




ADAMS LAND

Information Package



 progressivetender.com

 grant.m@progressivetender.com

 Grant 780-871-4221

 Vern 306-821-0611

Progressive Tender, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offer 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!

Agricultural Land For Sale by Progressive Tender® in the County of Vermilion River, AB

We are pleased to offer for sale by Progressive Tender® two separate parcels of farmland, a total of 663 acres, located near Paradise Valley in the County of Vermilion River.

Parcel One:

- **SE 16-47-3-W4: ALT 159.97 titled acres.** CVR property profile indicates 139 acres as cultivated with balance pasture or waste, however tenant reports approximately 129 acres were seeded to canola in 2025. Soil Final Rating of 63. 2024 FAV assessment \$27,970. 2025 property taxes \$628. Access from improved roads on both east and south boundaries. Note: a plan of 1.03 acres is registered for expansion of the range road on the east boundary but not yet exercised and a small portion of the parcel is only accessible from the neighbouring land.

Parcel Two:

- **NE 17-47-2-W4: ALT 157.98 titled acres.** CVR property profile indicates 145 cultivated acres with balance pasture and wetlands. Soil Final Rating ranges from 60 to 67. 2024 FAV assessment \$31,410. 2025 property taxes \$705. Access is from seasonal road on east boundary.
- **SW 17-47-2-W4: ALT 158.15 titled acres.** CVR property profile indicates 144 cultivated acres with balance pasture and wetlands. Soil Final Rating ranges from 52 to 57. 2024 FAV assessment \$26,820. 2025 property taxes \$602. Access is from improved roads on the south and west boundaries.
- **SE 17-47-2-W4: ALT 160 titled acres.** CVR property profile indicates 136 cultivated acres with balance pasture and waste. Soil Final Rating ranges from 52 to 61. 2024 FAV assessment \$26,720. 2025 property taxes \$600. Access is from an improved road to the southeast corner plus a seasonal road on the east boundary.
- **Ptn of NW & NE 08-47-2-W4** which lies north of the north limit of road plan 8222981: CVR 27.20 titled acres. CVR property profile indicates 6 cultivated acres with balance wetlands or waste. Soil Final Rating of 68. 2024 FAV assessment \$1,480. 2025 property taxes \$50. 2025 crop was wheat. Access from improved road along south boundary.
- Tenant advises a total of 450 acres were seeded to wheat in 2025.

The number of productive acres may change from year to year due to regional climatic conditions, agronomic practice, or energy company activity.

Initial offers must be submitted by Noon MST, Tuesday November 25, 2025.

