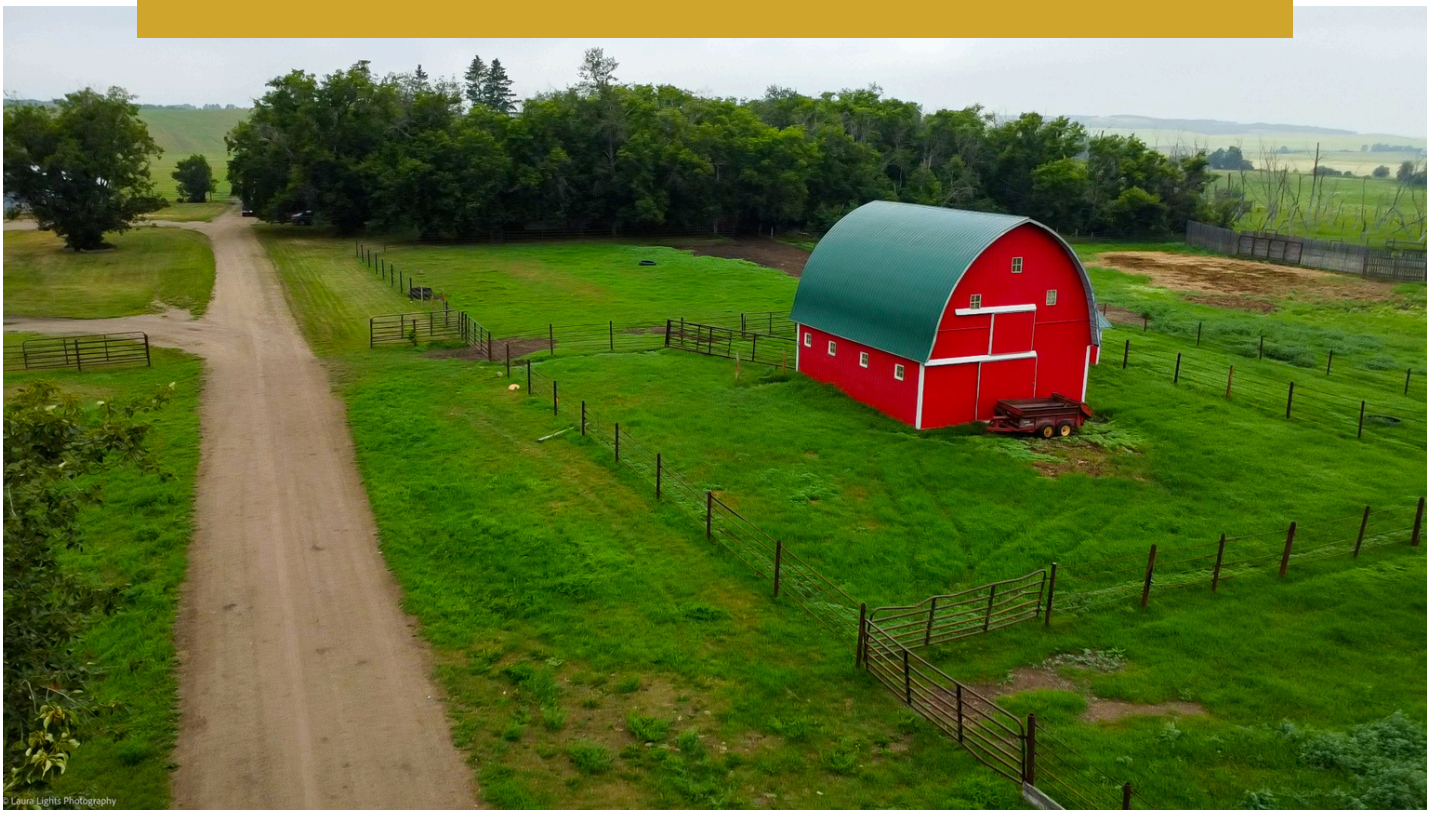
FRANKLIN

Comprehensive Information Pkg for Turnkey ranch on 557 acres



PROGRESSIVE TENDER®

www.progressivetender.com

grant.m@progressivetender.com

Grant (780) 871-4221
Vern (306) 821-0611

The McClelland Group, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offers a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan.

Call us today and start the conversation!

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

The following lands and improvements located 25 KM northeast of Marwayne, Alberta are offered for sale as one block.

NW 1-54-2-W4 (Home Quarter)
NW 6-54-1-W4
SW 1-54-2-W4
SE 1-54-2-W4

County of Vermilion River
MLS A2173027

Asking price: Two Million Seven Hundred Thousand Dollars ($2,700,000)

Turnkey ranch on 557 acres, located 25 KM northeast of Marwayne, AB. This property offers approximately half cultivated land and half pasture, making it ideal for supporting a livestock operation.

557-Acre Turnkey Ranch – Modern Comfort Meets Prime Farmland

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

The 2010-built bungalow provides a spacious, single-level, open-concept layout with 2,712 sq ft of living space. Constructed with ICF for energy efficiency and durability, the home features infloor heating throughout its acid-wash concrete floors, supplemented by a wood stove. The exterior is low maintenance with vinyl siding and a metal roof. The house has three bedrooms, two full bathrooms, 36” doors, and 9’ ceilings for accessibility and comfort. The main shop offers a 40’ x 40’ heated area, plus a 20’ x 40’ annex for additional flexibility, with 12’ walls allowing ample space for various uses. The property also includes a barn plus several outbuildings ready to use. Utilities include reliable natural gas service and a 36” bored well with plastic cribbing, tested in August 2024, producing 10 GPM. For more details and a comprehensive information package, please contact the listing office.

