

### SELLING 34 +/- QUARTERS OF LAND AND FEEDLOT DIVIDED INTO 25 PARCELS

+/-  
34 QTRS



Parcel Number	Owner Name
1	DAVID & LISA UNLUT
2	DAVID & LISA UNLUT
3	DAVID & LISA UNLUT
4	DAVID & LISA UNLUT
5	DAVID & LISA UNLUT
6	DAVID & LISA UNLUT
7	DAVID & LISA UNLUT
8	DAVID & LISA UNLUT
9	DAVID & LISA UNLUT
10	DAVID & LISA UNLUT
11	DAVID & LISA UNLUT
12	DAVID & LISA UNLUT
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18	DAVID & LISA UNLUT
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21	DAVID & LISA UNLUT
22	DAVID & LISA UNLUT
23	DAVID & LISA UNLUT
24	DAVID & LISA UNLUT
25	DAVID & LISA UNLUT

**Location:** The parcels are ideally located only 1h30 east of Regina, just south of Grenfell and the Trans-Canada Highway.

Here is a great opportunity in Saskatchewan to acquire a big block of approx. 34 adjoining quarters (5385.54 acres) of fertile crop land, including a large feedlot with a residence and two additional parcels that also includes a residence on each.

**The 34+/- Quarters are divided into 25 PARCELS that will sell to the highest bidders.**



NW, SW, SE 8-15-7-W2 & NE 31-14-7-W2

#### PARCEL 1 FEATURES

484.29 +/- Acres of Land including:

- Feedlot pens, bunks, fences
- Handling & Processing Facilities
- Feed mill, Grain & Supplement Storage, Silage & Grain Bins



NW 7-15-7 W2

#### PARCEL 2 FEATURES

159.83 +/- Acres of Land including:

- 1,672 sq.ft. 3 Bed, 2 Bath Home
- Attached Double Garage
- Grain Bins



NW 12-15-8 W2

#### PARCEL 3 FEATURES

159.90 +/- Acres of Land including:

- 2,219 sq.ft. 5 Bed, 2 Bath Home
- 30 x 53 ft. Shop
- Steel Shed
- 6 Grain Bins

**MAR 3 & 4  
11 AM TO 3PM**

**OPEN HOUSE FOR PARCELS 1, 2 & 3**

Please Contact

RIA BRAAKSMA 780-446-3006



# HOW TO BID

## Group Lotting... What does this mean?

- ALL lots open and close at the same time.
- NO lot will close until ALL bidding has stopped.
- Bidders have the option to bid on one lot or as many as they choose.

## Refresh Your Browser

- To ensure you have the most up to date bids and information please refresh your browser.

### MAX BID: Bidding CA\$34,000 (Max: CA\$100,000)

The Max Bid is the highest amount you are willing to bid on a parcel and is only visible to you. Until someone bids above it, you are the Winning Bidder. You can edit your Max Bid at any time. Should another bidder place a bid below your Max Bid, they will be instantly outbid until they bid above your max bid.

### PLACE BID: CAS 235000.00 BID

Choose your bid amount (depending on your device you may have to enter your bid or choose from a drop-down option.)

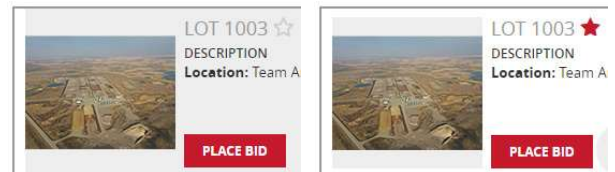
## NEED TO KNOW:

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

The cookie message may hide the bidding button, to make it disappear, click [DISMISS](#)

## 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.



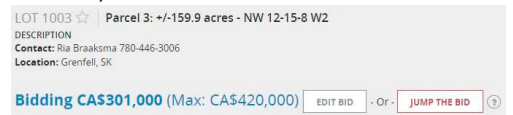
## WINNING BID:



When you are the highest bidder you will see the blue winning button. When you are winning you can edit your MAX BID.

## JUMP BID:

Immediately takes your bid the amount you enter!



## OUTBID:



You have been outbid. You can increase your bid at this time

"You Bid" and the "Current Bid" are the same dollar amount. You are not winning. All bids are time stamped. This means a bidder has placed the same bid amount before you. You can increase your bid at this time.



## TIMED AUCTION & TIME EXTENSION:

The auction remains open as long as there are bids coming in. If a bid is placed less than 2 minutes on the clock, the clock will reset to 2 minutes. This ensures everyone has time to bid on all the lots bidders are interested in. All lots remain open until the ALL bidding stops and the clock is timed-out to 0.



## WON:

The successful bidder will be contacted by the Realtor to complete the sale, and you will receive an invoice via email for the bidding fees.



# 34 Quarters Including Feedlot For Sale By Auction

ID1102282

Unreserved Online Auction



Grenfell, SK / RM of Chester #125

**BIDDING OPENS:** 9 AM, April 4, 2023

**BIDDING CLOSES:** 9AM, April 6, 2023

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

OPEN HOUSE WILL BE HELD on March 3 and 4, 2023



**TEAM**  
**AUCTIONS**  
Sekura Auctions Since 1966

Ria Braaksma  
780-446-3006

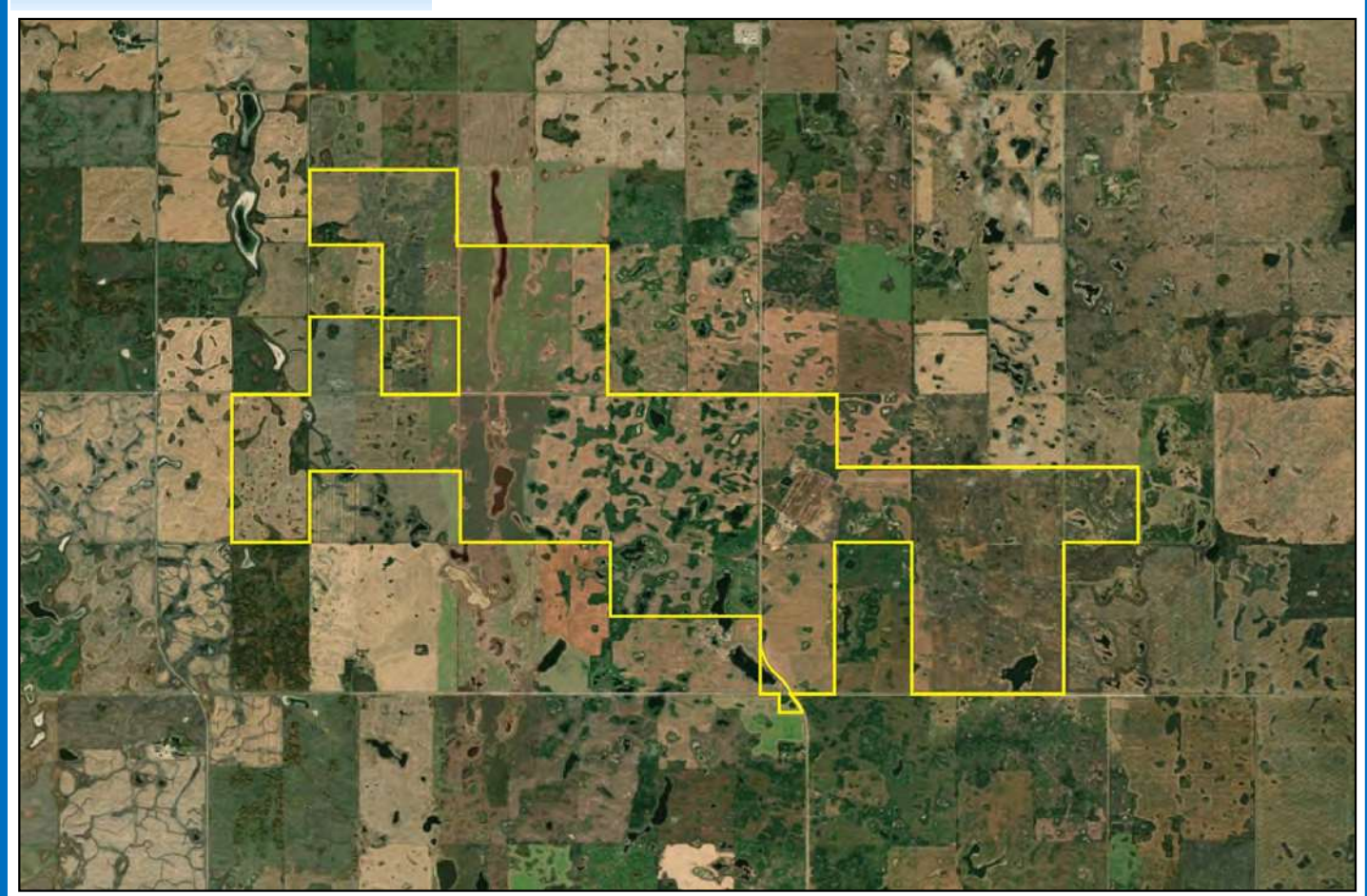
**RealEstate**  
CENTRE



# PARCEL MAP



# AERIAL MAP





***Only 1-1/2 hours East of Regina, just South of Grenfell you find this great block of 34 quarters, selling in 25 different parcels.***

**To be sold by UNRESERVED AUCTION!**

Here is a great opportunity in Saskatchewan to acquire a big block of approx. 34 adjoining quarters (5385.54 acres) of fertile crop land, including a large feedlot with a residence and two additional parcels that also include a residence on each. Located in the heart of the Canadian Prairies, Saskatchewan is home to more than 40 percent of Canada's cultivated farmland – some of the most productive land in the world.

**BIDDING OPENS: 9 AM on APRIL 4, 2023.**

**BIDDING CLOSES: 9 AM on APRIL 6, 2023.**

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 only 1-1/2 hours east of Regina, just south of Grenfell and the Trans-Canada Highway, you find this solid block of 34 adjoining quarters of productive land. The Town of Grenfell is an active community with a population of around 1059 people and a variety of local services and businesses. Grenfell is located in a productive area in southeastern Saskatchewan with good rainfall and sufficient heat units for a variety of crops.

Look no further if you are looking for fertile land. This farm comes with a lot of nice ground, mostly F and some G soils. The CLI rating of the majority of the land is class 2 soil; see the soil map in this brochure. Nutrient levels in general are higher because of all the feedlot manure that has been applied on this land over the years. Current detailed soil samples are attached for each parcel and were completed in fall of 2022.

The farm comes with a total of 5385.54 deeded acres. Of that total, 4276 acres were seeded in 2022 and 4648 acres were seeded in 2021 (as per owner).

Additional land information is attached.

The feedlot will be sold separately, including 3 quarters and a small fourth parcel where the water well is located. Of course, the feedlot can also be purchased with more land (or all the land!). Please contact Team Auctions or the brokerage Real Estate Centre to learn more about the bidding options and procedures.

## **Parcel 1 Feedlot info: NW, SW, SE 8-15-7-W2 pt. NE 31-14-7 W2**

Pipestone Feedyards is conveniently located close to the Trans-Canada Highway, 143 km east of Regina, 12 miles south of the Trans-Canada Highway and the Town of Grenfell.

### **Permit, capacity**

Pipestone Feedyards is a cattle feeding operation and is permitted under the Saskatchewan Agricultural Operations Act for a 20,000 head capacity intensive livestock operation; see attached permit information. The permit was issued in September 2001. The feedlot has been in operation since the fall of 2002. Currently there is 10,000 head capacity in the feedlot itself, and 4,000 to 5,000 head capacity in additional 'field pens'. The field pens were added in the past ten years, and they consist of portable panels, portable wind fence panels and portable feed bunks.

See attached Field Pens Schedule

### **Water supply**

Included in the feedlot is a small 0.73-acre parcel on NE-31-14-7-W2 one mile south of the feedlot where the water well is located that supplies the feedlot with water. A 6" pipeline conveys the water from the well to the water reservoir on the northwest side of the feedlot. The pump at the well operates at a speed of approximately 186 gallons per minute (max capacity is 250 gpm). The water reservoir holds enough water for 14,000 head of cattle for 4 weeks. The pump is running approximately 10 days a month to keep the reservoir filled. The pump house (12x12ft) at the reservoir has 3 pumps to pressurize the complete water system.

The field pens are connected to the water reservoir via a 4" water line.

### **Drainage**

Runoff from the feedlot is drained to a large bermed containment area east of the feedlot, approximately 90 acres in size, where the water evaporates. This containment area is completely self-enclosed and in dry years a part of it is farmed.

The property is equipped with 4 peizometers to monitor the groundwater quality.

### **Feedlot pens, bunks, fences etc..**

- The feedlot (excluding the field pens) consists of 24 large pens, 13 smaller pens, and 10 shipping and receiving pens.
- Feed bunks: concrete, with a steel post and rail system.
- 8 ft concrete aprons behind the feed bunks.
- Heated Johnson waterers on large concrete drinking pads. A lot of the waterers have been replaced in the past years; they are in good shape. The electrician goes through them every year. Lots of spare parts included. About 75% of the concrete drinking pads have been enlarged in the past 10 years.
- The whole feedlot was cleaned in the summer of 2022, all manure was hauled out. Some pens may need new fill.



## **Parcel 1 Feedlot info: NW, SW, SE 8-15-7-W2 pt. NE 31-14-7 W2**

### **Feedlot handling / processing facilities**

- Outside: Steel loading / unloading chute, all-steel alleyway, all-steel sorting and holding pens. Hydraulic three-way sort gates operated from the chute in the processing barn. Walk-on cattle weigh scale.
- Very nice modern processing barn, 40 x 82 ft, insulated and heated, with concrete floor and three 10 ft overhead doors. The old part was built in 2002, the new (biggest) part was built in 2017.
- Inside the processing barn:
  - Bud Williams handling system, Daniels alleyway, Silencer Chute hydraulic squeeze. The chute is about 6-7 years old, well maintained, with a built-in cattle scale, computerized.
  - Exhaust fan system above the chute.
  - Cameras and monitors.
  - Processing barn has a storage room and a medicine room with fridges, water, hot water tank, sink, washer, dryer, washroom, septic system.
  - Processing barn is heated with an overhead radiant heater plus two overhead forced air natural gas heaters.
  - Led lighting.

### **Feed mill, grain & supplement storage**

- Mill and storage area has been completely reconfigured and optimized in the past 10 years.
- Mill built and maintained by Kal Rob Machining Ltd. in Picture Butte, AB.
- Frame, metal-clad mill shed 8 x 10 ft.
- Feed mill capacity approx. 150 tonnes of rolled corn per day.
- 2 x 22,000 bu Meridian grain bins, respectively 5 years and 1 year old, corrugated flat-bottom bins, both with spiral staircase, bin sweeps, temperature and inventory cables, one bin with full floor aeration.
- 2 x 1750 bu white Westeel hopper bins for rolled grain, including 2 stationary electric unloading augers.
- 5 x 28 tonne small white hopper bins for supplements, including 5 stationary electric unloading augers. Make: 4 Meridian bins and 1 Westeel bin.
- Long row of 9 bins south of the feed mill, from west to east: 3 x 3,000 bu Meridian and Behlen hopper bins, 3 x 6,000 bu Westeel hopper bins, 2 x 3,000 Behlen hopper bins, 1 small white Storking hopper bin (not included). All included 8 bins are aerated and come with temperature and inventory cables.
- All the above hopper bins are on skids.

## ***Parcel 1 Feedlot info: NW, SW, SE 8-15-7-W2 pt. NE 31-14-7 W2***

### **Silage & grain pits**

- 2 earth bank silage pits with dirt floors - capacity 40,000 tonnes total.
- 1 temporary grain pit (straw bale walls) for corn grain / DDG storage, located on the quarter south of the feedlot. Not included if this quarter is not purchased with the feedlot.

### **Office**

- Newer (2018) Atco unit with large addition, 23' x 52'.

### **Truck scale beside office**

- Electronic truck scale for Super-B size trucks, 100 x 12 ft.
- New scale house beside office.

### **Work shop**

- Built around 2006 or 2007.
- Frame, metal-clad, 40 x 60 ft.
- 14 ft overhead door.
- Insulated, heated, overhead radiant heater.
- Concrete floor.
- LED lighting.
- Exhaust system.

### **Electrical**

- All electrical wiring on the feedlot is underground and up to code.
- Electrical building – frame, metal-clad, 16 x 20 ft, located by the truck scale.

### **Internet**

- Internet provider: Xplornet
- Whole feedlot has Wi-Fi coverage.
- The pen checkers check cattle in a side-by-side ATV and they have access to all individual animal records via the feedlot Wi-Fi system. Sick cattle are treated in their home pens, and the pen checkers record treatments on the spot via the feedlot Wi-Fi system.



## **Parcel 1 Feedlot info: NW, SW, SE 8-15-7-W2 pt. NE 31-14-7 W2**

### Mobile home

- 16 x 76 ft
- 3 bedrooms, two 4-pce bathrooms, one 2-pce bathroom.
- Laminate and linoleum flooring throughout.
- The appliances are included.
- Feedlot sale will close on June 15, 2023, but the residents of the mobile home have until July 31, 2023 to vacate the home.



### Included

The MANURE stockpiles are included with the land they are located on. The feedlot manure has been composted there for about a year. The stockpile is located on quarter NW-8-15-7-W2. In today's world of sky-high fertilizer prices this is a valuable bonus for the buyer of this parcel.

Additional information is available upon request.

Any silage remaining after possession date will be included with the feedlot.

### Open House

An **OPEN HOUSE WILL BE HELD** on March 3 and 4, 2023 between 11:00 am and 3 pm SK time. Other times can be accommodated upon request.

### Purchase contract

A copy of the purchase contract forms is available upon request.

### Deposit

A deposit of \$ 100,000.00 for the feedlot which is parcel # 1, must be paid to the trust account of Real Estate Centre within 2 business days of the close of auction by certified cheque, bank draft or direct deposit.

A deposit of \$ 15,000.00 per parcel for all the additional parcels and must be paid to the trust account of Real Estate Centre within 2 business days of the close of auction by certified cheque, bank draft or direct deposit. Centre within 2 business days of the close of auction by certified cheque, bank draft or direct deposit.

### Info updates

The farm and auction info on the websites of Team Auctions [www.teamauctions.com](http://www.teamauctions.com) and Real Estate Centre [www.farmrealestate.com](http://www.farmrealestate.com) will be updated from time to time. Please keep an eye on it and contact us with any questions.

