


BRIGHTLING FARMS LTD


Comprehensive Information Pkg



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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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**

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 croppable 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 croppable 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)

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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)

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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 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.

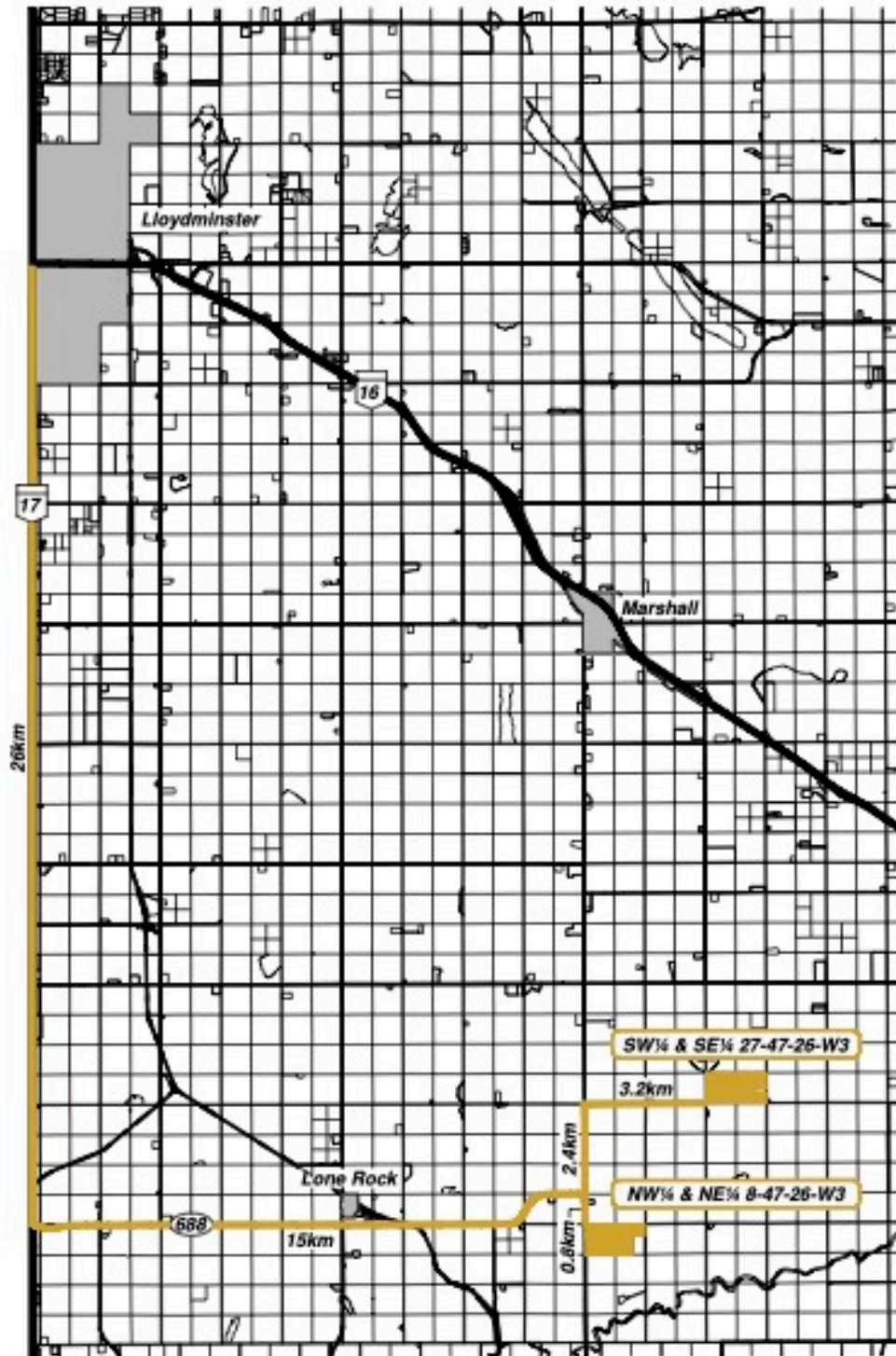
Step 7: Notification

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

ROUTE MAP



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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	
Title Value: \$100,000.00 CAD	Municipality: RM OF WILTON NO. 472
Converted Title: 92805767 / 99804380	
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:

