. Buyer to assume rent contract and payment of \$70 + gst per seeded acre.



Parcel 18:

RM of Biggar # 347

SW 3-35-13 W3

Cultivated Acres: 150±

Parcel #: 172000

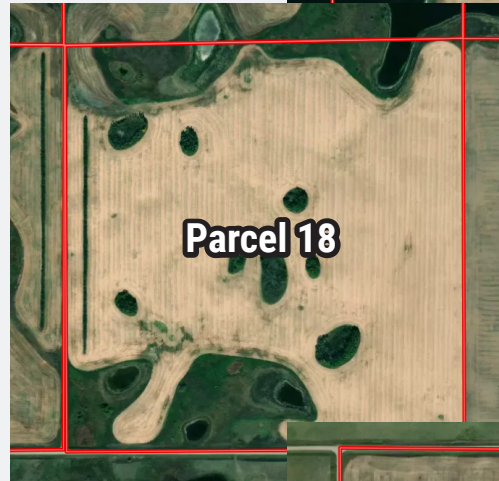
Soil Class: H

Soil Zone: Dark Brown

Canola 2024, Wheat 2023

Taxes (2024): \$1,188.14

Please Note: Rent contract in place for 2025 crop year with a 2026 option. Buyer to assume rent contract and payment of \$70 + gst per seeded acre.



Parcel 19:

RM of Biggar # 347

NW Less 16± Acres 32-34-13 W3

Cultivated Acres: 130±

Parcel #: 147400

Soil Class: J

Soil Zone: Dark Brown

Wheat 2024, Canola 2023

Taxes (2024): \$958.30



Parcel 20:

RM of Biggar # 347

10± Acre Acreage in NW 3-35-13 W3 (subject to survey)

Parcel #: portion of 174100

Home & Garage Details: 4 bedroom, 3 bath, 2-stall heated garage

Heated Shop: 100'x40', concrete floor, 14'x18' O/H door, 14'x18' power folding rear door, 2 walk-through doors, 2 natural gas furnaces, 200 amp service

Machine Shop: 110'x60', 16' sidewalls, 16'x24' power folding door, 16'x24' rear sliding door, 2 walk-through doors, 200 amp electric service

Taxes (2024): \$1,202.02 (includes entire quarter)



*Lines are approximate



Parcel 3



Parcel 3



Parcel 4



Parcel 11



Parcel 11









BIGGAR
SASKATCHEWAN

**19±
Quarters**



Steffes Auctioneers
(306) 873-5488 | Lot 5 Hwy #3 East, Tisdale, SK S0E 1T0