Directions: From the junction of Hwy 897 to TWP RD 534 5 miles east, 3 miles North on RG RD 22. 1 1/2 miles east/ Southeast on TWP RD 541/ 540A

Your Dream Ranch Awaits – Spacious Home, Vast Land & Endless Potential

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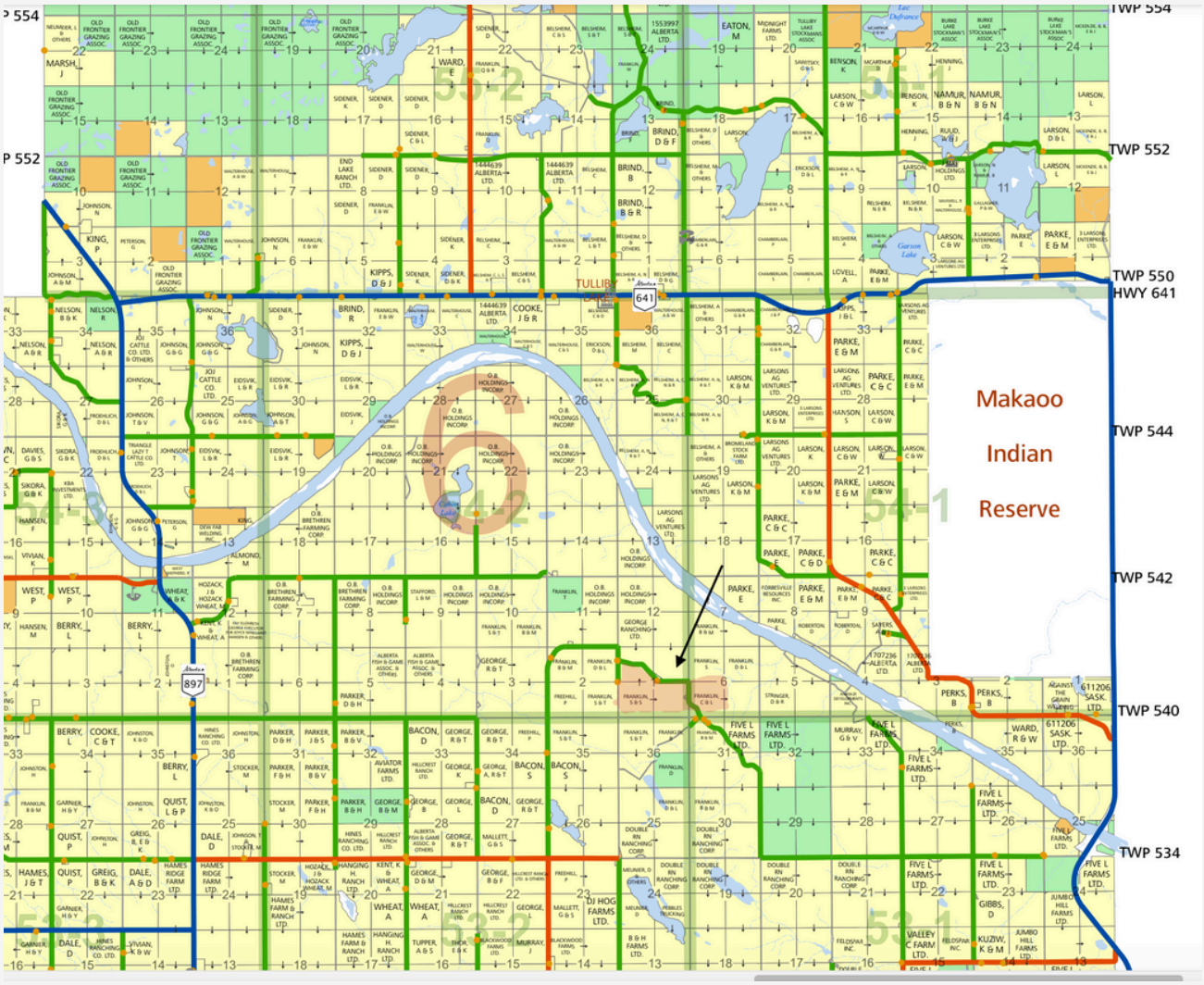
Comprehensive Information Pkg for Turnkey ranch on 557 acres

County of Vermilion River Map



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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Title - NE NW 1-54-2-4

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0010 781 938	4;2;54;1;NW,NE	092 054 854

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH HALF OF SECTION ONE (1)
TOWNSHIP FIFTY FOUR (54)
RANGE TWO (2)
WEST OF THE FOURTH MERIDIAN
LYING TO THE SOUTH AND WEST OF THE SOUTHERLY LIMIT OF
ROAD PLAN 1461ET, CONTAINING 32.4 HECTARES (80.04 ACRES)
MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 952 150 266 +2

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
092 054 854	23/02/2009	TRANSFER OF LAND	$250,000	NOMINAL

OWNERS

SHELDON LEE FRANKLIN

AND
SANDRA DAWN FRANKLIN
BOTH OF:
BOX 574
MARWAYNE
ALBERTA T0B 2X0
AS JOINT TENANTS

(CONTINUED)

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Title - NE NW 1-54-2-4

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
092 054 854

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
912 172 936	09/07/1991	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24. AFFECTED PARTY: HARVEY HOLOWAYCHUK
912 172 937	09/07/1991	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24. AFFECTED PARTY: NORMAN HOLOWAYCHUK
092 054 857	23/02/2009	MORTGAGE MORTGAGEE - SERVUS CREDIT UNION LTD. PO BOX 1410 LLOYDMINSTER SASKATCHEWAN S9V1K4 ORIGINAL PRINCIPAL AMOUNT: $305,077

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 20 DAY OF JUNE, 2024 AT 01:42 P.M.

