

## **OFFER TO PURCHASE**

BY AND BETWEEN:

**VINCENT CORNELIUS ROES &  
BERNICE ANNE ROES**  
(the "**Vendor**")

AND

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**(NAME OF HIGH REGISTERED BIDDER)**  
(the "**Purchaser**")

1. The Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Vendor the property legally described in the attached Schedule "A" (the "**Property**").
2. The Purchaser hereby offers to purchase the Property for the sum of the Closing Bid on the CLHbid.com auction taking place on October 15, 2025 being \$\_\_\_\_\_ (the "**Purchase Price**") and payable as follows:
  - \$ \_\_\_\_\_ 20% Deposit paid to Carter, Lock & Horrigan as further described in Section 3.
  - \$ \_\_\_\_\_ 80% balance payable, subject to adjustments and Transaction Fee, payable on or before the Closing Date to the Vendor's Lawyer.
  - \$ \_\_\_\_\_ **PURCHASE PRICE**
  - \$ \_\_\_\_\_ Transaction Fee payable at 1.25% + GST & PST on the Purchase Price and in addition to the Purchase Price will be paid with closing funds on the Closing Date by the Purchaser and their lawyer to the Vendor's Lawyer.
3. The Purchaser agrees to submit to Carter, Lock & Horrigan on or before 4:30 pm Pacific Daylight Time on October 16, 2025 an executed copy of this Offer along with a 20% deposit of the Purchase Price (by way of Bank Draft, Solicitor's Trust Cheque or Wire Transfer), to be held in trust by Carter, Lock & Horrigan (the "**Deposit**"). Provided that transactions set out herein are complete, the said Deposit shall be applied towards the payment of the Purchase Price on the Closing Date. The Deposit, upon payment, shall be unconditional, and if the Purchaser fails to close the purchase of the Property for any reason, the Deposit shall be forfeited to the Vendor on account of damages, and Carter, Lock & Horrigan is irrevocably authorized and directed to release and pay the Deposit to the Vendor, provided that such retention of the Deposit shall not itself constitute a termination of this Agreement and shall not restrict the Vendor from exercising any other rights or remedies which the Vendor may have by virtue of the Purchaser's default, including the right to claim damages from the Purchaser which the Vendor sustains in excess of the Deposit.

4. The Purchase Price does not include Goods and Services Tax ("**GST**"). The Purchase Price will be subject, on the Closing Date, to the addition of GST which shall be paid by the Purchaser to the Vendor on the entire Purchase Price. Alternatively, in the event the Purchaser represents and warrants to the Vendor that the Purchaser is a registrant under the *Excise Tax Act* (Canada) and provides the Vendor with their GST registration number prior to the Closing Date together with a GST indemnity then the Purchaser may account directly to Canada Revenue Agency for the GST payable on this transaction without paying same to the Vendor. For greater certainty, the Transaction Fee does not form part of the Purchase Price for the purposes of this section.
5. The Purchase Price, as adjusted, shall be paid in full on or before January 8, 2026 (the "**Closing Date**").
6. Vacant possession of the Property will be subject to the Purchaser paying closing funds on the Closing Date to the Vendor's Lawyer (the "**Possession Date**").
7. Better Now Ventures Inc. (doing business as Paradise Hill Bison Co.) has agreed to offer to the Purchaser the option to purchase bison and the livestock panels as set out in Schedule "B" (the "Option"). Should the Purchaser wish to exercise the Option, the option price plus GST and Provincial Sales Tax ("**PST**") (if applicable) will appear on the Statement of Adjustments and Better Now Ventures Inc. shall provide a Bill of Sale to the Vendor evidencing the sale to the Purchaser as per the terms of the Option. The Option must be exercised on or before 4:30 pm on October 20, 2025 by way of email to [roy@chlhlaw.ca](mailto:roy@chlhlaw.ca) .
8. All money owing to the Vendor shall be paid to the Vendor's Lawyer on or before 12:00 noon on the Closing Date. Any monies received after 12:01 pm shall be deemed to have been received on the next business day. If the Vendor agrees to accept monies after the Closing Date, the Purchaser shall pay interest at a rate of 10% per annum on any money owing to the Vendor as at the Closing Date, from the Closing Date until that money has been paid.
9. The Vendor's Lawyer will deliver normal closing documents to the Purchaser's Lawyer upon reasonable conditions consistent with the terms of this Offer.
10. The Purchaser hereby acknowledges that if registration of the transfer documents, and Purchaser financing, if any, cannot be registered by the Closing Date due to Saskatchewan Land Titles registration timeline delays then the Purchaser may obtain a title insurance policy to avoid delays past the Closing Date at their own expense.
11. All normal adjustments for the Property including but not limited to surface leases (if any), taxes, municipal utility charges, and interest shall be adjusted as at noon on the Closing Date.
12. The Purchaser agrees to pay a transaction fee equal to 1.25% of the Purchase Price plus GST and PST (the "**Transaction Fee**") in addition to the Purchase Price. The Transaction Fee will appear on the Statement of Adjustments as provided to the Purchaser's Lawyer.
13. The Property shall be free and clear of any financial encumbrances attributable to the Vendor. The Property may be subject to all non-financial encumbrances now on title such as easements, utility right of ways and covenants and conditions registered against the Property.

14. The Purchaser has inspected the Property and agrees that the Vendor has not made any representation, warranty, collateral agreement or condition regarding the Property or any adjacent land or lands in close proximity to the Property or otherwise which may in any way directly or indirectly affect the Property or regarding this Offer other than what is written herein.
15. The Vendor represents and warrants to the Purchaser that:
  - (a) they are not now (nor will be within 60 days after the Closing Date) a non-resident of Canada within the meaning of the *Income Tax Act* (Canada);
  - (b) they are not agents or trustees of anyone with an interest in the Property who is (or will be 60 days after the Closing Date) a non-resident of Canada within the meaning of the *Income Tax Act* (Canada); and
  - (c) they have the legal right to sell the Property.
16. The Purchaser represents and warrants to the Vendor that:
  - (a) if applicable, the Purchaser is not a non-Canadian as defined under the *Prohibition on the Purchase of Residential Property by Non-Canadians Act* (Canada);
  - (b) if the Purchaser is a body corporate,
    - i. the Purchaser is duly incorporated and organized and validly subsisting under the applicable Canadian law and has the corporate power to enter into this Agreement and to perform its obligations hereunder;
    - ii. this Agreement and the transactions contemplated hereby have been duly authorized by the Purchaser and constitute a legal, valid and binding obligation of the Purchaser, enforceable against the Purchaser by the Vendor in accordance with its terms;
    - iii. that *The Land Contracts (Actions) Act* of the Province of Saskatchewan shall have no application to any action, as defined in *The Land Contracts (Actions) Act*, aforesaid, with respect to this Agreement; and
    - iv. that *The Limitation of Civil Rights Act* of the Province of Saskatchewan shall have no application to this Agreement, any charge or other security for the payment of money made, given or created by this Agreement, or any agreement renewing or extending this Agreement and shall in no way limit the rights, powers or remedies of the Vendor granted hereunder.
17. The parties hereto agree that the representations, warranties, and covenants herein shall not merge by the acceptance of documents, registration of documents, or the taking of possession by the Purchaser.
18. Upon this Offer being accepted by the Vendor, this document shall, as of the date of such acceptance, constitute an agreement of sale and purchase, notwithstanding the fact that formal documents may be required and the Purchaser and Vendor both agree to promptly execute and deliver all necessary documents and do all necessary acts in order to fully carry out and perform the true intent and object of these presents.

19. This Agreement cannot be assigned by the Purchaser without the prior written consent of the Vendor. An assignment of this Offer includes any change in control of the Purchaser after this Offer is fully signed. The Purchaser acknowledges that the assignment does not release the Purchaser from its obligations under this Offer and confirms that the Vendor is entitled to any profit resulting from an assignment of the Offer by the Purchaser to any subsequent assignee.
20. This Offer shall be open for acceptance up to but not after 4:30 pm on October 17, 2025 and may be accepted by PDF email to the Purchaser.
21. Time shall be of the essence in this Offer.
22. In this Offer, the masculine gender and the singular shall be construed as the feminine gender and the plural where the context so requires. This Offer shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.
23. This Agreement shall be interpreted, construed and enforced in accordance with, and the respective rights and obligations of the Vendor and the Purchaser shall be governed by, the laws of the Province of Saskatchewan and the federal laws of Canada applicable therein, and the Parties hereto irrevocably attorn to the jurisdiction and venue of the Saskatchewan Courts.
24. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such determination shall not impair or affect the validity, legality or enforceability of the remaining provisions hereof, and each provision is hereby declared to be separate, severable and distinct.
25. This Agreement constitutes the entire agreement between the Vendor and the Purchaser with respect to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, whether written or oral. There are no conditions, covenants, agreements, representations, warranties or other provisions, express or implied, collateral, statutory or otherwise, relating to the subject matter hereof except as herein provided. This Agreement may only be amended or varied by further written agreement amongst the Parties hereto.

