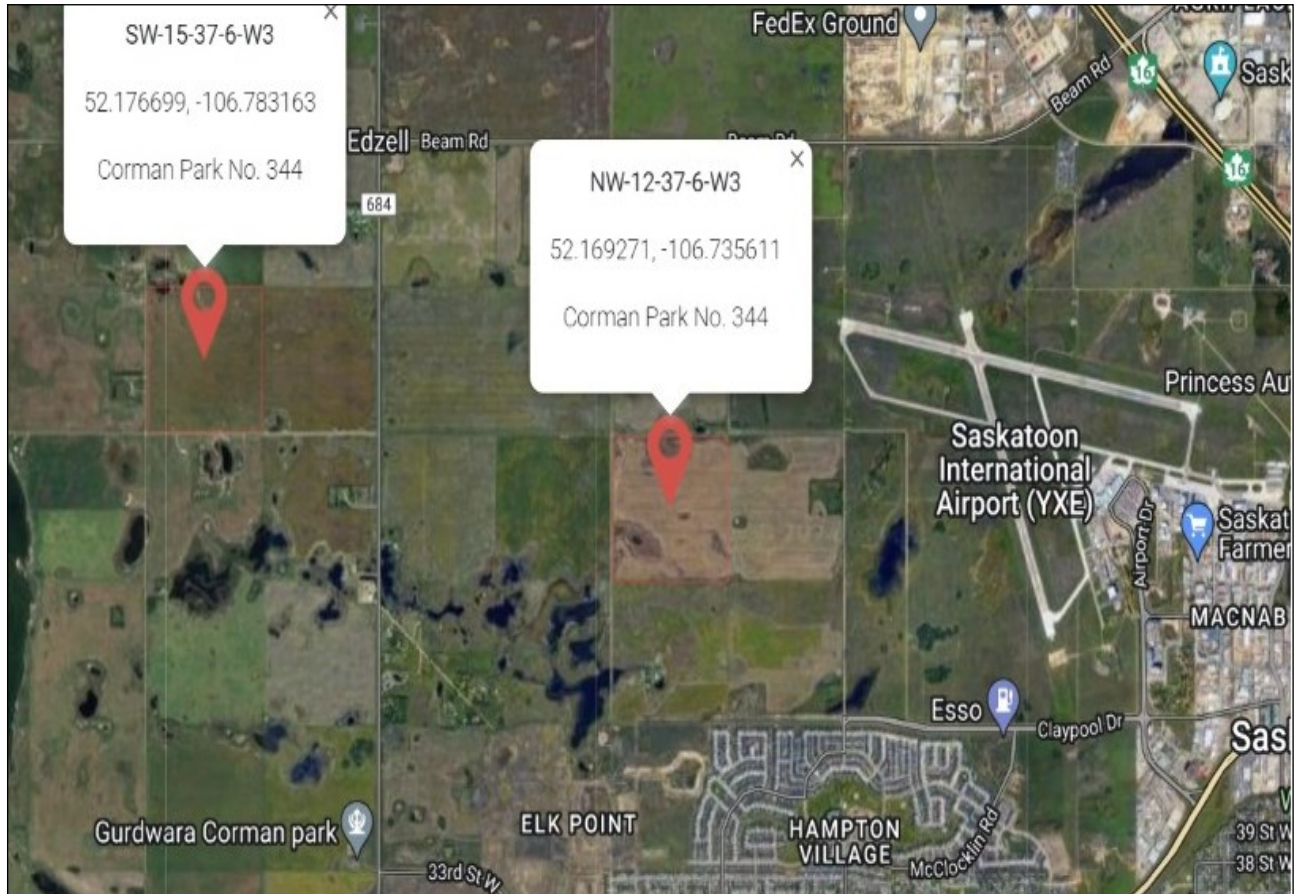


**320 ± ACRES LAND/POTENTIAL DEVELOPMENT**

**TWO QUARTERS OF LAND  
TO BE SOLD IN TWO PARCELS  
By Unreserved Online Auction**



**SASKATOON, SK / RM of Corman #344**

**BIDDING OPENS: 9 AM, April 16, 2024**

**BIDDING STARTS CLOSING: 9AM, April 18, 2024**

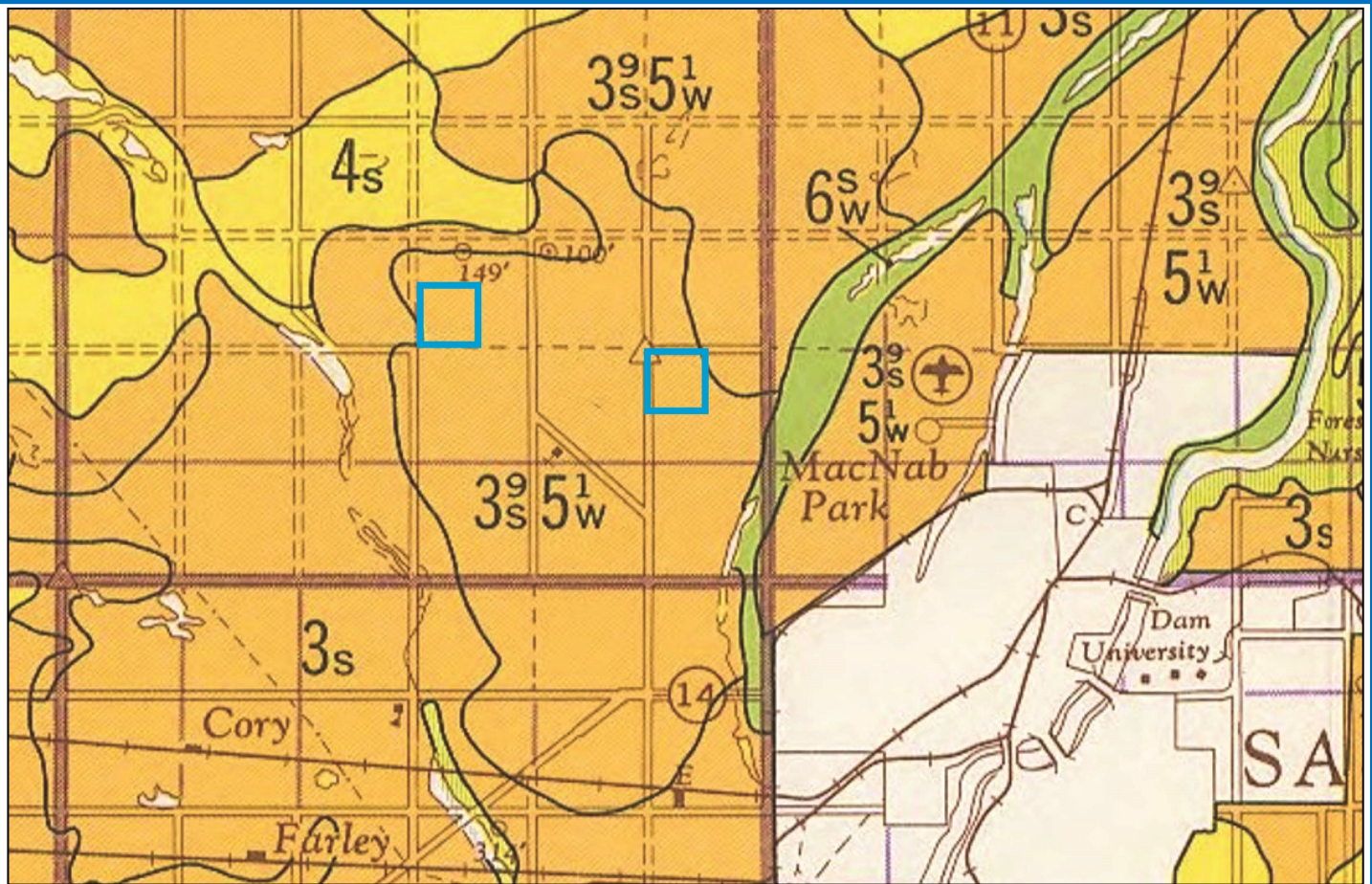
@ [www.teamauctions.com](http://www.teamauctions.com)

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**Rod McLennan**  
**587-998-2095**  
**Ria Braaksma**  
**780-446-3006**



# SOIL MAP



<p><b>CLASS 1</b> Soils in this class have no significant limitations in use for crops.</p>	<p><b>CLASS 5</b> Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.</p>
<p><b>CLASS 2</b> Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.</p>	<p><b>CLASS 6</b> Soils in this class are capable only of producing perennial forage crops and improvement practices</p>
<p><b>CLASS 3</b> Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.</p>	<p><b>CLASS 7</b> Soils in this class have no capability for arable culture or permanent pasture.</p>
<p><b>CLASS 4</b> Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.</p>	<p><b>0</b> Organic Soils (not placed in capability classes.)</p>