ORDER NUMBER: 50859224

CUSTOMER FILE NUMBER:

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Satellite View - NE NW 1-54-2-4

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Farmland Calculation Report - NE NW 1-54-2-4

County of Vermilion River

Farmland Calculation Report

Year of General Assessment: 2023

Roll:254010118 **Alt. Key:** 20037 Township Road 540A Lloydminster 26 miles 90%
Legal:NW-1-54-2-4 South of River Access:100%
Agroclimatic Zone:15 2H-NE Photo: Type: Net Location: 90%

No: 1 20.16 Acres Soil:2 Bk Dryland Arable Adjusted Rating:86.0%
Comments:F/L Comments: 28% of DA1

		%Fld	NPR	ICP
30Ap Depth/Color	2AP1	0100%	-4.0	0.0
41 Subsoil	8 CL	0 0%	0.0	0.0
41 Subsoil	18 LS	0 25%	-4.5	0.0
41 Subsoil	20 S	0 75%	-22.5	0.0
51Ap Texture	19LS-S (avg)	50100%	-35.0	0.0
71 Topography	6 U	0 3%	0.0	-0.4
71 Topography	10 R	0 9%	0.0	-2.6
71 Topography	13 StR-H	50 8%	0.0	-4.8
72Stone Cover	31Phase 1	100 3%	0.0	-2.1
72Stone Cover	32Phase 2	80 8%	0.0	-3.6
72Stone Cover	33Phase 3	40 9%	0.0	-4.6
73Miscellaneous	2Irreg. / Size	1100%	0.0	-1.0
			-66.0	-19.2

Group ID:181013824 20.16 Acres x 350.0 / acre x 1.0000 x 0.8 % = 56

No: 2 20.88 Acres Soil:2 Bk Dryland Arable Adjusted Rating:86.0%
Comments:F/L Comments: 29% of DA1

		%Fld	NPR	ICP
30Ap Depth/Color	0AP0	0100%	0.0	0.0
41Subsoil 51Ap	2HC (Sd - Sz)	71100%	-24.9	0.0
Texture 71	7CL-C (avg)	25100%	-4.5	-1.5
Topography 71	6 U	41 3%	0.0	-0.4
Topography 71	10 R	29 9%	0.0	-2.6
Topography	13 StR-H	50 8%	0.0	-4.8
72Stone Cover	31Phase 1	100 3%	0.0	-2.1
72Stone Cover	32Phase 2	80 8%	0.0	-3.6
72Stone Cover	33Phase 3	40 9%	0.0	-4.6
73Miscellaneous	2Irreg. / Size	1100%	0.0	-1.0
			-29.4	-20.7

Group ID:181013825 20.88 Acres x 350.0 / acre x 1.0000 x 35.9 % = 2,624

No: 3 30.96 Acres Soil:2 Bk Dryland Arable Adjusted Rating:86.0%
Comments:F/L Comments: 43% of DA1

		%Fld	NPR	ICP
30Ap Depth/Color	0AP0	0100%	0.0	0.0
41Subsoil	1HC (Sz - Z)	50100%	-35.0	0.0
51Ap Texture	7CL-C (avg)	25100%	-4.5	-1.5
71 Topography	6 U	0 3%	0.0	-0.4
71 Topography	10 R	0 9%	0.0	-2.6
71 Topography	13 StR-H	50 8%	0.0	-4.8
72Stone Cover	31Phase 1	100 3%	0.0	-2.1
72Stone Cover	32Phase 2	80 8%	0.0	-3.6
72Stone Cover	33Phase 3	40 9%	0.0	-4.6
73Miscellaneous	2Irreg. / Size	1100%	0.0	-1.0
			-39.5	-20.7

Group ID:181013826 30.96 Acres x 350.0 / acre x 1.0000 x 25.8 % = 2,796

No: 4 5.04 Acres Soil:80 Pasture Dryland Pasture
Comments:F/L Comments: PASTURE AROUND FS

		%Fld	NPR	ICP
81Native	3636 Ac/AU	0100%	14.0	0.0
			14.0	0.0

Group ID:181013827 5.04 Acres x 350.0 / acre x 1.0000 x 14.0 % = 247

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Farmland Calculation Report - NE NW 1-54-2-4

County of Vermilion River

Farmland Calculation Report

Year of General Assessment: 2023

Areas	Asmt Code		Areas	A.U.V.			
Parcel:80.04 Acres	151 100%	Arable Dry:	72.00	5,476	**Total:**	**A.U.V.**	**5,723**
@ F/L Rates:77.04		Arable Irr:	0.00	0		x	90%
		Pasture Dry:	5.04	247		**F.A .V.**	**5,150**
		Pasture Irr:	0.00	0			
		Waste:	0.00	0			