## ***FIELD PENS SCHEDULE***

**Field pens consist of:**

**Panels:**

30' Windbreak - 17  
30' x 4' Windbreak - 48  
24' All metal windbreak - 64  
30' 5 Bar - 17  
30' 6 Bar - 4  
24' 7 Bar - 165  
30' 5 - Bar 2 7/8 - 6  
33.5' - 7 Bar - 1

**Total Panels: 322.**

**Plus extra 220 +/- panels**

**Gates:**

15' 6" - 3  
13' 6" - 4  
13' - 2  
15' - 4  
16' - 20  
22' - 2  
Misc. sizes - 24  
14' - 13  
4' x 16' - 10  
4' x 20' - 4

**Total Gates: 86**

**Feed Bunks:**

30' Silage - 30  
4 x 30 Silage - 30  
46 x 30 Silage - 60

**Total bunks: 120**

**Alleyway:**

**Total Alleyway: 2**





**APPROVAL No. 2208**  
Under the Intensive Livestock  
Provisions of  
The Agricultural Operations Act, 1995

Approval is hereby granted to:

Pipestone Feeders Ltd

Grenfell, SK, S0G 2B0

to ☒ Store Waste ☒ Manage Waste

from an intensive livestock operation located on land described as: SW ¼, Sec. 08, Twp. 15, Rge. 07 W2 – RM #125

South West Quarter of Section Eight, Township Fifteen, Range Seven, West of the Second Meridian

and consisting, more or less, of the following kinds and number of animals:

<i>Number</i>	<i>Animal Type</i>	<i>Animal Units</i>
20,000	Feeder cattle	13,333

*Total:* 13,333

The operator shall store and manage waste from the intensive livestock operation in accordance with:

- 1) The Agricultural Operation Act, 1995 and the regulations thereunder; and
- 2) The waste storage and waste management plans submitted by the operator and filed with Saskatchewan Agriculture and Food in Regina, Saskatchewan, or in accord with subsequent plans or amendments approved by the Minister.

The following terms and conditions shall apply:

- ~~1. Water level in the holding ponds is to be maintained at an elevation of 58.2 m or lower.~~
- ~~2. Holding ponds to be constructed according to the specifications outlined in Clifton Associates letter of September 11, 2001.~~
3. A final monitoring plan is to be submitted to SAF for approval once the groundwater gradients and flow directions are determined.

This approval is issued under Part III of The Agricultural Operations Act, 1995 and is not authorization under any other act or law.

Sept. 26/01  
Date

Susan Min  
For the Minister of Agriculture and Food

**Saskatchewan**



Government  
of  
Saskatchewan

Livestock

Ministry of Agriculture

45 Thatcher Drive East  
MOOSE JAW Canada S6J 1L8

September 30, 2019

Phone: 306-630-2541  
Fax: 306-694-3938

K  
PO BOX 9  
PEEBLES SK S0G 3V0

Dear K

A review of condition #3 outlined on Approval 2208 was completed. It was determined that the condition has been met and further groundwater monitoring will not be required.

Special condition #3 states, "A final monitoring plan is to be submitted to SAF for approval once the groundwater gradients and flow directions are determined." An environmental report and monitoring plan was submitted on April 2, 2002. The report indicates that due to the soil conditions, no impact on groundwater users is predicted.

Water monitoring results from 2006 and 2014 did not indicate any impact from the feedlot. Although yearly monitoring will not be required, the existing three piezometers must be maintained and protected.

If you have any questions, please contact me at (306) 630-2541 or by email at [chelsey.peutert@gov.sk.ca](mailto:chelsey.peutert@gov.sk.ca).

Sincerely,

Chelsey Peutert, P.Eng.  
Regional Engineer

cc: Stewart Stone, Chief Operating Officer, Nilsson Bros, Inc.  
Ark Yee, Senior Project Planner, Nilsson Bros, Inc.  
Darren Stovin, Provincial Environmental Engineer, Livestock, Ministry of Agriculture

S A S K A T C H E W A N



January 19, 2023

Mr. Keith Stickney  
MCF holdings Ltd.

File: E3/3306

Dear Mr. Stickney:

**Re: Renewed Water Rights Licence for Well GR98-13 on NE 31-14-07 W2M**

Enclosed is the renewed Water Rights Licence (WRL) as issued by the Water Security Agency (WSA) for the above well.

**The Licence expires on January 19, 2028.**

The WRL is subject to the General and Special Conditions listed on the reverse side of the document. You should be aware that the WRL does not guarantee that water will be available in any given year as per General Condition No. 3.

If any changes or modifications are to be made to the works, you must contact the Water Security Agency prior to starting construction as per General Condition No. 5 on the ATO.

Should you have any questions, feel free to contact me by email at [dave.messner@wsask.ca](mailto:dave.messner@wsask.ca), or the phone number above.

Regards,

WATER SECURITY AGENCY

A handwritten signature in blue ink, appearing to read "Dave Messner".

Dave Messner A.Sc.T.  
Senior Technologist, Water & Wastewater 1  
Science & Licencing

DM/

enclosures

cc: Anna De Paoli, De Paoli & Associates, Calgary AB, ([anna@dpaconsulting.ca](mailto:anna@dpaconsulting.ca))





File: E3/3306

## **WATER RIGHTS LICENCE TO USE GROUND WATER**

Licence No. E3/3306 issued on January 19, 2023

**MCF HOLDINGS LTD. of EDMONTON, ALBERTA**

hereinafter called the licensee, is granted the right to use water in accordance with this Licence subject to the conditions and restrictions contained in *The Water Security Agency Act* and the regulations under that *Act*, each as amended or replaced from time to time.

**Annual Quantity of  
Water Allocated:** is 166 cubic decametres (166,000 cubic metres)

Well Name/Number: GR98-13

Point of Diversion: NE 31-14-07 W2M

Point of Delivery: SW 8-15-07 W2M


Purpose: Industrial (Intensive Livestock)

Expiration Date: January 19, 2028

This Licence does not negate the licensee's responsibility to comply with the requirements of any other relevant municipal, provincial and/or federal legislation.

This Licence issued and recorded at Moose Jaw, Saskatchewan is subject to the conditions listed on the following page(s).



  
for Water Security Agency

## Conditions (E3/3306)

### General Conditions

1. This Licence is subject to cancellation, amendment or suspension on written notice pursuant to Section 53 of *The Water Security Agency Act* and the regulations under that Act.
2. In the event that the Water Security Agency determines that the effects of the project deviate significantly from those predicted in the studies which were the basis of the grant of the original or amended licence, the Water Security Agency may cancel this Licence.
3. This Licence does not guarantee that water will be available at all times during the currency of this licence. The Water Security Agency reserves the right to restrict the use of water under this Licence due to shortage or pressing necessity.
4. This Licence does not run with land tenure and automatically terminates on the date of disposition of the subject lands at the point of delivery. Any person who assumes ownership of or a legal interest in the lands at the point of delivery must file a new application for Water Rights Licence with the Water Security Agency. Upon acceptance of the application, a new Water Rights Licence may be issued.
5. The licensee shall pay such fees, levies, rates or charges as may be fixed from time to time by the Water Security Agency under the authority of *The Water Security Agency Act* for the privilege or authority granted by this licence.
6. No change in the purpose of the project, rate of diversion and/or annual quantity of water shall be made without prior authorization being obtained under *The Water Security Agency Act*.

### Special Conditions

1. Water allocated under this licence will be delivered by water supply works owned by MCF Holdings Ltd. under Approval to Operate E3/3306. This Licence will automatically expire if MCF Holdings Ltd. does not maintain a valid Approval to Operate Works for such ground water supply works.
2. The Licencee shall equip Well GR98-13 with a totalizing meter, or hour meter and maintain monthly records of water diverted and forward this information by January 31 of each year to the Water Security Agency, or as requested.

## DIRECTIONS TO FEEDLOT

From Highway# 1 at Grenfell turn South on # 16 (Brownhill Rd) for approx. 21 km.

Property on East side of the road.

Manure stockpile included

### Parcel 1 NW 8-15-7 W2



### Parcel 1 NW 8-15-7 W2



### Parcel 1 NW 8-15-7 W2



### Parcel 1 SE 8-15-7 W2



### Parcel 1 NW 8-15-7 W2

RM of Chester # 125.

Taxes \$ 600.89

ISC # 108232062, titled acres 161.25.

Soil G

[Assessment](#) \$ 208,300.00.

SAMA cultivated acres 130.

Waste acres 30.

Manured in 2014, Spring 2016, Fall 2017. Crop 2022; silage barley mix

### Parcel 1 SE 8-15-7 W2

RM of Chester # 125.

Taxes \$ 655.70

ISC # 108217683, titled acres 161.24.

Soil G

[Assessment](#) \$ 227,300.00.

SAMA cultivated acres 145.

Waste acres 15.

Manured in 2012, 2015, Spring 2016. Crop 2022; silage barley mix



### **Parcel 1 SW 8-15-7 W2**

RM of Chester # 125.  
Taxes \$ 603.20  
ISC # 108232051, titled acres 161.07. Soil G  
[Assessment](#) \$ 209,100.00.  
SAMA cultivated acres 139. Waste acres 21.

### **Parcel 1 NE 31-14-7 W2**

RM of Chester # 125.  
Taxes \$ 4.62  
ISC # 164803754, titled acres 0.73. Soil G  
[Assessment](#) \$ 1,600.00  
This is a small parcel is where the water well is located.

### **OPEN HOUSE**

An **OPEN HOUSE WILL BE HELD** on March 3 and 4, 2023 between 11:00 am and 3 pm SK time. Other times can be accommodated upon request.

*We keep updating the website as will team auctions, so keep checking it out.*

### **INCLUDED**

The MANURE stockpiles are included with the land they are located on.

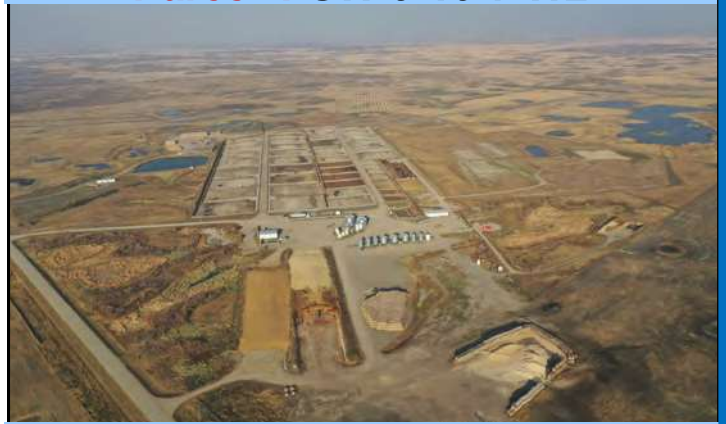
The feedlot manure has been composted there for about a year.

The stockpiles are located on the following quarters: NW-8-15-7-W2.

In today's world of sky-high fertilizer prices this is a valuable bonus for the buyer(s) of these parcels.

Additional information is available upon request.

### **Parcel 1 SW 8-15-7 W2**



### **Parcel 1 SW 8-15-7 W2**



### **Parcel 1 NE 31-14-7 W2**



***Parcel 1 Feedlot info: NW 8,  
SE 8, SW 8-15-7-W2,  
NE 31-14-7 W2***



## Parcel 1 Pictures





## Parcel 2 NW 7-15-7 W2

### HOME

- 1672 sq.ft. m/l (main floor)
- Age: Unknown
- Vinyl siding and asphalt shingles.
- A nice deck to enjoy the great outdoors.
- Three bedrooms. The master bedroom has a 3-pc ensuite bathroom.
- Another 4-pc bathroom on the main floor.
- Flooring: wood, vinyl, carpet in the living room.
- Central vac.
- Natural gas heating (forced air). Power. Water well.
- Basement is not finished.
- Attached double garage, heated.

Please take a virtual tour of the house via the following link:

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

### Other improvements

- Quonset: 40 x 60 ft. Concrete floor. Not heated.
- 8 small older steel grain bins – included.

### Directions to NW 7-15-7 W2 (Qtr with home)

From highway # 1 at Grenfell turn South on # 616 (Brownhill Rd) for approx. 17 km. Turn West onto Township Rd 152 for approx. 1.2 km. Property on South side of the road.

### Note

The land sale will close on April 28, 2023, but the occupants of the house can stay until July 31, 2023.

**Click for Virtual Tour**



## Parcel 2 NW 7-15-7 W2

RM of Chester # 125.

Taxes \$ 410.68

ISC # 108232039 ,titled acres 159.83. Soil G  
[Assessment](#) \$ 137,700.00

SAMA cultivated acres 92. \*3 acres

YardSite. Waste acres 65. Manured in Fall 2016, Spring 2020, Fall 2020, Spring 2021.

Crop 2022; silage barley mix



## Parcel 3 NW 12-15-8 W2

### HOME

- 2,219 sq.ft. m/l (main floor plus second floor)
- Age: Unknown
- Stucco siding.
- Metal roof.
- Open living room which has wood flooring.
- Kitchen and entrance have vinyl flooring.
- Main floor comes with a 3-pc bathroom and a 1-pc bathroom.
- Bedrooms: 2 on the main floor, 3 on the second floor.
- Basement: partly finished (partly drywalled, one new 3-pc bathroom).
- Natural gas heating (forced air). Power. Water well.
- Attached double garage, heated.

### Other improvements

- Shop: 30 x 53 ft. Overhead door: 11'5" high x 14' wide. Overhead natural gas heater. Concrete floor.
- Older steel shed.
- Quonset.
- 6 small older steel grain bins: 5 flat-bottom bins, 1 hopper bin.

### Not included

- Atco unit (on skids).
- The green tanks plus one white hopper bin next to the green tanks.

### Directions to NW 12-15-8 W2 (Qtr with home)

From highway # 1 at Grenfell turn South on # 616 (Brownhill Rd) for approx. 17 km. Turn West onto Township Rd 152 for approx. 2.8 km. Property on South side of the road.

### Note

The land sale will close on April 28, 2023, but the occupants of the house can stay until July 31, 2023.

Please take a virtual tour of the house via the following link: [www.farmrealestate.com](http://www.farmrealestate.com)

**Click for Virtual Tour**



## Parcel 3 NW 12-15-8 W2

RM of Chester # 125.

Taxes \$ 575.54

ISC #108255584, titled acres 159.9. Soil G

[Assessment](#) \$ 194,200.00

SAMA cultivated acres 117. \*3 acre-

YardSite. Waste acres 24. Not manured.

Crop 2022; barley

## Parcel Grouping Schedule

PARCEL GROUPING SCHEDULE		
PARCEL #'s	Legal land descriptions	TITLED ACRES
Parcel # 1 - 484.29 Acres +/-	Feedlot incl. mobile home	
	NW-8-15-7-W2	161.25
	SE-8-15-7-W2	161.24
	SW-8-15-7-W2	161.07
	NE-31-14-7-W2	0.73
Parcel # 2 - 159.83 Acres +/-	Residence	
	NW-7-15-7-W2	159.83
Parcel # 3 - 159.90 Acres +/-	Residence	
	NW-12-15-8-W2	159.90
Parcel # 4 - 160.97 Acres +/-	NW-5-15-7-W2	160.97
Parcel # 5 - 155.34 +/- Acres +/-	SW-5-15-7-W2	13.55
	SW-5-15-7-W2	141.79
Parcel # 6 - 321.69 Acres +/-	SW-4-15-7-W2	160.40
	NW-4-15-7-W2	161.29
Parcel # 7 - 160.81 Acres +/-	SE-4-15-7-W2	160.81
Parcel # 8 - 161.46 Acres +/-	NE-4-15-7-W2	161.46
Parcel # 9 - 322.31 Acres +/-	SW-9-15-7-W2	161.13
	SE-9-15-7-W2	161.18
Parcel # 10 - 160.4 Acres +/-	SW-10-15-7-W2	160.40
Parcel # 11 - 318.38 Acres +/-	NW-6-15-7-W2	160.13
	NE-6-15-7-W2	158.25
Parcel # 12 - 318.54 Acres +/-	SW-7-15-7-W2	159.94
	SE-7-15-7-W2	158.60
Parcel # 13 - 158.96 Acres +/-	NE-7-15-7-W2	158.96
Parcel # 14 - 317.24 Acres +/-	NE-12-15-8-W2	160.69
	SE-12-15-8-W2	156.55

## Parcel Grouping Schedule

PARCEL GROUPING SCHEDULE		
PARCEL #'s	Legal land descriptions	TITLED ACRES
<b>Parcel # 15 - 321.59 Acres +/-</b>	NE E-13-15-8-W2	40.09
	NE E-13-15-8-W2	40.17
	NE W-13-15-8-W2	40.08
	NE W-13-15-8-W2	40.15
	SE W-13-15-8-W2	40.23
	SE W-13-15-8-W2	40.31
	SE E-13-15-8-W2	40.24
	SE E-13-15-8-W2	40.32
<b>Parcel # 16 - 289.56 Acres +/-</b>	NW-13-15-8-W2	73.29
	NW-13-15-8-W2	59.40
	SW-13-15-8-W2	156.87
<b>Parcel # 17 - 156.36 Acres +/-</b>	SW-12-15-8-W2	156.36
<b>Parcel # 18 - 161.13 Acres +/-</b>	NE-11-15-8-W2	161.13
<b>Parcel # 19 - 156.68 Acres +/-</b>	NW-11-15-8-W2	1.65
	NW-11-15-8-W2	155.03
<b>Parcel # 20 - 161.79 Acres +/-</b>	NE-10-15-8-W2	161.79
<b>Parcel # 21 - 157.05 Acres +/-</b>	SE-10-15-8-W2	157.05
<b>Parcel # 22 - 161.29 Acres +/-</b>	SW-14-15-8-W2	161.29
<b>Parcel # 23 - 142.53 Acres +/-</b>	SW-23-15-8-W2	142.53
<b>Parcel # 24 - 156.50 Acres +/-</b>	SE-23-15-8-W2	156.50
<b>Parcel # 25 - 160.94 Acres +/-</b>	NE W-14-15-8-W2	40.23
	NE W-14-15-8-W2	40.26
	NE E-14-15-8-W2	40.21
	NE E-14-15-8-W2	40.24



## PARCELS

### Parcel 1 NW 8-15-7 W2

RM of Chester # 125.  
Taxes \$ 600.89  
ISC # 108232062, titled acres 161.25. Soil G  
[Assessment](#) \$ 208,300.00.  
SAMA cultivated acres 130. Waste acres 30.  
Manured in 2014, Spring 2016, Fall 2017.  
Crop 2022; silage barley mix. Manure  
stockpile included

### Parcel 1 SE 8-15-7 W2

RM of Chester # 125.  
Taxes \$ 655.70  
ISC # 108217683, titled acres 161.24. Soil G  
[Assessment](#) \$ 227,300.00.  
SAMA cultivated acres 145. Waste acres 15.  
Manured in 2012, 2015, Spring 2016. Crop  
2022; silage barley mix

### Parcel 1 SW 8-15-7 W2

RM of Chester # 125.  
Taxes \$ 603.20  
ISC # 108232051, titled acres 161.07. Soil G  
[Assessment](#) \$ 209,100.00.  
SAMA cultivated acres 139. Waste acres 21.

