

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[™] 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[™] 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[™] 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>

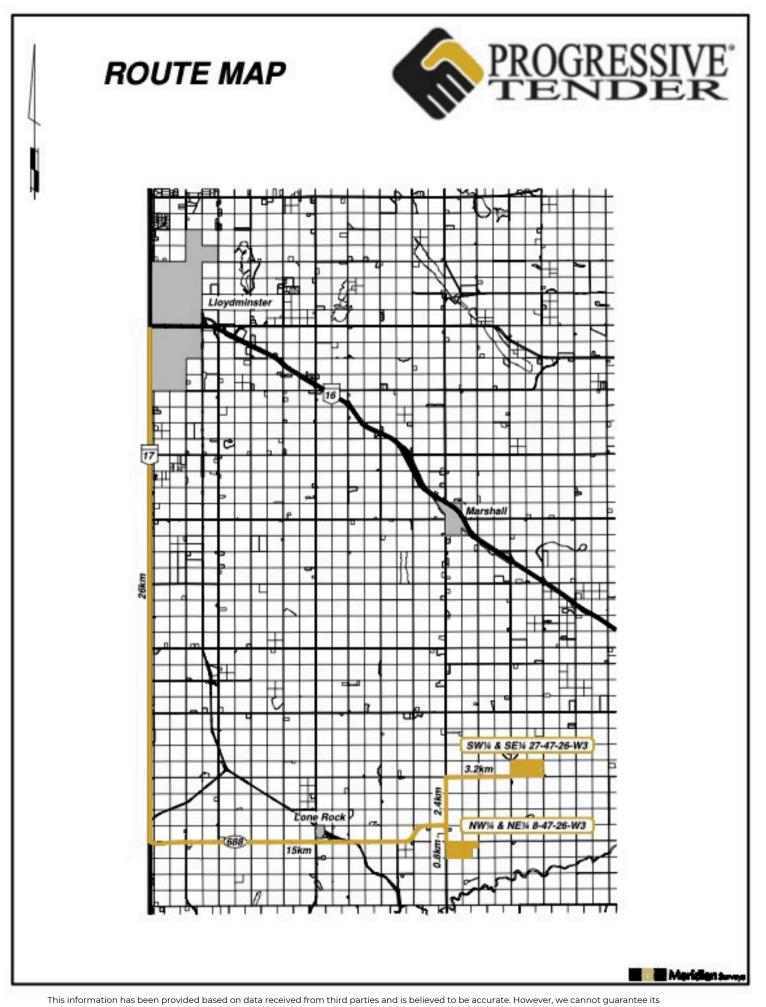
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| | | | | | | R | ura | l Mı | | ipal Map | - | of W | /ilto | n | | | | | | |
|-------------------------------|------------------------------------|-------------------------------------|---------------------------------------|----------------------------------|---|-------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|------------------------------------|------------------------------------|---|---|--|----------------------------------|--------------------------------------|--|--------------------------------------|---|-------------------------------------|
| Harbin, | Pattison | Pattison | Hendon | Shardala | Patek | - | | Oddan, | Oddan, | Holeby, | Camball | ¥8.9 | Patek | Lane Klassen Farm | Sherborne | Shirkorne | Sherborne | ary, Marvin Bru | ¹⁰ 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] | | | | |
| | | — | | 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 e: \$223,400 | | | Total of Ta | axable/Exempt Values: | \$122,870 | | | | |

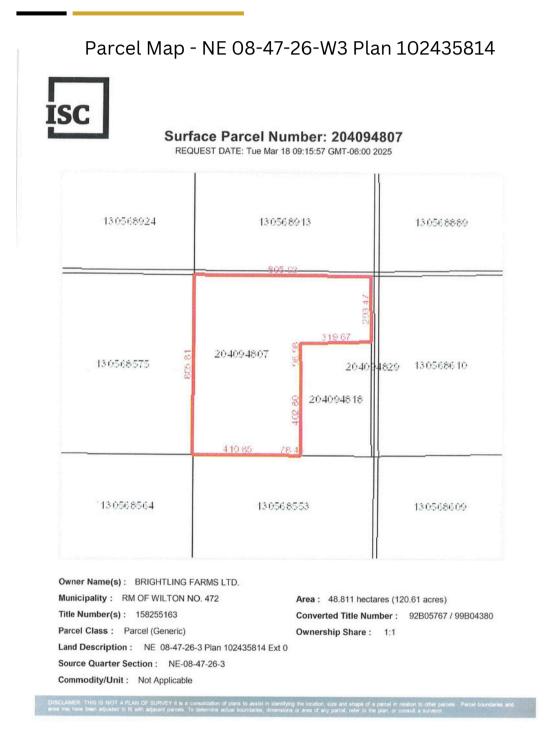
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Data Source: SAMAVIEW

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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: | ··· · | 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

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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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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Comprehensive Information Pkg

| | 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) |

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.).



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 s: \$290,100 | | | Total of Ta | axable/Exempt Values: | \$159,555 | - | | | |

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Data Source: SAMAVIEW

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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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Comprehensive Information Pkg

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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Comprehensive Information Pkg

Satellite View - SW 27-47-26-W3



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Comprehensive Information Pkg

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 | | | T · · · / T | able/Exempt Values: | \$160,930 | _ | | - | | |

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Data Source: SAMAVIEW

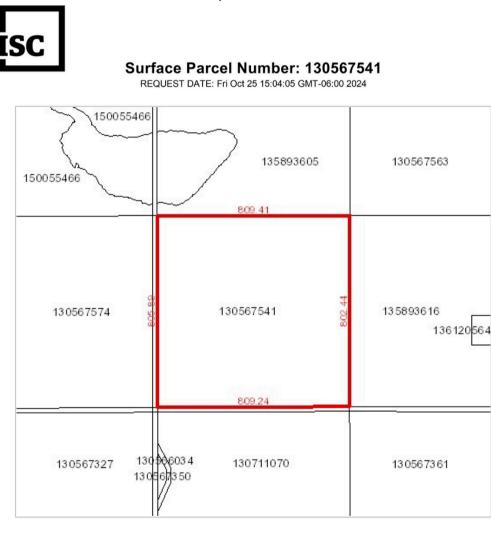
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Comprehensive Information Pkg

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

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 p

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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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www.progressivetender.com



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

ADDRESS

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

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