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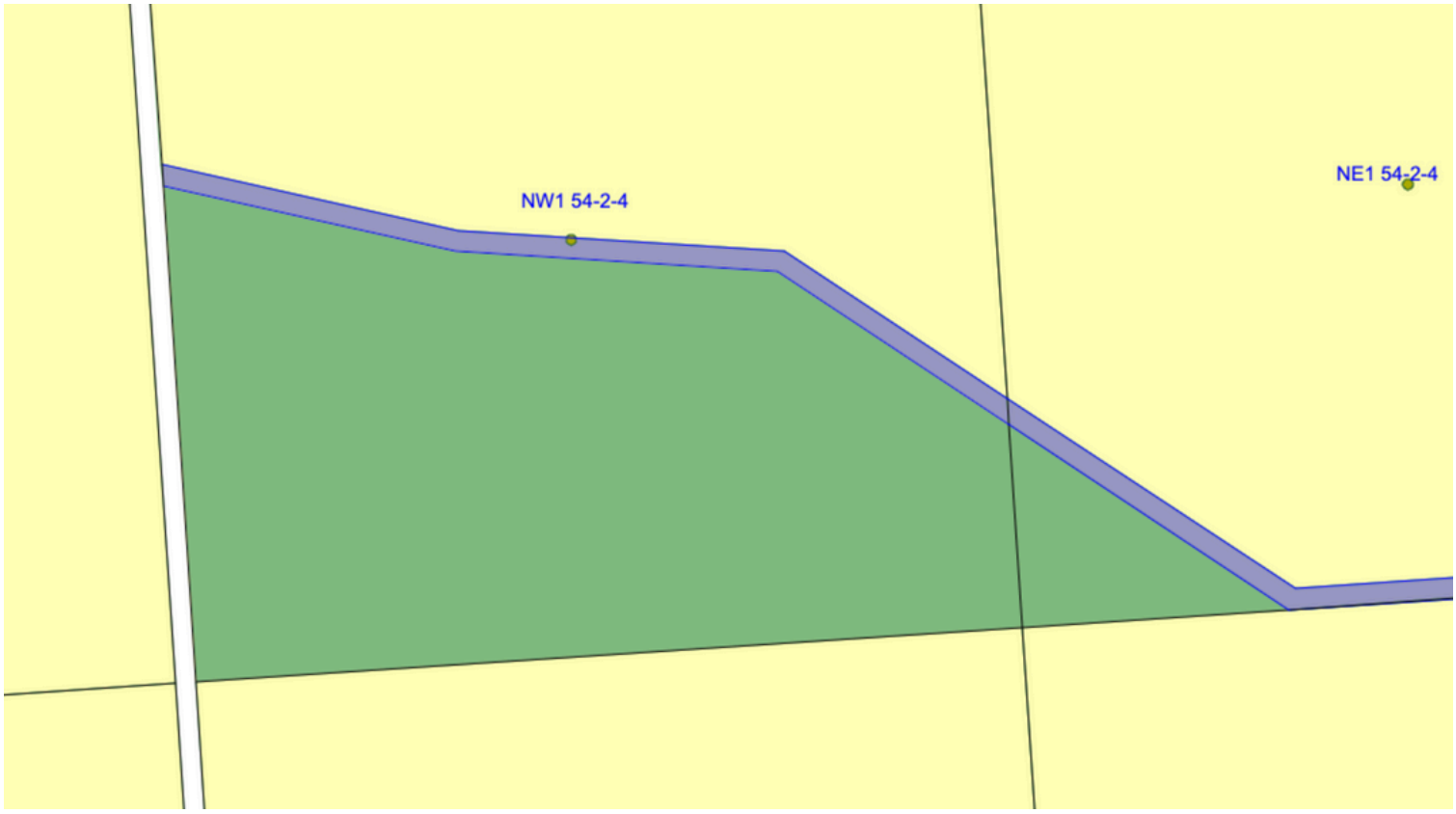
Comprehensive Information Pkg for Turnkey ranch on 557 acres

Parcel Map - NE NW 1-54-2-4



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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Title - NW 6-54-1-4

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0021 806 419	4;1;54;6;NW	952 150 267

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 1 TOWNSHIP 54
SECTION 6
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.3 HECTARES (159 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 932 044 447

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
952 150 267	13/06/1995	TRANSFER OF LAND	$48,000	$1

OWNERS

SHELDON LEE FRANKLIN
OF BOX 264
MARWAYNE
ALBERTA T0B 2X0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Title - NW 6-54-1-4

PAGE 2
952 150 267

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ORDER NUMBER: 50858686

CUSTOMER FILE NUMBER:

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Satellite View - NW 6-54-1-4

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Farmland Calculation Report - NW 6-54-1-4

County of Vermilion River

Farmland Calculation Report

Year of General Assessment: 2023

Roll:154060208 **Alt. Key:** Lloydminster 26 miles 90%
Legal:NW-6-54-1-4 South of River Access:100%
Agroclimatic Zone:15 2H-NE Photo: Type: Net Location: 90%

No: 1 12.20 Acres Soil:2 Bk Dryland Arable Adjusted Rating:86.0%
Comments:F/L Comments: 10% of DA1

		%Fld	NPR	ICP
30Ap Depth/Color	0AP0	0100%	0.0	0.0
41 Subsoil	5 C-HC	50 100%	-4.0	0.0
51Ap Texture	7CL-C (avg)	25100%	-4.5	-1.5
71 Topography	7 U-GR	50 40%	0.0	-1.2
71 Topography	10 R	0 60%	0.0	-5.4
72Stone Cover	32Phase 2	50100%	0.0	-10.0
73Miscellaneous	2Irreg. / Size	5100%	0.0	-5.0
			-8.5	-23.1

