

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 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

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

**\$575,000** is the starting price / minimum opening bid for this land to be sold by Progressive Tender<sup>™</sup> 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 requirementsor visit

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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<sup>™</sup> 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 cropable 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** 

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

**\$575,000** is the starting price / minimum opening bid for this land to be sold by Progressive Tender<sup>™</sup> 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 cropable 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** 

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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.

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Grant McClelland – Direct (780) 871-4221 Email: <u>grant.m@progressivetender.com</u> Vern McClelland - Direct (306) 821-0611 Email: <u>vernmcclelland@remax.net</u>

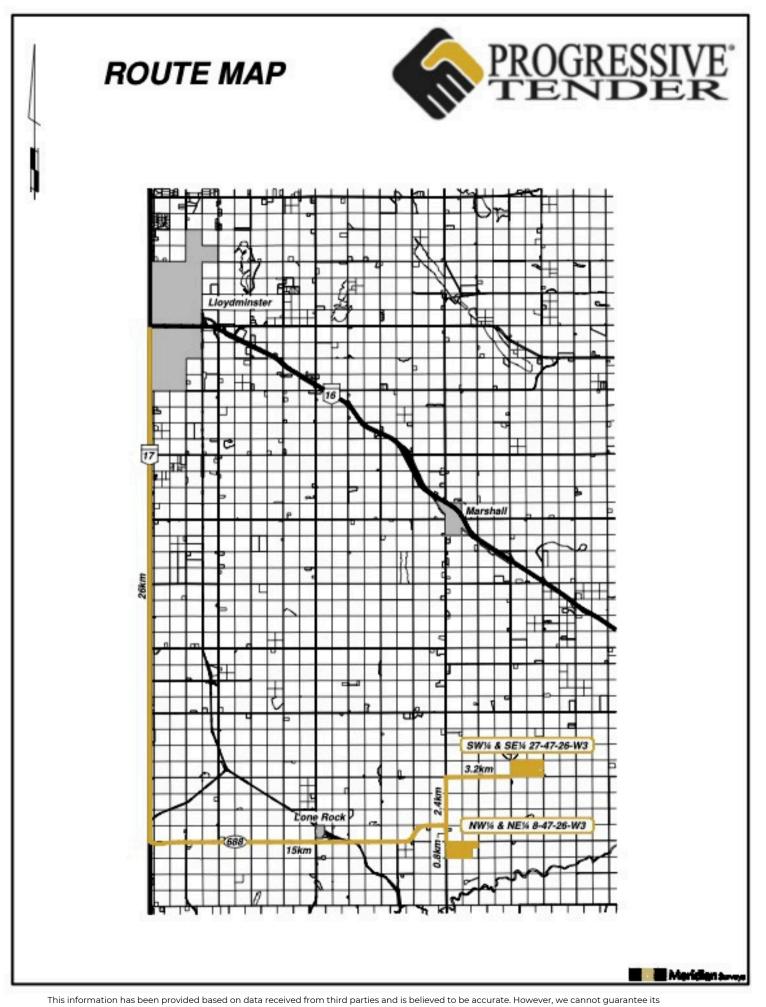
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						R	ura	l Mı		ipal Map	-	of W	/ilto	n						
Harbin,	Pattison	Pattison	Hendon	Shardala	Patek	-		Oddan,	Oddan,	Holeby,	Camball	¥8.9	Patek	Lane Klassen Farm	Sherborne	Shirkorne	Sherborne	ary, Marvin Bru	<sup>10</sup> C&B Smith	lan Perkir
Glenn David	Lorne & Shirley 3	Holdings Ltd.	Farms Ltd.	Silverdale Farms Ltd.	Farms Ltd.	Oddan, Irene	Moffat, Jayce Ryan	Selmer & Georgina	Selmer & Georgina	Wm. Grant & Bonnie	Cambell, Heather Ann	K&R Farms Ltd.	Farms Ltd.	Ltd.	Farm.ttd.	Sherborne Farm Ltd.	Farm Ltd.	& Walker-Perry Nadine	Farms Ltd.	Farming L
Regis nagement Ltd.	Pattison, Lorne & Shirley	Clark, Ronald & Mariene	Clark, Ronald & Marlene	Clark, Ronald & Marlene	Patek Farms Ltd.	Oddan, Melvin & Shirley	Oddan, Melvin	Oddan, Seimer & Georgina	Holtby, Win* Grant C & Bonnie	Holtby, Wm. Grant & Bonnie	Dow, Darrel, David & Dale	K&R Farms Ltd.	K&R Farms Ltd.	Klassen, Lane Michael & Mary Elizabeth	Lane Klassen Farm • Ltd.	Lane Klassen Farm Ltd.	Lane Klassen Farm Ltd.	Brown, Kole & Bayley	lan Perkins Farming Ltd.	• Ian Perkis Farming Ltd.