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

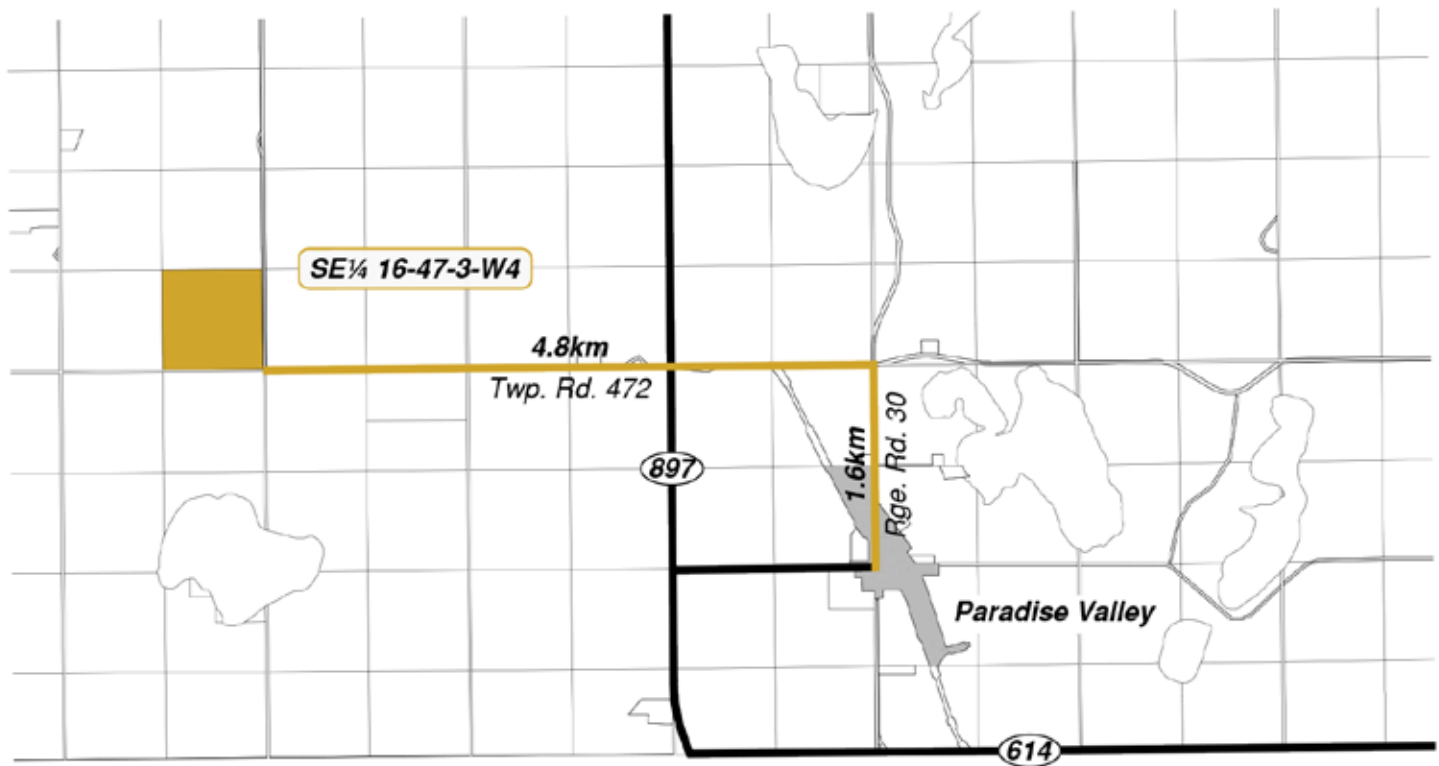
Visit: www.adamsland.ca

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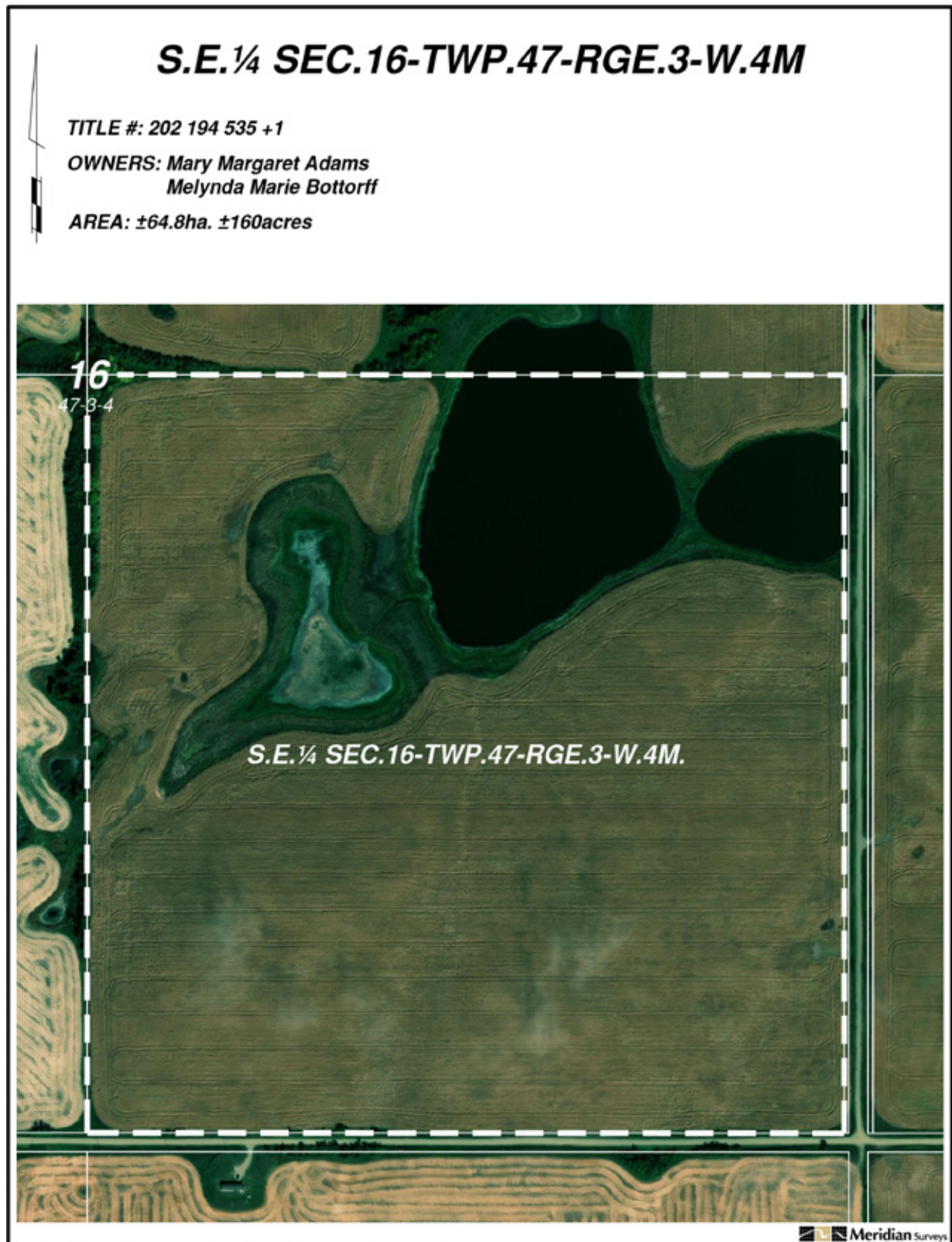


PARCEL 1 ROUTE MAP



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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0038 700 548 4;3;47;16;SE 202 194 535 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 3 TOWNSHIP 47
SECTION 16
QUARTER SOUTH EAST
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 2022003 ROAD	0.417	1.03	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 152 153 814

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
202 194 535	09/09/2020	ROAD PLAN		

OWNERS

MARY MARGARET ADAMS
OF 5720 - 23 STREET
LLOYDMINSTER
ALBERTA T9V 2Y5

AND
MELYNDA MARIE BOTTORFF
OF 5306 20 STREET CLOSE
LLOYDMINSTER
ALBERTA T9V 2G9
AS JOINT TENANTS

(CONTINUED)

ADAMS LAND

Information Package



ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

202 194 535 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF
SEPTEMBER, 2025 AT 02:41 P.M.