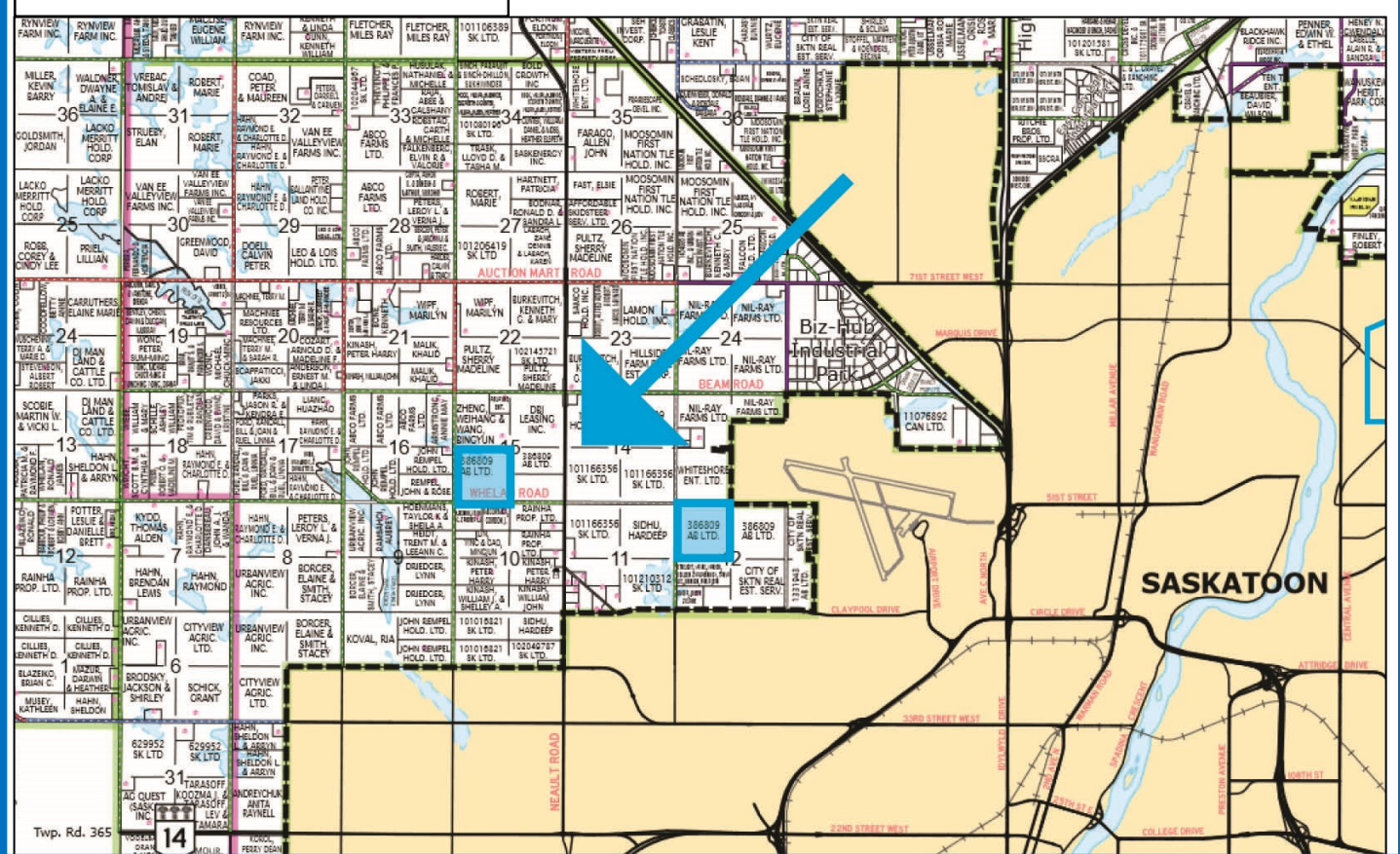
## SUB CLASSES:

<p><b>C</b> - Adverse Climate  <b>D</b> - Undesirable soil structure and/or low permeability  <b>E</b> - Erosion Damage  <b>F</b> - Fertility  <b>I</b> - Inundation  <b>M</b> - Moisture</p>	<p><b>P</b> - Stoniness  <b>R</b> - Shallowness to soil bedrock  <b>S</b> - Soil Limitations  <b>T</b> - Adverse Topography  <b>W</b> - Excess water  <b>X</b> - Minor cumulative limitations</p>
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# REGIONAL MAP