Patek Irms Ltd.	Hendon Farms Ltd.	Mihalich, Charlene	Mihalich Farms Ltd.	Graham, Clifford & Marlene	Phipps, Carol	Better View Farms Ltd.	Better View Farms Ltd.	Brunton, John & Ruth	Phipps, Bryan & Louise	Abrosimoff, Douglas & Unda	Bexfield, Ronald & Joan	Forbes, Gary	Lanê Klagsen Farm Ltd.	S.R.A, Enterprises Ltd.	Marlatt, Marvin	Minish, Garry S.	Campbell, Leonard & Yvonne	lan Perkins Farming Ltd.	lan Perkins Farming Ltd.	Cressmai Zachery James
jraham, David & Debra	4 Hendon Farms Ltd.	Bexfield, Bradley & Charlaine	Bexfield, Bradley & Charlaine	Hollman, Donald & Arlene	Graham, Clifford & Marlene	Regis Management Ltd.	Better View Farms Ltd.	Brunton, John & Ruth	Phipps, William Harold	Cambell, Pamela June	Cambell, * Heather Ann	Forbes, Gary & Arlene	West Sask Farming Ltd.	S.R.A. Enterprises Ltd.	Marlatt, Marvin	Mariatt, Marvin	6 Campbell, Yvonne & Kristina	Campbell, Yvonne & Craig	Campbell, Yvonne & Craig	Campbe Yvonne & Craig
Kaydee Yoducers Ltd.	Kaydee Producers Ltd.	Bexfield, Bradley & Charlaine	F.J. Lamb Parming Ltd.	Pollock, Robert & Bernice	Pollock, Robert & Bernice	Mihalich Farms Ltd.	Dow, Darrel, David & Dale	Lamb, Charles	Lamb, Jonathan David	7K Ranching Ltd.	Forbes Gary & Arlene	Can obell. Heat er Ann	S.R.A. Enterprises Ltd.	K&R Farms Ltd.	Marlatt, Vernon & Berenice	Carruthers, Brian & Marie	Carruthers Farm Ltd.	Cambell, Yvonne & Craig	Cambell Yvorne & Craig	Carruthe Farm Ltc
araham, David & Debra	7 Graham, David & Debra	Graham, David & Debra	Anderson, Gary & Katen	Lamb, Charles	Lamb, Charles	Graham, David & Debra	Mihalich, Charlene & Jarett	Regis Management Ltd.	9 Regis Management Ltd.	7K Ranching	K&R Farms Ltd.	Brightling Farm Ltd.	Brightling Farm Ltd	K&R Farms Ltd.	6 Harbin Seed Farms Ltd.	Carruthers Farm Ltd.	S Carruthers, Brian & Marie	Harbin Seed Farms Ltd.	0 Cambell, Yvonne & Craig	Kramer Agro Inc.
iham, Kirk Melissa	Seeley, Susan	Summer Crest Farms Ltd.	Regis Management Ltd.	Anderson, Gary & Karen	Mihalich Farms Ltd.	Dow, Darrel, David & Dale	Dow; Darrel, David & Dale	Bexfield, Ronald & Joan	Bexfield, Ronald & Joan	Kerr, Tyler	7K Ranching	Marenger, Lloyd & Cheryle	Patek Farms Ltd.	Mhalich Farms Ltd.	Mihalich Farms Ltd.	L&T Land & Cattle Co. Ltd	& L&T Land & Cattle Co. Ltd.	IND	SOMIN NAN ERVE	lan Perkir Farming L
Ventland, John	2 Yéoman, Paul	Lamb, Charles	Lamb, Charles & Seeley, Susan	Graham, Leslie	Graham, Kirk & Melissa	Kerr Bros. Grain Company Ltd.	9 F.J. Lamb Farming Ltd.	2 Bexfield, Ronald & Joan	0 Kerr, Tyler	Lamb, Charles	21 Lamb, Charles	Bexfield, Bradley & Charlaine	Forbes, Gary & Arlene	2 Mihalich Farms Ltd.	Mihalich Farms Ltd.	Reece, S. Michael & Jonnifer M	Bexfield, Ronald & Joan	Hickman, Christopher & Kristin	9 Hickman, Christopher & Kristin	Hickman, Christophe & Kristin