ORDER NUMBER: 54938907

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

ADAMS LAND

Information Package



County of Vermilion River

Farmland Calculation Report

Year of General Assessment: 2024

Roll: 347160305				Alt. Key:		Lloydminster		26 miles		90%	
Legal: SE-16-47-3-4				Photo:		Type:		Access:		100%	
Agroclimatic Zone: 15 2H-NE								Net Location:		90%	
No: 1	138.97 Acres	Soil: 12	TBk	Dryland Arable		Adjusted Rating: 82.0%					
				%Fld	NPR	ICP					
30	Ap Depth/Color	0	AP0	0	100%	0.0	0.0				
41	Subsoil	8	CL	0	100%	0.0	0.0				
51	Ap Texture	12	L	0	100%	-6.0	0.0				
62	Alkali/Salinity	4	AL2	50	5%	-0.5	0.0				
71	Topography	7	U-GR	50	100%	0.0	-3.0				
72	Stone Cover	32	Phase 2	10	100%	0.0	-6.0				
73	Miscellaneous	2	Irreg. / Size	3	100%	0.0	-3.0				
						-6.5	-12.0				
Group ID: 181016210				138.97 Acres	x	350.0 / acre	x	1.0000	x	63.5 %	= 30,886
No: 2	8.00 Acres	Soil: 80	Pasture	Dryland Pasture							
Comments: F/L Comments: POTHOLES AND LAKESHORE PASTURE											
				%Fld	NPR	ICP					
81	Native	60	60 Ac/AU	0	100%	7.0	0.0				
						7.0	0.0				
Group ID: 181016211				8.00 Acres	x	350.0 / acre	x	1.0000	x	7.0 %	= 196
No: 3	13.00 Acres	Soil: 90	Waste	Waste							
Comments: F/L Comments: WATER											
Group ID: 181016212				13.00 Acres	x	0.0 / acre	x	0.0000	x	0.0 %	= 0
Areas		Asmt Code		Areas	A.U.V.						
Parcel: 159.97		151 100%		Arable Dry:	138.97	30,886	Total:	A.U.V.	31,082		
@ F/L Rates: 159.97				Arable Irr:	0.00	0		x	90%		
				Pasture Dry:	8.00	196		F.A.V.	27,970		
				Pasture Irr:	0.00	0					
				Waste:	13.00	0					

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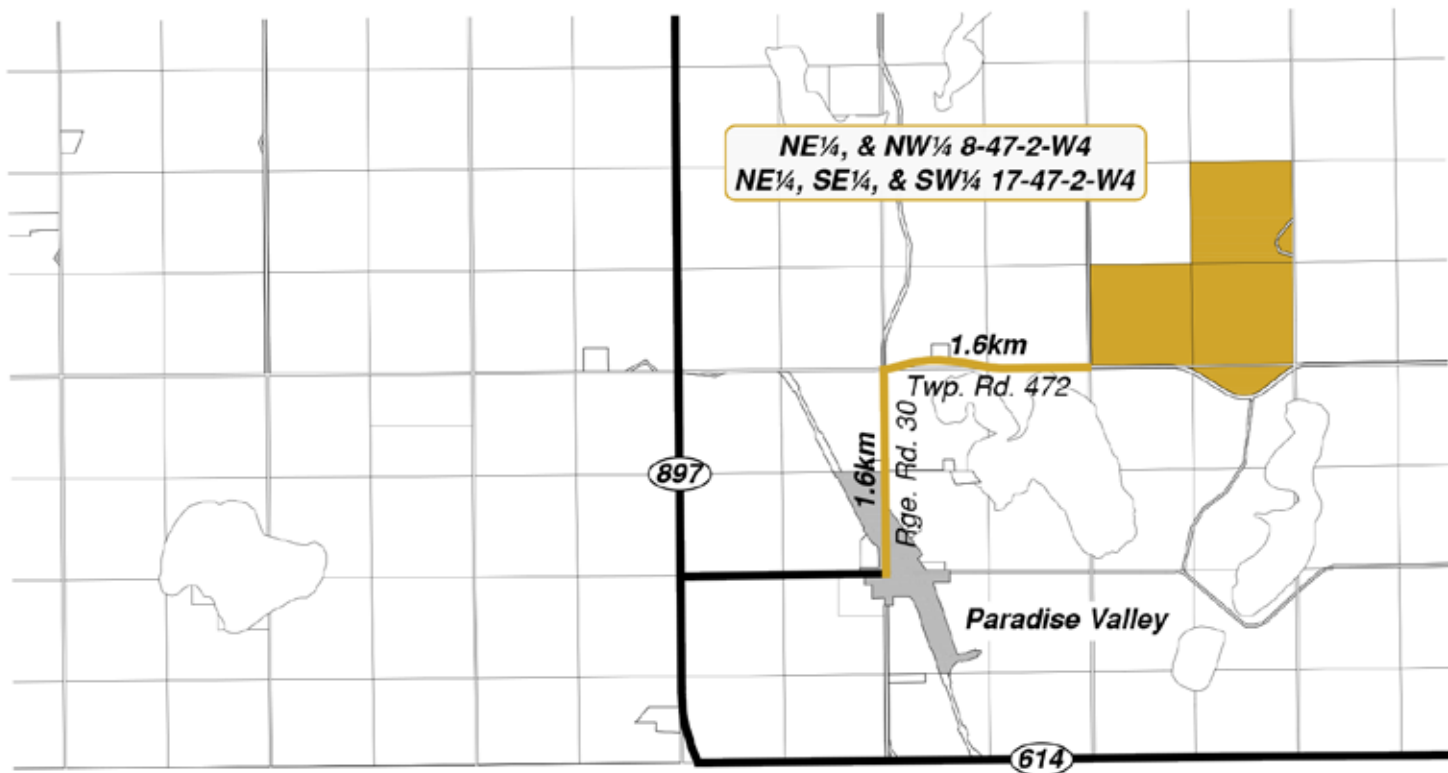
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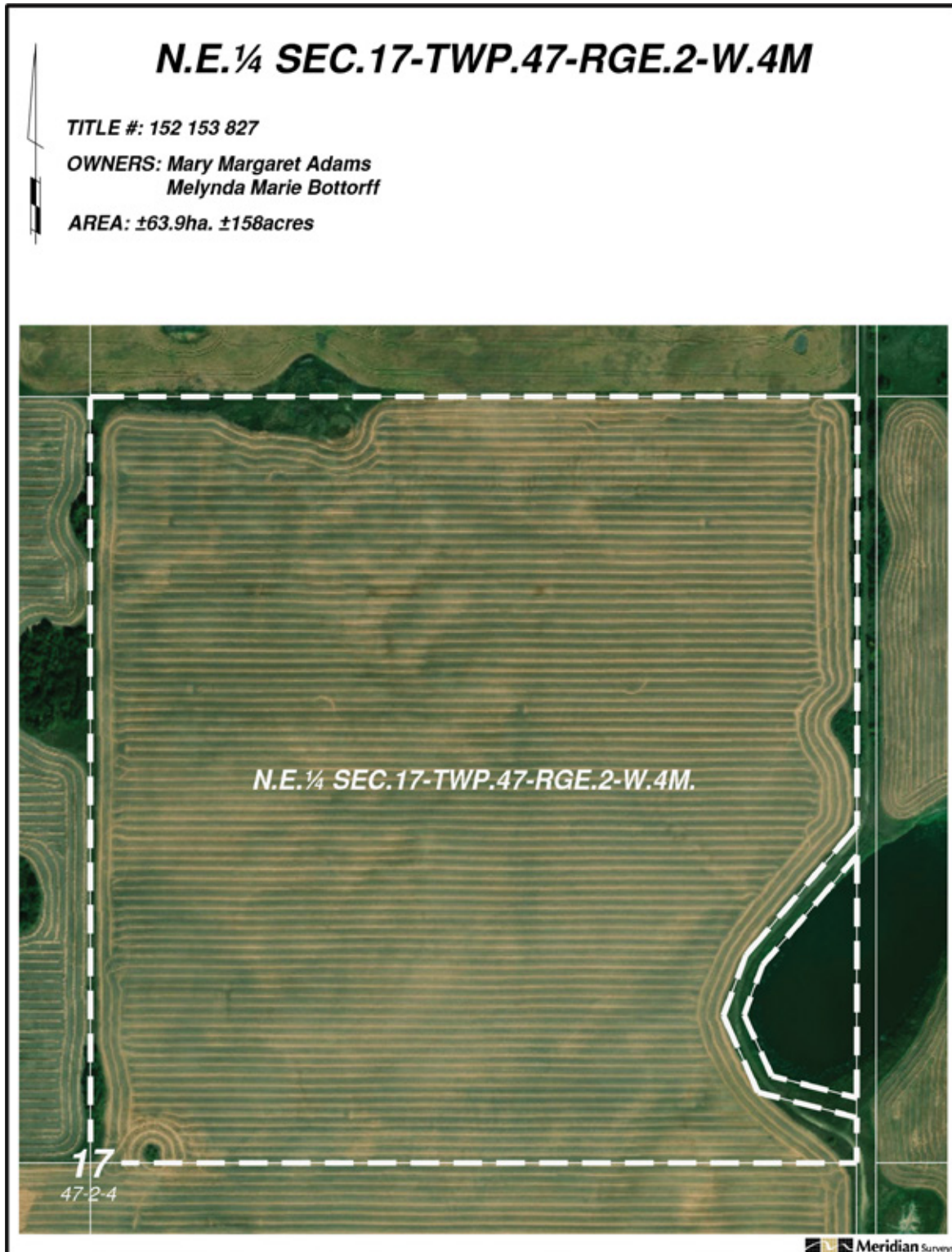


