

# BRIGHTLING FARMS LTD

Comprehensive Information Pkg



## PROGRESSIVE TENDER®

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

 [grant.m@progressivetender.com](mailto: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!

# BRIGHTLING FARMS LTD

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The following lands and improvements located approximately four miles east of Lone Rock are each offered for sale separately:

- 📍 **NE 08-47-26-W3 Plan 102435814 - MLS A2210678**
- 📍 **NW 08-47-26-W3 - MLS A2210604**
- 📍 **SE 27-47-26-W3 - MLS A2210697**
- 📍 **SW 27-47-26-W3 - MLS A2210689**

## Rural Municipality of Wilton

Progressive Tender® presents four exceptional farmland parcels in the RM of Wilton—each offering strong soil ratings, reliable access, and solid surface lease revenue. Ranging from 120 to 162 titled acres, these lands feature up to 148 cultivated acres per quarter, with soils rated between 73–89 and a mix of Waseca and Blaine Lake clay loams. Surface lease revenues range from \$2,550 to \$3,900, and all properties offer improved road access.

*Bid on one or expand your operation by acquiring multiple adjacent quarters.*

Submit your initial offer by Noon, Tuesday, June 24, 2025.  
Contact the listing office for detailed information packages and mandatory offer requirements or visit [www.brightlingland.ca](http://www.brightlingland.ca)

Four Prime R.M. Wilton  
Quarter Sections Available  
by Tender





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## **NE 08-47-26-W3 Plan 102435814:**

**\$400,000** is the starting price / minimum opening bid for this land to be sold by Progressive Tender™ with all initial offers opened **Noon, Tuesday June 24, 2025**. This 120.61 titled acre parcel is located approximately four miles east of Lone Rock in the Rural Municipality of Wilton. SAMA profile indicates 98 cultivated acres, with balance wetlands, however cropable acres may vary with weather conditions and agronomic practice. Soil Final Rating ranges from 79 to 86, primarily Blaine Lake clay loam. 2024 SAMA assessment \$223,400. Surface lease revenue from one Cenovus wellsite and access road is \$3,900. 2024 property taxes were \$1,015. Proposed possession date is October 15, 2025. Access is from improved roads on both north and east boundaries. Adjacent NW quarter also available by tender. Contact Listing Office for a detailed information package and mandatory offer requirements or visit [www.brightlingland.ca](http://www.brightlingland.ca)

## **NW 08-47-26-W3:**

**\$575,000** is the starting price / minimum opening bid for this land to be sold by Progressive Tender™ with all initial offers opened **Noon, Tuesday June 24, 2025**. This 161.8 titled acre parcel is located approximately four miles east of Lone Rock in the Rural Municipality of Wilton. SAMA profile indicates 148 cultivated acres, with balance wetlands, however cropable acres may vary with weather conditions and agronomic practice. Soil Final Rating ranges from 79 to 89, primarily Blaine Lake clay loam. 2024 SAMA assessment \$345,500. Surface lease revenue from one Cenovus site of \$3,200 and one Rife site of \$2,550. 2024 property taxes were \$1,420. Proposed possession date is October 15, 2025. Access is from improved roads on both west and north boundaries. Adjacent NE quarter also available by tender. Contact Listing Office for a detailed information package and mandatory offer requirements or visit [www.brightlingland.ca](http://www.brightlingland.ca)



# BRIGHTLING FARMS LTD

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## **SE 27-47-26-W3:**

**\$550,000** is the starting price / minimum opening bid for this land to be sold by Progressive Tender™ with all initial offers opened **Noon, Tuesday June 24, 2025**. This 152.08 titled acre parcel is located approximately six miles northeast of Lone Rock in the Rural Municipality of Wilton. SAMA profile indicates 135 cultivated acres, with balance wetlands, however croplable acres may vary with weather conditions and agronomic practice. Soil Final Rating is 79, primarily Waseca clay loam. 2024 SAMA assessment \$290,100. 2024 property taxes were \$1,236. Proposed possession date is October 15, 2025. Access is from improved roads on both south and east boundaries. Adjacent SW quarter also available by tender. Contact Listing Office for a detailed information package and mandatory offer requirements or visit [www.brightlingland.ca](http://www.brightlingland.ca)

## **SW 27-47-26-W3:**

**\$575,000** is the starting price / minimum opening bid for this land to be sold by Progressive Tender™ with all initial offers opened **Noon, Tuesday June 24, 2025**. This 160.82 titled acre parcel is located approximately six miles northeast of Lone Rock in the Rural Municipality of Wilton. SAMA profile indicates 148 cultivated acres, with balance wetlands, however croplable acres may vary with weather conditions and agronomic practice. Soil Final Rating is 73, primarily Waseca clay loam. 2024 SAMA assessment \$292,600. Surface lease revenue from one Baytex wellsite is \$2,600. 2024 property taxes were \$1,245. Proposed possession date is October 15, 2025. Access is from improved roads on both south and west boundaries. Adjacent SE quarter also available by tender. Contact Listing Office for a detailed information package and mandatory offer requirements or visit [www.brightlingland.ca](http://www.brightlingland.ca)



# BRIGHTLING FARMS LTD

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## Progressive Tender® Steps:

### **Steps On How to Participate in This Progressive Tender**

#### **Step 1: Submit Offer Document**

Visit [www.brightlingland.ca](http://www.brightlingland.ca) website to download the Offer Document, 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.