Ñv, Darrel	Pollock, Robert & Bernice	Lamb, Charles	Lamb, Charles & • Seeley, Susan	Seeley, Susan	Mckenzie, Daniel & Rema	Mckenzie, Daniel & Rema	F.J. Lamb Farming Ltd.	Parkyn, Howard & Glenda	Kerr Bros. Grain Company 10.	Lamb, Charles	Lamb, Charles	Bexfield, Bradley & Charlaine	Bexfield, Brødley & Charlaine	Roberge, Bonnie	Klassen, Glenn & Evelyp	Lane Klassen Farm Ltd.	Bexfield, Ronald & Joan	Hickman, Christopher & Kristin	Ward, Deborah	Hickmar Christoph & Kristle
X	Lamb, Gerard & Suellen	Lamb, Darlene	Lamb, Charles	Graham, Clifford & Marlene	Graham, Clifford & Marlene	Smiddyhill Farm Ltd.	Kerr Bros. Grain Company Ltd.	Parkyn, Howard & Glenda	Kyr Bros. Grain Company Ltd.	Bouchard, Jerry E & Sheila K	Bouchard, Jerry E & Sheila K	Bexfield Farms Ltd.	Smiddyhill Farm Ltd.	Roberge, Bonnie	Röberge, Bonnie	Roberge, Bonnie	Bexfield, Ronald & Joan	Bexfield, Ronald & Joan	Bexfield, Ronald & Joan	MCF Contracti
nb, Gerard k Suellen	Sinfield, James & Bernadette	Lamb; Charles	Regis Management Ltd.	Clark, Todd & Tyson	Graham Connie Graham, Kirk & Melissa	Graham, Kirk & Melissa	Smiddyhill Farm Ltd.	Brightling Farm Ltd.	Brightling Farm Ltd.*	Smiddyhill Farms Ltd.	Smiddyhill Farms Ltd.	Bouchard, Sheila	Bouchard, Sheila	Roberge, Bonnie	Roberge, Bonnie	Forbes, Gary & Arlene	Forbes, Gary & Arlene		Ż	
nb, Gerard Suellen	9 Summer Crest Farms Ltd.	Summer Crest Farms Ltd.	Regis Management Ltd.	Clark, Todd & Tysion	Graham, Kirk & Melissa	Mihalich Farms Ltd.	Smiddyhill Farm Ltd.	Smiddyhill Farm.Ltd.	Smiddyhill Farm Ltd.	Smiddyhill Farm Ltd.	Smiddyhill Farm Ltd.	Anderson, Tracy Dawn & Ronald David	Anderson, Tracy Dawn & Ronald David	Klassen, Lane Michael	Klassen, Lane Michael					
isborough, Robert	Summer Crest Farms Ltd.	Brown, James & Theresa	Brown, James & Theresa	Killer Melisa	Mihalich Farms Ltd.	Mihalich Farms Ltd.	Smiddyhill Farm Ltdk	Smiddyhill Farm Ltd.	Smiddyhill Farm Ltd	Shiddyhill Farm Ltd	5	Dre		ť?						
Genyon, Yvorine Annette	3 Landsborough Robert	Wilson, Keith	)2 Wilson, Keith	Mihalich Farms Ltd.	Mihalich Ferms Ltd.	Mihalich Farms Ltd.	Smiddyhill Farm Ltd.	Smiddyhill Farm Ltd.	X	- 14	RGE 26							Ho	rizon Er	nergy
Ma. De	ider, Kr rothy Do Jain E	ider, p rothy Fam Iain	latek Pr mil Ltd. Farm	atek 🤤 ns Ltd. Far	Ltd. Battle	v View stock vrp.	awes, Cauy					_								T