PARCEL 2 ROUTE MAP



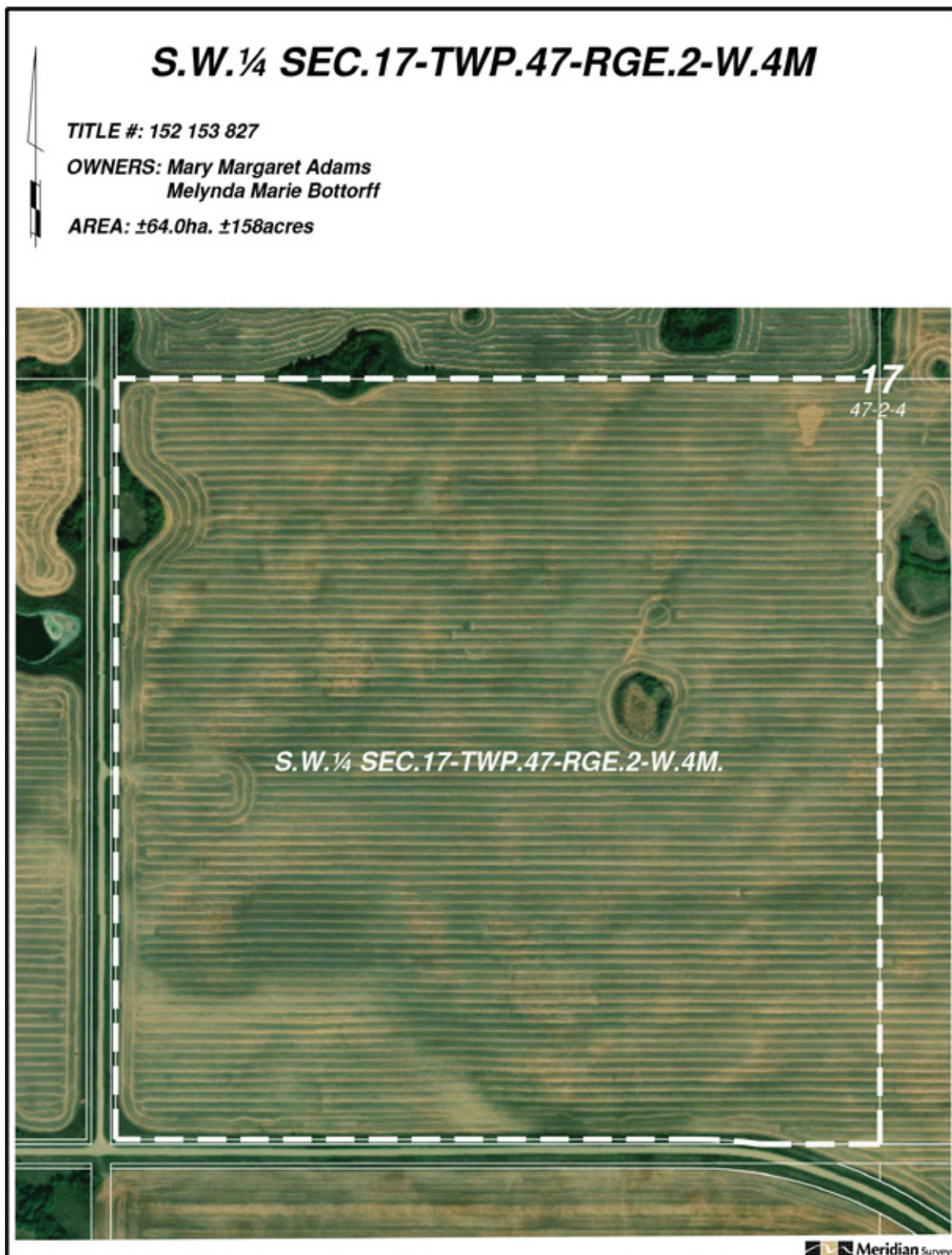
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LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0023 788 045	4;2;47;17;NE	152 153 827
0023 788 053	4;2;47;17;SW	