### Parcel 2 NW 7-15-7 W2

RM of Chester # 125.  
Taxes \$ 410.68  
ISC # 108232039, titled acres 159.83. Soil G  
[Assessment](#) \$ 137,700.00.  
SAMA cultivated acres 92. \*3 acres-  
YardSite. Waste acres 65. Manured in Fall  
2016, Spring 2020, Fall 2020, Spring 2021.  
Crop 2022; silage barley mix  
This parcel includes a residence

### Parcel 1 NW 8-15-7 W2



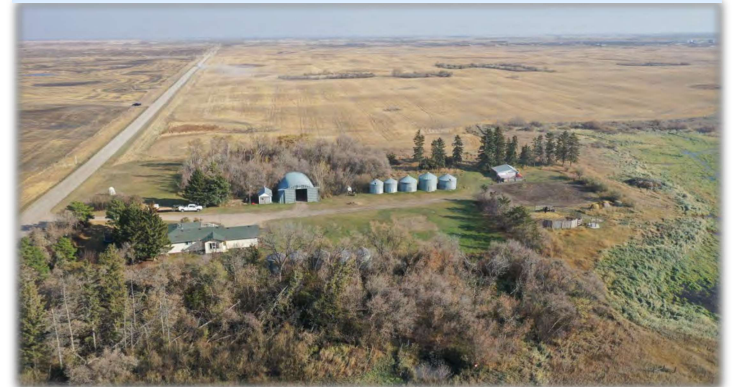
### Parcel 1 SE 8-15-7 W2



### Parcel 1 SW 8-15-7 W2



### Parcel 2 NW 7-15-7 W2





## PARCELS

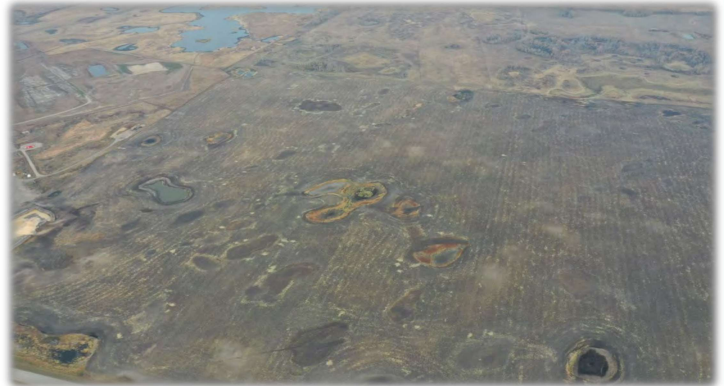
### Parcel 3 NW 12-15-8 W2

RM of Chester # 125.  
Taxes \$ 575.54  
ISC # 108255584, titled acres 159.9. Soil G  
[Assessment](#) \$ 194,200.00.  
SAMA cultivated acres 117. \*3 acre-  
YardSite. Waste acres 24. Not manured.  
Crop 2022; barley  
This parcel includes a residence.



### Parcel 4 NW 5-15-7 W2

RM of Chester # 125.  
Taxes \$ 629.17  
ISC # 108217650, titled acres 160.97. Soil G  
[Assessment](#) \$ 218,100.00.  
SAMA cultivated acres 145. Waste acres 15.  
Manured in 2014, Fall 2016, Spring 2018,  
Spring 2021. Crop 2022; corn



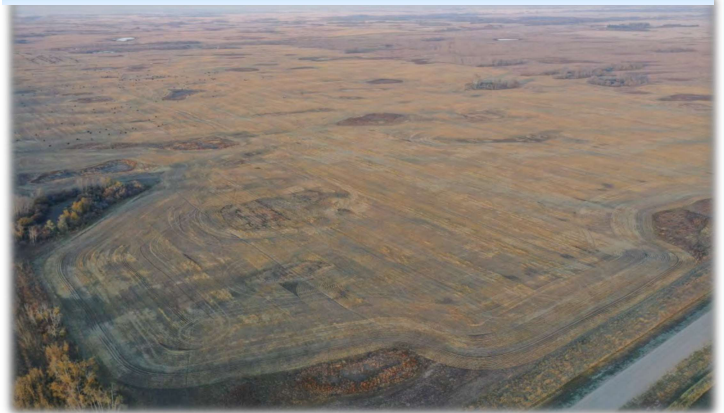
### Parcel 5 SW 5-15-7 W2

RM of Chester # 125.  
Taxes \$ 520.99  
ISC # 108260603, titled acres 141.79. Soil G  
ISC # 108231971, titled acres 13.55. Soil G  
[Assessment](#) \$ 180,600.00. SAMA cultivated  
acres 125. Waste 33. Manured in 2014,  
Spring 2016, Spring 2018, Spring 2021.  
Crop 2022; corn  
*This parcel consists of two titles but can not  
be sold separate.*



### Parcel 6 SW 4-15-7 W2

RM of Chester # 125.  
Taxes \$ 474.83  
ISC # 108231948, titled acres 160.4. Soil F  
[Assessment](#) \$ 164,600.00.  
SAMA cultivated acres 120. Waste acres 40.  
Manured in 2012, 2015, Fall 2017, Fall  
2019. Crop 2022; silage barley mix

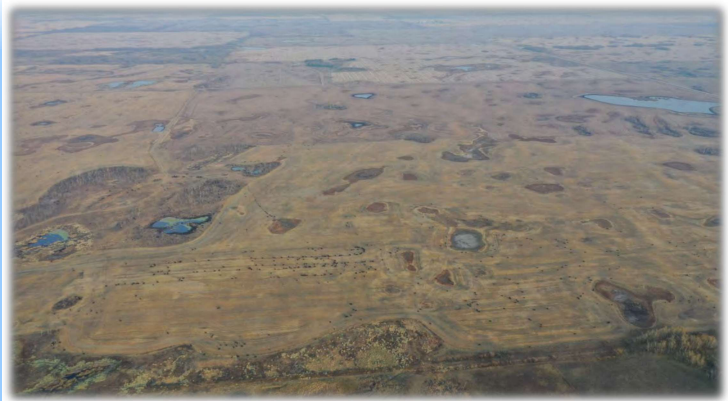




## PARCELS

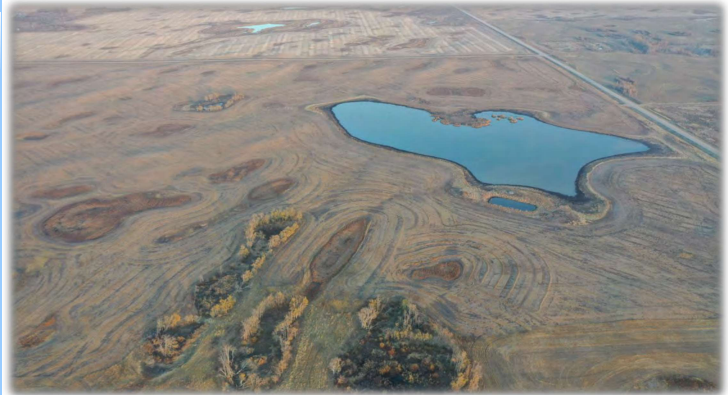
### Parcel 6 NW 4-15-7 W2

RM of Chester # 125.  
Taxes \$ 460.29  
ISC # 108231959, titled acres 161.29. Soil G  
[Assessment](#) \$ 154,900.00.  
SAMA cultivated acres 105. \*3 acres -  
YardSite. Waste acres 52. Manured in 2012,  
2015, Fall 2017, Fall 2019. Crop 2022;  
silage barley mix



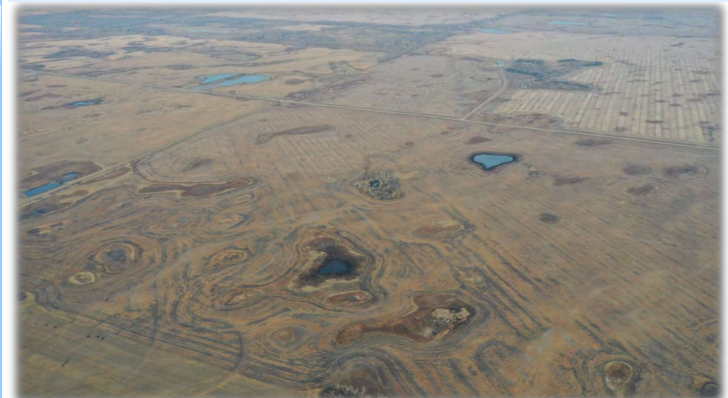
### Parcel 7 SE 4-15-7 W2

RM of Chester # 125.  
Taxes \$ 514.06  
ISC # 108231937, titled acres 160.81. Soil F  
[Assessment](#) \$ 178,200.00.  
SAMA cultivated acres 115. Waste acres 45.  
Manured in 2013, 2015, Fall 2017, Fall  
2019. Crop 2022; peas



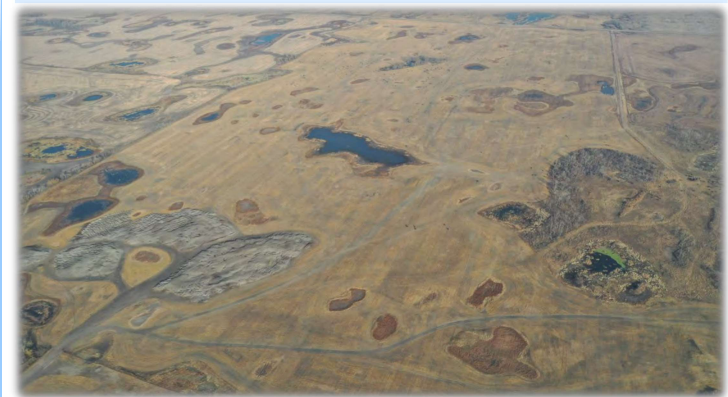
### Parcel 8 NE 4-15-7 W2

RM of Chester # 125.  
Taxes \$ 563.39  
ISC # 108217649, titled acres 161.46. Soil F  
[Assessment](#) \$ 195,300.00.  
SAMA cultivated acres 130. Waste acres 30.  
Manured in 2012, 2014, 2015, Fall 2017,  
Fall 2019. Crop 2022; peas



### Parcel 9 SW 9-15-7 W2

RM of Chester # 125.  
Taxes \$ 262.22  
ISC # 108232084, titled acres 161.13. Soil F  
[Assessment](#) \$ 111,100.00.  
SAMA cultivated acres 50. Pasture acres  
110. Manured in 2012, 2014, 2015, Fall  
2019. Crop 2022; silage barley mix. Manure  
stockpile included.





## PARCELS

### Parcel 9 SE 9-15-7 W2

RM of Chester # 125.  
Taxes \$ 502.81  
ISC # 108217694, titled acres 161.18. Soil F  
[Assessment](#) \$ 174,300.00.  
SAMA cultivated acres 115. Waste acres 45.  
Manured in 2014, 2015, Fall 2017, Fall  
2019. Crop 2022; silage barley mix

### Parcel 10 SW 10-15-7 W2

RM of Chester # 125.  
Taxes \$ 453.48  
ISC # 108232118, titled acres 160.4, Soil G  
[Assessment](#) \$ 157,200.00.  
SAMA cultivated acres 106. Waste acres 54.  
Manured in 2015, Fall 2017, Fall 2019. Crop  
2022; silage barley mix.

### Parcel 11 NW 6-15-7 W2

RM of Chester # 125.  
Taxes \$ 624.83  
ISC # 108217661, titled acres 160.13. Soil G  
[Assessment](#) \$ 216,600.00.  
SAMA cultivated acres 135. Waste acres 25.  
Manured in 2015, Fall 2016, Spring 2021.  
Crop 2022; silage barley mix

### Parcel 11 NE 6-15-7 W2

RM of Chester # 125.  
Taxes \$ 594.83  
ISC # 108232017, titled acres 158.25. Soil G  
[Assessment](#) \$ 206,200.00.  
SAMA cultivated acres 140. Waste acres 20.  
Manured in Fall 2016, Spring 2021. Crop  
2022; silage barley mix

### Parcel 9 SE 9-15-7 W2



### Parcel 10 SW 10-15-7 W2



### Parcel 11 NW 6-15-7 W2



### Parcel 11 NE 6-15-7 W2



## PARCELS

### Parcel 12 SW 7-15-7 W2

RM of Chester # 125.  
Taxes \$ 598.88  
ISC # 108217672, titled acres 159.94. Soil G  
[Assessment](#) \$ 207,600.00.  
SAMA cultivated acres 135. Waste acres 25.  
Manured in 2015, Spring 2021.  
Crop 2022; silage barley mix

### Parcel 12 SE 7-15-7 W2

RM of Chester # 125.  
Taxes \$ 620.80  
ISC # 108232028, titled acres 158.6. Soil G  
[Assessment](#) \$ 215,200.00.  
SAMA cultivated acres 140. Waste acres 19.  
Manured in 2015, Spring 2021. Crop 2022;  
silage barley mix

### Parcel 13 NE 7-15-7 W2

RM of Chester # 125.  
Taxes \$ 607.82  
ISC # 108232040, titled acres 158.96. Soil F  
[Assessment](#) \$ 210,700.00.  
SAMA cultivated acres 135. Waste acres 24.  
Manured in 2014, Fall 2016, Fall 2020,  
Spring 2021. Crop 2022; silage barley mix

### Parcel 14 NE 12-15-8 W2

RM of Chester # 125.  
Taxes \$ 619.06  
ISC # 108255595, titled acres 160.69. Soil G  
[Assessment](#) \$ 214,600.00.  
SAMA cultivated acres 130. Waste acres 30.  
Manured in Winter 2016. Crop 2022; barley.  
Manure stockpile included.

### Parcel 12 SW 7-15-7 W2



### Parcel 12 SE 7-15-7 W2



### Parcel 13 NE 7-15-7 W2



### Parcel 14 NE 12-15-8 W2





## PARCELS

### Parcel 14 SE 12-15-8 W2

RM of Chester # 125.  
Taxes \$ 524.45  
ISC # 108255562, titled acres 156.55. Soil G  
[Assessment](#) \$ 181,800.00.  
SAMA cultivated acres 126. Waste acres 30.  
Manured in Winter 2016, Spring 2019. Crop  
2022; barley. Manure stockpile included

### Parcel 15 NE 13-15-8 W2

RM of Chester # 125. East ½  
Taxes \$ 370.98  
ISC # 114439046, titled acres 40.09. Soil F.  
ISC # 114439035, titled acres 40.17. Soil F  
[Assessment](#) \$ 128,600.00. SAMA cultivated  
acres 75. Waste 5. Manured in Winter 2016, Fall  
2017  
RM of Chester # 125. West ½  
Taxes \$ 339.25  
ISC # 11448539, titled acres 40.08. Soil F.  
ISC # 114438528, titled acres 40.15 Soil F  
[Assessment](#) \$ 117,600.00.  
SAMA cultivated acres 70. Waste acres 10.  
Manured in Winter 2016, Fall 2017. Crop 2022

### Parcel 15 SE 13-15-8 W2

RM of Chester # 125. West ½  
Taxes \$ 349.05  
ISC # 114438517, titled acres 40.23 Soil F  
ISC # 114438506, titled acres 40.31. Soil F  
[Assessment](#) \$ 121,000.00  
SAMA cultivated acres 72. Waste acres 8.

RM of Chester # 125. East ½  
Taxes \$ 370.98  
ISC # 114439024, titled acres 40.24 Soil F  
ISC # 114439013, titled acres 40.32. Soil F  
[Assessment](#) \$ 128,600.00.  
SAMA cultivated acres 75. Waste acres 5.  
Manured in Winter 2016, Fall 2017. Crop 2022;  
peas  
*All above parcels have separate titles but can  
not be sold separate.*

### Parcel 14 SE 12-15-8 W2



### Parcel 15 NE 13-15-8 W2



### Parcel 15 SE 13-15-8 W2



### Parcel 15 SE 13-15-8 W2





## PARCELS

### Parcel 16 NW 13-15-8 W2

RM of Chester # 125.  
Taxes \$ 561.95  
ISC # 153088038, titled acres 73.29. Soil F  
ISC # 153088027, titled acres 59.4. Soil F  
[Assessment](#) \$ 194,800.00.  
SAMA cultivated acres 120. Waste acres 14.  
Manured in Fall 2017. Crop 2022; barley.  
*This parcel consists of two titles but can not be sold separate.*

### Parcel 16 SW 13-15-8 W2

RM of Chester # 125.  
Taxes \$ 675.61  
ISC # 114438450, titled acres 156.87. Soil G  
[Assessment](#) \$ 234,200.00. SAMA cultivated  
acres 135. Waste acres 22. Manured Fall 2017  
(east side) Spring 2018 (west side). Crop 2022;  
barley

### Parcel 17 SW 12-15-8 W2

RM of Chester # 125.  
Taxes \$ 426.36  
ISC# 108255573, titled acres 156.36. Soil G  
[Assessment](#) \$ 147,800.00.  
SAMA cultivated acres 100. Waste acres 47.  
Manured in Spring 2019. Crop 2022; barley

### Parcel 18 NE 11-15-8 W2

RM of Chester # 125.  
Taxes \$ 741.09  
ISC # 153117019, titled acres 161.13. Soil F  
[Assessment](#) \$ 256,900.00.  
SAMA cultivated acres 140. Waste acres 19.  
Manured in Fall 2017.  
Crop 2022; barley

### Parcel 16 NW 13-15-8 W2



### Parcel 16 SW 13-15-8 W2



### Parcel 17 SW 12-15-8 W2



### Parcel 18 NE 11-15-8 W2





## PARCELS

### Parcel 19 NW 11-15-8 W2

RM of Chester # 125.  
Taxes \$ 686.57

ISC # 153116984, titled acres 1.65. Soil F  
ISC # 153116973, titled acres 155.03. Soil F

[Assessment](#) \$ 238,000.00.  
SAMA cultivated acres 140. Waste acres 19.  
Manured in Spring 2018. Crop 2022; peas



### Parcel 20 NE 10-15-8 W2

RM of Chester # 125.  
Taxes \$ 551.86  
ISC # 108255517, titled acres 161.79. Soil F  
[Assessment](#) \$ 191,300.00.  
SAMA cultivated acres 120. Waste acres 40.  
Not manured. Pea stubble.  
Crop 2022; peas



### Parcel 21 SE 10-15-8 W2

RM of Chester # 125.  
Taxes \$ 630.61  
ISC # 108255483, titled acres 157.05. Soil F  
[Assessment](#) \$ 134,900.00.  
SAMA cultivated acres 60. Pasture acres 100. Not manured. Pea stubble. May have some upward movement of sulfate from many nearby wetlands accounting for high S supply. Crop 2022; peas



### Parcel 22 SW 14-15-8 W2

RM of Chester # 125.  
Taxes \$ 819.56  
ISC # 108255652, titled acres 161.29. Soil F  
[Assessment](#) \$ 284,100.00.  
SAMA cultivated acres 150. Waste acres 10.