Bidders are expected to have financing in place and submit unconditional offers. Obtain a bank draft or certified cheque for \$20,000 made payable to "RE/MAX of Lloydminster in Trust."

Place both items in a sealed envelope and label it "Brightling Tender." Deliver the envelope to RE/MAX of Lloydminster at 5726 -44th Street, Lloydminster, AB T9V 0B6 by Noon MST, Tuesday June 24, 2025. Attention: Grant McClelland.

#### **Step 2: Round Table Activity**

After the initial offers are opened, the Broker will contact each Bidder and inform them of the amount of the current highest offer. 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 offer by a minimum amount of 2% over the previous round's highest offer, their last offer will automatically be declared as their Final Offer.

Matching offers during progression rounds are discouraged.

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## Progressive Tender® Steps (continued):

### **Step 4: Confidentiality**

*All Bidder names are kept confidential and only revealed to the Seller with the offer history when the progression rounds conclude. Bidder names and offer 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. Proposed completion date is October 15, 2025 unless otherwise agreed.*

### **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, survey / real property or other reports.*

*Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.*

### **Step 7: Notification**

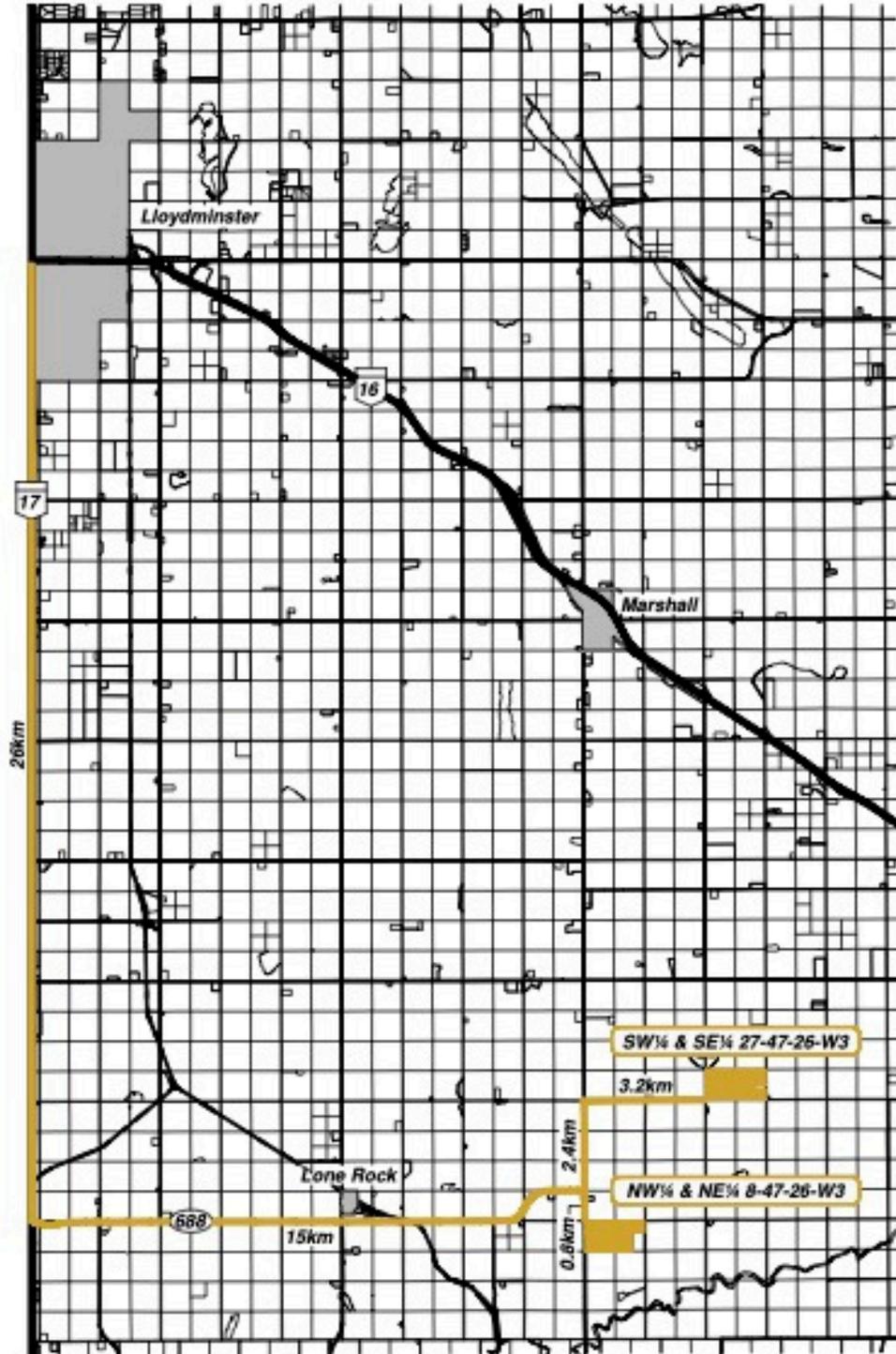
*All Bidders will be notified about the outcome once a Purchase Contract is completed between the successful Buyer and Seller. Deposits from unsuccessful Bidders will be released in a timely manner by the Broker once the Purchase Contract is in place.*