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



https://apps.isc.ca/c/vit/2/TPor/2006/SearchTitleDetails#

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

	Int. Register #: 1127105	apps.isc.ca/LAND2/TPS/QuickSearchTitleDe
Interest #:		
200745211	Lease - 10 years or more	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
	Holder: CENOVUS ENERGY INC. Box 6525 Station D Calgary, Alberta, Canada T Client #: 112342991	
	Int. Register #: 1128559	45
Interest #: 200745222	Mortgage	
		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
	Holder: SYNERGY CREDIT UNION L 101 - 4908 - 42 Street Lloydminster, Saskatchewa Client #: 102109777	Comment of the Statement
	Int. Register #: 1198374	92
Interest #: 200745233	Mortgage	
		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
	Holder: SYNERGY CREDIT UNION L 101 - 4908 - 42 Street Lloydminster, Saskatchewa Client #: 102109777	
	Int. Register #: 1205679	11
Interest #: 200745244	Power Corporation Act	
	Easement (s.23)	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
	Holder: SASKATCHEWAN POWER O 2025 VICTORIA AVE REGINA, SK, Canada S4P 0 Client #: 100307618	
	Int. Register #: 1260084	78
Addresses for Service:		
Name Owner: BRIGHTLING FARMS LTD.	Address	3801A - 51 AVENUE LLOYDMINSTER, SK,

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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 Page	e 1 of 1
Municipality Name: RM	OF WILTON (RM)	Assessment ID Number: 472-0	00608100	PID: 201009305	
	Civic Address:	Title Acres: 120.00	Reviewed:	16-Aug-2000	
	Legal Location:Qtr PT NE Sec 08 Tp 47 Rg 26 W 3 Sup 00	School Division:203	Change Reason:		
	Supplementary: EXCEPT LSD 9	Neighbourhood: 472-101	Year / Frozen ID:	2024/-32560	
como		Overall PUSE: 2000	Predom Code:		
sama			Method in Use:	C.A.M.A Cost	
SASKATCHEWAN ASSESSMENT		Call Back Year:			

#### AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Deter	nining Factors	Economic and Physic	al Factors	Rating	
68.00	K - [CULTIVATED]	Soil assocation 1	BB - [BLAINE LAKE]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,333.85
		Soil texture 1 Soil profile 1	CL - [CLAY LOAM] OR12 - [CHERN-ORTH (CA 12+ )]		s)S1 - None to Few	Final	86.89
				Natural hazard	WSB: Waste Slough Bush Rate: 0.98		
		Soil assocation 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 assocation 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	2,147.94
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities	s)S1 - None to Few	Final	79.97
		Soil texture 2	L - [LOAM]				
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		<b>—</b>		Natural hazard	WSB: Waste Slough Bush Rate: 0.98		
		Top soil depth	4-6				
AGRICULT	URAL WASTE LAND						
	Waste Type						

22WASTE 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
Agriculturai	\$223,400		1	Other Agricultural	55%	\$122,870				Taxable
Total of Assessed Value	e <del>e:</del> \$223,400			Total of Ta	axable/Exempt Values:	\$122,870				