## PARCELS

### Parcel 23 SW 23-15-8 W2

RM of Chester # 125.  
Taxes \$ 665.22  
ISC #164202601, titled acres 142.53. Soil F  
[Assessment](#) \$ 230,600.00.  
SAMA cultivated acres 123. Waste acres 19.  
Manured in Fall 2018, Fall 2020.  
Crop 2022; canola

### Parcel 24 SE 23-15-8 W2

RM of Chester # 125.  
Taxes \$ 658.30  
ISC # 108256002, titled acres 156.5. Soil F  
[Assessment](#) \$ 228,200.00.  
SAMA cultivated acres 130.  
Waste acres 24.  
Manured in Fall 2018, Fall 2020, Fall 2021.  
Crop 2022; canola

### Parcel 25 NE 14-15-8 W2

RM of Chester # 125. West ½  
ISC # 114438371, titled acres 40.23. Soil F  
ISC # 114438360, titled acres 40.26. Soil F.

RM of Chester # 125. West ½  
Taxes \$ 279.24  
[Assessment](#) \$ 96,800.00.  
SAMA cultivated acres 55. Waste acres 25.

RM of Chester # 125. East ½  
ISC # 114438359, titled acres 40.21. Soil F  
ISC # 114438348, titled acres 40.24. Soil F.

RM of Chester # 125. East ½  
Taxes \$ 265.98  
[Assessment](#) \$ 92,200.00.  
SAMA cultivated 35. \*20 acres Yard Site  
(old). Waste 25.  
Manured in Fall 2018  
Crop 2022; peas

### Parcel 23 SW 23-15-8 W2



### Parcel 24 SE 23-15-8 W2



### Parcel 25 NE 14-15-8 W2



### Parcel 25 NE 14-15-8 W2





# SOIL SAMPLES

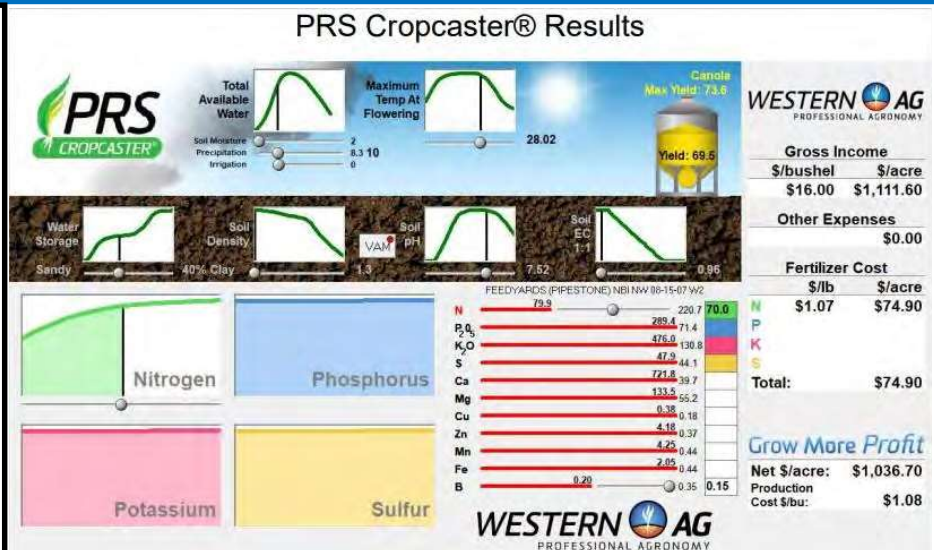
## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 1 NW-08-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$74.90
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	69
Forecasted Net (\$/ac)	\$1,036.70
Cost of Production (\$/bu)	\$1.08
Fertilizer Rates	
(lbs/Actual)	70-0-0-0

Manured in 2014, Spring 2016,  
Fall 2017 crop 2022 silage barley



Parcel 1 NW 08-15-07 W2

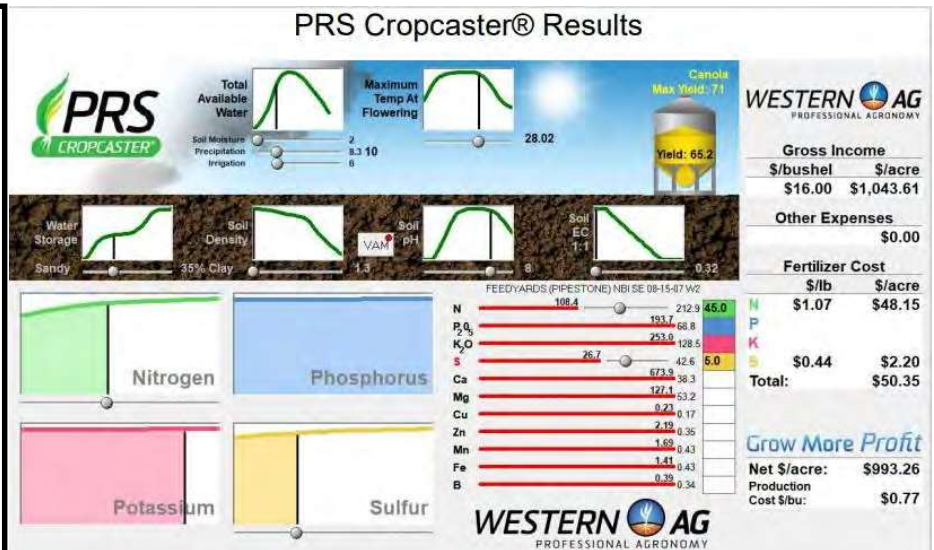
## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 1 SE-08-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$50.35
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	65
Forecasted Net (\$/ac)	\$993.26
Cost of Production (\$/bu)	\$0.77
Fertilizer Rates	
(lbs/Actual)	45-0-0-5

Manured in 2012, 2015,  
Spring 2016 crop 2022 silage barley



Parcel 1 SE 08-15-07 W2

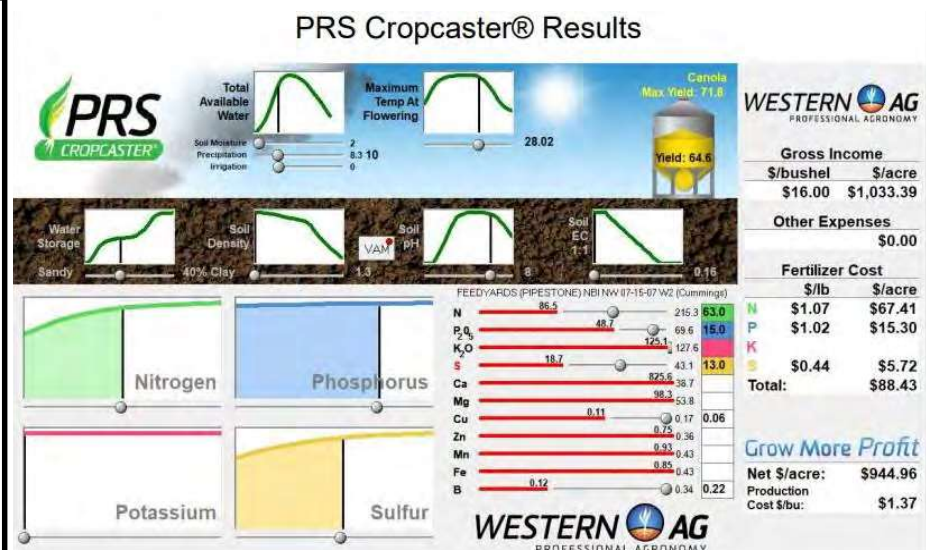
## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 2 NW-07-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$88.43
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	65
Forecasted Net (\$/ac)	\$944.96
Cost of Production (\$/bu)	\$1.37
Fertilizer Rates	
(lbs/Actual)	63-15-0-13

Manured in Fall 2016, Spring 2020,  
Fall 2020, Spring 2021 crop 2022



Parcel 2 NW 07-15-07 W2



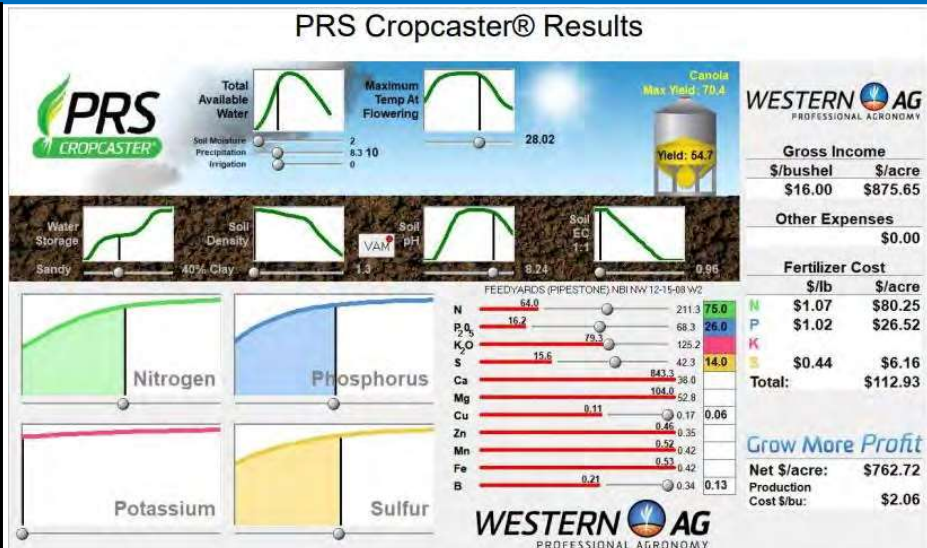
# SOIL SAMPLES

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 3 NW-12-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$112.93
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	55
Forecasted Net (\$/ac)	\$762.72
Cost of Production (\$/bu)	\$2.06
Fertilizer Rates	
(lbs/Actual)	75-26-0-14
Not Manured Crop 2022;Barley	

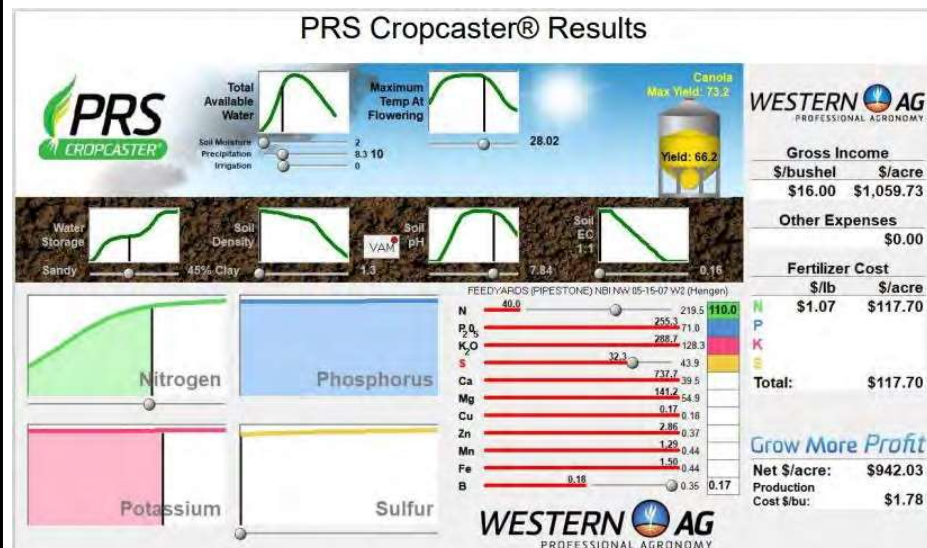


## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 4 NW-05-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$117.70
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	66
Forecasted Net (\$/ac)	\$942.03
Cost of Production (\$/bu)	\$1.78
Fertilizer Rates	
(lbs/Actual)	110-0-0-0
Manured in 2014, Fall 2016, Spring 2018, Spring 2021 crop 2022 corn	

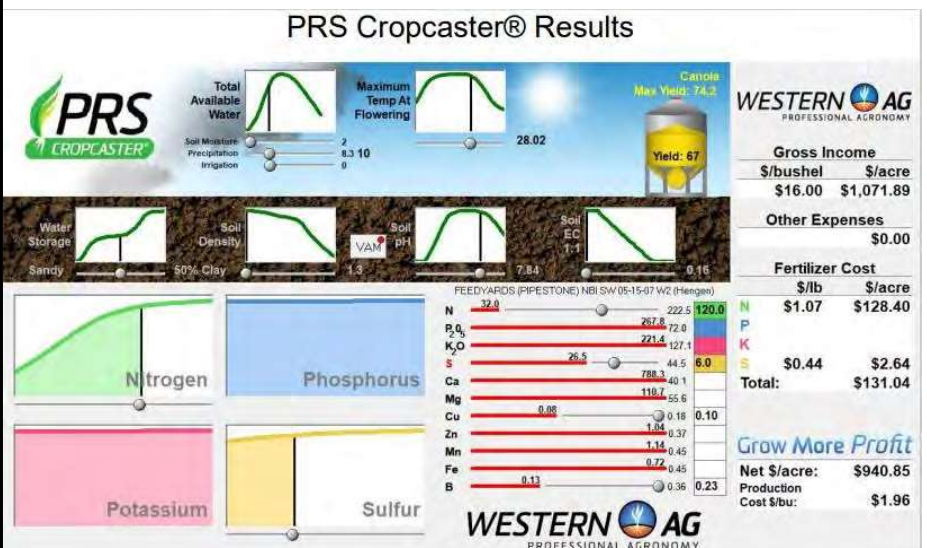


## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 5 SW-05-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$131.04
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	67
Forecasted Net (\$/ac)	\$940.85
Cost of Production (\$/bu)	\$1.96
Fertilizer Rates	
(lbs/Actual)	120-0-0-6
Manured 2014, Spring 2016, Spring 2018, Spring 2021.Crop 2022; corn. This parcel consists of 2 titles but can not be sold separate	



Parcel 5 SW 05-15-07 W2



# SOIL SAMPLES

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 6 SW-04-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$111.34
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	65
Forecasted Net (\$/ac)	\$922.04
Cost of Production (\$/bu)	\$1.72
Fertilizer Rates	
(lbs/Actual)	102-0-0-5

Manured in 2012, 2015, Fall 2017, Fall 2019.Crop 2022;silage barley mix

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 6 NW-04-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$113.48
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	64
Forecasted Net (\$/ac)	\$915.80
Cost of Production (\$/bu)	\$1.76
Fertilizer Rates	
(lbs/Actual)	104-0-0-5

Manured in 2012,2015,Fall 2017, Fall 2019.Crop 2022 silage barley

## Cost - Benefit Scenario

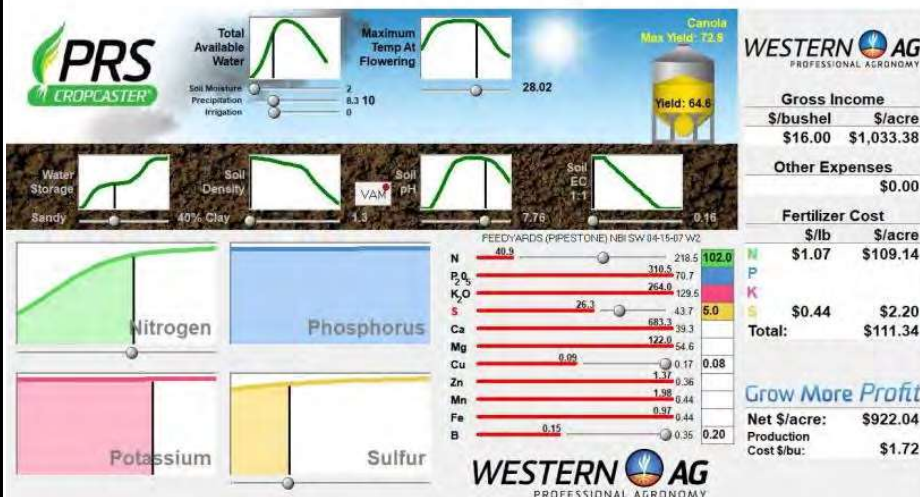
### FEEDYARDS (PIPESTONE)

Parcel 7 SE-04-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$98.50
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	66
Forecasted Net (\$/ac)	\$950.25
Cost of Production (\$/bu)	\$1.50
Fertilizer Rates	
(lbs/Actual)	90-0-0-5

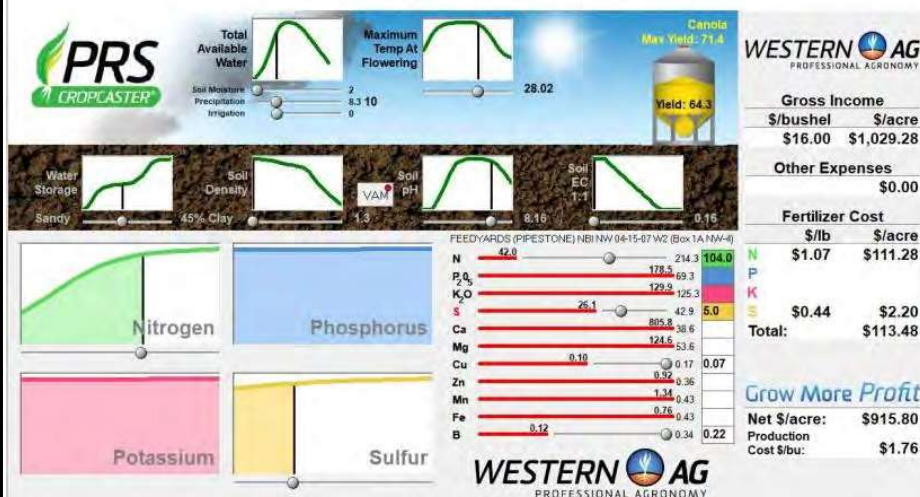
Manured in 2013, 2015, Fall 2017, Fall 2019. Crop 2022;peas

## PRS Cropcaster® Results



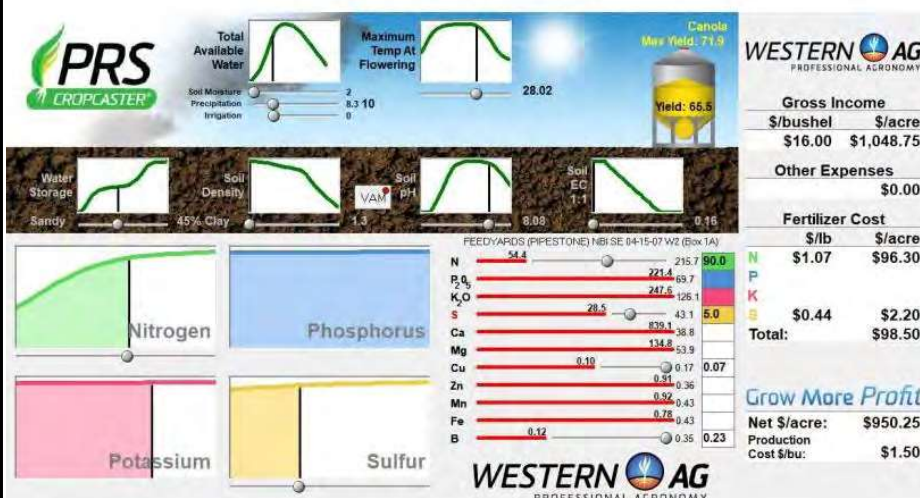
## Parcel 6 SW 04-15-07 W2

## PRS Cropcaster® Results



## Parcel 6 NW 04-15-07 W2

## PRS Cropcaster® Results



## Parcel 7 SE 04-15-07 W2



# SOIL SAMPLES

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 8 NE-04-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$107.06
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	67
Forecasted Net (\$/ac)	\$962.19
Cost of Production (\$/bu)	\$1.60
Fertilizer Rates (lbs/Actual)	98-0-0-5

