

## **Agricultural Land with Residence For Sale by Progressive Tender In the Alberta County of Vermilion River**

We are pleased to present the following lands located approximately sixteen miles south of Vermilion in the County of Vermilion River **for sale as one block**:

**SW 12-48-7-W4:** ALT 158 titled acres. Soil Final Rating ranges from 14 to 62. CVR profile designates 75 cultivated acres, with the balance pasture. 2023 CVR FAV is \$148,300.

Land is currently seeded to tame forage. There appears to be an opportunity for the incoming owner to clear additional acres for cropping.

2024 property taxes were \$1202.27. Access is from Range Road 71 along the west boundary and Township Road 481 along the south boundary west of Highway 41.

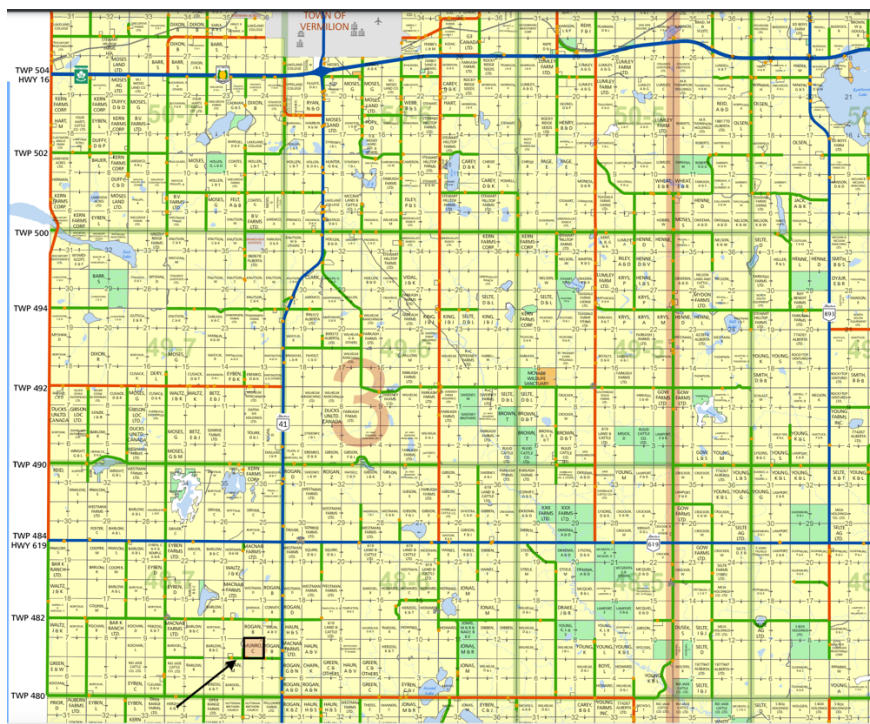
Improvements include 1940 one and a half storey farmhouse, approximately 1600 sq ft with three bedrooms, two bathrooms. Some updates and a unique layout. Mature yardsite. Some outbuildings. Propane heat. Exclude sea container and culvert / storage area.

Viewing of home will be available from 4 to 6 PM on September 11, 2024 by contacting the listing agent for an appointment. Must pre-register by September 9.

### **Tender Participation Details:**

Initial bids must be submitted by **Noon MST, Tuesday October 8, 2024**; steps are detailed on the reverse of this document. Full information on the offering including maps and printable bid documents is available at [www.munrotender.ca](http://www.munrotender.ca)

For additional details or inquiries, contact Grant or Vern with The McClelland Group, RE/MAX of Lloydminster, (780) 808-2700 or email [grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)



## Progressive Tender Steps:

### Step 1: Submit Bid Document

- Download the Bid Document from the [www.munrotender.ca](http://www.munrotender.ca) website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Fill out the required details. Buyers must be GST registrants and provide a GST number at completion.
- **Obtain a bank draft for \$10,000** made payable to "RE/MAX of Lloydminster in Trust."
- Place both items in a sealed envelope and label it "Munro Tender".
- Deliver the envelope to RE/MAX of Lloydminster at 5726 –44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday October 8, 2024**. Attention: McClelland Group.

### Step 2: Round Table Activity

- After the initial offers for each parcel are opened, the Broker will contact each Bidder and inform them of the amount of the highest bid. Bidders will have until noon the following business day to submit a revised offer by phone, email, or text if they wish.

### Step 3: Final Offer

- This "round table" process continues for each parcel daily until every Bidder declares their Final Offer.
- If a Bidder doesn't respond within the time limit or increase their bid by a minimum amount of 2% over the previous round's highest offer, their last bid will automatically be declared as their Final Offer.
- Matching bids during progression rounds are discouraged.

### Step 4: Confidentiality

- All Bidder names are kept confidential and only revealed to the Seller with the bid history when the progression rounds conclude. Bid history is the sole possession of the Seller.