26. The Agreement may be executed in several counterparts bearing PDF, electronic, or facsimile signatures, each of which so executed shall be deemed to be an original, and such counterpart together shall constitute one and the same instrument.

Dated on this \_\_\_\_ day of October, 2025.

\_\_\_\_\_  
**PURCHASER**

\_\_\_\_\_  
**PURCHASER**

**TO BE EXECUTED BY HIGH  
BIDDER POST SALE ONLY**

Purchaser's Lawyer:

Firm: \_\_\_\_\_  
**Attention:** \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

## **ACCEPTANCE**

The undersigned Vendor of the Property, hereby accepts the Offer and agrees to complete the sale on the terms and conditions in the Offer and should the Vendor fail to do so, the Purchaser at his option may cancel this Offer and may take such other remedies the Purchaser has at law.

Dated on this \_\_\_\_ day of October, 2025.

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**VINCENT CORNELIUS ROES**

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**BERNICE ANNE ROES**

Vendor's Lawyer:

Firm: Fox Wakefield

**Attention: Jeremy C. Wakefield**

Address: 5016 – 48 Street, Lloydminster, Alberta T9V 0H8  
P.O. Box 500, Lloydminster, Saskatchewan S9V 0Y6

Phone: (780) 875-9105

Email: jeremy@midwestlaw.ca

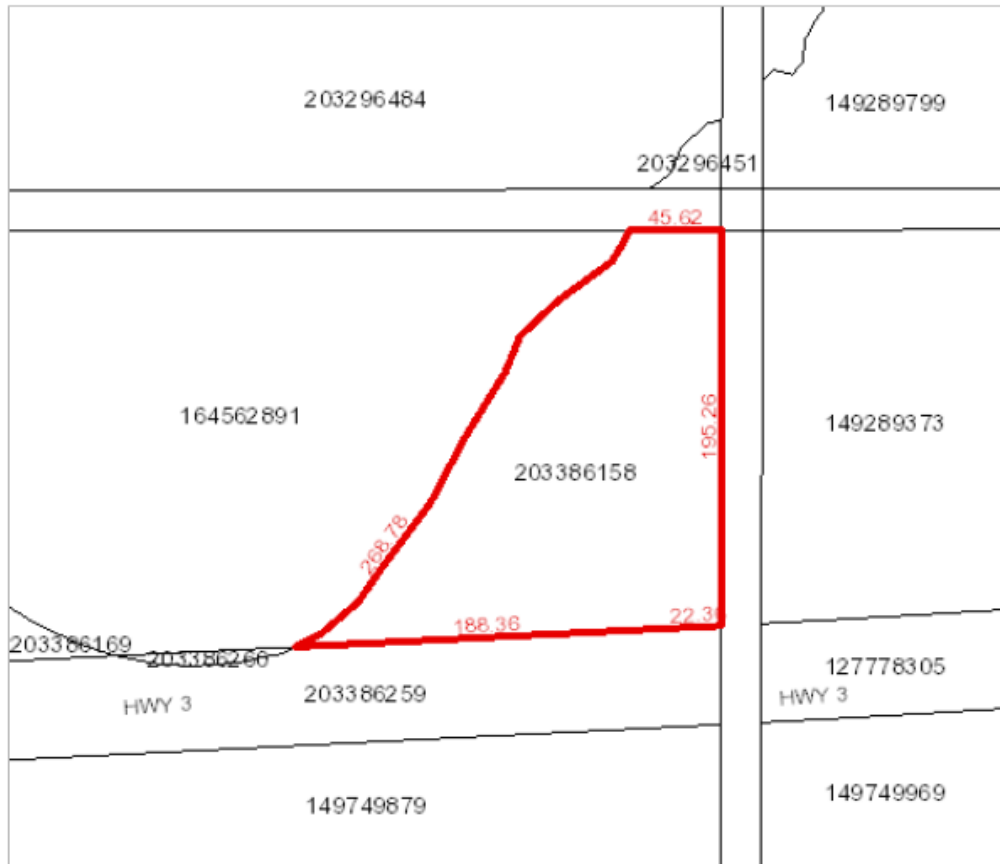
## OFFER SCHEDULE "A"- PAGE 1 OF 18

Surface Parcel: 203386158  
Reference Land Description: Blk/Par A Plan No 102261271 Extension 39  
AS DESCRIBED ON CERTIFICATE OF TITLE 95B03285A.



**Surface Parcel Number: 203386158**

REQUEST DATE: Tue May 6 20:34:22 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 2.472 hectares (6.11 acres)

**Title Number(s) :** 149943617

**Converted Title Number :** 95B03285A

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** Blk/Par A-Plan 102261271 Ext 39

**Source Quarter Section :** NE-07-53-23-3

**Commodity/Unit :** Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY it is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

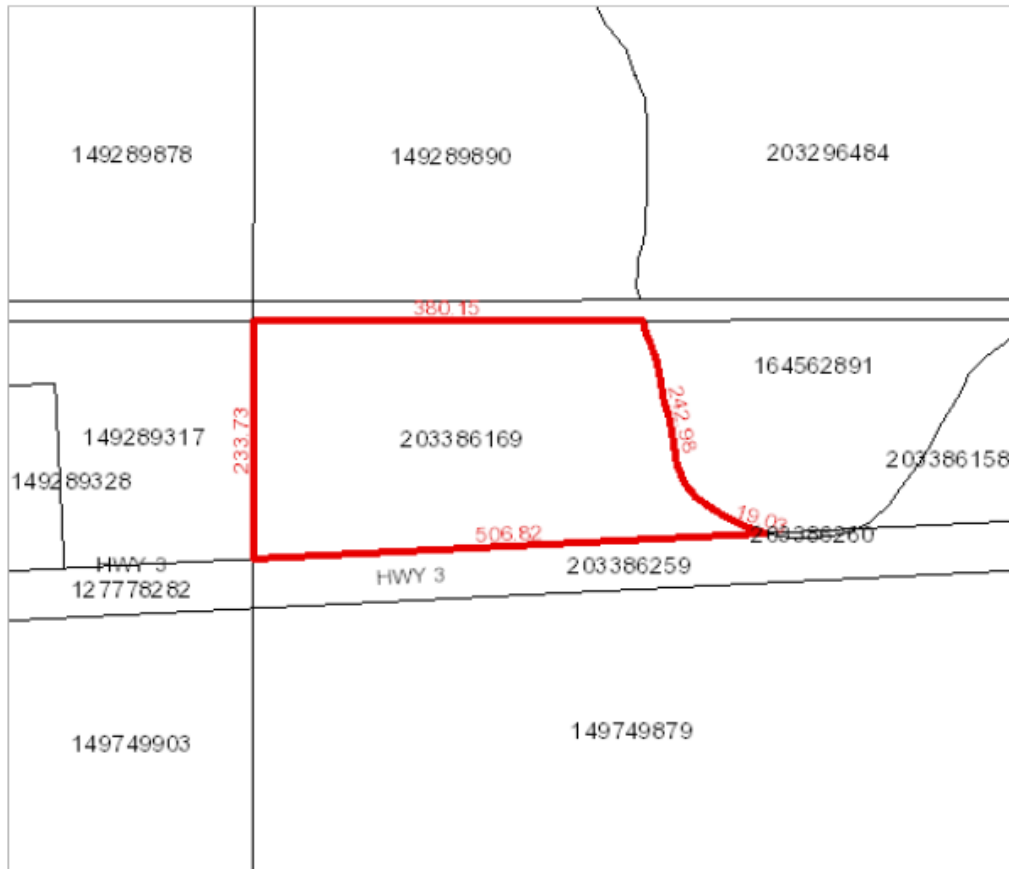
## OFFER SCHEDULE "A"- PAGE 2 OF 18

Surface Parcel: 203386169  
Reference Land Description: Blk/Par B Plan No 102261271 Extension 40  
AS DESCRIBED ON CERTIFICATE OF TITLE 95B03285A.