Group ID:181006590 12.20 Acres x 350.0 / acre x 1.0000 x 54.4 % = 2,323

No: 2 36.60 Acres Soil:2 Bk Dryland Arable Adjusted Rating:86.0%
Comments:F/L Comments: 30% of DA1

		%Fld	NPR	ICP
30Ap Depth/Color	2AP1	0100%	-4.0	0.0
41 Subsoil	8 CL	0 100%	0.0	0.0
51Ap Texture	12L	0 40%	0.0	0.0
51Ap Texture	14FSL	0 60%	-6.0	0.0
71 Topography	7 U-GR	50 40%	0.0	-1.2
71 Topography	10 R	0 60%	0.0	-5.4
72Stone Cover	32Phase 2	50100%	0.0	-10.0
73Miscellaneous	2Irreg. / Size	5100%	0.0	-5.0
			-10.0	-21.6

Group ID:181006591 36.60 Acres x 350.0 / acre x 1.0000 x 54.4 % = 6,969

No: 3 73.20 Acres Soil:2 Bk Dryland Arable Adjusted Rating:86.0%
Comments:F/L Comments: 60% of DA1

		%Fld	NPR	ICP
30Ap Depth/Color	2AP1	0100%	-4.0	0.0
41 Subsoil 51Ap	8 CL	0 100%	0.0	0.0
Texture 71	12L	0100%	0.0	0.0
Topography 71	7 U-GR	50 40%	0.0	-1.2
Topography	10 R	0 60%	0.0	-5.4
72Stone Cover	32Phase 2	50100%	0.0	-10.0
73Miscellaneous	2Irreg. / Size	5100%	0.0	-5.0
			-4.0	-21.6

Group ID:181006592 73.20 Acres x 350.0 / acre x 1.0000 x 60.4 % = 15,474

No: 4 37.00 Acres Soil:80 Pasture Dryland Pasture
Comments:F/L Comments: ALK DRAW, PHS

		%Fld	NPR	ICP
81Native	6060 Ac/AU	0100%	7.0	0.0
			7.0	0.0

Group ID:181006593 37.00 Acres x 350.0 / acre x 1.0000 x 7.0 % = 907

Areas	Asmt Code		Areas	A.U.V.
Parcel:159.00	151100%	Arable Dry:	122.00	24,766
@ F/L Rates:159.00		Arable Irr:	0.00	0
		Pasture Dry:	37.00	907
		Pasture Irr:	0.00	0
		Waste:	0.00	0

Total: A.U.V. 25,673
x 90%
F.A.V. 23,110

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Parcel Map - NW 6-54-1-4

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Title - SE 1-54-2-4

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0010 602 150	4;2;54;1;SE	092 054 856

LEGAL DESCRIPTION

THE SOUTH EAST QUARTER OF SECTION ONE (1)
TOWNSHIP FIFTY FOUR (54)
RANGE TWO (2)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:
(A) 0.486 HECTARES (1.20 ACRES) MORE OR LESS AS SHOWN ON ROAD PLAN 4733CL.
(B) 0.032 HECTARES (0.08 OF AN ACRE) MORE OR LESS, AS SHOWN ON ROAD PLAN 1461ET.
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 952 150 266

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
092 054 856	23/02/2009	TRANSFER OF LAND	$150,000	NOMINAL

OWNERS

SHELDON LEE FRANKLIN

AND
SANDRA DAWN FRANKLIN
BOTH OF:
BOX 574
MARWAYNE
ALBERTA T0B 2X0
AS JOINT TENANTS

(CONTINUED)

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Title - SE 1-54-2-4

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
092 054 856

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
912 172 474	08/07/1991	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24. AFFECTED PARTY: NORMAN HOLOWAYCHUK
912 172 475	08/07/1991	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24. AFFECTED PARTY: HARVEY HOLOWAYCHUK
092 054 857	23/02/2009	MORTGAGE MORTGAGEE - SERVUS CREDIT UNION LTD. PO BOX 1410 LLOYDMINSTER SASKATCHEWAN S9V1K4 ORIGINAL PRINCIPAL AMOUNT: $305,077

TOTAL INSTRUMENTS: 003

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ORDER NUMBER: 50858686

CUSTOMER FILE NUMBER:

REGISTRAR OF LAND TITLES

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FRANKLIN

Comprehensive Information Pkg for Turnkey ranch on 557 acres

Satellite View - SE 1-54-2-4

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Assessment Summary - SE 1-54-2-4

County of Vermilion River

Assessment Summary

Year of General Assessment: 2023

Roll: 254010305
Leg al: S E-1 -5 4 -2 -4
Address:
South of River

Land Area: 158.72 Acres
Subdivision: Rural
Zoning: Agricultural (A)

Market Land Valuation Site Area: 0.00 Acres

Asmt Code	Va lu e
101 100%	0

Farmland Valuation Agroclimatic Zone: 15 2H-NE

Actu a l U s e : SFoailr mGrlaonudp / Non-Intensive	Area	Rating	Asmt Code	Va lu e
80 Pasture	22.72 Acres	7.0%	151 100%	9,500
80 Pasture	136.00 Acres	21.0%		

Total Area: **158.72 Acres**

Assessment Totals

Tax Status	Code Description	Land	Improvement	Other	Assessment
T	151Farmland	9,500	0	0	9,500
	Grand Totals For 2023	**9,500**	**0**	**0**	**9,500**