### Step 5: Finalizing Purchase

- The Seller reserves the right to reject any or all offers, engage in further negotiations on price or terms, and may award the sale of the subject property to the buyer of their choice.
- The successful Bidder must complete a Purchase Contract with the Broker within two business days of acceptance; a draft of which is available on the website.
- Deposit is to be increased to 5% of sale price upon removal of conditions.
- Bidder's proposed completion date for possession will be negotiable between the parties, allowing sufficient time for the Seller to vacate the property.

### Step 6: Diligence Activity, Legal and Accounting Costs

- Property is sold "as is". Bidders are encouraged to conduct their own diligence including appraisal for value, home inspection, water quality and quantity, or survey / real property reports.
- Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

### Step 7: Notification

- All Bidders will be notified about the outcome once a Purchase Contract is completed between the successful Buyer and Seller. Deposits from unsuccessful Bidders will be released in a timely manner by the Broker once the Purchase Contract is in place.

*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!*

*Grant McClelland – Direct (780) 871-4221 Email: [grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)*

*Vern McClelland - Direct (306) 821-0611 Email: [vernmcclelland@remax.net](mailto:vernmcclelland@remax.net)*

**Roll:** 748120401

**Legal:** SW-12-48-7-4

**Address:** 70076 Township Road 481

**Land Area:** 158.00 Acres

**Subdivision:** Rural

**Zoning:** Agricultural (A)

**Actual Use:** Improved Residential / Single Family Unit- fee simple



Market Land Valuation			Site Area: 3.00 Acres	Asmt	Code	Value
				102	100%	80,000
Farmland Valuation			Agroclimatic Zone: 15 2H-NE	Asmt	Code	Value
Soil Group	Area	Rating				
12 TBk	75.00 Acres	62.0%				
80 Pasture	59.00 Acres	14.0%				
80 Pasture	21.00 Acres	7.0%				
Total Area: 155.00 Acres						

Improvement Valuation			Floor Area	Built	Asmt	Code	Value
1 Storey & Basement	SFD - All Ages		759 Sq Feet	1940	102	100%	49,800

Assessment Totals						
Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	102	Residential Imp/Site	80,000	31,300	0	111,300
	151	Farmland	18,500	0	0	18,500
	Totals For 2023 Taxable		98,500	31,300	0	129,800
E	901	Rural Res. Exemption	0	18,500	0	18,500
Grand Totals For 2023			98,500	49,800	0	148,300

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SW 12-48-7-4

Range Road 71

X 70076

Road 481

Township Road 481





LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0020 017 943

4;7;48;12;SW

142 021 357

LEGAL DESCRIPTION

THE SOUTH WEST QUARTER OF SECTION TWELVE (12)  
TOWNSHIP FORTY EIGHT (48)  
RANGE SEVEN (7)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160) ACRES MORE OR LESS  
EXCEPTING THEREOUT: .809 HECTARES (2) ACRES MORE OR  
LESS, AS SHOWN ON ROAD PLAN 1543BM  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 962 194 878

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 021 357	17/01/2014	TRANSFER OF LAND	\$225,000	\$225,000

OWNERS

CINDY JAY MUNRO  
OF BOX 3021  
VERMILION  
ALBERTA T9X 2B1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
832 000 451	05/01/1983	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. ATTN: LAND DEPARTMENT BOX 6926, STN D

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 142 021 357

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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CALGARY

ALBERTA T2P2G1

(DATA UPDATED BY: CHANGE OF NAME 042095452)

(DATA UPDATED BY: TRANSFER OF CAVEAT

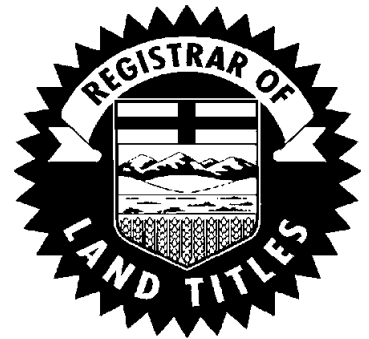
192167551)

TOTAL INSTRUMENTS: 001

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 09:31 A.M.