LEGAL DESCRIPTION

FIRST
MERIDIAN 4 RANGE 2 TOWNSHIP 47
SECTION 17
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
0.817 HECTARES (2.02 ACRES) MORE OR LESS FOR ROAD
AS SHOWN ON ROAD PLAN 9111AG
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

SECOND
MERIDIAN 4 RANGE 2 TOWNSHIP 47
SECTION 17
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
0.750 HECTARES (1.85 ACRES) MORE OR LESS FOR ROAD
AS SHOWN ON ROAD PLAN 8222981
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 012 352 647

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
152 153 827	26/05/2015	TRANSFER OF LAND	\$640,000	NOMINAL

OWNERS

MARY MARGARET ADAMS
OF 5720 - 23 STREET

(CONTINUED)

ADAMS LAND

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152 153 827

LLOYDMINSTER
ALBERTA T9V 2Y5

AND
MELYNDA MARIE BOTTORFF
OF 5306 - 20 STREET CLOSE
LLOYDMINSTER
ALBERTA T9V 2G9
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
792 303 029	06/12/1979	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24. AFFECTED LAND: 4;2;47;17;SW
062 210 716	19/05/2006	CAVEAT RE : PIPELINE RIGHT OF WAY CAVEATOR - CENOVUS ENERGY INC. ATTN: LAND DEPARTMENT P.O. BOX 766 225 - 6 AVE SW CALGARY ALBERTA T2P0M5 AFFECTED LAND: 4;2;47;17;SW (DATA UPDATED BY: TRANSFER OF CAVEAT 072655185) (DATA UPDATED BY: TRANSFER OF CAVEAT 102270074) (DATA UPDATED BY: TRANSFER OF CAVEAT 252143739)
082 541 465	15/12/2008	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CENOVUS ENERGY INC. PO BOX 766, 225-6 AVENUE SW CALGARY ALBERTA T2P0M5 AGENT - DWAYNE L LUNDQUIST AFFECTED LAND: 4;2;47;17;SW (DATA UPDATED BY: CHANGE OF NAME 222111681)
TOTAL INSTRUMENTS: 003		

(CONTINUED)

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152 153 827

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
SEPTEMBER, 2025 AT 03:18 P.M.

ORDER NUMBER: 54908069

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

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County of Vermilion River

Farmland Calculation Report

Year of General Assessment: 2024

Roll: 247170109				Alt. Key:		Lloydminster		21 miles		92%	
Legal: NE-17-47-2-4								Access:		100%	
Agroclimatic Zone: 15 2H-NE				Photo:		Type:				Net Location: 92%	
No: 1	7.25 Acres	Soil: 12	Tbk	Dryland Arable		Adjusted Rating: 82.0%					
Comments: F/L Comments: 5% of DA1											
					%Fid	NPR	ICP				
30	Ap Depth/Color	0	AP0	0	100%	0.0	0.0				
41	Subsoil	5	C-HC	50	100%	-4.0	0.0				
51	Ap Texture	12	L	0	100%	-6.0	0.0				
71	Topography	7	U-GR	50	100%	0.0	-3.0				
72	Stone Cover	32	Phase 2	10	100%	0.0	-6.0				
73	Miscellaneous	2	Irreg. / Size	3	100%	0.0	-3.0				
						-10.0	-12.0				
Group ID: 181008918				7.25 Acres	x	350.0 / acre	x	1.0000	x	60.0 %	= 1,523
No: 2	137.75 Acres	Soil: 12	Tbk	Dryland Arable		Adjusted Rating: 82.0%					
Comments: F/L Comments: 95% of DA1											
					%Fid	NPR	ICP				
30	Ap Depth/Color	0	AP0	0	100%	0.0	0.0				
41	Subsoil	8	CL	0	100%	0.0	0.0				
51	Ap Texture	11	SIL-L (avg)	50	100%	-3.0	0.0				
71	Topography	7	U-GR	50	100%	0.0	-3.0				
72	Stone Cover	32	Phase 2	10	100%	0.0	-6.0				
73	Miscellaneous	2	Irreg. / Size	3	100%	0.0	-3.0				
						-3.0	-12.0				
Group ID: 181008919				137.75 Acres	x	350.0 / acre	x	1.0000	x	67.0 %	= 32,302
No: 3	12.98 Acres	Soil: 80	Pasture	Dryland Pasture							
Comments: F/L Comments: sls, potholes & sev. area											
					%Fid	NPR	ICP				
81	Native	60	60 Ac/AU	0	100%	7.0	0.0				
						7.0	0.0				
Group ID: 181008920				12.98 Acres	x	350.0 / acre	x	1.0000	x	7.0 %	= 318
Areas		Asmt Code		Areas		A.U.V.					
Parcel: 157.98		151 100%		Arable Dry:	145.00	33,825		Total:	A.U.V.	34,143	
@ F/L Rates: 157.98				Arable Irr:	0.00	0			x	92%	
				Pasture Dry:	12.98	318		F.A.V.	31,410		
				Pasture Irr:	0.00	0					
				Waste:	0.00	0					