***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)***



# ROUTE MAP



This information has been provided based on data received from third parties and is believed to be accurate. However, we cannot guarantee its completeness or correctness. Any discrepancies identified, either before or after the tender, will be resolved directly between the involved parties. Errors and omissions excepted (E. & O.E.).  
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# BRIGHTLING FARMS LTD

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## ISC Title - NE 08-47-26-W3 Plan 102435814

3/18/25, 9:16 AM apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

**Province of Saskatchewan  
Land Titles Registry  
Title**

**Title #:** 158255163 **As of:** 18 Mar 2025 09:16:30  
**Title Status:** Active **Last Amendment Date:** 19 Dec 2024 08:03:07.956  
**Parcel Type:** Surface **Issued:** 19 Dec 2024 08:03:05.850  
**Parcel Value:** \$100,000.00 CAD **Municipality:** RM OF WILTON NO. 472  
**Title Value:** \$100,000.00 CAD  
**Converted Title:** 92B05767 / 99B04380  
**Previous Title and/or Abstract #:** 119888375 / 144796539

BRIGHTLING FARMS LTD. is the registered owner of Surface Parcel #204094807  
Reference Land Description: NE Sec 08 Twp 47 Rge 26 W 3 Plan No 102435814  
Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000.*

**Registered Interests:**

<b>Interest #:</b> 200745187	Lease - 10 years or more	<b>Value:</b> N/A <b>Reg'd:</b> 11 Apr 2006 08:54:22 <b>Interest Register Amendment Date:</b> N/A <b>Interest Assignment Date:</b> 16 Jan 2009 11:58:57 <b>Interest Scheduled Expiry Date:</b> N/A <b>Expiry Date:</b> N/A  <b>Holder:</b> CENOVUS ENERGY INC. Box 6525 Station D Calgary, Alberta, Canada T2P 3G7 <b>Client #:</b> 112342991  <b>Int. Register #:</b> 110509680
<b>Interest #:</b> 200745198	Lease - 10 years or more	<b>Value:</b> N/A <b>Reg'd:</b> 15 Nov 2006 10:01:34 <b>Interest Register Amendment Date:</b> N/A <b>Interest Assignment Date:</b> 15 Dec 2008 16:52:56 <b>Interest Scheduled Expiry Date:</b> N/A <b>Expiry Date:</b> N/A  <b>Holder:</b> CENOVUS ENERGY INC. Box 6525 Station D Calgary, Alberta, Canada T2P 3G7 <b>Client #:</b> 112342991  <b>Int. Register #:</b> 111957565
<b>Interest #:</b> 200745200	Lease - 10 years or more	<b>Value:</b> N/A <b>Reg'd:</b> 20 Mar 2007 16:04:47 <b>Interest Register Amendment Date:</b> N/A <b>Interest Assignment Date:</b> 16 Jan 2009 12:00:37 <b>Interest Scheduled Expiry Date:</b> N/A <b>Expiry Date:</b> N/A  <b>Holder:</b> CENOVUS ENERGY INC. Box 6525 Station D Calgary, Alberta, Canada T2P 3G7 <b>Client #:</b> 112342991

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

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## ISC Title - NE 08-47-26-W3 Plan 102435814