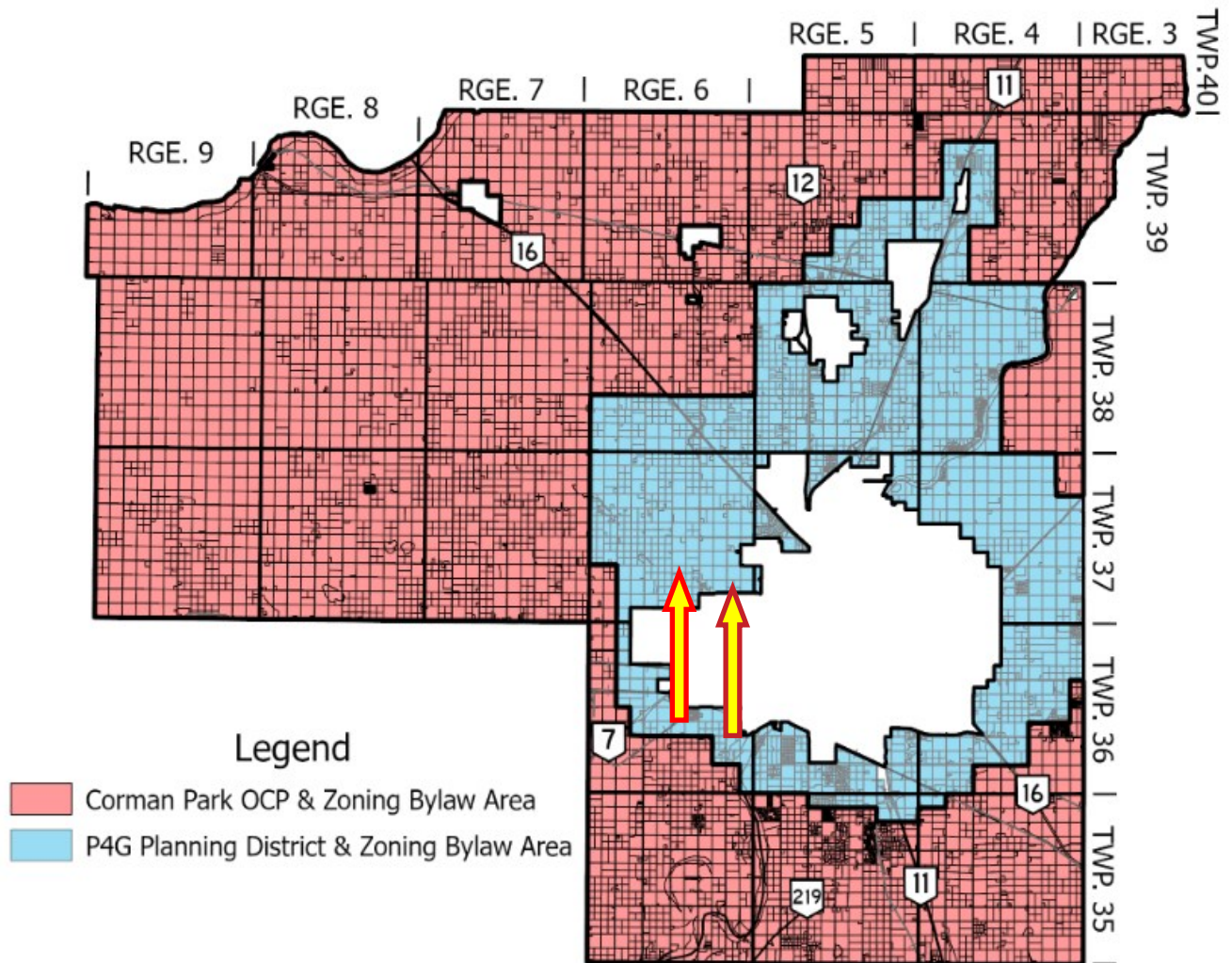
# MUNICIPAL MAP



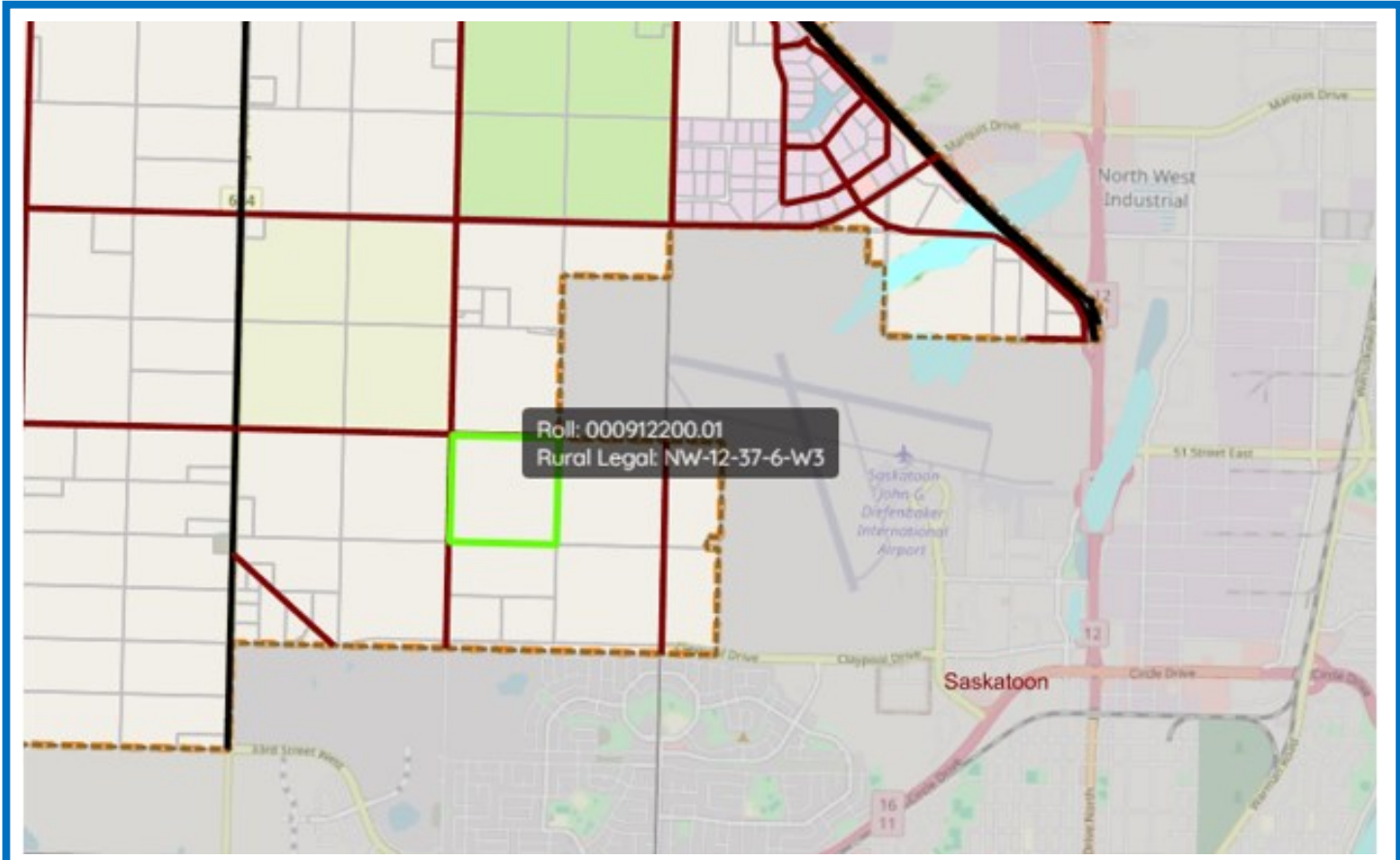
# DAG 2/P4G Planning District Documents

Click the links below to find more information on the P4G Bylaws.