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County of Vermilion River

Farmland Calculation Report

Year of General Assessment: 2024

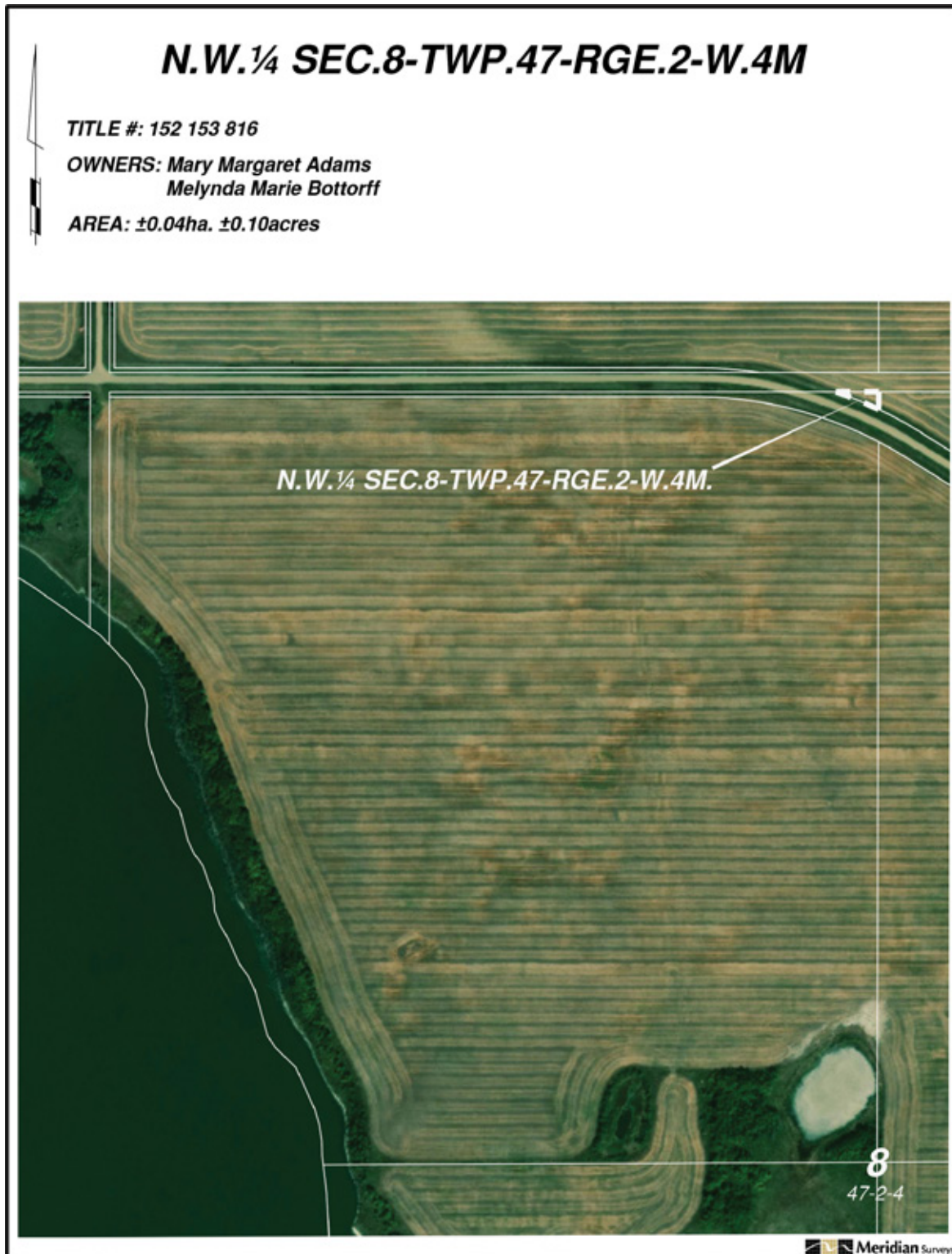
Roll: 247170403				Alt. Key:				Lloydminster				21 miles		92%	
Legal: SW-17-47-2-4												Access:		100%	
Agroclimatic Zone: 15 2H-NE				Photo:				Type:				Net Location: 92%			
No: 1		7.20 Acres		Soil: 12		TBk		Dryland Arable				Adjusted Rating: 82.0%			
Comments: F/L Comments: 5% of DA1															
								%Fid		NPR		ICP			
30		Ap Depth/Color		3		AP1-AP2 (avg)		100		100%		-9.0		0.0	
41		Subsoil		8		CL		0		100%		0.0		0.0	
51		Ap Texture		11		SIL-L (avg)		50		100%		-3.0		0.0	
71		Topography		7		U-GR		50		40%		0.0		-1.2	
71		Topography		10		R		0		60%		0.0		-5.4	
72		Stone Cover		31		Phase 1		100		100%		0.0		-5.0	
73		Miscellaneous		2		Irreg. / Size		6		100%		0.0		-6.0	
												-12.0		-17.6	
Group ID: 181008933								7.20 Acres		x 350.0 / acre		x 1.0000		x 52.4 % = 1,320	
No: 2		136.80 Acres		Soil: 12		TBk		Dryland Arable				Adjusted Rating: 82.0%			
Comments: F/L Comments: 95% of DA1															
								%Fid		NPR		ICP			
30		Ap Depth/Color		2		AP1		33		100%		-4.0		0.0	
41		Subsoil		8		CL		0		100%		0.0		0.0	
51		Ap Texture		11		SIL-L (avg)		50		100%		-3.0		0.0	
71		Topography		7		U-GR		50		40%		0.0		-1.2	
71		Topography		10		R		0		60%		0.0		-5.4	
72		Stone Cover		31		Phase 1		100		100%		0.0		-5.0	
73		Miscellaneous		2		Irreg. / Size		6		100%		0.0		-6.0	
												-7.0		-17.6	
Group ID: 181008934								136.80 Acres		x 350.0 / acre		x 1.0000		x 57.4 % = 27,483	
No: 3		14.15 Acres		Soil: 80		Pasture		Dryland Pasture							
Comments: F/L Comments: SLOUGHS & POTHOL															
								%Fid		NPR		ICP			
81		Native		60		60 Ac/AU		0		100%		7.0		0.0	
												7.0		0.0	
Group ID: 181008935								14.15 Acres		x 350.0 / acre		x 1.0000		x 7.0 % = 347	
		Areas		Asmt Code				Areas		A.U.V.					
		Parcel: 158.15		151 100%				Arable Dry:		144.00		28,803		Total: A.U.V. 29,150	
@ F/L Rates: 158.15								Arable Irr:		0.00		0		x 92%	
								Pasture Dry:		14.15		347		F.A.V. 26,820	
								Pasture Irr:		0.00		0			
								Waste:		0.00		0			