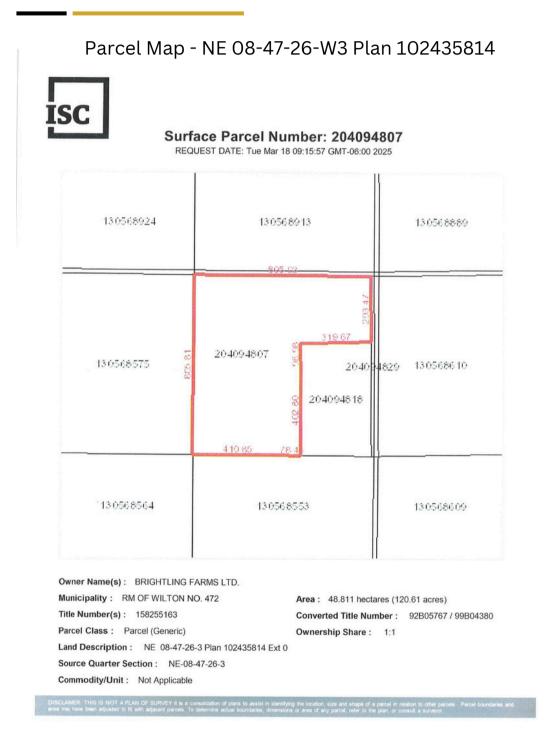
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Data Source: SAMAVIEW

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25/24, 4:13 PM	apps	isc.ca/LAND2/TPS/QuickSearchTitleDetails#
	Province of Sa	skatchowan
	Land Titles	s Registry
	Tit	le
Title #: 119888397	As of: 25 Oc	2024 16:13:11
Title Status: Active	Last Amend	ment Date: 14 Jan 2021 15:59:11.170
Parcel Type: Surface Parcel Value: N/A	Issued: 11 J	an 2003 23:43:04.596
Title Value: N/A	Municipality	RM OF WILTON NO. 472
Converted Title: 99B04	380A	
Previous Title and/or	ADSTract #: 99804380A	
Brightling Fa	rms Ltd. is the registered own	er of Surface Parcel #130568575
	nd Description: NW Sec 08 Tw on Certificate of Title 998043	p 47 Rge 26 W 3 Extension 0
		elow and the exceptions, reservations and
interests mentioned in se	ction 14 of The Land Titles Act	
Registered Interests:		
Interest #: 124038299	Lease - 10 years or more	
124036299	Lease - to years of 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 SV	
	CALGARY, Alberta, Canada	T2R 0A8
	Client #: 100337699	
	Int. Register #: 1086750	07
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 T Client #: 112342991	2P 3G7
	Int. Register #: 1119575	65
Addresses for Service:		
Name	Address	

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

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



apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails# PO Box 12421 Lloydminster, Alberta, Canada T9V 3C6

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Satellite View - NW 08-47-26-W3



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

Property	Report				Print Date	: 28-Oct-202	4	Page 1 of 1
Municipa	ality Name: RM	OF WILTON (RM)	А	ssessment ID Number :	472-000608200	PID:	20100931	3
SASKATCHE	EVAN ASSESSMENT EMENT AGENCY	Civic Address: Legal Location:Qtr NW Supplementary:	Sec 08 Tp 47 Rg 26 W 3 Sup	Title Acres: School Division: Neighbourhood: Overall PUSE: Call Back Year:	··· <b>·</b>	on: ID: 2024 9:	ug-2000 I/-32560 M.A Cost	
AGRICULT	URAL ARABLE LAND	Productivity Deterr	nining Factors	Economic and Physical Fact	ors		Rating	
113.00	K - [CULTIVATED]	Soil assocation 1 Soil texture 1 Soil profile 1	BB - [BLAINE LAKE] CL - [CLAY LOAM] OR12 - [CHERN-ORTH (CA 12+ )]	Stones (qualities)S1 -	Level / Nearly Level None to Few		\$/ACRE Final	2,390.77 89.01
35.00	K - [CULTIVATED]	Soil assocation 2 Soil texture 3 Soil texture 4 Soil profile 2 Top soil depth Soil assocation 1	WA - [WASECA] L - [LOAM] Z-SL - [CHERN SOLONETZ SL] 6+ WA - [WASECA]	Topography T2 -	W: Waste Slough & Deep Rate: • Gentle Slopes	0.98	\$/ACRE	2,147.94
		Soil texture 1 Soil texture 2 Soil profile 1	CL - [CLAY LOAM] L - [LOAM] Z-SL - [CHERN SOLONETZ SL]	Stones (qualities)S1 - Natural hazard WD	None to Few W: Waste Slough & Deep Rate:	0.98	Final	79.97
		Top soil depth	4-6		3			