### **Surface Parcel Number: 203386169**

REQUEST DATE: Tue May 6 22:35:00 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 9.363 hectares (23.14 acres)

**Title Number(s) :** 149943628

**Converted Title Number :** 95B03285A

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** Blk/Par B-Plan 102261271 Ext 40

**Source Quarter Section :** NE-07-53-23-3

**Commodity/Unit :** Not Applicable

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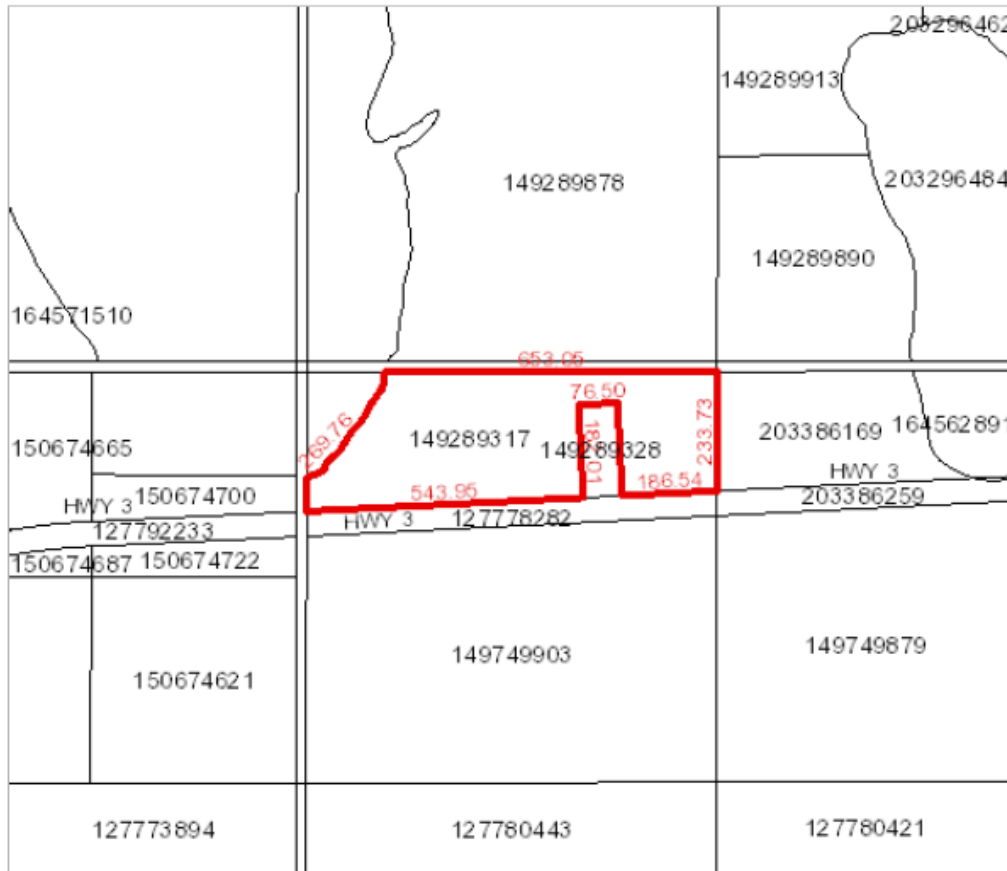
## OFFER SCHEDULE "A"- PAGE 3 OF 18

Surface Parcel: 149289317  
Reference Land Description: NW Sec 07 Twp 53 Rge 23 W 3 Extension 42  
As described on Certificate of Title 95B03285, description 42.



**Surface Parcel Number: 149289317**

REQUEST DATE: Tue May 6 20:33:14 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 17.027 hectares (42.07 acres)

**Title Number(s) :** 129803553

**Converted Title Number :** 95B03285

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NW 07-53-23-3 Ext 42

**Source Quarter Section :** NW-07-53-23-3

**Commodity/Unit :** Not Applicable

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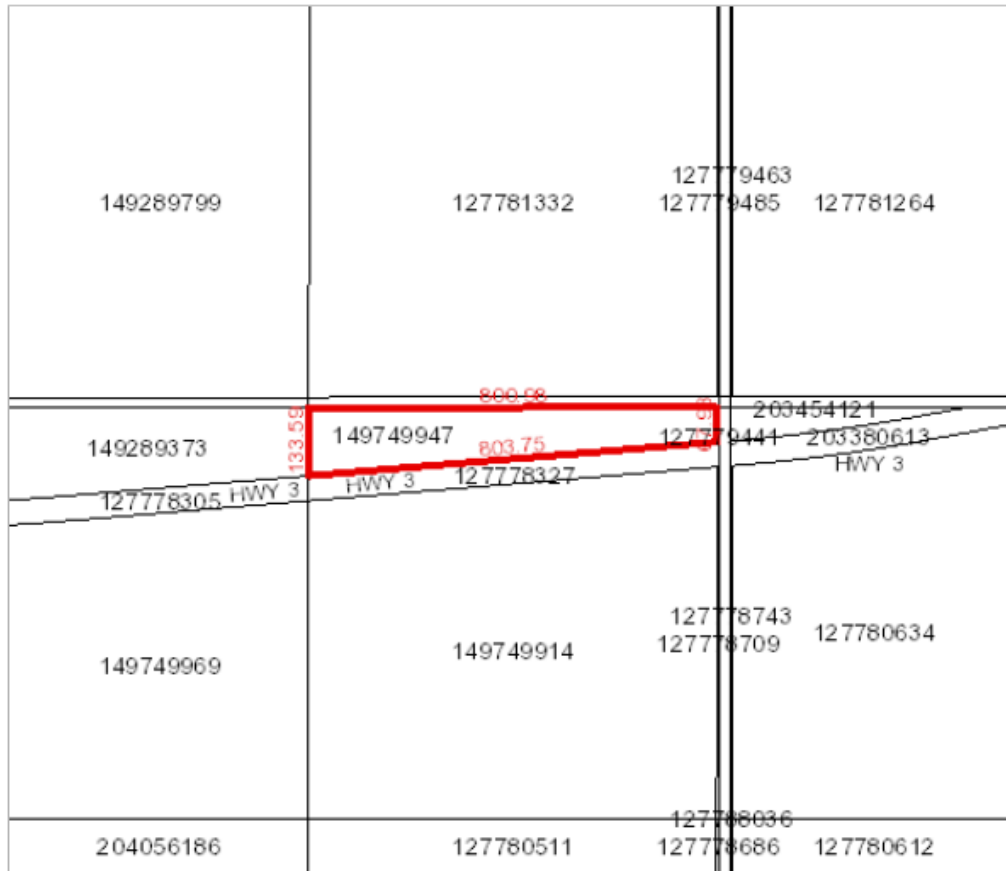
**OFFER SCHEDULE "A"- PAGE 4 OF 18**

Surface Parcel: 149749947  
Reference Land Description: Blk/Par A Plan No 101511751 Extension 3  
As described on Certificate of Title 95B12954, description 3.



**Surface Parcel Number: 149749947**

REQUEST DATE: Tue May 6 20:37:23 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS  
**Municipality :** RM OF FRENCHMAN BUTTE NO. 501      **Area :** 8.07 hectares (19.94 acres)  
**Title Number(s) :** 129803092      **Converted Title Number :** 95B12954  
**Parcel Class :** Parcel (Generic)      **Ownership Share :** 1:1  
**Land Description :** Blk/Par A-Plan 101511751 Ext 3  
**Source Quarter Section :** NE-08-53-23-3  
**Commodity/Unit :** Not Applicable

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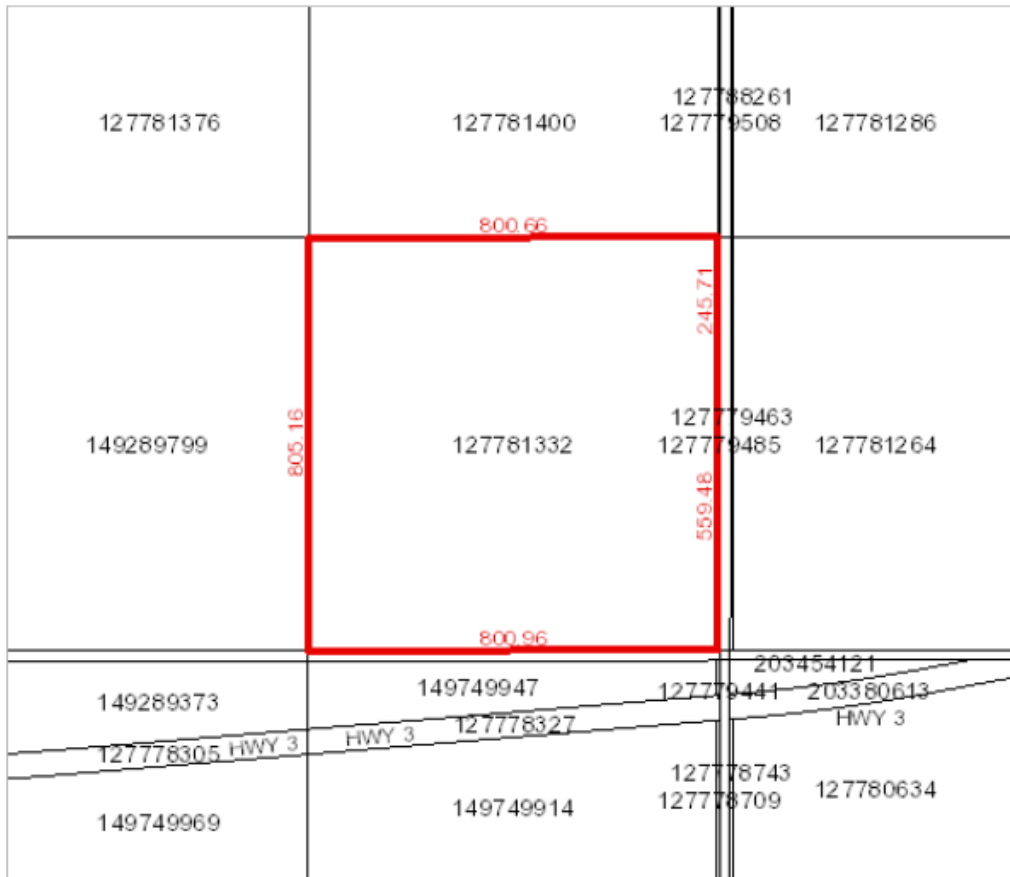
## OFFER SCHEDULE "A"- PAGE 5 OF 18

Surface Parcel: 127781332  
Reference Land Description: SE Sec 17 Twp 53 Rge 23 W 3 Extension 0  
As described on Certificate of Title 95B12954.