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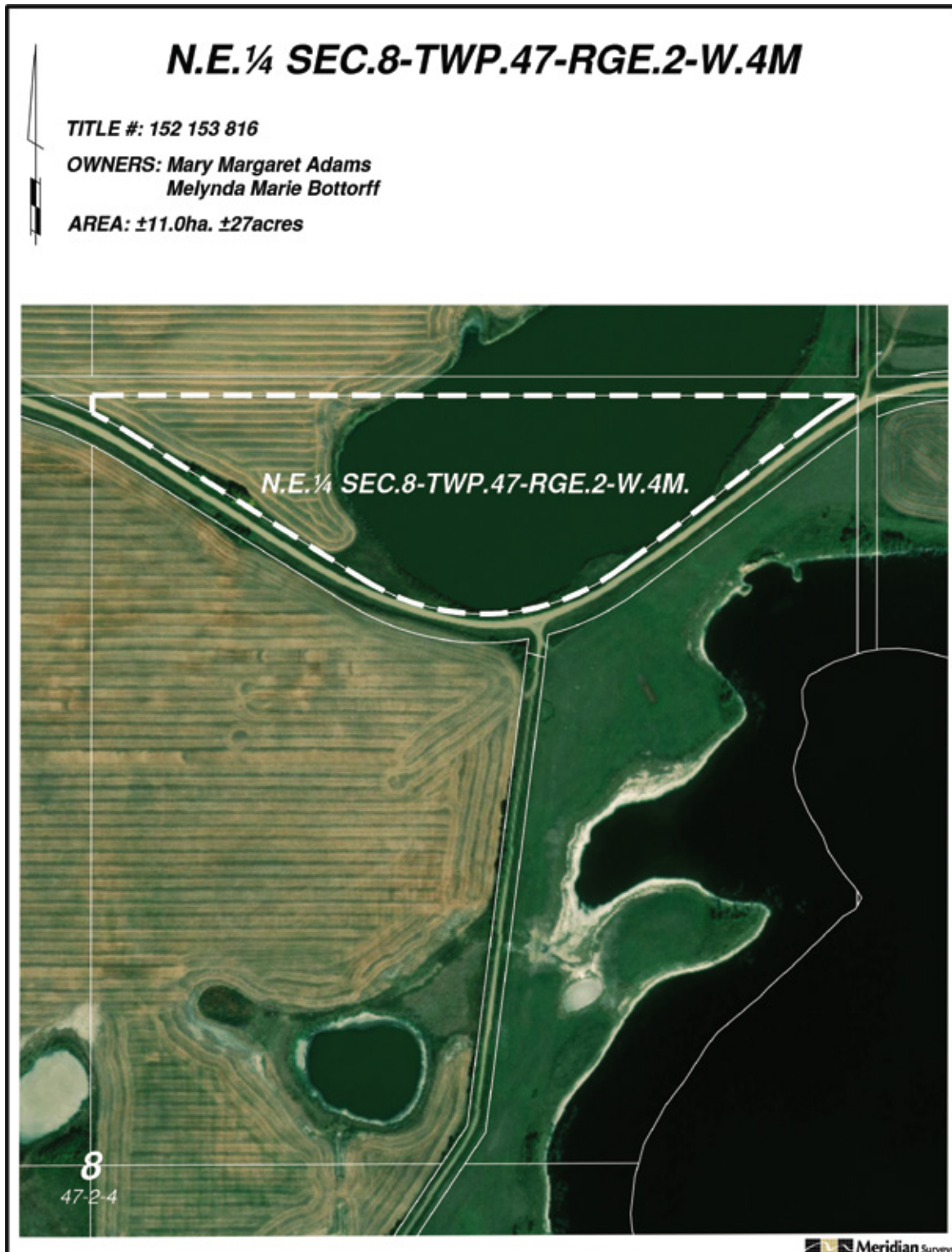
ADAMS LAND

Information Package



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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 869 206 4;2;47;8;NW,NE 152 153 816

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 2 TOWNSHIP 47
ALL THAT PORTION OF SECTION (8)
WHICH LIES NORTH OF THE NORTH LIMIT OF ROAD PLAN 8222981
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 112 216 498

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
152 153 816	26/05/2015	TRANSFER OF LAND	\$54,000	NOMINAL

OWNERS

MARY MARGARET ADAMS
OF 5720 - 23 STREET
LLOYDMINSTER
ALBERTA T9V 2Y5

AND

MELYNDA MARIE BOTTORFF
OF 5306 20 STREET CLOSE
LLOYDMINSTER
ALBERTA T9V 2G9
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
802 015 654	23/01/1980	UTILITY RIGHT OF WAY

(CONTINUED)

ADAMS LAND

Information Package



ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 153 816

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.

"AS TO N 1/2"

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
SEPTEMBER, 2025 AT 03:54 P.M.