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

Int. Register #: 112710596	
Interest #: 200745211	<p>Lease - 10 years or more</p> <p>Value: N/A Reg'd: 24 May 2007 14:18:35 Interest Register Amendment Date: N/A Interest Assignment Date: 16 Jan 2009 11:28:57 Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p> <p>Holder: CENOVUS ENERGY INC. Box 6525 Station D Calgary, Alberta, Canada T2P 3G7 Client #: 112342991</p> <p>Int. Register #: 112855945</p>
Interest #: 200745222	<p>Mortgage</p> <p>Value: \$200,000.00 CAD Reg'd: 13 Mar 2014 14:52:16 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p> <p>Holder: SYNERGY CREDIT UNION LTD. 101 - 4908 - 42 Street Lloydminster, Saskatchewan, Canada S9V 0E5 Client #: 102109777</p> <p>Int. Register #: 119837492</p>
Interest #: 200745233	<p>Mortgage</p> <p>Value: \$30,000.00 CAD Reg'd: 02 Jan 2015 11:22:05 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p> <p>Holder: SYNERGY CREDIT UNION LTD. 101 - 4908 - 42 Street Lloydminster, Saskatchewan, Canada S9V 0E5 Client #: 102109777</p> <p>Int. Register #: 120567911</p>
Interest #: 200745244	<p>Power Corporation Act Easement (s.23)</p> <p>Value: N/A Reg'd: 05 Mar 2024 15:42:08 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p> <p>Holder: SASKATCHEWAN POWER CORPORATION 2025 VICTORIA AVE REGINA, SK, Canada S4P 0S1 Client #: 100307618</p> <p>Int. Register #: 126008478</p>
Addresses for Service:	
Name	Address
Owner: BRIGHTLING FARMS LTD.	PO BOX 1680 3B01A - 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

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

Client #: 100614091

Notes:

Parcel Class Code: Parcel (Generic)

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



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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]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,333.85
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	86.89
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Natural hazard	WSB: Waste Slough Bush Rate: 0.98		
		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+				
30.00	K - [CULTIVATED]	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]	Natural hazard	WSB: Waste Slough Bush Rate: 0.98		
		Top soil depth	4-6				

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
Total of Assessed Values:	\$223,400				Total of Taxable/Exempt Values:	\$122,870				

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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.

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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**

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

Interest #: 124038299	Lease - 10 years or more Value: N/A Reg'd: 05 Mar 2004 09:05:37 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A	Holder: RIFE RESOURCES LTD. 1000, 517 - 10 AVENUE SW CALGARY, Alberta, Canada T2R 0A8 Client #: 100337699 Int. Register #: 108675007
Interest #: 135221093	Lease - 10 years or more Value: N/A Reg'd: 15 Nov 2006 10:01:34 Interest Register Amendment Date: N/A Interest Assignment Date: 15 Dec 2008 16:52:56 Interest Scheduled Expiry Date: N/A Expiry Date: N/A	Holder: CENOVUS ENERGY INC. Box 6525 Station D Calgary, Alberta, Canada T2P 3G7 Client #: 112342991 Int. Register #: 111957565

Addresses for Service:

Name	Address
Owner:	

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

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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

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

Comprehensive Information Pkg

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]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,390.77
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	89.01
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Natural hazard	WDW: Waste Slough & Deep Rate: 0.98		
		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+				
35.00	K - [CULTIVATED]	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]	Natural hazard	WDW: Waste Slough & Deep Rate: 0.98		
		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	\$345,500		1	Other Agricultural	55%	\$190,025				Taxable
Total of Assessed Values:	\$345,500				Total of Taxable/Exempt Values:	\$190,025				