### **Surface Parcel Number: 127781332**

REQUEST DATE: Tue May 6 20:27:44 GMT-06:00 2025



**Owner Name(s)** : ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality** : RM OF FRENCHMAN BUTTE NO. 501

**Area** : 64.479 hectares (159.33 acres)

**Title Number(s)** : 129803003

**Converted Title Number** : 95B12954

**Parcel Class** : Parcel (Generic)

**Ownership Share** : 1:1

**Land Description** : SE 17-53-23-3 Ext 0

**Source Quarter Section** : SE-17-53-23-3

**Commodity/Unit** : Not Applicable

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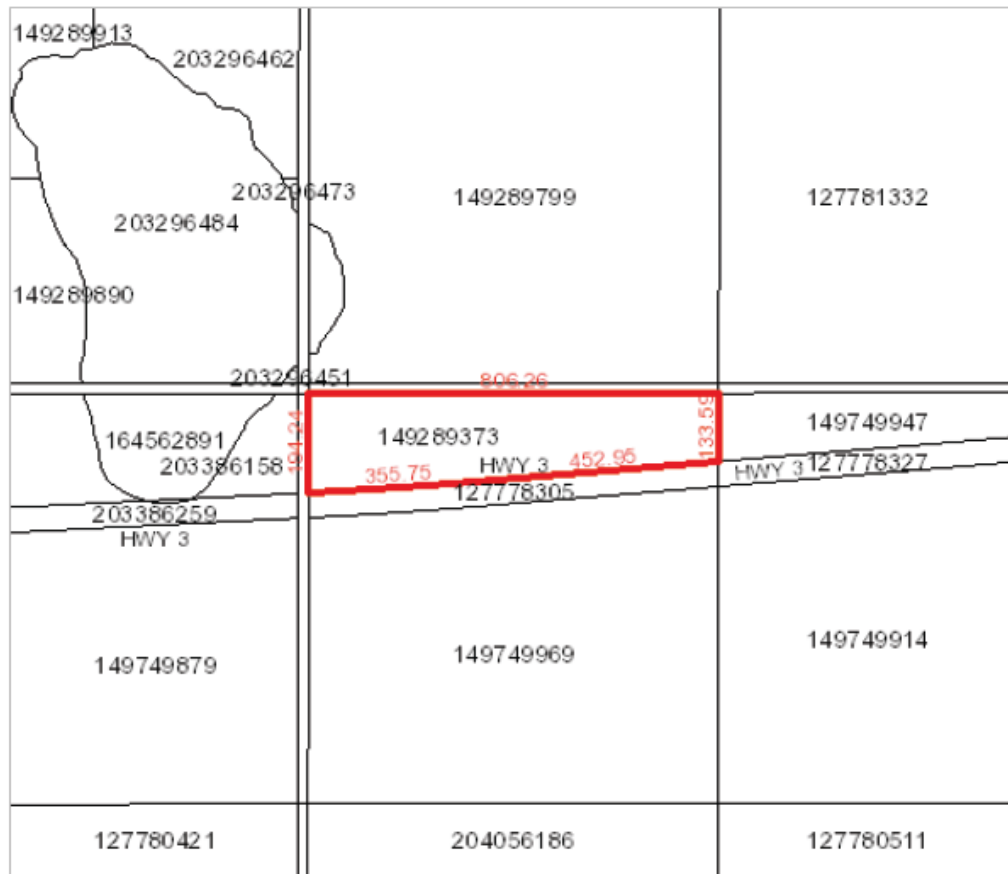
## OFFER SCHEDULE "A"- PAGE 6 OF 18

Surface Parcel: 149289373  
Reference Land Description: Blk/Par A Plan No 101511740 Extension 49  
As described on Certificate of Title 95B03285B, description 49.



**Surface Parcel Number: 149289373**

REQUEST DATE: Tue May 6 20:38:41 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 13.369 hectares (33.04 acres)

**Title Number(s) :** 129803621

**Converted Title Number :** 95B03285B

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** Blk/Par A-Plan 101511740 Ext 49

**Source Quarter Section :** NW-08-53-23-3

**Commodity/Unit :** Not Applicable

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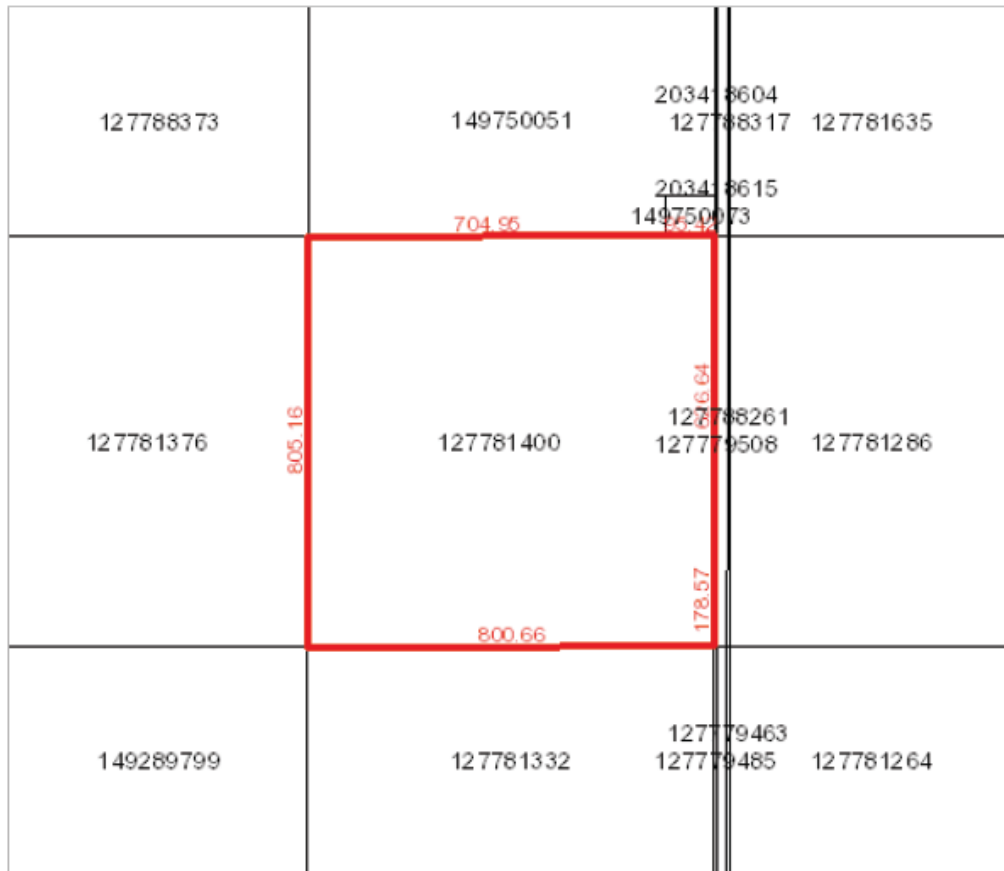
## OFFER SCHEDULE "A"- PAGE 7 OF 18

Surface Parcel: 127781400  
Reference Land Description: NE Sec 17 Twp 53 Rge 23 W 3 Extension 0  
As described on Certificate of Title 95B04059.