3/18/25, 9:16 AM apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

<b>Interest #:</b> 200745211	<p><b>Int. Register #:</b> 112710596</p> <p>Lease - 10 years or more</p> <p><b>Value:</b> N/A  <b>Reg'd:</b> 24 May 2007 14:18:35  <b>Interest Register Amendment Date:</b> N/A  <b>Interest Assignment Date:</b> 16 Jan 2009 11:28:57  <b>Interest Scheduled Expiry Date:</b> N/A  <b>Expiry Date:</b> N/A</p> <p><b>Holder:</b>            CENOVUS ENERGY INC.            Box 6525 Station D            Calgary, Alberta, Canada T2P 3G7  <b>Client #:</b> 112342991</p> <p><b>Int. Register #:</b> 112855945</p>
<b>Interest #:</b> 200745222	<p>Mortgage</p> <p><b>Value:</b> \$200,000.00 CAD  <b>Reg'd:</b> 13 Mar 2014 14:52:16  <b>Interest Register Amendment Date:</b> N/A  <b>Interest Assignment Date:</b> N/A  <b>Interest Scheduled Expiry Date:</b> N/A  <b>Expiry Date:</b> N/A</p> <p><b>Holder:</b>            SYNERGY CREDIT UNION LTD.            101 - 4908 - 42 Street            Lloydminster, Saskatchewan, Canada S9V 0E5  <b>Client #:</b> 102109777</p> <p><b>Int. Register #:</b> 119837492</p>
<b>Interest #:</b> 200745233	<p>Mortgage</p> <p><b>Value:</b> \$30,000.00 CAD  <b>Reg'd:</b> 02 Jan 2015 11:22:05  <b>Interest Register Amendment Date:</b> N/A  <b>Interest Assignment Date:</b> N/A  <b>Interest Scheduled Expiry Date:</b> N/A  <b>Expiry Date:</b> N/A</p> <p><b>Holder:</b>            SYNERGY CREDIT UNION LTD.            101 - 4908 - 42 Street            Lloydminster, Saskatchewan, Canada S9V 0E5  <b>Client #:</b> 102109777</p> <p><b>Int. Register #:</b> 120567911</p>
<b>Interest #:</b> 200745244	<p>Power Corporation Act            Easement (s.23)</p> <p><b>Value:</b> N/A  <b>Reg'd:</b> 05 Mar 2024 15:42:08  <b>Interest Register Amendment Date:</b> N/A  <b>Interest Assignment Date:</b> N/A  <b>Interest Scheduled Expiry Date:</b> N/A  <b>Expiry Date:</b> N/A</p> <p><b>Holder:</b>            SASKATCHEWAN POWER CORPORATION            2025 VICTORIA AVE            REGINA, SK, Canada S4P 0S1  <b>Client #:</b> 100307618</p> <p><b>Int. Register #:</b> 126008478</p>
<b>Addresses for Service:</b>	
<b>Name</b> Owner: BRIGHTLING FARMS LTD.	<b>Address</b> PO BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK, Canada S9V 1K6

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

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ISC Title - NE 08-47-26-W3 Plan 102435814

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Client #: 100614091

**Notes:**  
Parcel Class Code: Parcel (Generic)

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Satellite View - NE 08-47-26-W3 Plan 102435814



This information has been provided based on data received from third parties and is believed to be accurate. However, we cannot guarantee its completeness or correctness. Any discrepancies identified, either before or after the tender, will be resolved directly between the involved parties. Errors and omissions excepted (E. & O.E.).

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# BRIGHTLING FARMS LTD

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## SAMA Report -NE 08-47-26-W3 Plan 102435814

**Property Report**

Print Date: 28-Oct-2024

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**Municipality Name: RM OF WILTON (RM)**

**Assessment ID Number : 472-000608100**

**PID: 201009305**



**Civic Address:**

**Legal Location:** Qtr PT NE Sec 08 Tp 47 Rg 26 W 3 Sup 00

**Supplementary:** EXCEPT LSD 9

**Title Acres:** 120.00

**School Division:** 203

**Neighbourhood:** 472-101

**Overall PUSE:** 2000

**Call Back Year:**

**Reviewed:** 16-Aug-2000

**Change Reason:**

**Year / Frozen ID:** 2024/-32560

**Predom Code:**

**Method in Use:** C.A.M.A. - Cost

**AGRICULTURAL ARABLE LAND**

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
68.00	K - [CULTIVATED]	Soil association 1 BB - [BLAINE LAKE] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )]  Soil association 2 WA - [WASECA] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 Z-SL - [CHERN SOLONETZ SL] Top soil depth 6+	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few  Natural hazard WSB: Waste Slough Bush Rate: 0.98	\$/ACRE Final	2,333.85 86.89
30.00	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL]  Top soil depth 4-6	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few  Natural hazard WSB: Waste Slough Bush Rate: 0.98	\$/ACRE Final	2,147.94 79.97

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
22	WASTE SLOUGH BUSH

**Assessed & Taxable/Exempt Values (Summary)**

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$223,400		1	Other Agricultural	55%	\$122,870				Taxable
<b>Total of Assessed Values:</b>	<b>\$223,400</b>				<b>Total of Taxable/Exempt Values:</b>	<b>\$122,870</b>				

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## Parcel Map - NE 08-47-26-W3 Plan 102435814



**Surface Parcel Number: 204094807**

REQUEST DATE: Tue Mar 18 09:15:57 GMT-06:00 2025



**Owner Name(s):** BRIGHTLING FARMS LTD.

**Municipality:** RM OF WILTON NO. 472

**Title Number(s):** 158255163

**Parcel Class:** Parcel (Generic)

**Land Description:** NE 08-47-26-3 Plan 102435814 Ext 0

**Source Quarter Section:** NE-08-47-26-3

**Commodity/Unit:** Not Applicable

**Area:** 48.811 hectares (120.61 acres)

**Converted Title Number:** 92B05767 / 99B04380

**Ownership Share:** 1:1

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.