#### AGRICULTURAL WASTE LAND

Acres Waste Type

12WASTE 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 Value	\$345,500			Total of Ta	axable/Exempt Values:	\$190,025				

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Data Source: SAMAVIEW

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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

150798695	130566023 130566012	130568924		130568913
		812.89		
130568542	130565987 R 130566001	130568575 811.43	805.81	150055006 150055017
85		01110		25
130568519	13 056 59 76 13 056 59 98	130568564		130568553

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

DISCLAMER 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 a area may have been defined to fit with selected names to relate hourdesize, dimension or area of any area of any area of any area.

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	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: 01B02 Previous Title and/or A					
Brightling Fa	rms Ltd. is the registered owner of Surface Parcel #135893616				
	and Description: SE Sec 27 Twp 47 Rge 26 W 3 Extension 20 on Certificate of Title 01802857, description 20.				
This title is subject to an	registered interests set out below and the exceptions, reservations and totion 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				

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Comprehensive Information Pkg

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

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

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Comprehensive Information Pkg

Satellite View - SE 27-47-26-W3



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Comprehensive Information Pkg

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

unicipality Name: RM	OF WILTON (RM)	Assessment ID Number : 472-00	0627300	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:151.00School Division:203Neighbourhood:472-101Overall PUSE:2000Call Back Year:	Reviewed: Change Reason: Year / Frozen ID: Predom Code: Method in Use:	25-Aug-2000 2024/-32560 C.A.M.A Cost
RICULTURAL ARABLE LAN	D Productivity Determining Factors	Economic and Physical Factors		Rating

Acres	Lanu Use	T TOQUCTIVITY DETERT	mining raciors	LCONOMIC and Thysica	arraciois	naung		
135.00	K-KG - [K AND KG]	Soil assocation 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	2,147.94	
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities	s)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					
AGRICULT	URAL WASTE LAND							
Acres	Waste Type							
16W	ASTE 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 Valu	e <del>s:</del> \$290,100			Total of Ta	axable/Exempt Values:	\$159,555	-			

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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.

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Comprehensive Information Pkg

25/24, 3:04 PM	apps	isc.ca/LAND2/TPS/QuickSearchTitleDetails#
	Province of Sa	skatchewan
	Land Titles	
	Tit	le
Title #: 110390116	As of: 25 Oc	t 2024 15:04:25
Title Status: Active	Last Amend	ment Date: 06 Sep 2018 09:36:51.723
Parcel Type: Surface Parcel Value: N/A	Issued: 04 J	ul 2002 21:06:21.730
Title Value: N/A Converted Title: 01B02		RM OF WILTON NO. 472
Previous Title and/or		
Brightling Fa	arms Ltd. is the registered own	er of Surface Parcel #130567541
	and Description: SW Sec 27 Tw d on Certificate of Title 018028	vp 47 Rge 26 W 3 Extension 0 57.
		elow and the exceptions, reservations and
interests mentioned in se	ection 14 of The Land Titles Ac	
Registered Interests:		
Interest #: 110128834	CNV Caveat	
110120034	City Cavear	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.	Box 138 Calgary Stn. Central
	Calgary, Alberta, Canada T	
	Client #: 103093163	
	Int. Register #: 1039756 Converted Instrument #	
	converted instrument «	
Interest #: 148725580	10	
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
	Holder:	Expiry Date: N/A
	Baytex Energy Ltd	Box 138 Calgary Stn Central
	Calgary, Alberta, Canada T	
	Client #: 110267771	
	Int. Register #: 1157806	42
Interest #:		