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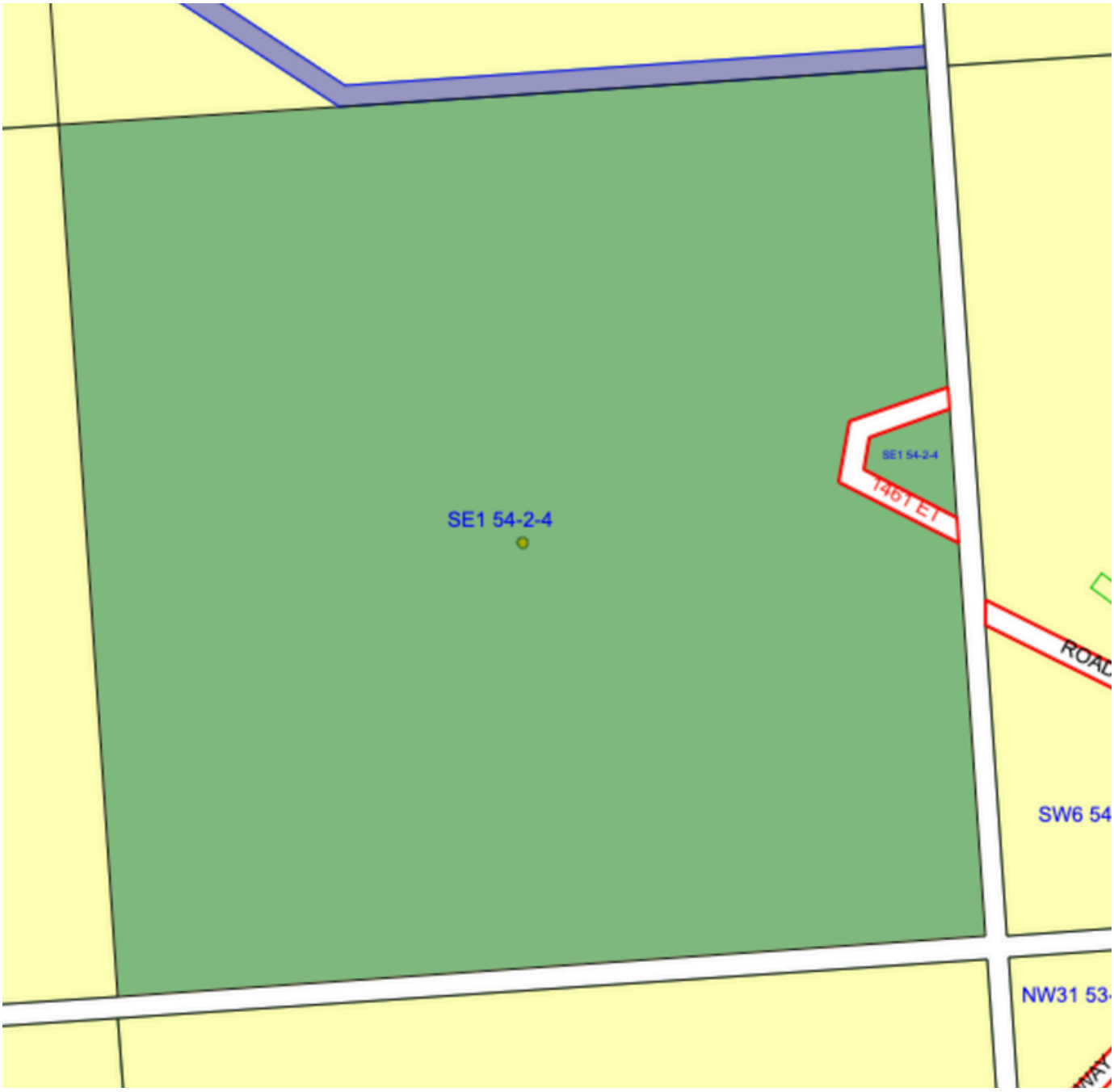
Comprehensive Information Pkg for Turnkey ranch on 557 acres

Parcel Map - SE 1-54-2-4



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Title - SW 1-54-2-4

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0010 602 167 4;2;54;1;SW 092 054 855

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 2 TOWNSHIP 54
SECTION 1
QUARTER SOUTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 952 150 266 +1

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
092 054 855	23/02/2009	TRANSFER OF LAND	$150,000	NOMINAL

OWNERS

SHELDON LEE FRANKLIN

AND
SANDRA DAWN FRANKLIN
BOTH OF:
BOX 574
MARWAYNE
ALBERTA T0B 2X0
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
912 172 472	08/07/1991	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24. AFFECTED PARTY: HARVEY HOLOWAYCHUK

(CONTINUED)

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Title - SW 1-54-2-4

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
092 054 855

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
912 172 473	08/07/1991	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24. AFFECTED PARTY: NORMAN HOLOWAYCHUK
092 054 857	23/02/2009	MORTGAGE MORTGAGEE - SERVUS CREDIT UNION LTD. PO BOX 1410 LLOYDMINSTER SASKATCHEWAN S9V1K4 ORIGINAL PRINCIPAL AMOUNT: $305,077

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 20 DAY OF JUNE, 2024 AT 01:18 P.M.