# BRIGHTLING FARMS LTD

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## ISC Title - NW 08-47-26-W3

10/25/24, 4:13 PM apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

**Province of Saskatchewan  
Land Titles Registry  
Title**

<b>Title #:</b> 119888397	<b>As of:</b> 25 Oct 2024 16:13:11
<b>Title Status:</b> Active	<b>Last Amendment Date:</b> 14 Jan 2021 15:59:11.170
<b>Parcel Type:</b> Surface	<b>Issued:</b> 11 Jan 2003 23:43:04.596
<b>Parcel Value:</b> N/A	
<b>Title Value:</b> N/A	<b>Municipality:</b> RM OF WILTON NO. 472
<b>Converted Title:</b> 99B04380A	
<b>Previous Title and/or Abstract #:</b> 99B04380A	

Brightling Farms Ltd. is the registered owner of Surface Parcel #130568575

Reference Land Description: NW Sec 08 Twp 47 Rge 26 W 3 Extension 0  
As described on Certificate of Title 99B04380A.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

<b>Interest #:</b> 124038299	Lease - 10 years or more	<b>Value:</b> N/A <b>Reg'd:</b> 05 Mar 2004 09:05:37 <b>Interest Register Amendment Date:</b> N/A <b>Interest Assignment Date:</b> N/A <b>Interest Scheduled Expiry Date:</b> N/A <b>Expiry Date:</b> N/A
<b>Holder:</b> RIFE RESOURCES LTD. 1000, 517 - 10 AVENUE SW CALGARY, Alberta, Canada T2R 0A8 <b>Client #:</b> 100337699		
<b>Int. Register #:</b> 108675007		

<b>Interest #:</b> 135221093	Lease - 10 years or more	<b>Value:</b> N/A <b>Reg'd:</b> 15 Nov 2006 10:01:34 <b>Interest Register Amendment Date:</b> N/A <b>Interest Assignment Date:</b> 15 Dec 2008 16:52:56 <b>Interest Scheduled Expiry Date:</b> N/A <b>Expiry Date:</b> N/A
<b>Holder:</b> CENOVUS ENERGY INC. Box 6525 Station D Calgary, Alberta, Canada T2P 3G7 <b>Client #:</b> 112342991		
<b>Int. Register #:</b> 111957565		

**Addresses for Service:**

Name	Address
<b>Owner:</b>	

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

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# BRIGHTLING FARMS LTD

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ISC Title - NW 08-47-26-W3

10/25/24, 4:13 PM apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Brightling Farms Ltd. Client #: 106528136	PO Box 12421 Lloydminster, Alberta, Canada T9V 3C6
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**Notes:**  
Parcel Class Code: Parcel (Generic)

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# BRIGHTLING FARMS LTD

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Satellite View - NW 08-47-26-W3



# BRIGHTLING FARMS LTD

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## SAMA Report - NW 08-47-26-W3

**Property Report**

Print Date: 28-Oct-2024

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Municipality Name: RM OF WILTON (RM)

Assessment ID Number : 472-000608200

PID: 201009313



Civic Address:

Legal Location: Qtr NW Sec 08 Tp 47 Rg 26 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 203

Neighbourhood: 472-101

Overall PUSE: 2000

Call Back Year:

Reviewed: 16-Aug-2000

Change Reason:

Year / Frozen ID: 2024/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

**AGRICULTURAL ARABLE LAND**

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
113.00	K - [CULTIVATED]	Soil association 1 BB - [BLAINE LAKE] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few  Natural hazard WDW: Waste Slough & Deep Rate: 0.98	\$/ACRE Final	2,390.77 89.01
35.00	K - [CULTIVATED]	Soil association 2 WA - [WASECA] Soil texture 3 L - [LOAM] Soil texture 4 L - [LOAM] Soil profile 2 Z-SL - [CHERN SOLONETZ SL] Top soil depth 6+	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few  Natural hazard WDW: Waste Slough & Deep Rate: 0.98	\$/ACRE Final	2,147.94 79.97

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
12	WASTE SLOUGH BUSH

**Assessed & Taxable/Exempt Values (Summary)**

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$345,500		1	Other Agricultural	55%	\$190,025				Taxable
<b>Total of Assessed Values:</b>	<b>\$345,500</b>					<b>\$190,025</b>				