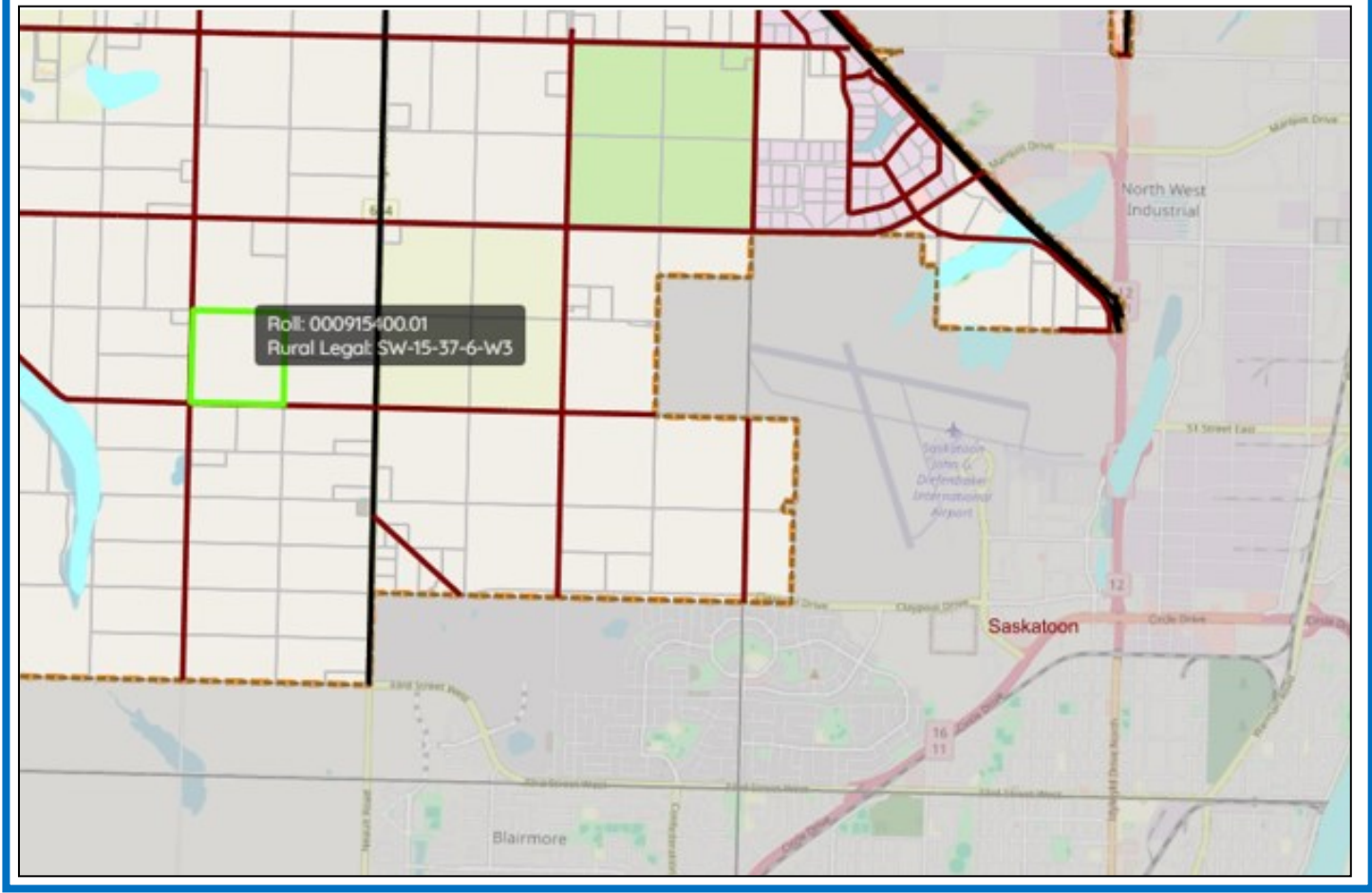
- [P4G District Official Community Plan Bylaw 57/20](#)
- [P4G Planning District Zoning Bylaw](#)



# PARCEL 1 MAP - NW-12-37-6-W3



# PARCEL 2 MAP - SW -15-37-6-W3



***Just West of Saskatoon you find these two great Quarters of land, to be sold in two parcels.***

**To be sold by UNRESERVED ONLINE AUCTION!**

NW 12-37-6-W3, titled acres: 159.64

SW 15-37-6-W3, titled acres: 160.7

**BIDDING OPENS: 9 AM on APRIL 16, 2024.**

**BIDDING STARTS CLOSING: 9 AM on APRIL 18, 2024.**

Bidding will take place via the Team Auctions website; [www.teamauctions.com](http://www.teamauctions.com).

Bidding terms and conditions can be found on the Team Auctions website.

Ideally located just West of Saskatoon, within close proximity to the airport, you find these two quarters of productive land with a potential for development!

Look no further if you are the person who wants to add land to their portfolio; farm the land, rent the land, AND HAS a VISION!

Both parcels have good F soil. The CLI rating of the land is class 3 soil; see the soil map in the brochure.

There is a total of 320.34 ± acres of deeded land.

Both quarters are zoned: DAG 2, which means District Agricultural 2 and are in the future urban growth area. Also known as the P4G planning district on the RM of Corman website.

***\*\*With its fantastic location and proximity to the Saskatoon International Airport this property has huge potential for future development including parking, RV storage, rental car lot, distribution hub and much more. This land has endless opportunities. Subject to approval\*\****

The beautiful city of Saskatoon has nine river crossings and is nicknamed "*Paris of the Prairies*" and "*Bridge City*" and is GROWING!