Manured in 2012,2014,2015,Fall 2017, Fall 2019 Crop 2022;peas

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 9 SW-09-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$103.85
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	63
Forecasted Net (\$/ac)	\$912.12
Cost of Production (\$/bu)	\$1.64
Fertilizer Rates (lbs/Actual)	95-0-0-5

Manured in 2012, 2014, 2015, Fall 2019 Crop 2022 Silage barley mix

## Cost - Benefit Scenario

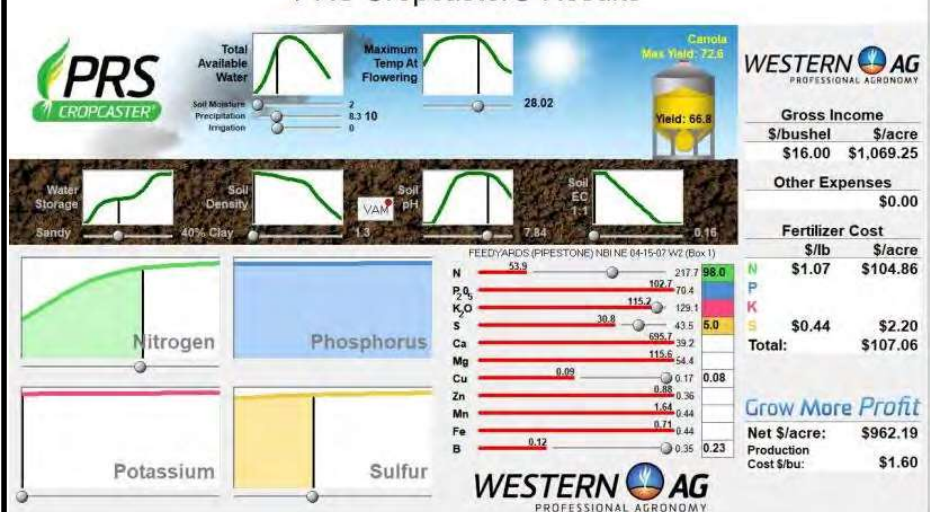
### FEEDYARDS (PIPESTONE)

Parcel 9 SE-09-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$93.15
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	64
Forecasted Net (\$/ac)	\$929.69
Cost of Production (\$/bu)	\$1.46
Fertilizer Rates (lbs/Actual)	85-0-0-5

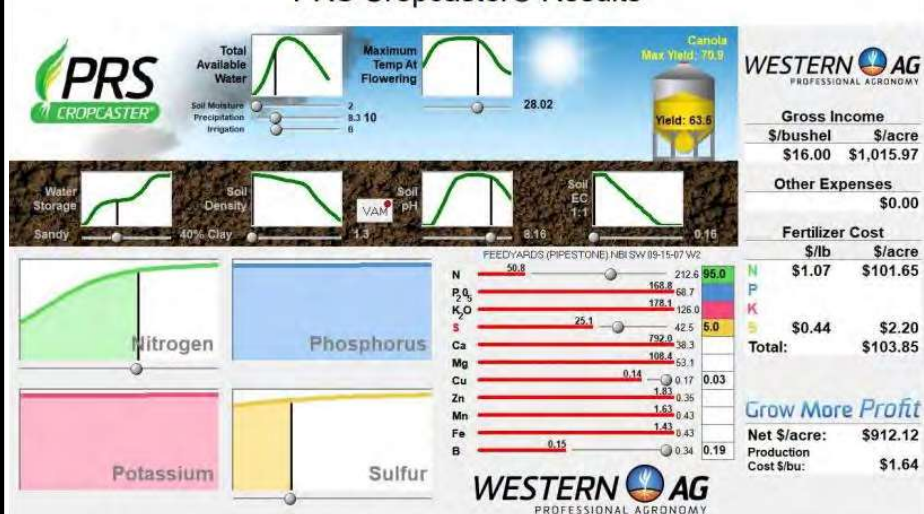
Manured in 2014, 2015, Fall 2017, Fall 2019 Crop 2022 barley mix

## PRS Cropcaster® Results



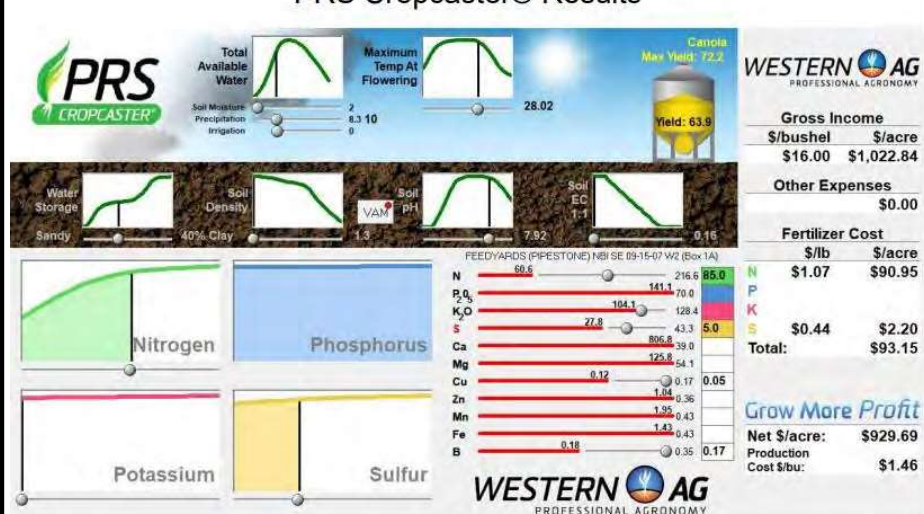
## Parcel 8 NE 04-15-07 W2

## PRS Cropcaster® Results



## Parcel 9 SW 09-15-07 W2

## PRS Cropcaster® Results



## Parcel 9 SE 09-15-07 W2



# SOIL SAMPLES

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 10 SW-10-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$131.54
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	65
Forecasted Net (\$/ac)	\$901.66
Cost of Production (\$/bu)	\$2.04
Fertilizer Rates	
(lbs/Actual)	118-0-0-12

Manured 2015,Fall 2017, Fall 2019

Crop 2022 silage barley mix

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 11 NW-06-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$117.70
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	63
Forecasted Net (\$/ac)	\$897.01
Cost of Production (\$/bu)	\$1.86
Fertilizer Rates	
(lbs/Actual)	110-0-0-0

Manured in 2015, Fall 2016, Spring 2021

Crop 2022; silage barley mix

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

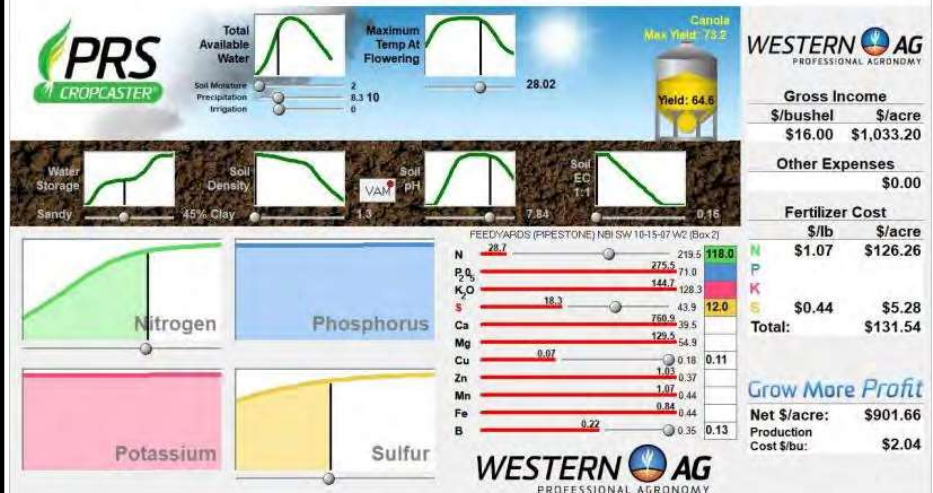
Parcel 11 NE-06-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$140.74
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	51
Forecasted Net (\$/ac)	\$668.58
Cost of Production (\$/bu)	\$2.78
Fertilizer Rates	
(lbs/Actual)	110-0-20-16

Manured in Fall 2016, Spring 2021

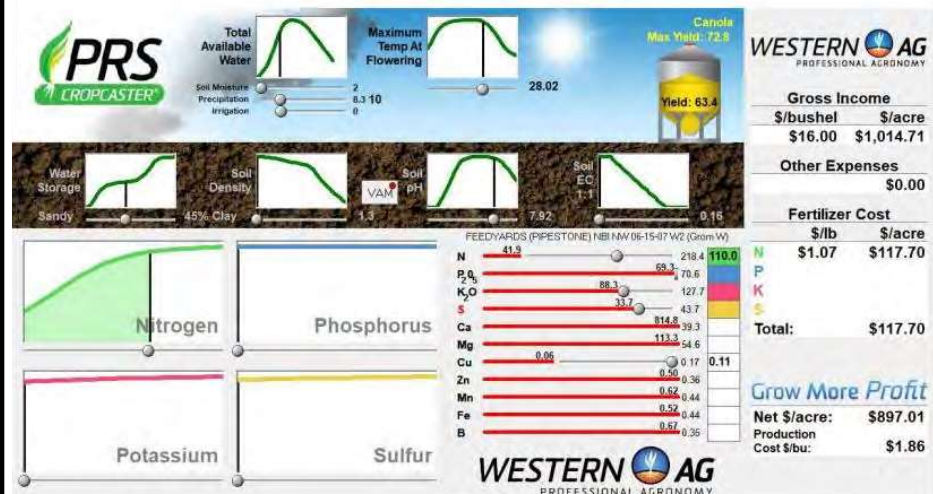
Crop 2022; silage barley mix

## PRS Cropcaster® Results



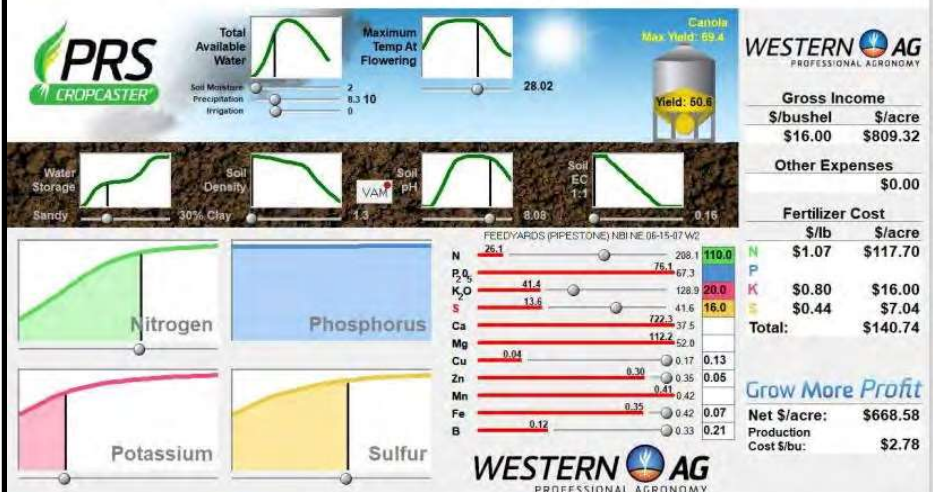
## Parcel 10 SW 10-15-07 W2

## PRS Cropcaster® Results



## Parcel 11 NW 06-15-07 W2

## PRS Cropcaster® Results



## Parcel 11 NE 06-15-07 W2



# SOIL SAMPLES

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

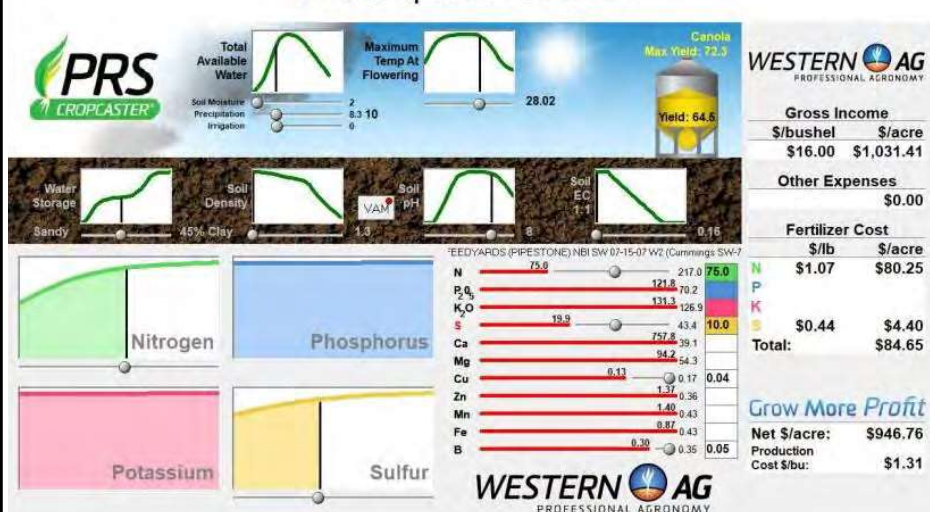
Parcel 12 SW-07-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$84.65
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	64
Forecasted Net (\$/ac)	\$946.76
Cost of Production (\$/bu)	\$1.31
Fertilizer Rates (lbs/Actual)	75-0-0-10

Manured in 2015, Spring 2021

Crop 2022; silage barley mix

## PRS Cropcaster® Results



Parcel 12 SW 07-15-07 W2

## Cost - Benefit Scenario

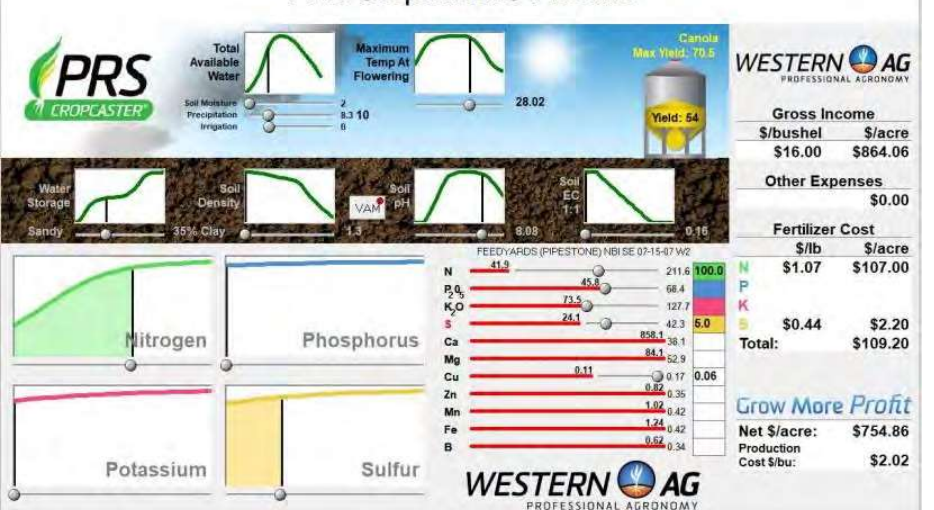
### FEEDYARDS (PIPESTONE)

Parcel 12 SE-07-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$109.20
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	54
Forecasted Net (\$/ac)	\$754.86
Cost of Production (\$/bu)	\$2.02
Fertilizer Rates (lbs/Actual)	100-0-0-5

Manured in 2015, Spring 2021 Crop 2022; silage barley mix

## PRS Cropcaster® Results



Parcel 12 SE 07-15-07 W2

## Cost - Benefit Scenario

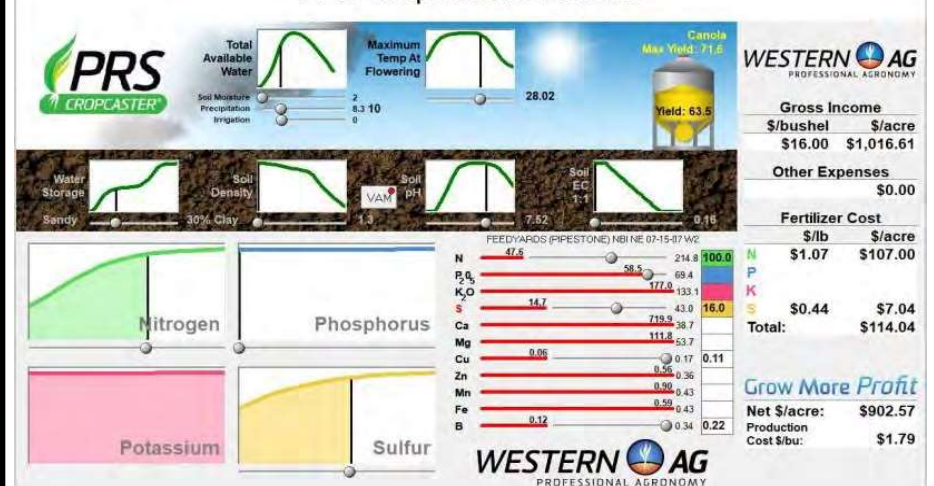
### FEEDYARDS (PIPESTONE)

Parcel 13 NE-07-15-07 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$114.04
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	64
Forecasted Net (\$/ac)	\$902.57
Cost of Production (\$/bu)	\$1.79
Fertilizer Rates (lbs/Actual)	100-0-0-16

Manured in 2014, Fall 2016 & 2020, Spring 2021 Crop 2022 barley mix

## PRS Cropcaster® Results



Parcel 13 NE 07-15-07 W2



# SOIL SAMPLES

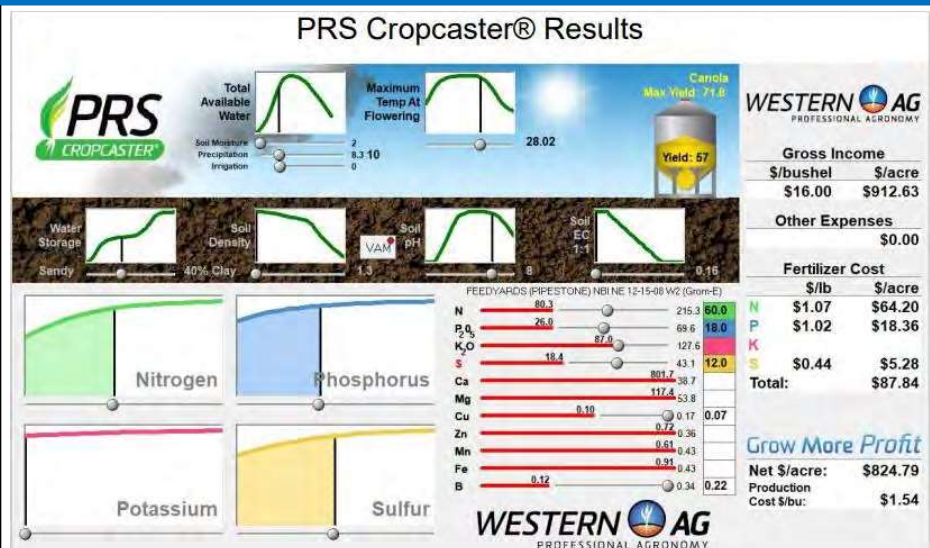
## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 14 NE-12-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$87.84
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	57
Forecasted Net (\$/ac)	\$824.79
Cost of Production (\$/bu)	\$1.54
Fertilizer Rates	
(lbs/Actual)	60-18-0-12