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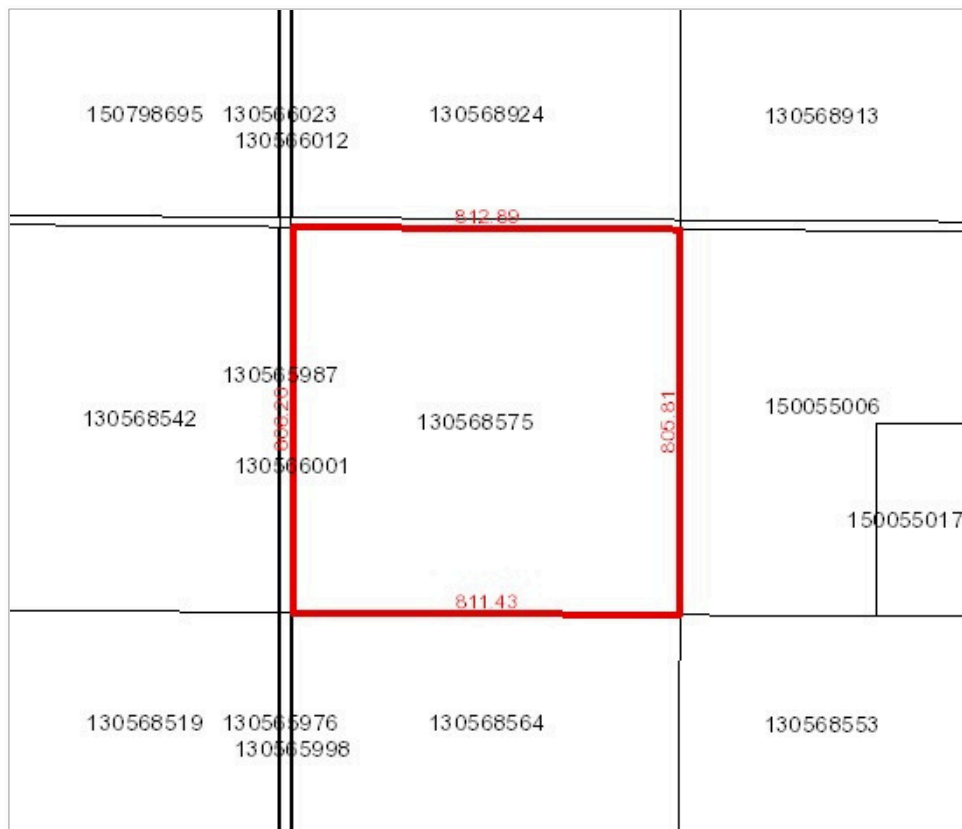
Comprehensive Information Pkg

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

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.

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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

Title #: 110390105

Title Status: Active

Parcel Type: Surface

Parcel Value: N/A

Title Value: N/A

Converted Title: 01B02857

Previous Title and/or Abstract #: 01B02857

As of: 25 Oct 2024 15:03:38

Last Amendment Date: 06 Sep 2018 09:36:51.850

Issued: 04 Jul 2002 21:06:20.620

Municipality: RM OF WILTON NO. 472

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:

Interest #:

110128823

CNV Caveat

Value: N/A

Reg'd: 25 Jun 2001 00:16:27

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

W 1/2

Holder:

BAYTEX ENERGY LTD.

639 - 5th Avenue SW P.O. Box 138 Calgary Stn. Central

Calgary, Alberta, Canada T2P 2H6

Client #: 103093163

Int. Register #: 103975690

Converted Instrument #: 01B09875

Interest #:

148725591

Lease - 10 years or more

Value: N/A

Reg'd: 08 Sep 2009 13:22:42

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 #: 115780642

Addresses for Service:

Name

Address

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

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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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Satellite View - SE 27-47-26-W3



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SAMA Report - SE 27-47-26-W3

Property Report

Print Date: 28-Oct-2024

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Municipality Name: RM OF WILTON (RM)

Assessment ID Number : 472-000627300

PID: 201010139



Civic Address:

Legal Location: Qtr PT SE Sec 27 Tp 47 Rg 26 W 3 Sup 00

Supplementary: EXCEPT: MISC. HAMLET - 9.0 AC. LSD 1

Title Acres: 151.00

School Division: 203

Neighbourhood: 472-101

Overall PUSE: 2000

Call Back Year:

Reviewed: 25-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	
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
Total of Assessed Values:	\$290,100				Total of Taxable/Exempt Values:	\$159,555				

BRIGHTLING FARMS LTD

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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.

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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**

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

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

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

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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
Owner: Brightling Farms Ltd. Client #: 106528136	PO Box 12421 Lloydminster, Alberta, Canada T9V 3C6

Notes:

 Parcel Class Code: Parcel (Generic)

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Satellite View - SW 27-47-26-W3



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SAMA Report - SW 27-47-26-W3

Property Report

Print Date: 28-Oct-2024

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Municipality Name: RM OF WILTON (RM)		Assessment ID Number : 472-000627400		PID: 201010147	
		Civic Address: Legal Location: Qtr SW Sec 27 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: 25-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	
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]				
		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
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
Total of Assessed Values:	\$292,600				Total of Taxable/Exempt Values:	\$160,930				

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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

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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 or contact:

Grant McClelland

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grant.m@progressivetender.com

Vern McClelland

Associate Broker/ Progressive Tender
306-821-0611
mcclv@sasktel.net

RE/MAX of Lloydminster
(780) 808-2700





CONTACT US

BECAUSE, WE'RE HERE TO HELP

We provide expert guidance in land sales, valuations, and strategic marketing, helping clients achieve their goals with tailored solutions that maximize their value and simplify complicated transactions.



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