ORDER NUMBER: 50858686

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Satellite View - SW 1-54-2-4

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Farmland Calculation Report - SW 1-54-2-4

County of Vermilion River

Farmland Calculation Report

Year of General Assessment: 2023

Roll:254010403 **Alt. Key:** Lloydminster 26 miles 90%
Legal:SW-1-54-2-4 South of River Access:100%
Agroclimatic Zone:15 2H-NE Photo: Type: Net Location: 90%

No: 1 43.20 Acres Soil:2 Bk Dryland Arable Adjusted Rating:86.0%
Comments:F/L Comments: 80% of DA1

		%Fld	NPR	ICP
30Ap Depth/Color	0AP0	0100%	0.0	0.0
41Subsoil	2HC (Sd - Sz)	71100%	-24.9	0.0
51Ap Texture	7CL-C (avg)	25100%	-4.5	-1.5
71 Topography	7 U-GR	50 80%	0.0	-0.9
71 Topography	10 R	0 20%	0.0	-1.8
71 Topography	14 H	0 80%	0.0	-10.0
72Stone Cover	31Phase 1	100 80%	0.0	-1.5
72Stone Cover	32Phase 2	80 50%	0.0	-6.5
72Stone Cover	33Phase 3	40 20%	0.0	-3.2
73Miscellaneous	2Irreg. / Size	1100%	0.0	-1.0
			-29.4	-26.4

Group ID:181013837 43.20 Acres x 350.0 / acre x 1.0000 x 30.2 % = 4,566

No: 2 45.00 Acres Soil:2 Bk Dryland Arable Adjusted Rating:86.0%

		%Fld	NPR	ICP
30Ap Depth/Color	0AP0	0100%	0.0	0.0
41Subsoil	2HC (Sd - Sz)	71100%	-24.9	0.0
51Ap Texture	7CL-C (avg)	25100%	-4.5	-1.5
71 Topography	11 R-StR	67 20%	0.0	-2.4
71 Topography	14 H	0 80%	0.0	-16.0
72Stone Cover	32Phase 2	80100%	0.0	-13.0
73Miscellaneous	2Irreg. / Size	5100%	0.0	-5.0
			-29.4	-37.9

Group ID:181013838 45.00 Acres x 350.0 / acre x 1.0000 x 18.7 % = 2,945

No: 3 55.00 Acres Soil:80 Pasture Dryland Pasture
Comments:F/L Comments: 4SZ4, STR-H, P3

		%Fld	NPR	ICP
81Native	3636 Ac/AU	0100%	14.0	0.0
			14.0	0.0

Group ID:181013839 55.00 Acres x 350.0 / acre x 1.0000 x 14.0 % = 2,695

No: 4 6.00 Acres Soil:80 Pasture Dryland Pasture
Comments:F/L Comments: POTHOLES/BLUFFS

		%Fld	NPR	ICP
81Native	6060 Ac/AU	0100%	7.0	0.0
			7.0	0.0

Group ID:181013840 6.00 Acres x 350.0 / acre x 1.0000 x 7.0 % = 147

No: 5 10.80 Acres Soil:80 Pasture Dryland Pasture

		%Fld	NPR	ICP
30Ap Depth/Color	2AP1	0100%	0.0	0.0
41 Subsoil	8 CL	0 0%	0.0	0.0
41 Subsoil	18 LS	0 25%	0.0	0.0
41 Subsoil	20 S	0 75%	0.0	0.0
51Ap Texture	19LS-S (avg)	50100%	0.0	0.0
71 Topography	7 U-GR	50 80%	0.0	0.0
71 Topography	10 R	0 20%	0.0	0.0
71 Topography	14 H	0 80%	0.0	0.0
72Stone Cover	31Phase 1	100 80%	0.0	0.0
72Stone Cover	32Phase 2	80 50%	0.0	0.0
72Stone Cover	33Phase 3	40 20%	0.0	0.0
73Miscellaneous	2Irreg. / Size	1100%	0.0	0.0
82Improved	1414 Ac/AU	0100%	27.0	0.0
			27.0	0.0

Group ID:229000555 10.80 Acres x 350.0 / acre x 1.0000 x 27.0 % = 1,021

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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Farmland Calculation Report - SW 1-54-2-4

County of Vermilion River

Farmland Calculation Report

Year of General Assessment: 2023

Areas	Asmt Code		Areas	A.U.V.			
Parcel:160.00	151 100%	Arable Dry:	88.20	7,511	**Total:**	**A.U.V.**	**11,374**
@ F/L Rates:160.00		Arable Irr:	0.00	0		x	90%
		Pasture Dry:	71.80	3,863		**F.A .V.**	**10,240**
		Pasture Irr:	0.00	0			
		Waste:	0.00	0			