Manured in Winter 2016 Crop 2022; barley



## Parcel 14 NE 12-15-08 W2

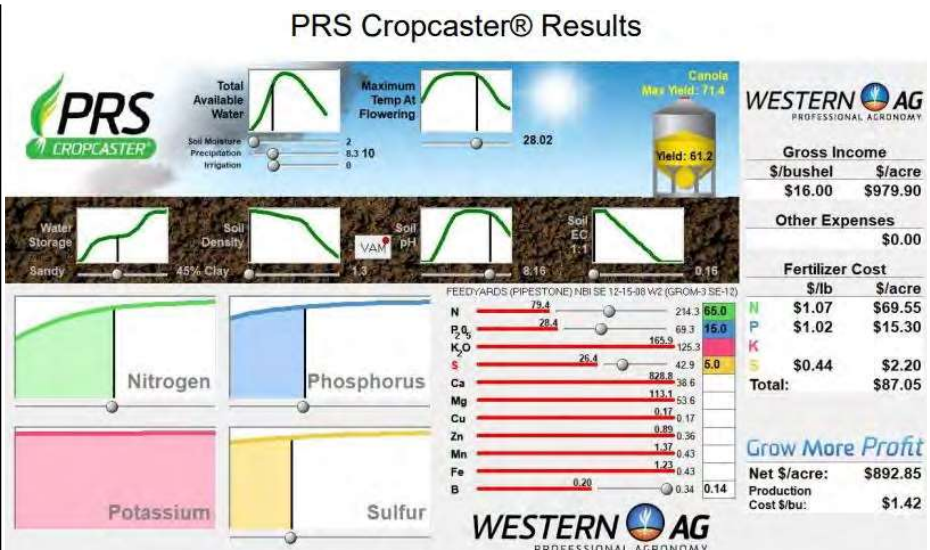
## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 14 SE-12-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$87.05
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	61
Forecasted Net (\$/ac)	\$892.85
Cost of Production (\$/bu)	\$1.42
Fertilizer Rates	
(lbs/Actual)	65-15-0-5

Manured in Winter 2016 Spring 2019 Crop 2022; barley



## Parcel 14 SE 12-15-08 W2

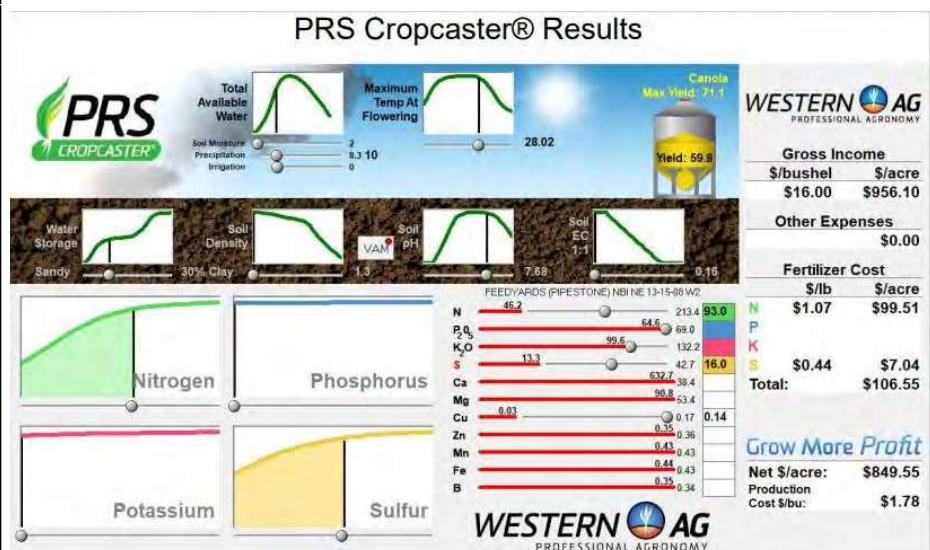
## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 15 NE-13-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$106.55
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	60
Forecasted Net (\$/ac)	\$849.55
Cost of Production (\$/bu)	\$1.78
Fertilizer Rates (lbs/Actual)	93-0-0-16

Manured in Winter 2016, Fall 2017 Crop 2022; peas



## Parcel 15 NE 13-15-08 W2



# SOIL SAMPLES

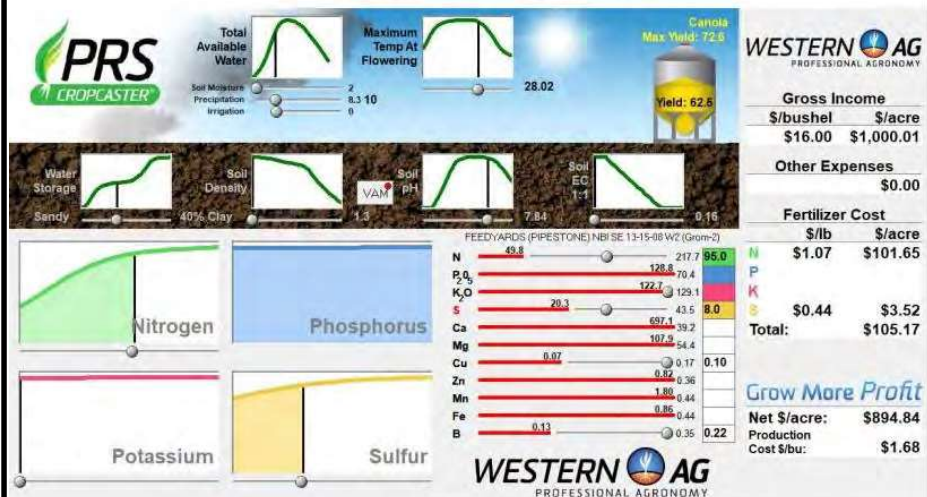
## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 15 SE-13-15-08 W2

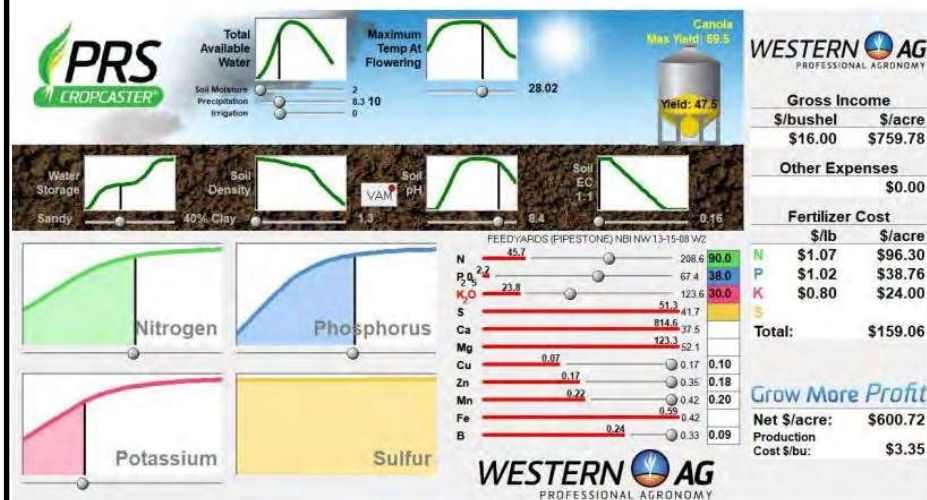
Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$105.17
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	63
Forecasted Net (\$/ac)	\$894.84
Cost of Production (\$/bu)	\$1.68
Fertilizer Rates	
(lbs/Actual)	95-0-0-8
Manured in Winter 2016, Fall 2017	

## PRS Cropcaster® Results



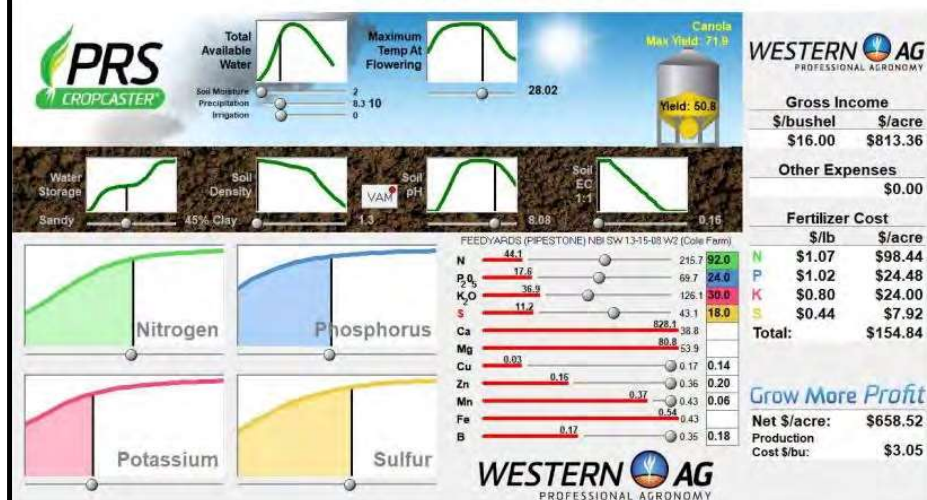
## Parcel 15 SE 13-15-08 W2

### PRS Cropcaster® Results



## Parcel 16 NW 13-15-08 W2

### PRS Cropcaster® Results



## Parcel 16 SW 13-15-08 W2

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 16 NW-13-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$159.06
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	47
Forecasted Net (\$/ac)	\$600.72
Cost of Production (\$/bu)	\$3.35
Fertilizer Rates	
(lbs/Actual)	90-38-30-0
Manured in Fall 2017	

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 16 SW-13-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$154.84
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	51
Forecasted Net (\$/ac)	\$658.52
Cost of Production (\$/bu)	\$3.05
Fertilizer Rates	
(lbs/Actual)	92-24-30-18
Manured in Fall 2017 (East Side) Spring 2018 (West Side)	



# SOIL SAMPLES

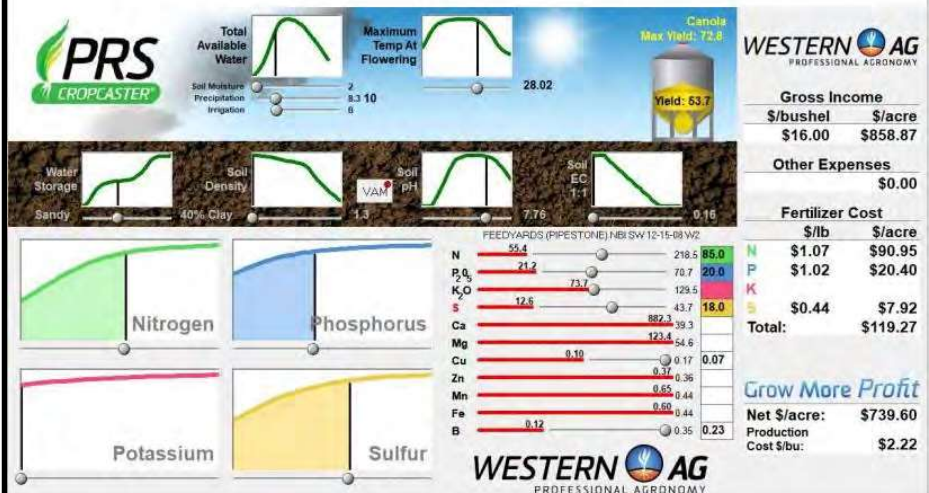
## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 17 SW-12-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$119.27
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	54
Forecasted Net (\$/ac)	\$739.60
Cost of Production (\$/bu)	\$2.22
Fertilizer Rates	
(lbs/Actual)	85-20-0-18
Manured in Spring 2019	

## PRS Cropcaster® Results



Parcel 17 SW 12-15-08 W2

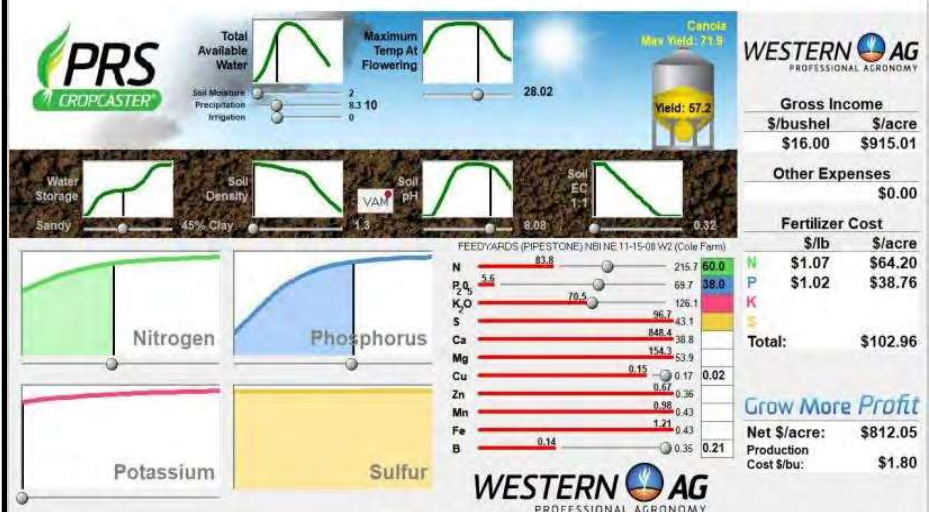
## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 18 NE-11-15-08W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$102.96
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	57
Forecasted Net (\$/ac)	\$812.05
Cost of Production (\$/bu)	\$1.80
Fertilizer Rates	
(lbs/Actual)	60-38-0-0
Manured in Fall 2017	

## PRS Cropcaster® Results



Parcel 18 NE 11-15-08 W2

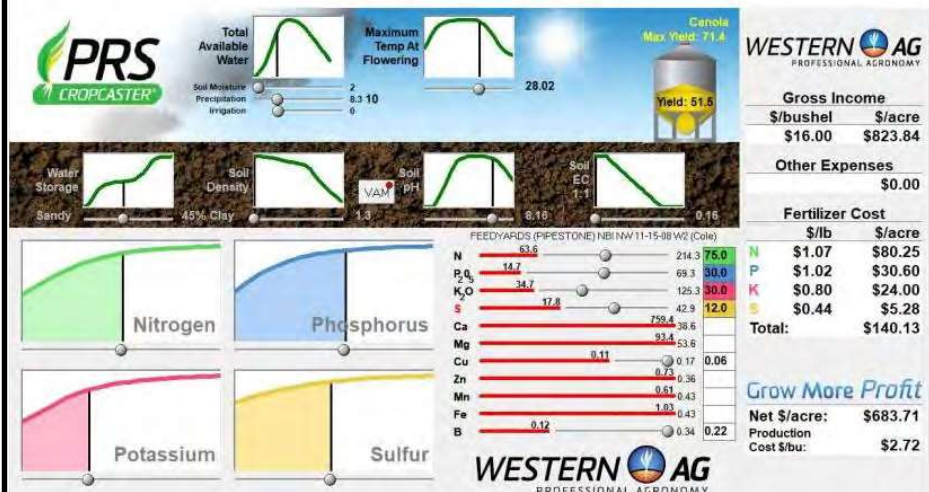
## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 19 NW-11-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$140.13
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	51
Forecasted Net (\$/ac)	\$683.71
Cost of Production (\$/bu)	\$2.72
Fertilizer Rates	
(lbs/Actual)	75-30-30-12
Manured in Spring 2018	

## PRS Cropcaster® Results



Parcel 19 NW 11-15-08 W2



# SOIL SAMPLES

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 20 NE-10-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$131.77
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	58
Forecasted Net (\$/ac)	\$791.43
Cost of Production (\$/bu)	\$2.28
Fertilizer Rates(lbs/Actual)	85-37-0-7

Not manured. Pea stubble

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 21 SE-10-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$162.12
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	51
Forecasted Net (\$/ac)	\$661.53
Cost of Production (\$/bu)	\$3.15
Fertilizer Rates	
(lbs/Actual)	90-41-30-0

Not manured. Pea stubble. May have some upward movement of sulfate from many nearby wetlands accounting for high S supply.