Saskatoon is Saskatchewan's most populous metropolitan area and Saskatoon is a **distribution and service centre for an important wheat-, oats-, barley-, rye-, flaxseed-, and canola-growing region**. Mining is also a vital part of Saskatoon's economy, and the area is among the world's leading producers of uranium and potash.

Saskatoon is a city located in the central portion of the province of Saskatchewan. Saskatchewan is in the heart of the Canadian Prairies and is home to more than 40 per cent of Canada's cultivated farmland – **some of the most productive land in the world.**

# Parcel 1 NW 12-37-06-W3

**NW 12-37-6-W3** - Titled Acres: 159.64.

Arable acres: 158.

Waste acres: 2

2022 Crop was canola and 2023 was peas.

Land is rented until November 30th, 2024. Rental income will go to the new owner.

Taxes \$ 1,513.83 (2023)



[Save PDF](#) [Save PNG](#)

**Surface Parcel Number: 117153402**

Request Date: Thu Feb 1 12:46:17 GMT-06:00 2024



Scale: 1:18056

Owner Name(s): 386809 ALBERTA LTD.

Municipality: RM OF CORMAN PARK NO. 344

Title Number(s): 134501318

Parcel Class: Parcel (Generic)

Land Description: NW 12-37-06-3 Ext 0

Source Quarter Section: NW-12-37-06-3

Commodity/Unit: Not Applicable

Area: 64.604 hectares (159.64 acres)

Converted Title Number: 78S16797

Ownership Share: 1:1

DISCLAIMER: This report is a summary of information provided by the user and is not intended to be used as a legal document. The information is provided for informational purposes only and does not constitute an offer or any other financial product. The user is responsible for verifying the accuracy of the information provided. The information is provided as is and without any warranty, express or implied. The user is responsible for verifying the accuracy of the information provided. The information is provided as is and without any warranty, express or implied.

**Parcel 1 NW 12-37-06-W3**





## Parcel 2 SW 15-37-06-W3

**SW 15-37-6-W3** - titled acres: 160.7

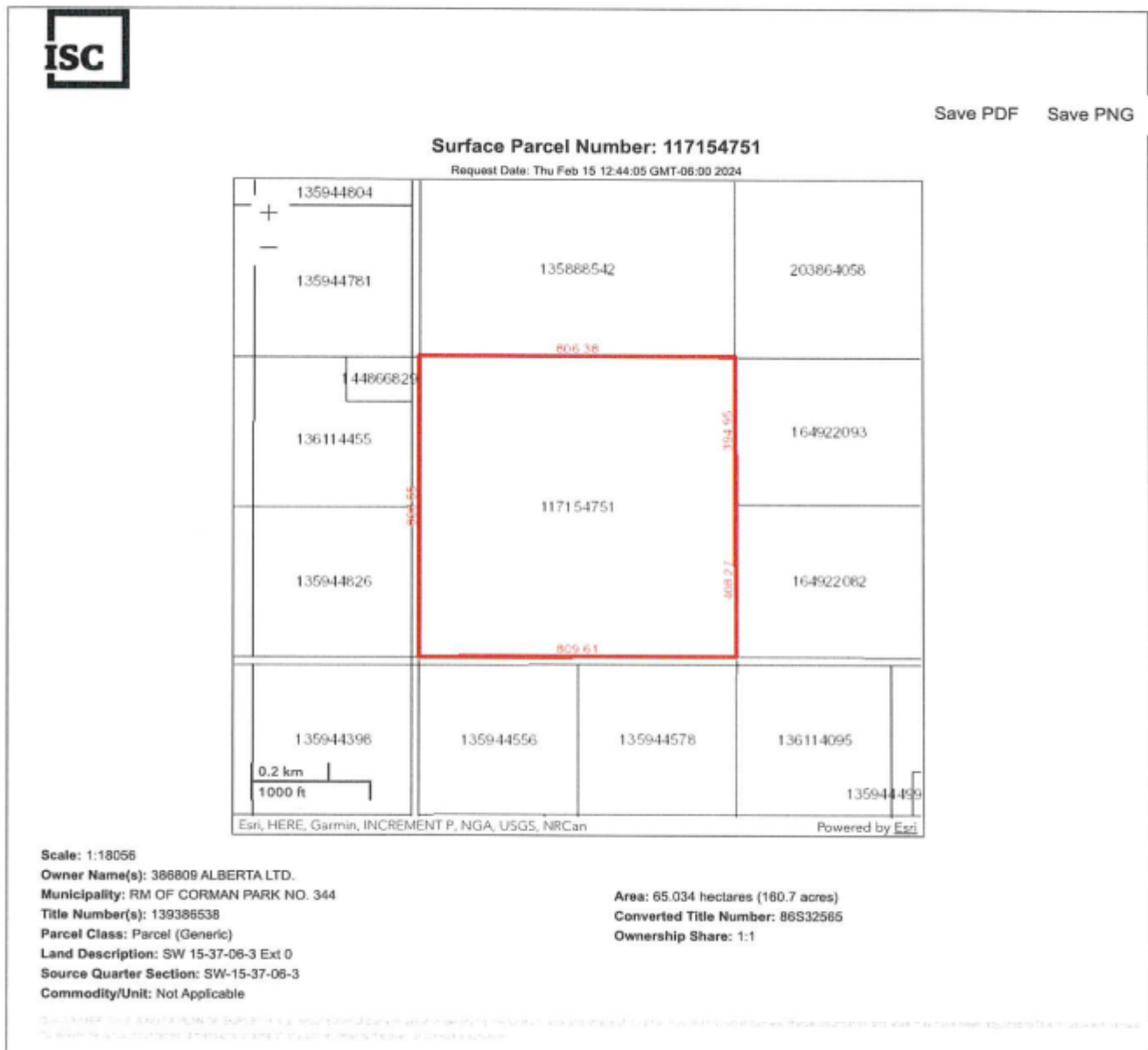
Arable acres: 154.