# BRIGHTLING FARMS LTD

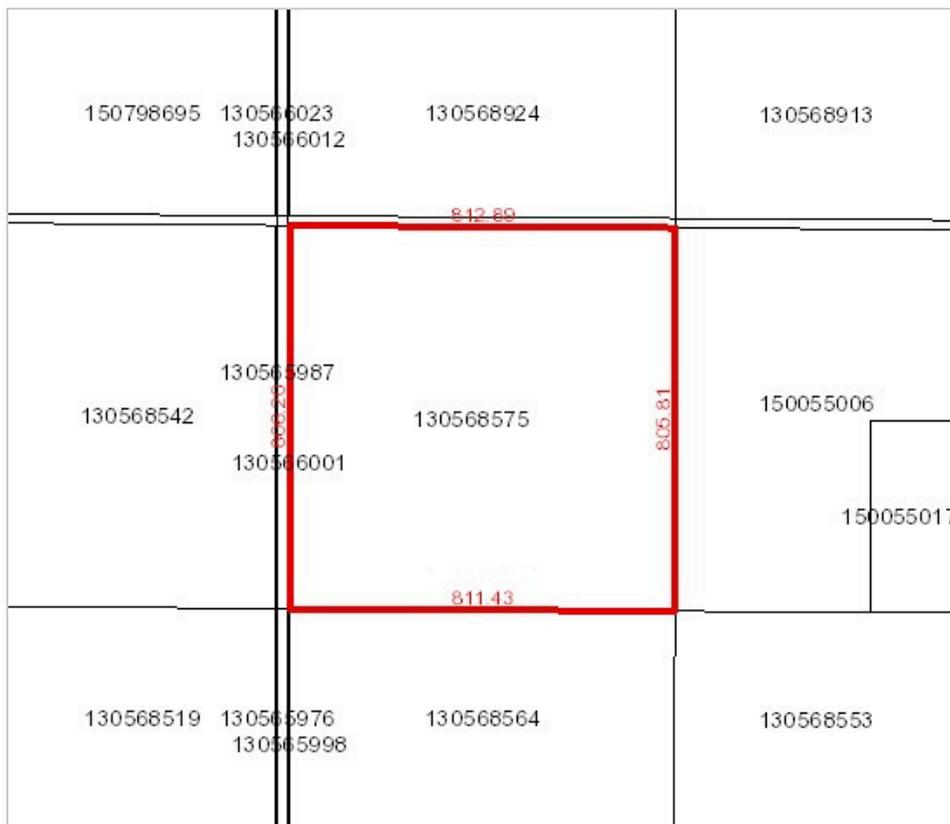
Comprehensive Information Pkg

Parcel Map - NW 08-47-26-W3



**Surface Parcel Number: 130568575**

REQUEST DATE: Fri Oct 25 16:12:53 GMT-06:00 2024



**Owner Name(s)** : Brightling Farms Ltd.

**Municipality** : RM OF WILTON NO. 472

**Title Number(s)** : 119888397

**Parcel Class** : Parcel (Generic)

**Land Description** : NW 08-47-26-3 Ext 0

**Source Quarter Section** : NW-08-47-26-3

**Commodity/Unit** : Not Applicable

**Area** : 65.459 hectares (161.75 acres)

**Converted Title Number** : 99B04380A

**Ownership Share** : 1:1

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## ISC Title - SE 27-47-26-W3

10/25/24, 3:03 PM apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

**Province of Saskatchewan  
Land Titles Registry  
Title**

<p><b>Title #:</b> 110390105  <b>Title Status:</b> Active  <b>Parcel Type:</b> Surface  <b>Parcel Value:</b> N/A  <b>Title Value:</b> N/A  <b>Converted Title:</b> 01B02857  <b>Previous Title and/or Abstract #:</b> 01B02857</p>	<p><b>As of:</b> 25 Oct 2024 15:03:38  <b>Last Amendment Date:</b> 06 Sep 2018 09:36:51.850  <b>Issued:</b> 04 Jul 2002 21:06:20.620  <b>Municipality:</b> RM OF WILTON NO. 472</p>
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Brightling Farms Ltd. is the registered owner of Surface Parcel #135893616

Reference Land Description: SE Sec 27 Twp 47 Rge 26 W 3 Extension 20  
 As described on Certificate of Title 01B02857, description 20.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

<p><b>Interest #:</b> 110128823</p>	<p>CNV Caveat</p>	<p><b>Value:</b> N/A  <b>Reg'd:</b> 25 Jun 2001 00:16:27  <b>Interest Register Amendment Date:</b> N/A  <b>Interest Assignment Date:</b> N/A  <b>Interest Scheduled Expiry Date:</b> N/A  <b>Expiry Date:</b> N/A</p>
<p>W 1/2  <b>Holder:</b>                  BAYTEX ENERGY LTD.                  639 - 5th Avenue SW P.O. Box 138 Calgary Stn. Central                  Calgary, Alberta, Canada T2P 2H6  <b>Client #:</b> 103093163</p>		
<p><b>Int. Register #:</b> 103975690  <b>Converted Instrument #:</b> 01B09875</p>		
<p><b>Interest #:</b> 148725591</p>	<p>Lease - 10 years or more</p>	<p><b>Value:</b> N/A  <b>Reg'd:</b> 08 Sep 2009 13:22:42  <b>Interest Register Amendment Date:</b> N/A  <b>Interest Assignment Date:</b> N/A  <b>Interest Scheduled Expiry Date:</b> N/A  <b>Expiry Date:</b> N/A</p>
<p><b>Holder:</b>                  Baytex Energy Ltd                  639 - 5th Avenue SW P.O. Box 138 Calgary Stn Central                  Calgary, Alberta, Canada T2P 2H6  <b>Client #:</b> 110267771</p>		
<p><b>Int. Register #:</b> 115780642</p>		