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

	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							
	Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A Baytex Energy Ltd							
	Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A Holder: Baytex Energy Ltd							
	Interest Scheduled Expiry Date: N/A Expiry Date: N/A Holder: Baytex Energy Ltd							
	Expiry Date: N/A Holder: Baytex Energy Ltd							
	Holder: Baytex Energy Ltd							
	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/							
	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							
	chent #: 11020///1							
	Int. Register #: 117444247							
Addresses for Service:								
Name	Address							
Owner:								
Brightling Farms Ltd.	PO Box 12421 Lloydminster, Alberta, Canada T9V 3C6							
Client #: 106528136								
Notes:								
Parcel Class Code: Parcel (	Generic)							

Back to top

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Satellite View - SW 27-47-26-W3



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

Municipa	ality Name: RM C	OF WILTON	(RM)			Assessment	ID Number :	472-000	627400	PID: 1	201010147	
SASKATCHE		Civic Addre Legal Locat Supplement	ion:Qtr SW	Sec 27 Tj	o 47 Rg 26 W 3 Sup	S N O	chool Division:20 eighbourhood: 4		Reviewed: Change Reason: Year / Frozen ID: Predom Code: Method in Use:	25-Aug 2024/-3 C.A.M./		
GRICULTU	URAL ARABLE LAND											
Acres	Land Use	Productivity Determining Factors				Economic ar	nd Physical Factor		Rating			
48.00	K - [CULTIVATED]		Soil assocation Soil texture Soil texture Soil profile 1 Top soil depth	1 CL - [C 2 L - [LC	WASECA] SLAY LOAM] AM] [CHERN SOLONETZ	Topography T3 - Moderate Slopes Stones (qualities)S2 - Slight L] Natural hazard WSB: Waste Slough Bush Rate: 0.98					\$/ACRE - Final	1,976.1 73.57
Acres	URAL WASTE LAND Waste Type ASTE SLOUGH BUSH											
ssessed &	k Taxable/Exempt Valu	ues (Summary	<u>)</u>									
escription	Appraised		djust Liabili eason Subdiv		x ass	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason		
gricultural		\$292,600	1	Of	her Agricultural	55%	\$160,930				Taxable	
otal of Asse	essed Values:	292,600			<b>T</b> · · · / <b>T</b>	able/Exempt Values:	\$160,930	_		-		

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Data Source: SAMAVIEW

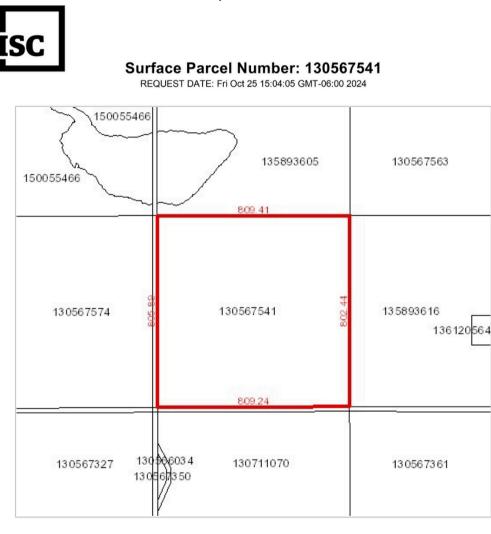
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#### Parcel Map - SW 27-47-26-W3



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

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

RE/MAX of Lloydminster (780) 808-2700



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grant.m@progressivetender.com mcclv@sasktel.net

### ADDRESS

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

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