

Yardsite Sales to Lessees
Effective: January 1, 1994
Revised: January 18, 2002
Revised: November 17, 2011
Reviewed: May 2013

A. Purpose

To provide opportunities for lessees of Crown land to purchase occupied yardsites.

B. Terms and Conditions

1. Land must be leased under a long-term agreement and be eligible for sale. Application forms must be obtained from the land agrologist.
2. A yardsite sale must not exceed 40 acres or 1 legal subdivision of the section.
3. Sale will be for cash.

A sale price may be determined as follows:

- (a) Land agrologist sets the value per acre based on the most recent sales in the area; or alternatively,
 - (b) The applicant will select an accredited rural appraiser, whom the applicant will engage at the applicant's costs (not deducted from purchase price), to provide an appraised value for pricing purposes. The land agrologist has a list of Accredited Rural Appraisers provided by the Appraisal Institute of Canada.
4. Written approval from the municipality indicating satisfactory arrangements for taxes have been made would be required prior to entering an agreement for sale.
 5. A fee which shall be established by regulation is required at the time of transfer or grant of title.
 6. Where the lessee engages a private appraiser, he must provide to the land agrologist one copy of the Lands Appraisal Package as completed by the accredited appraiser.
 7. Where there is a concern over the first appraisal, either the lessee or the Ministry may request a second appraisal, paid by the party requesting the second appraisal.

Where a second appraisal is obtained and both the lessee and Ministry agree, the market value will be an average of these two values.

8. (a) the lessee will have thirty (30) days from the date of price quotation in which to accept the price, after which an agreement to purchase will be forwarded providing an additional thirty (30) days in which to forward all funds.

(b) rent is pro-rated to the date of payment, including the month of payment, at 33 1/3 per cent of the annual rental per month or portion thereof, starting on May 1. On September 1, the total annual billing will be charged.

9. A sale agreement can only be assigned to:

- spouse;
- son, son-in-law;
- daughter, daughter-in-law;
- nephew, niece or grandchild; and

The assignee must fit the other eligibility criteria of the *Agricultural Crown Land Lease Policy* and Guidelines.

A co-operative or company may also apply to assign a sale agreement to members or their descendants, provided the assignees fit the other eligibility criteria of the assignment of lease policy. The fees for a disposition under this policy shall be established by regulation.

10. Sale of fractional areas may require approval from Ministry of Municipal Relations, Community Planning before the sale can be completed. The lessee is responsible for arranging and paying for any surveys required. All fees arising from the subdivision process are the responsibility of the lessee.

C. General

The present value of future earnings from petroleum and gas leases and pipelines will be added to the sale price.

Additional information is available by contacting your local Regional Office, listed below:

Northeast (Tisdale)
PO Box 1480
1105-99th St.
Tisdale S0E 1T0
(306) 878-8813

Northwest (North Battleford)
#A131-1192- 102nd St.
North Battleford S9A 1E9
(306) 446-7449

South (Swift Current)
PO Box 5000
350 Cheadle St.
Swift Current S9H 4G3
(306) 778-8300