**Addresses for Service:**

Name	Address

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

# BRIGHTLING FARMS LTD

Comprehensive Information Pkg

ISC Title - SE 27-47-26-W3

10/25/24, 3:03 PM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

**Owner:**

Brightling Farms Ltd.  
Client #: 106528136

PO Box 12421 Lloydminster, Alberta, Canada T9V 3C6

**Notes:**

Parcel Class Code: [Parcel \(Generic\)](#)

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# BRIGHTLING FARMS LTD

Comprehensive Information Pkg

Satellite View - SE 27-47-26-W3



# BRIGHTLING FARMS LTD

Comprehensive Information Pkg

## SAMA Report - SE 27-47-26-W3

**Property Report**

Print Date: 28-Oct-2024

Page 1 of 1

<b>Municipality Name:</b> RM OF WILTON (RM)		<b>Assessment ID Number :</b> 472-000627300		<b>PID:</b> 201010139	
<b>Civic Address:</b>		<b>Title Acres:</b> 151.00	<b>Reviewed:</b> 25-Aug-2000		
<b>Legal Location:</b> Qtr PT SE Sec 27 Tp 47 Rg 26 W 3 Sup 00		<b>School Division:</b> 203	<b>Change Reason:</b>		
<b>Supplementary:</b> EXCEPT: MISC. HAMLET - 9.0 AC. LSD 1		<b>Neighbourhood:</b> 472-101	<b>Year / Frozen ID:</b> 2024/-32560		
		<b>Overall PUSE:</b> 2000	<b>Predom Code:</b>		
		<b>Call Back Year:</b>	<b>Method in Use:</b> C.A.M.A. - Cost		



**AGRICULTURAL ARABLE LAND**

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
135.00	K-KG - [K AND KG]	Soil association 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	2,147.94
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	79.97
		Soil texture 2	L - [LOAM]				
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	4-6	Natural hazard	WSB: Waste Slough Bush Rate: 0.98		

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
16	WASTE SLOUGH BUSH

**Assessed & Taxable/Exempt Values (Summary)**

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$290,100		1	Other Agricultural	55%	\$159,555				Taxable
<b>Total of Assessed Values:</b>	<b>\$290,100</b>				<b>Total of Taxable/Exempt Values:</b>	<b>\$159,555</b>				

# BRIGHTLING FARMS LTD

Comprehensive Information Pkg

Parcel Map - SE 27-47-26-W3



**Surface Parcel Number: 135893616**

REQUEST DATE: Fri Oct 25 15:02:51 GMT-06:00 2024



**Owner Name(s)** : Brightling Farms Ltd.

**Municipality** : RM OF WILTON NO. 472

**Title Number(s)** : 110390105

**Parcel Class** : Parcel (Generic)

**Land Description** : SE 27-47-26-3 Ext 20

**Source Quarter Section** : SE-27-47-26-3

**Commodity/Unit** : Not Applicable

**Area** : 61.543 hectares (152.08 acres)

**Converted Title Number** : 01B02857

**Ownership Share** : 1:1

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.

# BRIGHTLING FARMS LTD

Comprehensive Information Pkg

## ISC Title - SW 27-47-26-W3

10/25/24, 3:04 PM apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

**Province of Saskatchewan  
Land Titles Registry  
Title**

<b>Title #:</b> 110390116	<b>As of:</b> 25 Oct 2024 15:04:25
<b>Title Status:</b> Active	<b>Last Amendment Date:</b> 06 Sep 2018 09:36:51.723
<b>Parcel Type:</b> Surface	<b>Issued:</b> 04 Jul 2002 21:06:21.730
<b>Parcel Value:</b> N/A	
<b>Title Value:</b> N/A	<b>Municipality:</b> RM OF WILTON NO. 472
<b>Converted Title:</b> 01B02857	
<b>Previous Title and/or Abstract #:</b> 01B02857	

Brightling Farms Ltd. is the registered owner of Surface Parcel #130567541

Reference Land Description: SW Sec 27 Twp 47 Rge 26 W 3 Extension 0  
As described on Certificate of Title 01B02857.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

<b>Interest #:</b> 110128834	CNV Caveat	<b>Value:</b> N/A <b>Reg'd:</b> 25 Jun 2001 00:16:27 <b>Interest Register Amendment Date:</b> N/A <b>Interest Assignment Date:</b> N/A <b>Interest Scheduled Expiry Date:</b> N/A <b>Expiry Date:</b> N/A
W 1/2 <b>Holder:</b> BAYTEX ENERGY LTD. 639 - 5th Avenue SW P.O. Box 138 Calgary Stn. Central Calgary, Alberta, Canada T2P 2H6 <b>Client #:</b> 103093163		
<b>Int. Register #:</b> 103975690 <b>Converted Instrument #:</b> 01B09875		
<b>Interest #:</b> 148725580	Lease - 10 years or more	<b>Value:</b> N/A <b>Reg'd:</b> 08 Sep 2009 13:22:42 <b>Interest Register Amendment Date:</b> N/A <b>Interest Assignment Date:</b> N/A <b>Interest Scheduled Expiry Date:</b> N/A <b>Expiry Date:</b> N/A
<b>Holder:</b> Baytex Energy Ltd 639 - 5th Avenue SW P.O. Box 138 Calgary Stn Central Calgary, Alberta, Canada T2P 2H6 <b>Client #:</b> 110267771		
<b>Int. Register #:</b> 115780642		
<b>Interest #:</b> 149019600	Miscellaneous Interest	