### **Surface Parcel Number: 127781400**

REQUEST DATE: Tue May 6 20:26:43 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 64.456 hectares (159.27 acres)

**Title Number(s) :** 129802901

**Converted Title Number :** 95B04059

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NE 17-53-23-3 Ext 0

**Source Quarter Section :** NE-17-53-23-3

**Commodity/Unit :** Not Applicable

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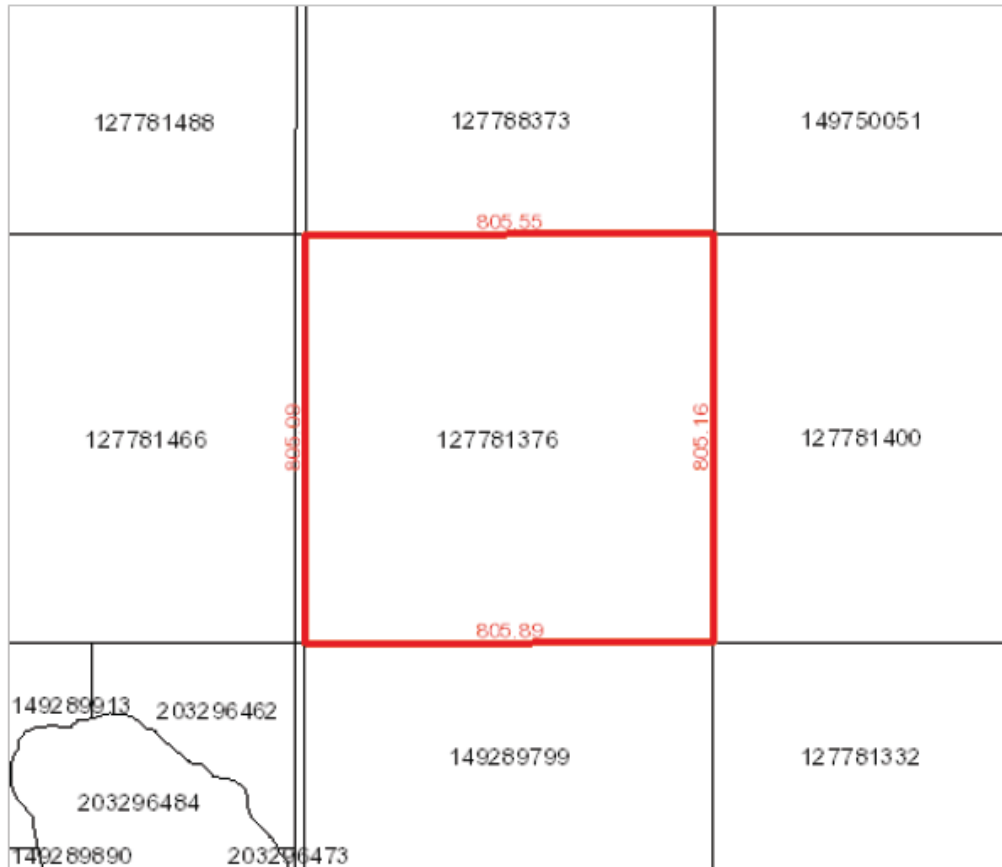
## **OFFER SCHEDULE "A"- PAGE 8 OF 18**

Surface Parcel: 127781376  
Reference Land Description: NW Sec 17 Twp 53 Rge 23 W 3 Extension 0  
As described on Certificate of Title 95B03285D.



### **Surface Parcel Number: 127781376**

REQUEST DATE: Tue May 6 20:25:43 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 64.87 hectares (160.3 acres)

**Title Number(s) :** 129802923

**Converted Title Number :** 95B03285D

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NW 17-53-23-3 Ext 0

**Source Quarter Section :** NW-17-53-23-3

**Commodity/Unit :** Not Applicable

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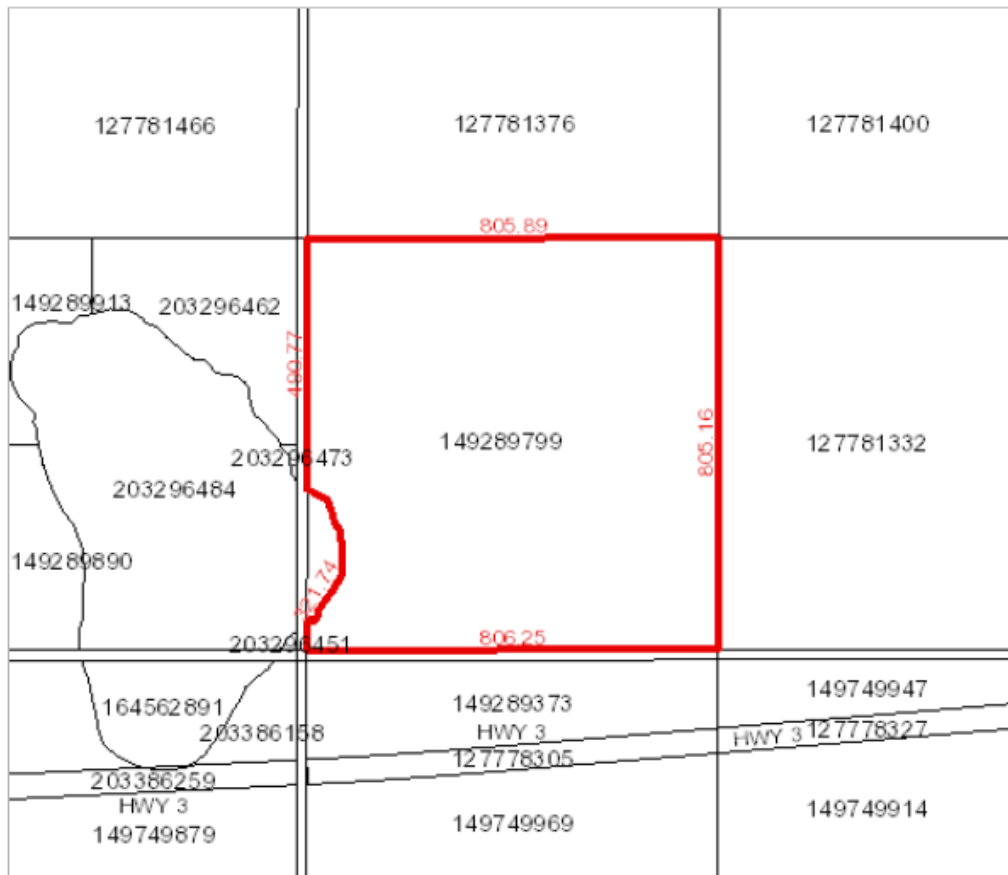
## OFFER SCHEDULE "A"- PAGE 9 OF 18

Surface Parcel: 149289799  
Reference Land Description: SW Sec 17 Twp 53 Rge 23 W 3 Extension 10  
As described on Certificate of Title 95B03285E, description 10.



### **Surface Parcel Number: 149289799**

REQUEST DATE: Tue May 6 20:24:54 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 63.6 hectares (157.16 acres)

**Title Number(s) :** 129803148

**Converted Title Number :** 95B03285E

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** SW 17-53-23-3 Ext 10

**Source Quarter Section :** SW-17-53-23-3

**Commodity/Unit :** Not Applicable

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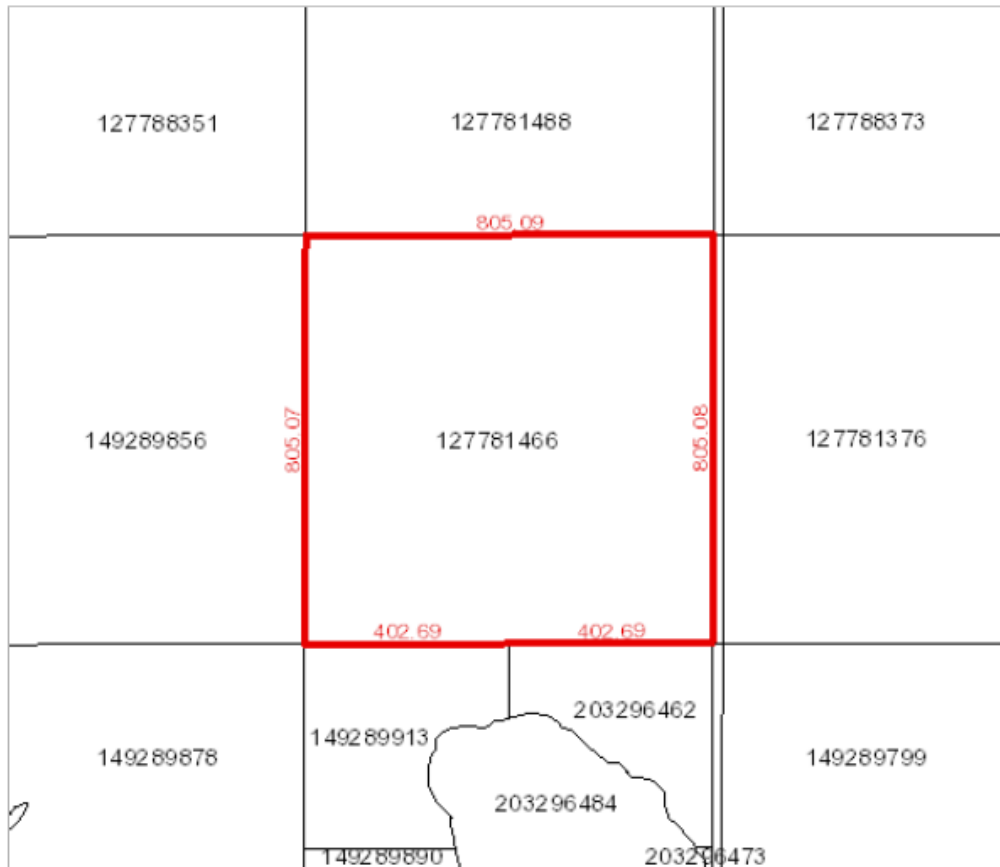
## OFFER SCHEDULE "A"- PAGE 10 OF 18

Surface Parcel: 127781466  
Reference Land Description: NE Sec 18 Twp 53 Rge 23 W 3 Extension 0  
As described on Certificate of Title 95B03285C.