## Cost - Benefit Scenario

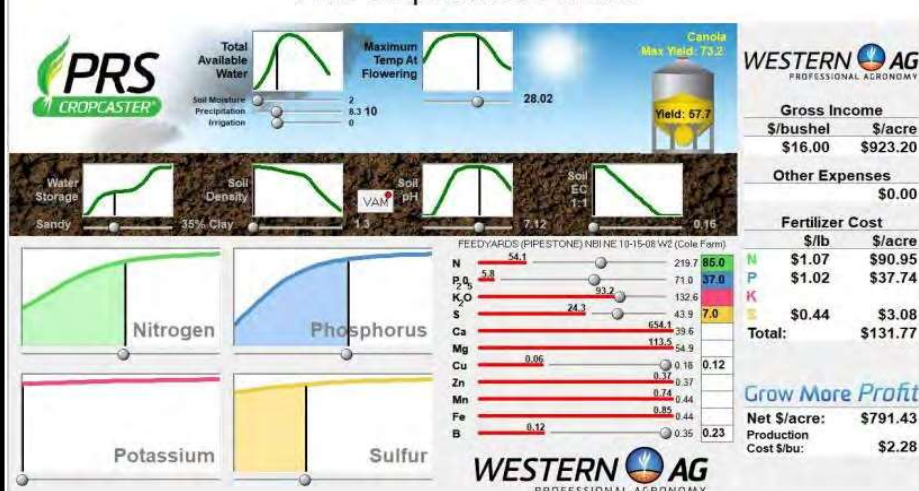
### FEEDYARDS (PIPESTONE)

Parcel 22 SE-14-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$124.96
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	63
Forecasted Net (\$/ac)	\$882.03
Cost of Production (\$/bu)	\$1.99
Fertilizer Rates	
(lbs/Actual)	92-26-0-0

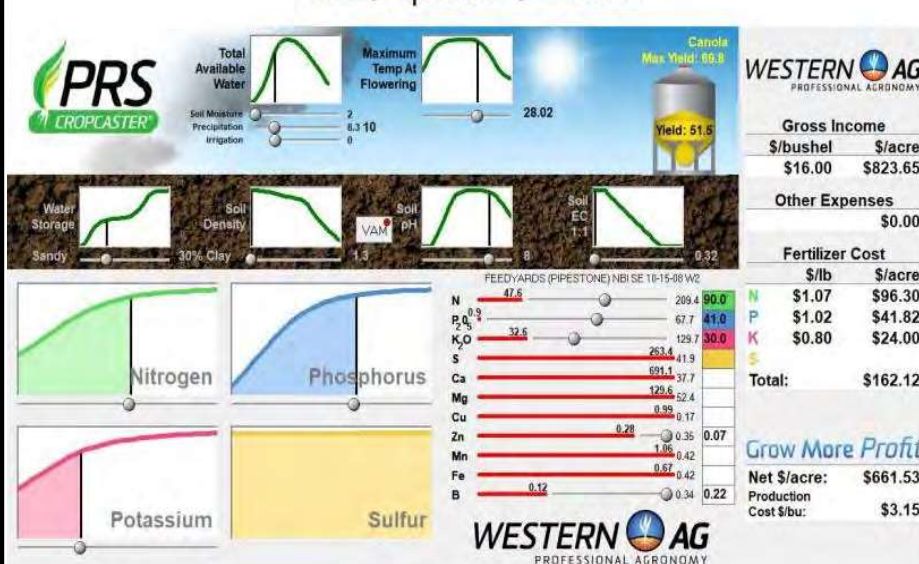
Manured Fall 2018

## PRS Cropcaster® Results



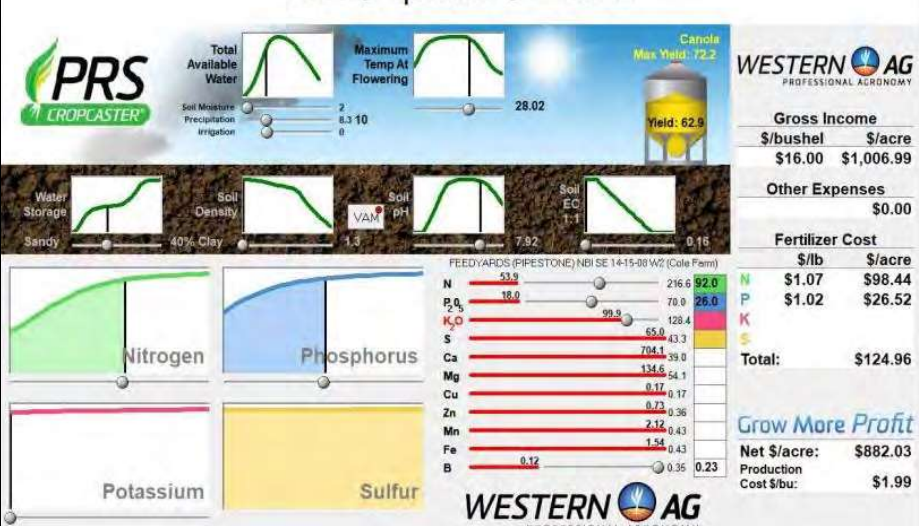
## Parcel 20 NE 10-15-08 W2

## PRS Cropcaster® Results



## Parcel 21 SE 10-15-08 W2

## PRS Cropcaster® Results



## Parcel 22 SE 14-15-08 W2



# SOIL SAMPLES

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 23 SW-23-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$94.16
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	61
Forecasted Net (\$/ac)	\$879.43
Cost of Production (\$/bu)	\$1.55
Fertilizer Rates (lbs/Actual)	88-0-0-0

Manured in Fall 2018, Fall 2020

## Cost - Benefit Scenario

### FEEDYARDS (PIPESTONE)

Parcel 24 SE-23-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$158.75
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	62
Forecasted Net (\$/ac)	\$831.13
Cost of Production (\$/bu)	\$2.57
Fertilizer Rates (lbs/Actual)	115-35-0-0

## Cost - Benefit Scenario

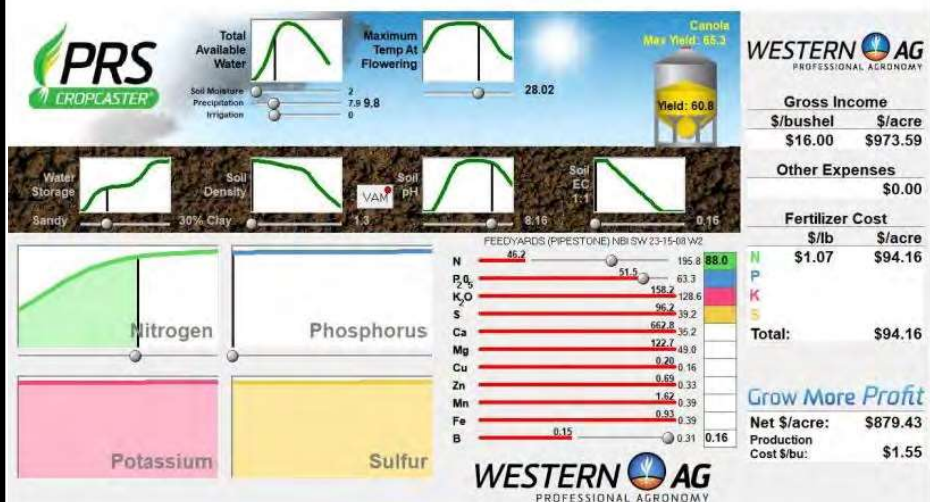
### FEEDYARDS (PIPESTONE)

Parcel 25 NE-14-15-08 W2

Scenario	A
Crop	Canola
Moisture (Soil"+Precip")	2.0 + 8.3
Fertilizer Inputs (\$/ac)	\$100.68
Micronutrients (\$/ac)	\$0.00
Other Expenses (\$/ac)	\$0.00
Forecasted Yield (bu/ac)	52
Forecasted Net (\$/ac)	\$725.96
Cost of Production (\$/bu)	\$1.95
Fertilizer Rates (lbs/Actual)	72-18-0-12

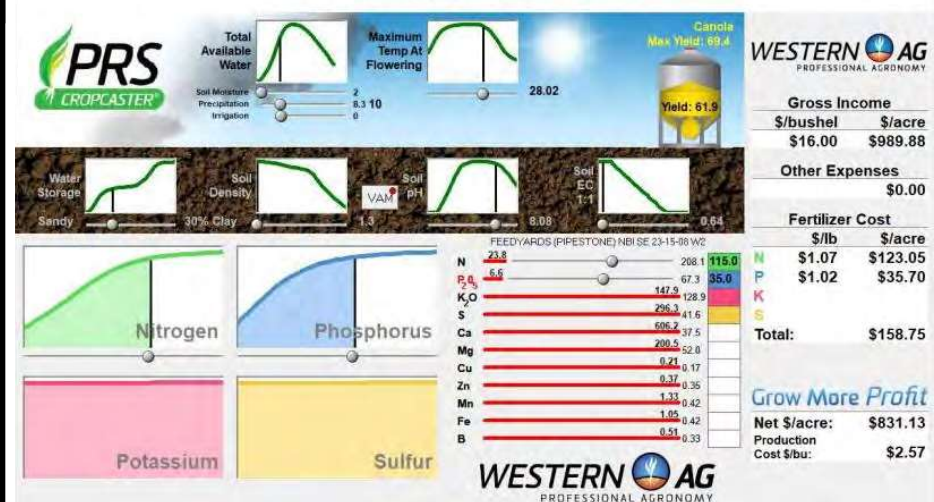
Manured in Fall 2018

## PRS Cropcaster® Results



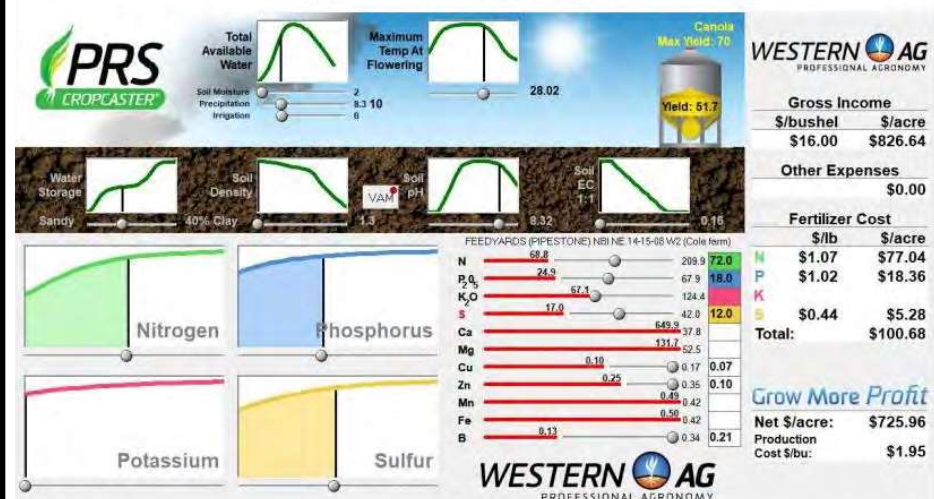
## Parcel 23 SW 23-15-08 W2

### PRS Cropcaster® Results



## Parcel 24 SE 23-15-08 W2

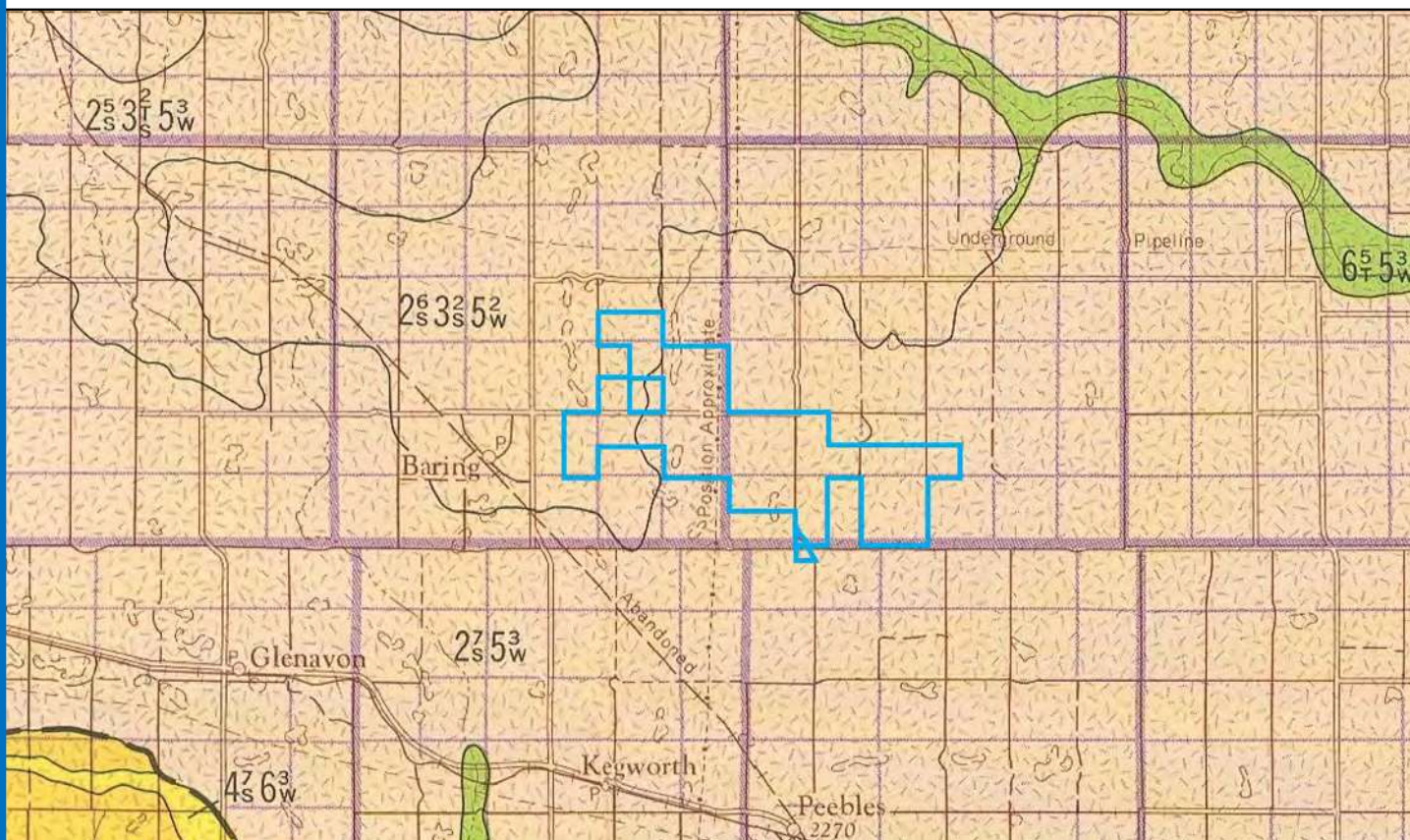
### PRS Cropcaster® Results



## Parcel 25 NE 14-15-08 W2



## SOIL MAP



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

### SUB CLASSES:

**C** - Adverse Climate

**D** - Undesirable soil structure and/or low permeability

**E** - Erosion Damage

**F** - Fertility

**I** - Inundation

**M** - Moisture

**P** - Stoniness

**R** - Shallowness to soil bedrock

**S** - Soil Limitations

**T** - Adverse Topography

**W** - Excess water

**X** - Minor cumulative limitations



## SOIL TYPE & SOIL NUTRIENT SUPPLY

Pipestone Feedyards Soil Type and Soil Nutrient Supply Figure 1 outlines the soil types of the Pipestone Feedyards lands.

Most are in the Oxbow soil association with loam (medium) textured black soils. Slopes range from 5-10% with calcareous Oxbow soils on hill tops and poorly drained soils in depressions.



Figure 1- Provincial soil map of NBI Pipestone lands (source: SKSIS online database).

Soil analysis was carried out in Fall 2022 by Western Ag Professional Agronomy using the PRS Technology and the PRS CropCaster modelling program. The PRS (Plant Root Simulating) probes measure the soil sample for the field average in the Western Ag lab while the soil is functioning and captures some mineralization of N to help predict what will be released from the manure and organic matter over the next growing season. Nitrogen is always cycling in the soil and we do our best to predict N supply for next years' crop, which will vary with manure application timing/amount as well as if the land was tilled. How to read CropCast slide: There are a series of curves that are factors that, when changed, can have a large influence on yield. The soil functions differently in different growing conditions as well as crops function differently because of their rooting structures and nutrient uptake requirements. The scenario selected for this purpose was the Canola crop with 2 inches soil moisture plus 8.3 inches rain for a total of 10 inches moisture uptake by the crop. The red bars on the program represent the nutrient in actual lb nutrient per acre soil supply rate for this scenario. These values are compiled in Table 1 below.

# TABLE 1 - SOIL SUPPLY RATE OF ACTUAL NUTRIENTS LB/AC

Fall 2022 Soil Nutrient Supply (lb/ac)					
Field	2022 Crop	N	P	K	S
SW 10-15-07 W2	silage barley mix	28.7	275.5	144.7	18.3
SE 09-15-07 W2	silage barley mix	60.6	141.1	104.1	27.8
SW 09-15-07 W2	silage barley mix	50.8	168.8	178.1	25.1
NW 04-15-07 W2	silage barley mix	42.0	178.5	129.9	26.1
SW 04-15-07 W2	silage barley mix	40.9	310.5	264	26.3
NE 04-15-07 W2	peas	53.9	102.7	115.2	30.8
SE 04-15-07 W2	peas	54.4	221.4	247.6	28.5
SE 08-15-07 W2	silage barley mix	108.4	193.7	253.0	26.7
NW 08-15-07 W2	silage barley mix	79.9	289.4	476.0	47.9
NW 05-15-07 W2	corn	40.0	255.3	288.7	32.3
SW 05-15-07 W2	corn	32.0	267.8	221.4	26.5
NE 07-15-07 W2	silage barley mix	47.6	58.5	177.0	14.7
NW 07-15-07 W2	silage barley mix	86.5	48.7	125.1	18.7
SE 07-15-07 W2	silage barley mix	41.9	45.8	73.5	24.1
SW 07-15-07 W2	silage barley mix	75.0	121.8	131.3	19.9
NE 06-15-07 W2	silage barley mix	26.1	76.1	41.4	13.6
NW 06-15-07 W2	silage barley mix	41.9	69.3	88.3	33.7
NE 12-15-08 W2	barley	80.3	26.0	87.0	18.4
NW 12-15-08 W2	barley	64.0	16.2	79.3	15.6
SE 12-15-08 W2	barley	79.4	28.4	165.9	26.4
SW 12-15-08 W2	barley	55.4	21.2	73.7	12.6
SE 10-15-08 W2	peas	47.6	0.9	32.6	263.4
NE 10-15-08 W2	peas	54.1	5.8	93.2	24.3
NE 11-15-08 W2	barley	83.8	5.6	70.5	96.7
SE 12-15-08 W2	barley	79.4	28.4	165.9	26.4
NE 14-15-08 W2	peas	68.8	24.9	67.1	17.0
NW-11-15-08 W2	peas	63.6	14.7	34.7	17.8
NE-13-15-08-W2	peas	46.2	64.6	99.6	13.3
NW-13-15-08 W2	barley	45.7	2.2	23.8	51.3
SE-13-15-08 W2	peas	49.8	128.8	122.7	20.3
SW 13-15-08 W2	barley	44.1	17.6	36.9	11.2
SE-14-15-08-W2	peas	53.9	18.0	99.9	65.0
SE-23-15-08-W2	canola	23.8	6.6	147.9	296.3
SW-23-15-08-W2	canola	46.2	51.5	158.2	96.2

\*assume 2 inches soil moisture + 8.3 inches rain

\*\*nutrient supply based on canola for 2023 crop

\*\*\*heat stress at 28.2 C max.