Waste acres: 6

2022 Crop was canola and 2023 crop was wheat.

Land is rented until November 30th, 2025. Rental income will go to the new owner. Tenant has a rental right of first refusal. ( this **ONLY** applies to the rent of the land)

Taxes \$ 1,362.19 (2023)



**Parcel 2 SW 15-37-06-W3**



## Partial Terms & Conditions:

- 1. UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
- 2. AGENT OF THE SELLER:** Real Estate Brokerage (Real Estate Centre) acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
- 3. NO WARRANTY:** The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
- 4. It is the RESPONSIBILITY OF ALL BIDDERS** to review all information provided, including “Property Information Package” from the Real Estate Brokerage and the terms of this auction. All information provided is meant as a guide only. Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder’s responsibility to obtain clarification from Real Estate Brokerage **prior to bidding.**
- 5. GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
- 6. DEPOSIT:** Immediately at the close of bidding the successful bidder will make a NON-REFUNDABLE deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
- 7. PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. Note: These contracts will not be subject to any buyer’s conditions.

For full terms & Conditions

Go to <https://teamauctions.com>

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**AUCTIONS**  
Sekura Auctions Since 1966

# HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

---

2

Go to your desired sale and click or tap

## LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

Cookies help us deliver our services. By using our services, you agree to our use of cookies. [DISMISS](#) [Learn more.](#)

## MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

## INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots' closing time.

## GROUP LOTTING

- **Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (# Lots)** in the top left corner.

*Note: Each lot within the group can be sold at a different price and/or to a different buyer*

## TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

## WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

## WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

## JUMP THE BID




Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

## BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

 <b>WINNING</b>	<b>LOT 1001</b>   Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK <b>Bidding CA\$51,000 (Max: CA\$55,000)</b> <input type="button" value="EDIT BID"/> - Or - <input type="button" value="JUMP THE BID"/>
 <b>OUTBID</b>	<b>LOT 1002</b>   Parcel 2: +/-159.83 acres - NW 7-15-7 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK <b>You Bid CA\$235,000</b> <input type="button" value="PLACE BID"/> <b>Current Bid CA\$236,000</b>
 <b>OUTBID</b>	<b>LOT 1003</b>   Parcel 3: +/-159.9 acres - NW 12-15-8 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK <b>You Bid CA\$320,000</b> <input type="button" value="PLACE BID"/> <b>Current Bid CA\$320,000</b>



1.866.345.3414

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Sekura Auctions Since 1966

[www.teamauctions.com](http://www.teamauctions.com)

**Rod McLennan**  
**587-998-2095**  
**TEAM Auctions**



**Ria Braaksma**  
**780-446-3006**  
**Real Estate Centre**



**For Sale By Unreserved Online Auction In April, 2024.**

**Located just West of Saskatoon.**



Every attempt is made to provide accurate information on this property, however, Real Estate Centre and Team Auctions does not guarantee the accuracy.

[WWW.TEAMAUCTIONS.COM](http://WWW.TEAMAUCTIONS.COM) / [WWW.FARMREALESTATE.COM](http://WWW.FARMREALESTATE.COM)