**Surface Parcel Number: 127781466**

REQUEST DATE: Tue May 6 20:16:24 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 64.827 hectares (160.19 acres)

**Title Number(s) :** 129803306

**Converted Title Number :** 95B03285C

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NE 18-53-23-3 Ext 0

**Source Quarter Section :** NE-18-53-23-3

**Commodity/Unit :** Not Applicable

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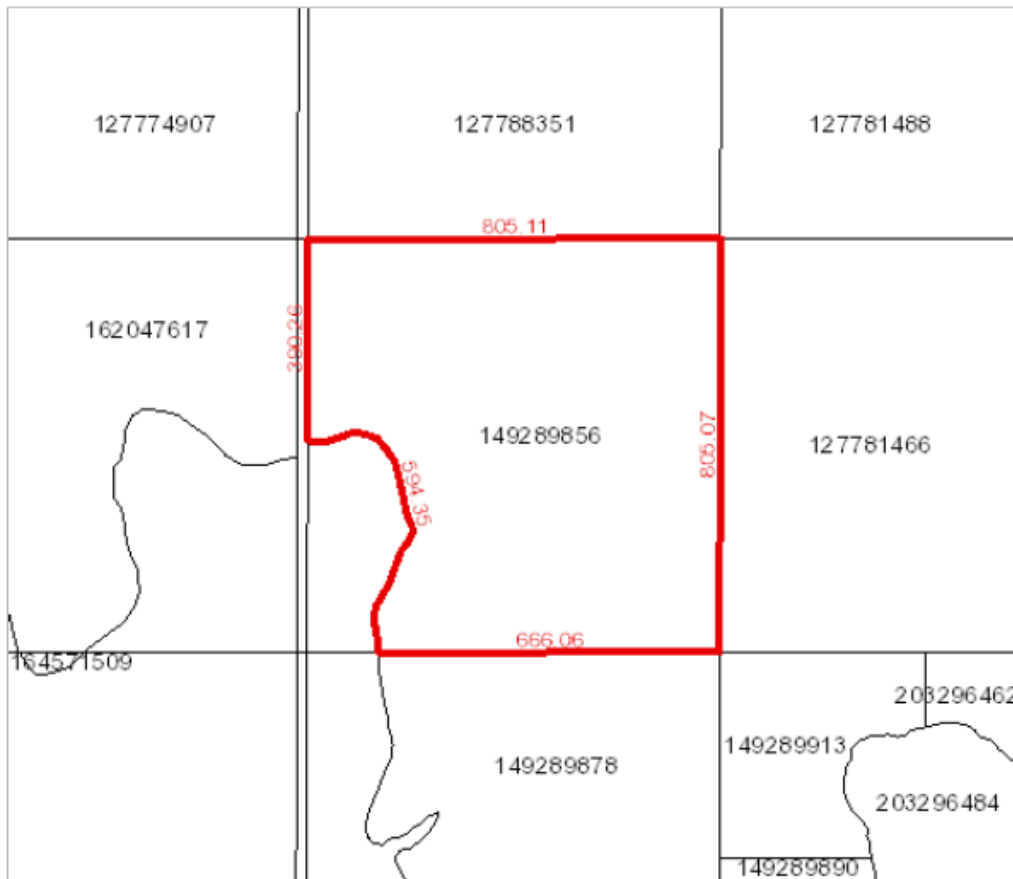
## OFFER SCHEDULE "A" - PAGE 11 OF 18

Surface Parcel: 149289856  
Reference Land Description: NW Sec 18 Twp 53 Rge 23 W 3 Extension 12  
As described on Certificate of Title 95B03285C, description 12.



**Surface Parcel Number: 149289856**

REQUEST DATE: Tue May 6 20:15:05 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 57.861 hectares (142.98 acres)

**Title Number(s) :** 129803441

**Converted Title Number :** 95B03285C

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NW 18-53-23-3 Ext 12

**Source Quarter Section :** NW-18-53-23-3

**Commodity/Unit :** Not Applicable

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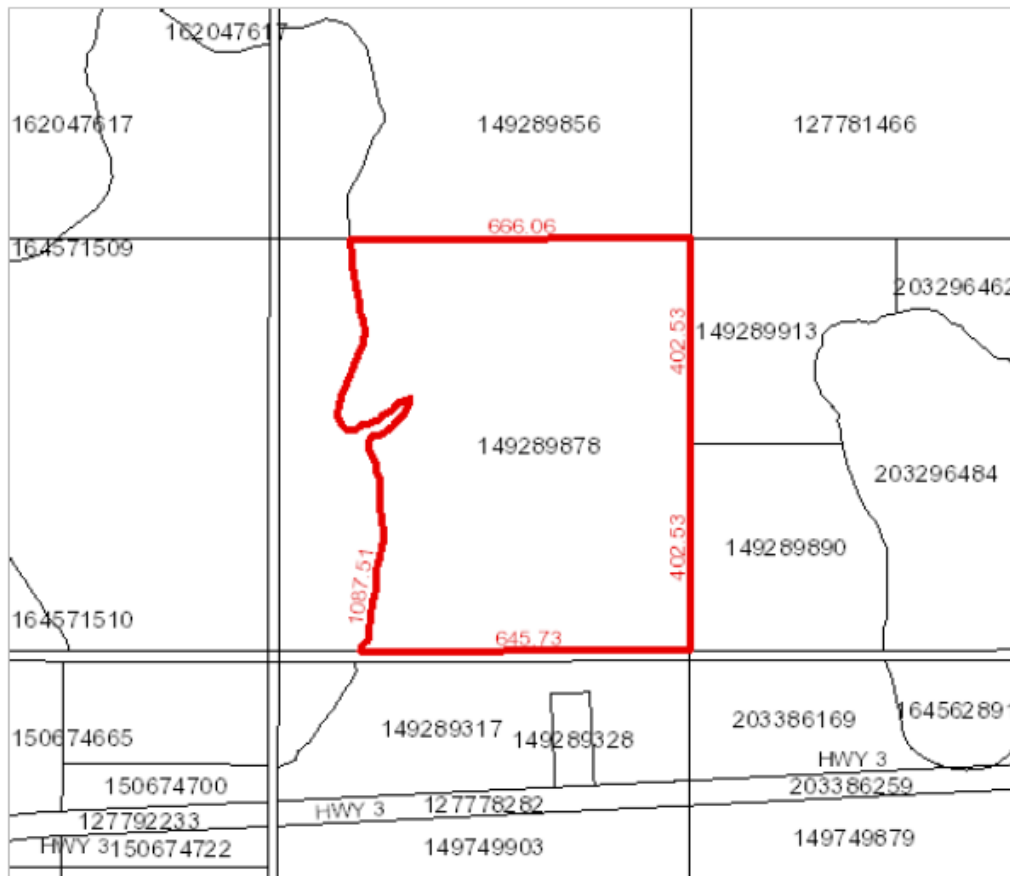
## OFFER SCHEDULE "A"- PAGE 12 OF 18

Surface Parcel: 149289878  
Reference Land Description: SW Sec 18 Twp 53 Rge 23 W 3 Extension 13  
As described on Certificate of Title 95B03285C, description 13.



**Surface Parcel Number: 149289878**

REQUEST DATE: Tue May 6 20:17:22 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 51.035 hectares (126.11 acres)

**Title Number(s) :** 129803485

**Converted Title Number :** 95B03285C

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** SW 18-53-23-3 Ext 13

**Source Quarter Section :** SW-18-53-23-3

**Commodity/Unit :** Not Applicable

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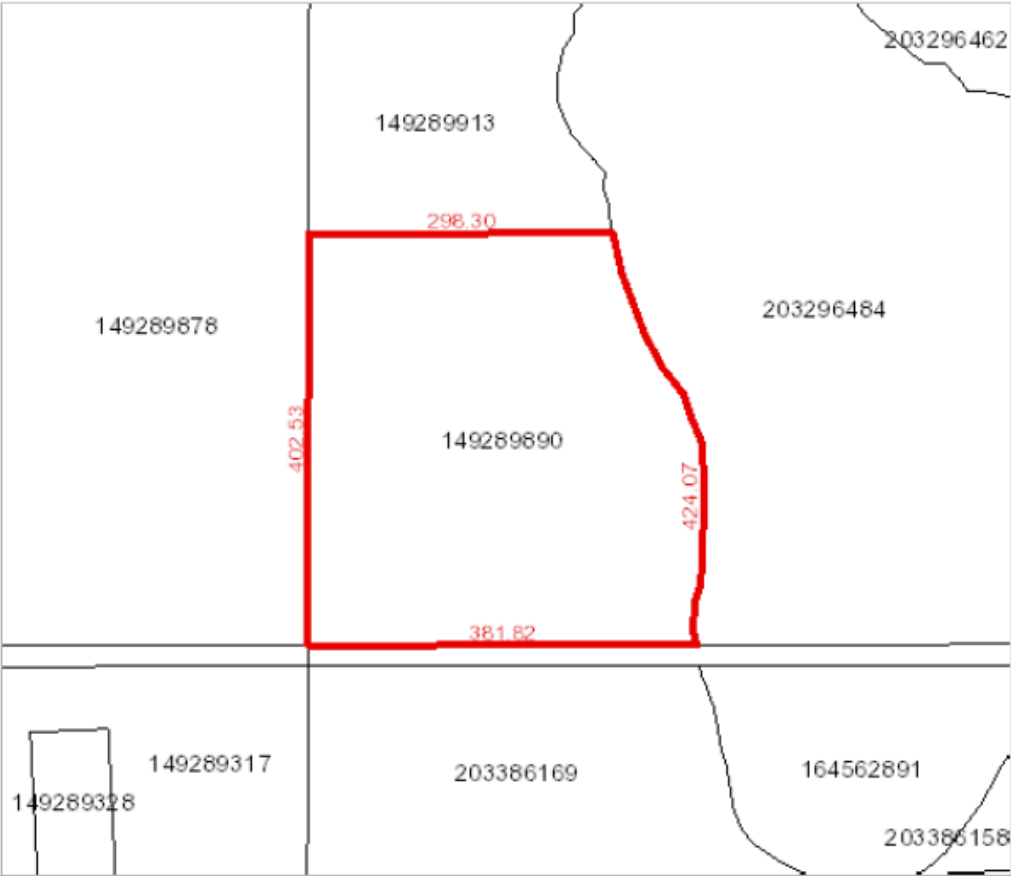
**OFFER SCHEDULE "A"- PAGE 13 OF 18**