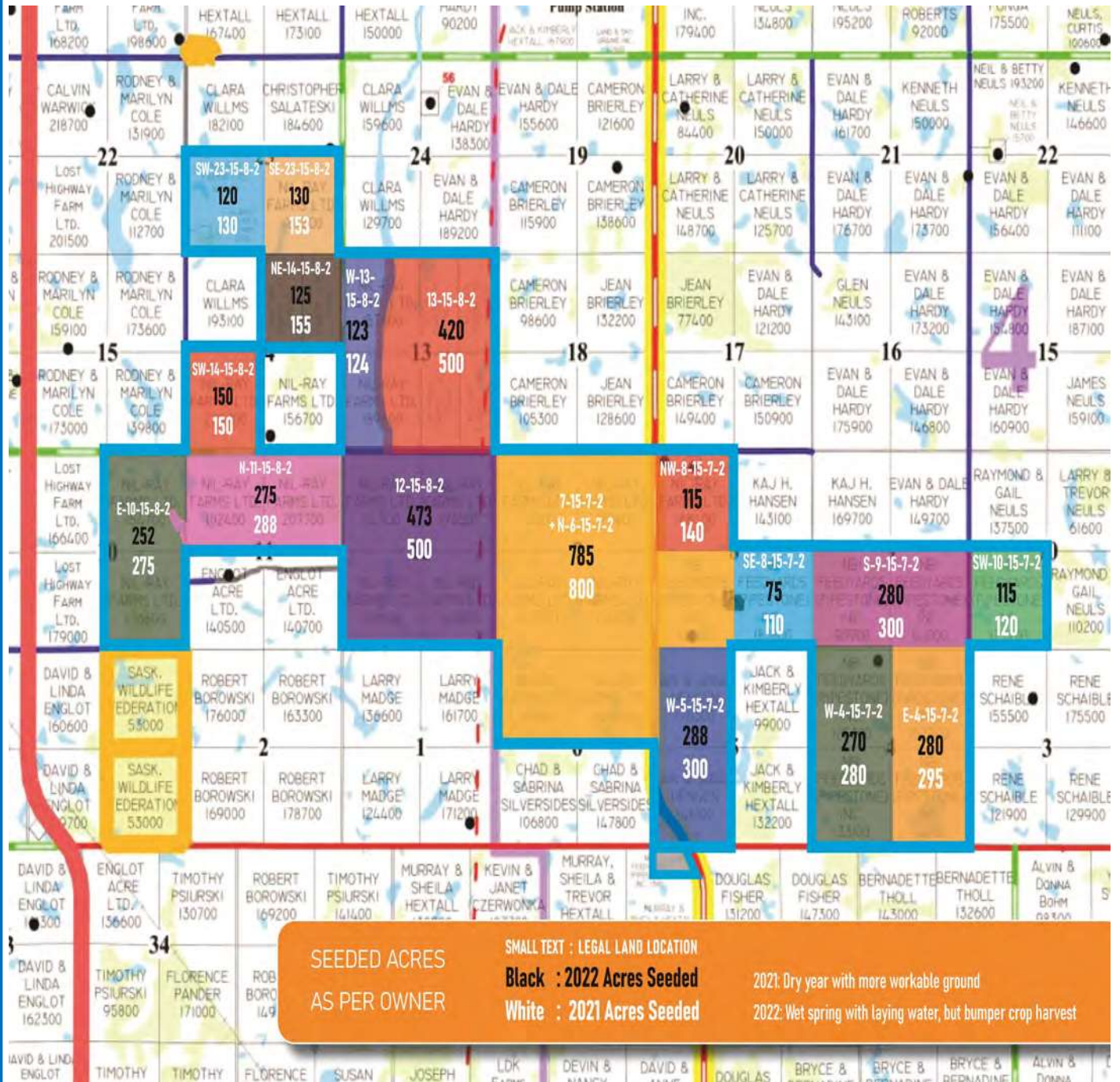


Land as per SAMA info. Owner seeded 4276 acres in 2022 and 4648 in 2021. See attached info in package.

Qtr	Sec.	Twp.	Rg.	Mei	EXT	PARCEL NUMBERS	Property Tax	ISC	Titles Acres	Soil Class	Assessed Value	Cult Acres	Native/Pasture	Waste Acres	SAMA Acres
NW	8	15	7	2	0	1	600.89	108232062	161.25	G	208,300.00	130.00	0.00	30.00	160.00
SE	8	15	7	2	0	1	655.70	108217683	161.24	G	227,300.00	145.00	0.00	15.00	160.00
SW	8	15	7	2	0	1	603.20	108232051	161.07	G	209,100.00	139.00	0.00	21.00	160.00
NE	31	14	7	2	0	1	4.62	164803754	0.73	G	1,600.00	1.00	0.00	0.00	0.73
NW	7	15	7	2	0	2	410.68	108232039	159.83	G	137,700.00	92.00	*3-Yard Site	65.00	160.00
NW	12	15	8	2	0	3	575.54	108255584	159.90	G	194,200.00	117.00	*3-Yard Site	24.00	144.00
NW	5	15	7	2	0	4	629.17	108217650	160.97	G	218,100.00	145.00	0.00	15.00	160.00
SW	5	15	7	2	1	5		108231971	13.55	G					
SW	5	15	7	2	2	5	520.99	108260603	141.79	G	180,600.00	125.00	0.00	33.00	158.00
SW	4	15	7	2	0	6	474.83	108231948	160.40	F	164,600.00	120.00	0.00	40.00	160.00
NW	4	15	7	2	0	6	460.29	108231959	161.29	G	154,900.00	105.00	*3-Yard Site	52.00	160.00
SE	4	15	7	2	0	7	514.06	108231937	160.81	F	178,200.00	115.00	0.00	45.00	160.00
NE	4	15	7	2	0	8	563.39	108217649	161.46	F	195,300.00	130.00	0.00	30.00	160.00
SW	9	15	7	2	0	9	262.22	108232084	161.13	F	111,100.00	50.00	110.00	0.00	160.00
SE	9	15	7	2	0	9	502.81	108217694	161.18	F	174,300.00	115.00	0.00	45.00	160.00
SW	10	15	7	2	0	10	453.48	108232118	160.40	G	157,200.00	106.00	0.00	54.00	160.00
NW	6	15	7	2	0	11	624.83	108217661	160.13	G	216,600.00	135.00	0.00	25.00	160.00
NE	6	15	7	2	0	11	594.83	108232017	158.25	G	206,200.00	140.00	0.00	20.00	160.00
SW	7	15	7	2	0	12	598.88	108217672	159.94	G	207,600.00	135.00	0.00	25.00	160.00
SE	7	15	7	2	0	12	620.80	108232028	158.6	G	215,200.00	140.00	0.00	19.00	159.00
NE	7	15	7	2	0	13	607.82	108232040	158.96	F	210,700.00	135.00	0.00	24.00	159.00
NE	12	15	8	2	0	14	619.06	108255595	160.69	G	214,600.00	130.00	0.00	30.00	160.00
SE	12	15	8	2	0	14	524.45	108255562	156.55	G	181,800.00	126.00	0.00	30.00	156.00
NE E	13	15	8	2	22	15		114439046	40.09	F					
NE E	13	15	8	2	21	15	370.98	114439035	40.17	F	128,600.00	75.00	0.00	5.00	80.00
NE W	13	15	8	2	40	15		114438539	40.08	F					
NE W	13	15	8	2	39	15	339.25	114438528	40.15	F	117,600.00	70.00	0.00	10.00	80.00
SE W	13	15	8	2	38	15		114438517	40.23	F					
SE W	13	15	8	2	36	15	349.05	114438506	40.31	F	121,000.00	72.00	0.00	8.00	80.00
SE E	13	15	8	2	20	15		114439024	40.24	F					
SE E	13	15	8	2	18	15	370.98	114439013	40.32	F	128,600.00	75.00	0.00	5.00	80.00
NW	13	15	8	2	420	16		153088038	73.29	F					
NW	13	15	8	2	42	16	561.95	153088027	59.40	F	194,800.00	120.00	0.00	14.00	134.00
SW	13	15	8	2	43	16	675.61	114438450	156.87	G	234,200.00	135.00	0.00	22.00	157.00
SW	12	15	8	2	0	17	426.36	108255573	156.36	G	147,800.00	100.00	0.00	47.00	147.00
NE	11	15	8	2	68	18	741.09	153117019	161.13	F	256,900.00	140.00	0.00	19.00	159.00
NW	11	15	8	2	910	19		153116984	1.65	F					
NW	11	15	8	2	91	19	686.57	153116973	155.03	F	238,000.00	140.00	0.00	19.00	159.00
NE	10	15	8	2	0	20	551.86	108255517	161.79	F	191,300.00	120.00	0.00	40.00	160.00
SE	10	15	8	2	0	21	630.61	108255483	157.05	F	134,900.00	60.00	100.00	0.00	160.00
SW	14	15	8	2	0	22	819.56	108255652	161.29	F	284,100.00	150.00	0.00	10.00	160.00
SW	23	15	8	2	1	23	665.22	164202601	142.53	F	230,600.00	123.00	0.00	19.00	142.53
SE	23	15	8	2	0	24	658.30	108256002	156.50	F	228,200.00	130.00	0.00	24.00	154.00
NE W	14	15	8	2	48	25		114438371	40.23	F					
NE W	14	15	8	2	46	25	279.24	114438360	40.26	F	96,800.00	55.00	0.00	25.00	80.00
NE E	14	15	8	2	45	25		114438359	40.21	F					
NE E	14	15	8	2	44	25	265.98	114438348	40.24	F	92,200.00	35.00	*20 Yard Site	25.00	80.00
Closing date April 28, 2023. The two highlighted in yellow have houses and the current occupants can stay until July 31, 2023.															
The green highlighted quarters are the feedlot quarters closing June 15, 2023.															
							19815.15		5385.54		6,790,800.00	4176.00	210.00	934.00	5349.26



# PIPESTONE SEEDING ACRES MAP



See below for information on 2021 & 2022 seeding acres



# Pipestone Spring Seeding 2022

## Pipestone Spring Seeding 2022 (as per owner)

	Date	Place	Land Location	Acres	Total
	May 12,13	Cole/Grom	NE, SE 10-15-8	252	
Peas	May 13,16,17	400 acre field	East 1/2 of NW & SW 13-15-8	420	1192
	May 17	Box 1	NE, SE 4-15-7	280	
	May 22	Cole	NE 14-15-8	125	
Rented	May 22,23	Brierley	NE 19-15-7	115	
Rented Red Spring	May 23,24	Brierley	NW, SW 18-15-7	258	416
Rented Wheat	May 24	Brierley	SW 17-15-7	158	
	May 25	Hengan	NW, SW 5-15-7	288	403
Corn	May 26,27	Grom E	NW 8-15-7	115	
	May 26	Cole	SW 14-15-8	150	
Barley	May 26,27	Cole	NE, NW 11-15-8	275	1283
	May 27,28	Cole	West 1/2 of NW, SW 13-15-8	123	
	May 30,31	Grom 3 Section	NW, NE, SW, SE 12-15-8	473	
Rented	June 1,2	Brierley	NE, SE 18-15-7	262	
	June 2	Cole	SE 23-15-8	130	
Canola	June 3	Grom 4	SW 23-15-8	120	484
Rented	June 3	Hanson	NW 9-15-7	120	
Rented	June 4	Hanson	NW 8-15-7	114	
	June 5,6,7	Cummings & Grom W (6 quarters)	NW, NE, SW, SE 7-15-7	785	
			NW, NE 6-15-7		
Silage	June 7	Box 2	SW 10-15-7	115	1645
	June 7	Box 1A	SW, SE 9-15-7	280	
	June 8	Box 3 (T4)	SE 8-15-7	75	
	June 8	Box 1A	SW, NW 4-15-7	270	
Rented	June 9	Brierley	SE 19-15-7	120	
Rented Seeded Acres				1147	
Owned Seeded Acres				4276	
Total Seeded Acres				5423	

Yields 2022 Yellow peas 46 buschel per acre  
 Red spring wheat 56 buschel per acre  
 Canola 50 buschel per acre  
 Silage 8.5 tonnes per acre (no fertilizer)

Rented Acres are not included in the auction

# Pipestone Spring Seeding 2021

## Pipestone Spring Seeding 2021 (as per owner)

	Date	Place	Land Location	Acres
	May 3,4	Grom 3 Section	12-15-8	500
	May 4	Cole	SW 14-15-8	150
	May 4,5	Cole	NW, SW 13-15-8 (west)	124
Rented	May 5	Brierly	NE, SE 18-15-7	246
	May 6	Cole	SE 23-15-8	153
	May 6	Grom 4	SW 23-15-8	130
	May 7	Cole	NE 14-15-8	155
	May 7	Cole	SE 14-15-8	75
	May 8,9,10	Cummings (6 quarters)		730
	May 11	Hengan	NW, SW 5-15-7	300
Rented	May 11	Brierly	SW 17-15-7	163
	May 12	Cole (west side) peas	NE, NW 11-15-8	245
	May 13	Cole (east side) barley	NE, NW 11-15-9	43
	May 13	Cole/Grom	NE, SE 10-15-8	275
	May 14,15	400 acre field		430
Rented	May 15	Brierly	NW, SW 18-15-7	285
Rented	May 16	Brierly	NE, SE 19-15-7	265
	May 16,17	Grom E	NW 8-15-7	140
Rented	May 17	Hanson	NE 8-15-7	134
Rented	May 17	Hanson	NW 9-15-7	148
	May 17,18	Box 1A	SW, NW 4-15-7	280
	May 18	Box 1	NE, SE 4-15-7	295
	May 19	Box 3 (T4)	SE 8-15-7	110
	May 19,20	Box 1A	SW, SE 9-15-7	300
	May 20	Box 2	SW 10-15-7	120
	May 27	T7	NE 6-15-7	75
Rented Acres				1241
Owned Acres				4630
Total Acres				5871

Rented Acres are not included in the auction





## Manure Applications on Quarters 2017 - 2022

Manuscript Applications on Quarters 2017 thru 2023. At October 2022

[illegible]



The map shows a portion of Saskatchewan, Canada. Key locations labeled include Fort Qu'Appelle, Katepwa Beach, Indian Head, Wolseley, Grenfell, Broadview, Whitewood, Kipling, Corning, and Wawota. Highways 10, 22, 35, 47, 48, and 9 are marked. A red dot indicates the study site, located south of Grenfell and north of Corning, near the intersection of Highway 47 and Highway 48. A large blue arrow points to this red dot.

FOURWAY FARM LTD. 166200	HIGHWAY FARM LTD. 158600	KIMBERLY HEXTALL 167400	KIMBERLY HEXTALL 173100	KIMBERLY HEXTALL 150600	EVAN & DALE HARDY 90200	PUPL Pump Station	SKY GRAINS INC. 179400	CHRISTINA NEULS 134800	CHRISTINA NEULS 195200	SANDRA ROBERTS 92000	LESLIE PUNGA 175500
CALVIN WARWICK 218700	RODNEY & MARILYN COLE 131900	CLARA WILLMS 182100	CHRISTOPHER SALATESKI 184600	CLARA WILLMS 159600	EVAN & DALE HARDY 138300	EVAN & DALE HARDY 155600	LARRY & CATHERINE NEULS 86400	LARRY & CATHERINE NEULS 150000	EVAN & DALE HARDY 161700	KENNETH NEULS 150000	NEIL & BETTY NEULS 193200
Lost Highway Farm LTD. 201500	RODNEY & MARILYN COLE 112700			CLARA WILLMS 129700	EVAN & DALE HARDY 189200	CAMERON BRIERLEY 115900	LARRY & CATHERINE NEULS 148700	LARRY & CATHERINE NEULS 125700	EVAN & DALE HARDY 176700	EVAN & DALE HARDY 173700	EVAN & DALE HARDY 156400
RODNEY & MARILYN COLE 159100	RODNEY & MARILYN COLE 173600	CLARA WILLMS 193100		NIL RAY FARMS LTD. 137600		CAMERON BRIERLEY 96600	JEAN BRIERLEY 132200	JEAN BRIERLEY 77400	EVAN & DALE HARDY 121200	GLEN NEULS 143100	EVAN & DALE HARDY 173200
RODNEY & MARILYN COLE 173000	RODNEY & MARILYN COLE 159800	NIL RAY FARMS LTD. 279700	NIL RAY FARMS LTD. 156700	NIL RAY FARMS LTD. 189200		CAMERON BRIERLEY 165300	JEAN BRIERLEY 128600	CAMERON BRIERLEY 149400	CAMERON BRIERLEY 150900	EVAN & DALE HARDY 175900	EVAN & DALE HARDY 166800
Lost Highway Farm LTD. 166400	NIL RAY FARMS LTD. 181500	NIL RAY FARMS LTD. 182500	NIL RAY FARMS LTD. 207300	NIL RAY FARMS LTD. 175000	NIL RAY FARMS LTD. 116400	NIL RAY FARMS LTD. 119400		KAJ H. HANSEN 143100	KAJ H. HANSEN 169700	EVAN & DALE HARDY 149700	RAYMOND & GAIL NEULS 137300
Lost Highway Farm LTD. 179600	NIL RAY FARMS LTD. 155300	CLARA WILLMS LTD. 160500	ERNEST ACRE LTD. 149700	NIL RAY FARMS LTD. 176000	NIL RAY FARMS LTD. 176000	NIL RAY FARMS LTD. 176000		NIL RAY FARMS LTD. 176000	NIL RAY FARMS LTD. 176000	NIL RAY FARMS LTD. 176000	NIL RAY FARMS LTD. 176000
DAVID & LINDA ENGLT 166000	SASK. WILDLIFE EDUCATION 55000	ROBERT BOROWSKI 176000	ROBERT BOROWSKI 163300	LARRY MADGE 136600	LARRY MADGE 161700		CHAD & SABRINA SILVERSIDES 106800	CHAD & SABRINA SILVERSIDES 147900	JACK & KIMBERLY HEXTALL 99000	RENE SCHAELE 155500	
DAVID & LINDA ENGLT 172900	SASK. WILDLIFE EDUCATION 53000	ROBERT BOROWSKI 169000	ROBERT BOROWSKI 178700	LARRY MADGE 124400	LARRY MADGE 171200		CHAD & SABRINA SILVERSIDES 106800	CHAD & SABRINA SILVERSIDES 147900	JACK & KIMBERLY HEXTALL 132200	RENE SCHAELE 121900	
DAVID & LINDA ENGLT 1500	ENGLT ACRE LTD. 136600	TIMOTHY PSIURSKI 150700	ROBERT BOROWSKI 169200	TIMOTHY PSIURSKI 141600	MURRAY & SHEILA HEXTALL 150200	KEVIN & JANET CZERWONKA 107700	MURRAY & SHEILA HEXTALL 140000	DOUGLAS FISHER 131200	DOUGLAS FISHER 147300	BERNADETTE THOLL 143000	BERNADETTE THOLL 132600
DAVID & LINDA ENGLT 500	TIMOTHY PSIURSKI 95800	FLORENCE PANDER 171000	ROBERT BOROWSKI 149700	TIMOTHY PSIURSKI 148900	MURRAY & SHEILA HEXTALL 158600	KEVIN & JANET CZERWONKA 126200	DONALD FISHER 172500	DOUGLAS FISHER 53000	DOUGLAS FISHER 116200	DOUGLAS FISHER 97900	DOUGLAS FISHER 161600
DAVID & LINDA ENGLT 200	TIMOTHY PSIURSKI 160000	TIMOTHY PSIURSKI 172900	FLORENCE PANDER 159200	SUSAN GREY 99600	JOSEPH PSIURSKI 89400	LOK FARMS LTD. 131000	DEVIN & ANNE WOZNIAK 126600	DAVID & ANNE JOHNSON 131800	DOUGLAS FISHER 73900	BRYCE & BERNADINE KOLBENSON 156400	BRYCE & BERNADINE KOLBENSON 141600
											ALVIN & DONNA BOER 98350
											ALVIN & DONNA BOER 130300
											ALVIN & DONNA BOER 30500

## 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.

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