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

# BRIGHTLING FARMS LTD

Comprehensive Information Pkg

## ISC Title - SW 27-47-26-W3

10/25/24, 3:04 PM apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

**Value:** N/A  
**Reg'd:** 02 Oct 2009 15:58:34  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
 Baytex Energy Ltd  
 639 - 5th Avenue SW P.O. Box 138 Calgary Stn Central  
 Calgary, Alberta, Canada T2P 2H6  
**Client #:** 110267771

**Int. Register #:** 115858086

**Interest #:**  
155305515

Lease - 10 years or more

**Value:** N/A  
**Reg'd:** 02 Jun 2011 08:55:04  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
 Baytex Energy Ltd  
 639 - 5th Avenue SW P.O. Box 138 Calgary Stn Central  
 Calgary, Alberta, Canada T2P 2H6  
**Client #:** 110267771

**Int. Register #:** 117444247

**Addresses for Service:**

Name	Address
<b>Owner:</b> Brightling Farms Ltd. Client #: 106528136	PO Box 12421 Lloydminster, Alberta, Canada T9V 3C6

**Notes:**  
 Parcel Class Code: Parcel (Generic)

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# BRIGHTLING FARMS LTD

Comprehensive Information Pkg

Satellite View - SW 27-47-26-W3



# BRIGHTLING FARMS LTD

Comprehensive Information Pkg

## SAMA Report - SW 27-47-26-W3

**Property Report**

Print Date: 28-Oct-2024

Page 1 of 1

<b>Municipality Name:</b> RM OF WILTON (RM)		<b>Assessment ID Number :</b> 472-000627400		<b>PID:</b> 201010147	
<b>Civic Address:</b>		<b>Title Acres:</b> 160.00		<b>Reviewed:</b> 25-Aug-2000	
<b>Legal Location:</b> Qtr SW Sec 27 Tp 47 Rg 26 W 3 Sup		<b>School Division:</b> 203		<b>Change Reason:</b>	
<b>Supplementary:</b>		<b>Neighbourhood:</b> 472-101		<b>Year / Frozen ID:</b> 2024/-32560	
		<b>Overall PUSE:</b> 2000		<b>Predom Code:</b>	
		<b>Call Back Year:</b>		<b>Method in Use:</b> C.A.M.A. - Cost	

**AGRICULTURAL ARABLE LAND**

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating
148.00	K - [CULTIVATED]	Soil association 1	WA - [WASECA]	Topography	T3 - Moderate Slopes	\$/ACRE 1,976.11
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final 73.57
		Soil texture 2	L - [LOAM]	Natural hazard	WSB: Waste Slough Bush Rate: 0.98	
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]			
		Top soil depth	4-6			

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
12	WASTE SLOUGH BUSH

**Assessed & Taxable/Exempt Values (Summary)**

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$292,600		1	Other Agricultural	55%	\$160,930				Taxable
<b>Total of Assessed Values:</b>	<b>\$292,600</b>					<b>\$160,930</b>				

# BRIGHTLING FARMS LTD

Comprehensive Information Pkg

Parcel Map - SW 27-47-26-W3



**Surface Parcel Number: 130567541**

REQUEST DATE: Fri Oct 25 15:04:05 GMT-06:00 2024



**Owner Name(s) :** Brightling Farms Ltd.

**Municipality :** RM OF WILTON NO. 472

**Title Number(s) :** 110390116

**Parcel Class :** Parcel (Generic)

**Land Description :** SW 27-47-26-3 Ext 0

**Source Quarter Section :** SW-27-47-26-3

**Commodity/Unit :** Not Applicable

**Area :** 65.082 hectares (160.82 acres)

**Converted Title Number :** 01B02857

**Ownership Share :** 1:1

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.

# BRIGHTLING FARMS LTD

Comprehensive Information Pkg

Four exceptional quarters in the RM of Wilton offering highly rated soils, steady lease revenue, and excellent access. Bid individually or as a full block—an outstanding opportunity for expansion, investment, or strategic land acquisition.

For additional details or to schedule a viewing,  
please visit [www.brightlingland.ca](http://www.brightlingland.ca) or contact:

**Grant McClelland**

Field Agent/ Progressive Tender  
780-871-4221  
[grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)

**Vern McClelland**

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RE/MAX of Lloydminster  
(780) 808-2700





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# CONTACT US

## BECAUSE, WE'RE HERE TO HELP

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## TELEPHONE

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