Surface Parcel: 149289890  
Reference Land Description: LSD 2 Sec 18 Twp 53 Rge 23 W 3 Extension 14  
As described on Certificate of Title 95B03285C, description 14.



**Surface Parcel Number: 149289890**

REQUEST DATE: Tue May 6 20:19:44 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS  
**Municipality :** RM OF FRENCHMAN BUTTE NO. 501      **Area :** 14.517 hectares (35.87 acres)  
**Title Number(s) :** 129803193      **Converted Title Number :** 95B03285C  
**Parcel Class :** Parcel (Generic)      **Ownership Share :** 1:1  
**Land Description :** LSD 2- 18-53-23-3 Ext 14  
**Source Quarter Section :** SE-18-53-23-3  
**Commodity/Unit :** Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

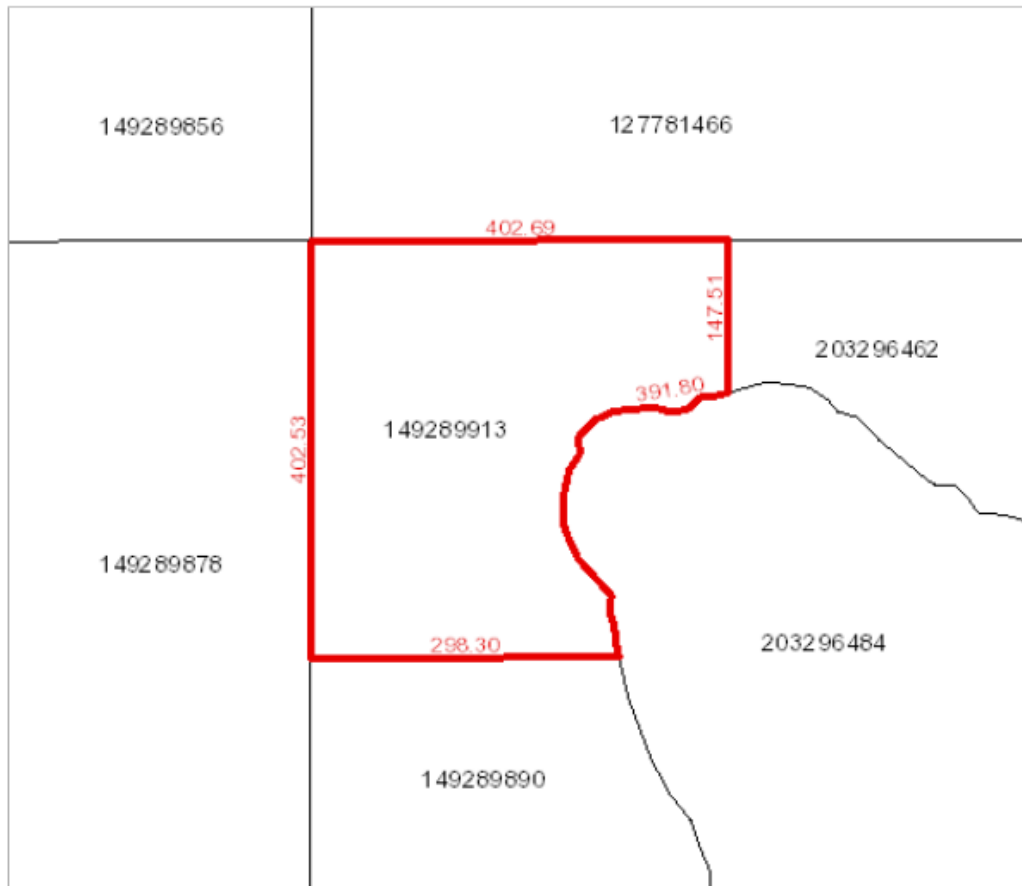
## OFFER SCHEDULE "A"- PAGE 14 OF 18

Surface Parcel: 149289913  
Reference Land Description: LSD 7 Sec 18 Twp 53 Rge 23 W 3 Extension 15  
As described on Certificate of Title 95B03285C, description 15.



### **Surface Parcel Number: 149289913**

REQUEST DATE: Tue May 6 20:18:36 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 12.925 hectares (31.94 acres)

**Title Number(s) :** 129803250

**Converted Title Number :** 95B03285C

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** LSD 7- 18-53-23-3 Ext 15

**Source Quarter Section :** SE-18-53-23-3

**Commodity/Unit :** Not Applicable

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## OFFER SCHEDULE "A"- PAGE 15 OF 18

Surface Parcel: 203296451  
Reference Land Description: LSD 1 Sec 18 Twp 53 Rge 23 W 3 Extension 16  
As described on Record of Unpatented Land SK158797737.



**Surface Parcel Number: 203296451**

REQUEST DATE: Tue May 6 20:23:06 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 0.069 hectares (0.17 acres)

**Title Number(s) :** 149105943

**Converted Title Number :** SK158797737

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** LSD 1- 18-53-23-3 Ext 16

**Source Quarter Section :** SE-18-53-23-3

**Commodity/Unit :** Not Applicable

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## OFFER SCHEDULE "A"- PAGE 16 OF 18

Surface Parcel: 203296473  
Reference Land Description: LSD 1 Sec 18 Twp 53 Rge 23 W 3 Extension 17  
As described on Record of Unpatented Land SK158797737.



### **Surface Parcel Number: 203296473**

REQUEST DATE: Tue May 6 20:20:51 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 0.115 hectares (0.28 acres)

**Title Number(s) :** 149105987

**Converted Title Number :** SK158797737

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** LSD 1- 18-53-23-3 Ext 17

**Source Quarter Section :** SE-18-53-23-3

**Commodity/Unit :** Not Applicable

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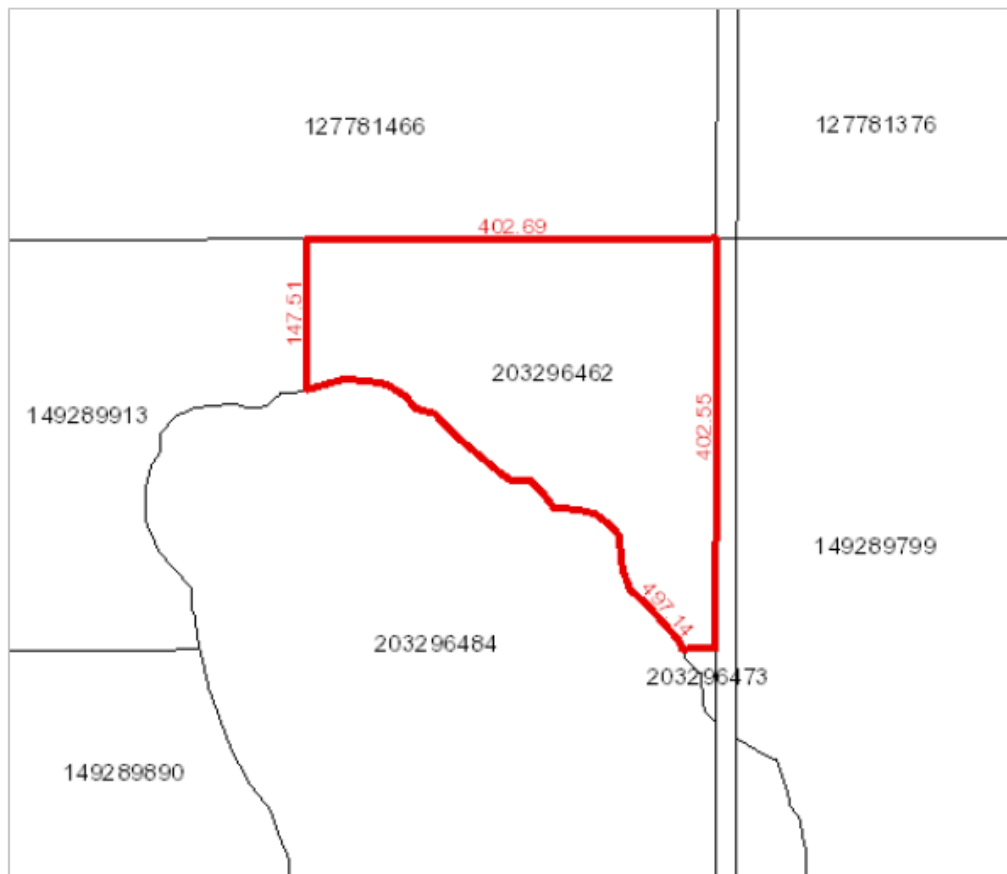
## **OFFER SCHEDULE "A"- PAGE 17 OF 18**

Surface Parcel: 203296462  
Reference Land Description: LSD 8 Sec 18 Twp 53 Rge 23 W 3 Extension 18  
As described on Record of Unpatented Land SK158797737.