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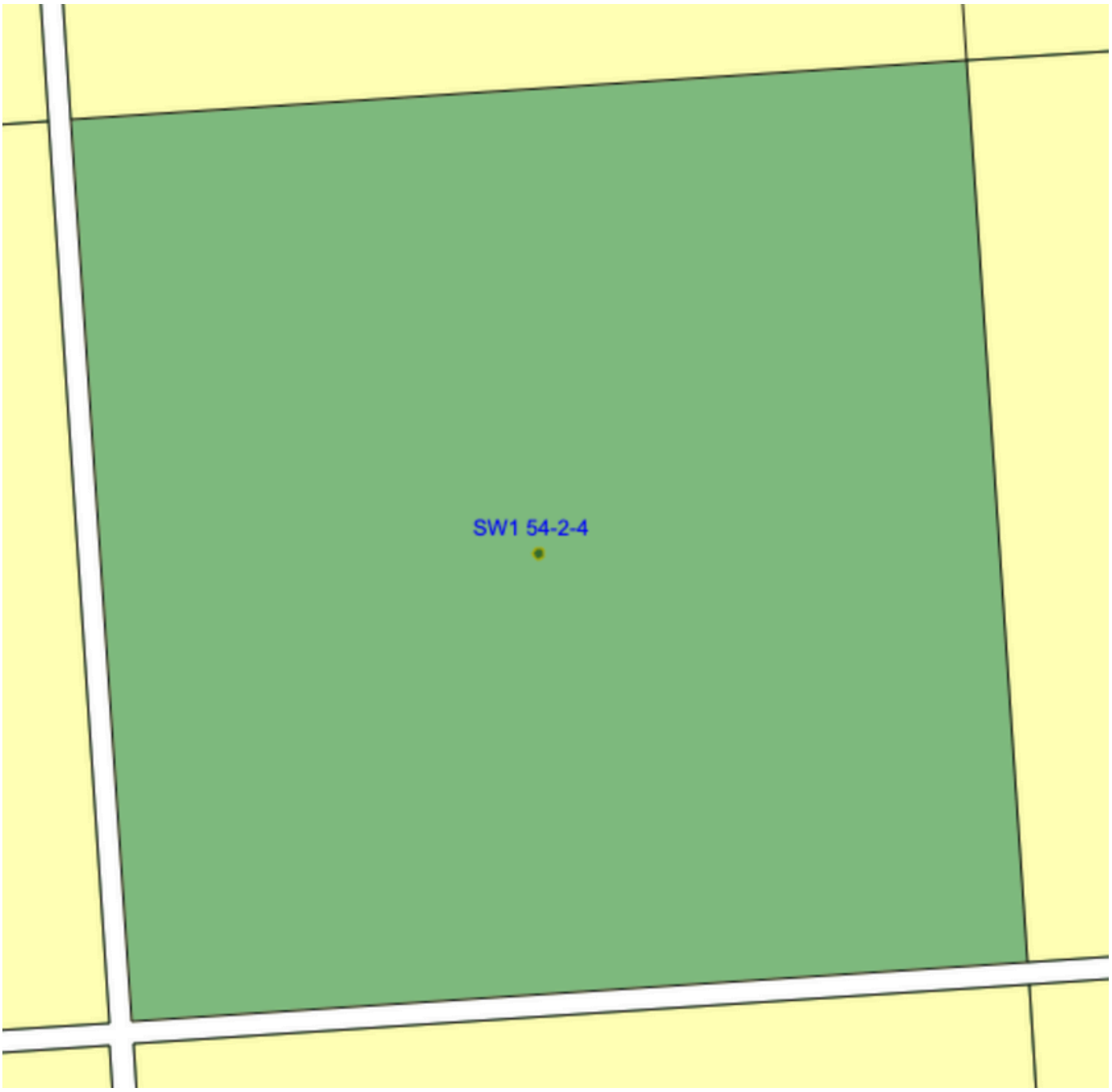
Comprehensive Information Pkg for Turnkey ranch on 557 acres

Parcel Map - SW 1-54-2-4



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Comprehensive Information Pkg for Turnkey ranch on 557 acres

Discover a turnkey 557-acre ranch with a spacious, energy-efficient bungalow, prime agricultural land, and top-tier infrastructure for a seamless livestock operation. This is rural living at its finest—don't miss this exceptional opportunity!

For additional details or to schedule a viewing,
please visit **http://www.franklinland.ca/** or contact:

Grant McClelland
Field Agent/ Progressive Tender
780-871-4221
grant.m@progressivetender.com

Vern McClelland
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306-821-0611
mcclv@sasktel.net

RE/MAX of Lloydminster
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OUR TEAM IS OUTSTANDING

GRANT MCCLELLAND - REALTOR, RE/MAX OF LLOYDMINSTER

Grant McClelland offers a unique combination of hands-on experience and strategic insight in real estate, particularly with farm and commercial land-based assets. With over 24 years of business ownership and management, he provides a client-focused approach to buying, selling, and developing land. Growing up as the third generation on a family farm, Grant has a deep understanding of the land and those who rely on it. His career has been built on forging high-value relationships with diverse stakeholders, including energy companies, contractors, Indigenous groups, and international corporations, always aiming to meet the specific needs of his clients. Grant has played a key role in numerous

high-dollar development and construction projects, maintaining a steadfast commitment to sustainability and excellence. His expertise spans design sourcing, regulatory compliance, and process improvements, ensuring that every transaction and negotiation is meticulously crafted. His dedication to long-term relationships and client satisfaction drives his success, offering clients meaningful advice and high-value solutions for all their real estate and development endeavors. This blend of practical experience and strategic vision ensures clients receive the best possible outcomes.

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OUR TEAM IS OUTSTANDING

VERN MCCLELLAND - ASSOCIATE BROKER, RE/MAX OF LLOYDMINSTER

Vern McClelland is a highly accomplished Associate Broker with RE/MAX of Lloydminster and a partner in the McClelland Group. Licensed in both Alberta and Saskatchewan, Vern has represented over 4,000 properties across various sectors, with a special focus on agricultural real estate, consulting on more than 300,000 acres of farm and ranch land. He excels in estate planning and marketing for his clients.

In 2014, Vern received RE/MAX International's Lifetime Achievement Award for his outstanding contributions to the industry. He also served on the Saskatchewan Real Estate Commission, chairing for three years during his two terms from 2015 to 2021.

With a career spanning over two decades, Vern's background includes management consulting for over 50 organizations and developing major public-private partnerships, such as introducing high-speed internet to remote Saskatchewan communities. A graduate of the University of Calgary's Banff School of Management, Vern has held key leadership roles in healthcare administration.

In addition to his real estate work, Vern remains active in his family's 1,200-head livestock operation, which has been running since 1905.

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