ORDER NUMBER:    50853253

CUSTOMER FILE NUMBER:

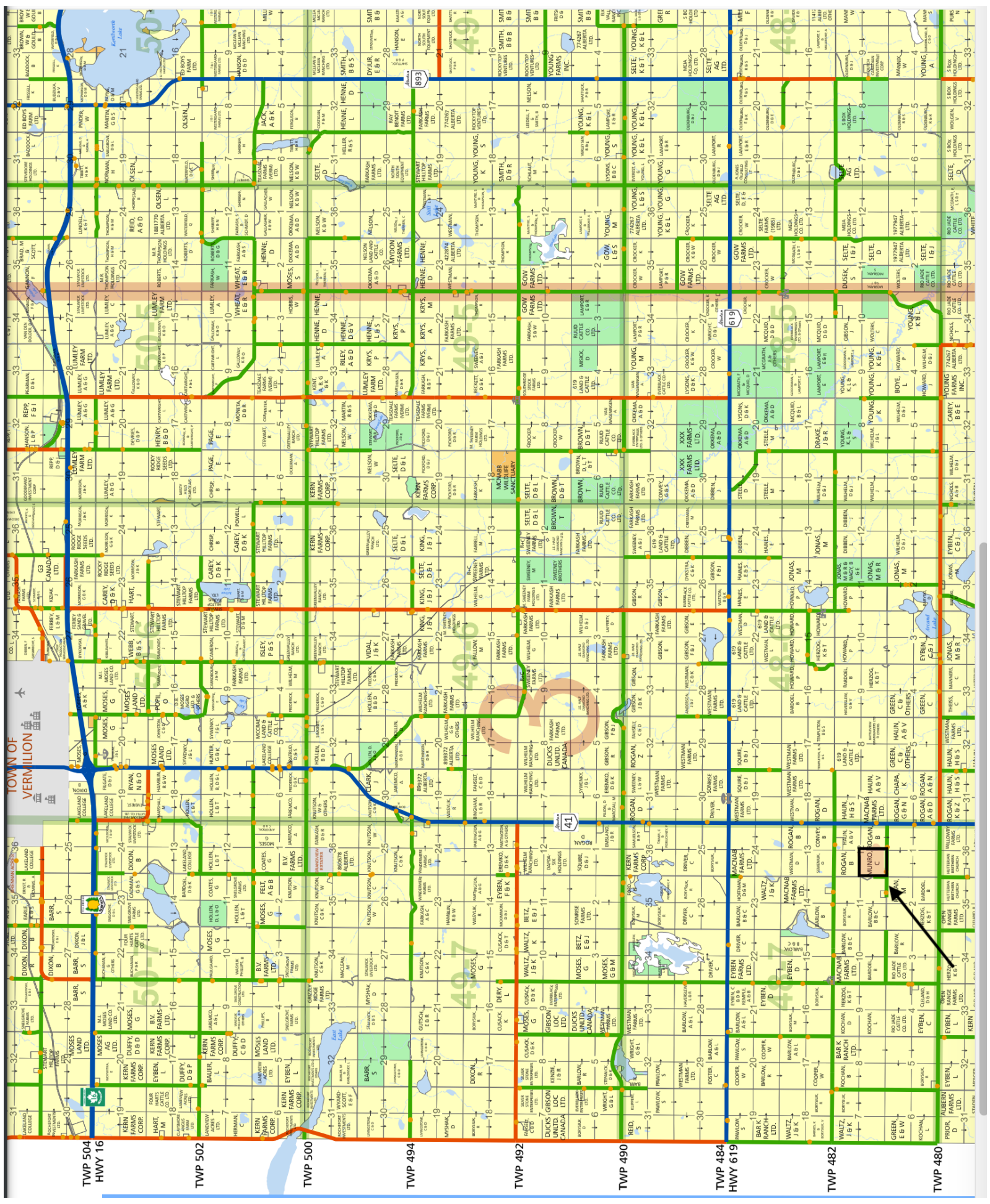


\*END OF CERTIFICATE\*

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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
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TOWN OF  
VERMILION

TWP 504  
HWY 16

TWP 502

TWP 500

TWP 494

TWP 492

TWP 490

TWP 484  
HWY 619

TWP 482

TWP 480

**Bid Document**  
**MUNRO – County of Vermilion River**

Name of Bidder: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Contact Name if Company: \_\_\_\_\_

Cellular Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Residence Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_@\_\_\_\_\_

My GST Registration Number is: \_\_\_\_\_

***My opening offer for SW 12-48-7-W4 is \$\_\_\_\_\_.***

***Enclosed is a bank draft or certified cheque for \$10,000 payable to RE/MAX of Lloydminster representing my initial deposit.***

*I hereby submit my initial proposal to purchase the identified lands along with any subsequent amendments I may make during the progression rounds, subject to the terms and conditions listed on the tender website, which I have read and understood.*

*I specifically acknowledge the right of the Seller to 1) not accept any or all offers received, 2) further negotiate price, terms, or conditions, and 3) award the sale of the subject property to the Buyer of their choice.*

*If my final proposal is accepted, I agree to submit an offer to purchase within two business days of acceptance.*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature*

Bid is to be mailed or delivered by **Noon MST Tuesday October 8, 2024** to the offices of:

RE/MAX of Lloydminster  
5726 – 44th Street  
Lloydminster, AB  
T9V 0B6

**Attention: McClelland Group**