### **Surface Parcel Number: 203296462**

REQUEST DATE: Tue May 6 20:21:54 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 9.766 hectares (24.13 acres)

**Title Number(s) :** 149105954

**Converted Title Number :** SK158797737

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** LSD 8- 18-53-23-3 Ext 18

**Source Quarter Section :** SE-18-53-23-3

**Commodity/Unit :** Not Applicable

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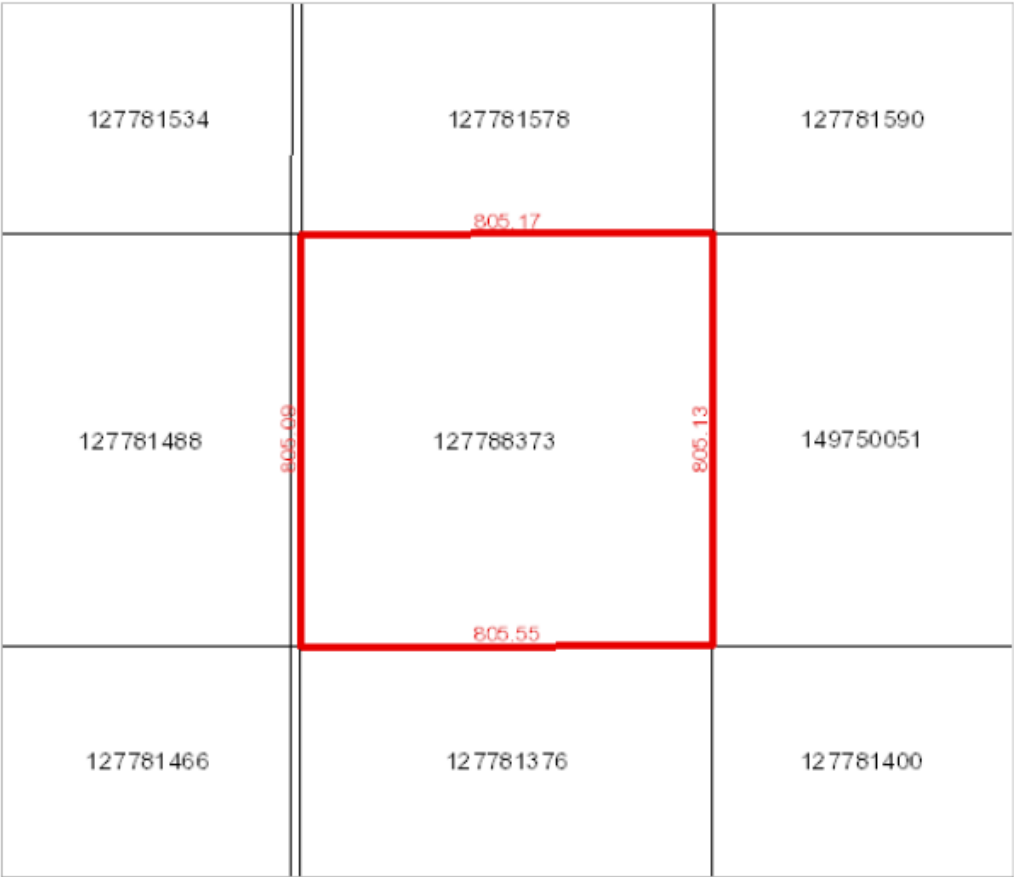
**OFFER SCHEDULE "A"- PAGE 18 OF 18**

Surface Parcel: 127788373  
Reference Land Description: SW Sec 20 Twp 53 Rge 23 W 3 Extension 0  
As described on Certificate of Title 95B03285F.



**Surface Parcel Number: 127788373**

REQUEST DATE: Tue May 6 20:29:33 GMT-06:00 2025



**Owner Name(s) :** ROES, BERNICE ANNE, ROES, VINCENT CORNELIUS  
**Municipality :** RM OF FRENCHMAN BUTTE NO. 501      **Area :** 64.84 hectares (160.22 acres)  
**Title Number(s) :** 129803520      **Converted Title Number :** 95B03285F  
**Parcel Class :** Parcel (Generic)      **Ownership Share :** 1:1  
**Land Description :** SW 20-53-23-3 Ext 0  
**Source Quarter Section :** SW-20-53-23-3  
**Commodity/Unit :** Not Applicable

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## SCHEDULE "B"

### PARADISE HILL BISON RANCH OPTIONS

The High Bidder will have two (2) options:

#### **OPTION A: BISON COWS**

On offer as an option to Purchaser are 50 exposed mature bison females, with an average age of approximately 10-12 years, and typical weight of 1,050 lbs. These Woods-Plains cross cows are in good health and condition and exhibit a heavy Woods influence from mostly Woods herd bulls. All cows receive an annual dose of Ivomec injectable for parasite control. The feeding program has been pasture, hay and free choice bison mineral, with no supplementary grain.

Paradise Hill Bison started with 25 mature females in 2003, purchased from the herd dispersal of Dave Fallis, an experienced Cold Lake AB bison rancher with a good eye for bison. The cow herd grew to 150 females, with homegrown replacements and significant additions from John Hougham (Lloydminster), and Canadian Rocky Mountain Ranches (Calgary). Bulls from John Hougham, John Dorey (Irish Creek Bison) and CRMR have maintained excellent genetic diversity.

In preparation for this sale, the cow herd has been culled over several years from over 150 cows to the remaining fifty, keeping the best animals. While the precise age of each animal is unknown, these bison cows look great and have many years of calf production remaining. Calving rates have averaged about 85% without any 'flushing' grain at breeding time. In an average year these females produce 400 lb calves (average of bulls and heifers) at weaning time in November/December, straight off of grass.

These bison cows are competitively priced at \$2,750 each. Hit the ground running with a calf crop in 2026!

Two younger herd bulls are offered at \$5,000 each.

#### Package Price (all or none)

|                          |                 |
|--------------------------|-----------------|
| 50 mature bison females: | \$137,500       |
| 2 mature bison bulls:    | <u>\$10,000</u> |
| Combined Total:          | \$147,500       |

#### **OPTION B: LIVESTOCK PANELS**

On offer as an option to Purchaser are 50 portable free-standing steel livestock panels, 24 ft in length and 5 ½ ft to 6 ft in height. These bison-proof panels are manufactured from used oilfield pipe (2 7/8" and 3 ½" diameter) and sucker rods and are priced below replacement cost at \$350 each.

#### Package Price (all or none)

|                               |          |
|-------------------------------|----------|
| 50 portable livestock panels: | \$17,500 |
|-------------------------------|----------|

**NOTE- SHOULD THE HIGH BIDDER WISH TO EXERCISE THE OPTION(S), THE OPTION PRICE WILL APPEAR ON THE STATEMENT OF ADJUSTMENTS. THE OPTIONS MUST BE EXERCISED ON OR BEFORE 4:30 PM ON OCTOBER 20, 2025 BY WAY OF EMAIL TO [ROY@CLHLAW.CA](mailto:ROY@CLHLAW.CA) .**

**NOTE- THE OPTION PRICE DOES NOT INCLUDE GOODS AND SERVICES TAX ("GST") OR PROVINCIAL SALES TAX ("PST"). THE OPTION PRICE WILL BE SUBJECT TO THE ADDITION OF GST, AND PST IF APPLICABLE, WHICH SHALL BE PAID BY THE HIGH BIDDER TO THE VENDOR AND WILL APPEAR ON THE STATEMENT OF ADJUSTMENTS.**

**NOTE- IN THE EVENT THE HIGH BIDDER ELECTS TO EXERCISE THE OPTION(S), A TRANSACTION FEE OF 1.25% OF THE TOTAL OPTION PRICE PLUS GST AND PST WILL BE CHARGED. THE TOTAL OPTION PRICE, TRANSACTION FEE, GST AND PST WILL APPEAR ON THE STATEMENT OF ADJUSTMENTS.**

This statement is based on information provided to us. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered prior and after auction shall be adjusted directly between the parties. E. & O.E.