ORDER NUMBER: 54909124

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

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County of Vermilion River

Farmland Calculation Report

Year of General Assessment: 2024

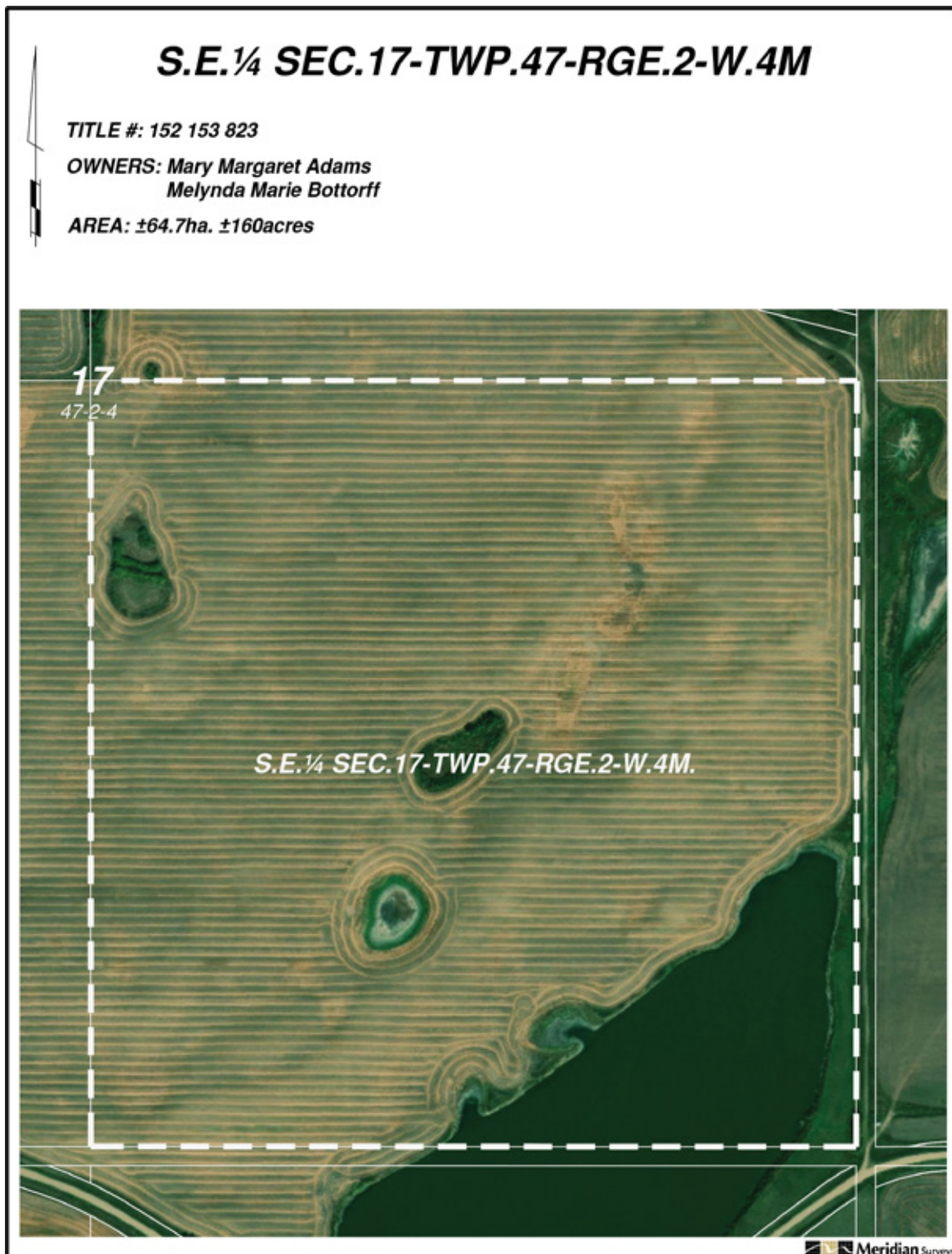
Roll: 247080126		Alt. Key:		Lloydminster		21 miles	92%
Legal: NE-8-47-2-4		and very small part of NW				Access:	100%
Agroclimatic Zone: 15 2H-NE		Photo:	Type:			Net Location:	92%
No: 1	6.26 Acres	Soil: 12	Tbk	Dryland Arable		Adjusted Rating: 82.0%	
Comments: F/L Comments: 90% of DA1							
				%Fld	NPR	ICP	
30	Ap Depth/Color	0	AP0	0	100%	0.0	0.0
41	Subsoil	8	CL	0	100%	0.0	0.0
51	Ap Texture	11	SIL-L (avg)	50	100%	-3.0	0.0
71	Topography	7	U-GR	50	100%	0.0	-3.0
72	Stone Cover	32	Phase 2	10	100%	0.0	-6.0
73	Miscellaneous	2	Irreg. / Size	2	100%	0.0	-2.0
						-3.0	-11.0
Group ID: 181008767				6.26 Acres	x	350.0 / acre	x 1.0000 x 68.0 % = 1,490
No: 2	4.94 Acres	Soil: 80	Pasture	Dryland Pasture			
Comments: F/L Comments: SLOUGHS & POTHOLE							
				%Fld	NPR	ICP	
81	Native	60	60 Ac/AU	0	100%	7.0	0.0
						7.0	0.0
Group ID: 181008768				4.94 Acres	x	350.0 / acre	x 1.0000 x 7.0 % = 121
No: 3	16.00 Acres	Soil: 90	Waste	Waste			
Comments: F/L Comments: WASTE - LAKE							
Group ID: 181008769				16.00 Acres	x	0.0 / acre	x 0.0000 x 0.0 % = 0
Areas		Asmt Code		Areas	A.U.V.		
Parcel: 27.20 Acres		151 100%		Arable Dry:	6.26	1,490	Total: A.U.V. 1,611
@ F/L Rates: 27.20				Arable Irr:	0.00	0	x 92%
				Pasture Dry:	4.94	121	F.A.V. 1,480
				Pasture Irr:	0.00	0	
				Waste:	16.00	0	

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0023 788 060 4;2;47;17;SE 152 153 823

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 2 TOWNSHIP 47
SECTION 17
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 012 352 649

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
152 153 823	26/05/2015	TRANSFER OF LAND	\$320,000	NOMINAL

OWNERS

MARY MARGARET ADAMS
OF 5720 - 23 STREET
LLOYDMINSTER
ALBERTA T9V 2Y5

AND

MELYNDA MARIE BOTTORFF
OF 5306 20 STREET CLOSE
LLOYDMINSTER
ALBERTA T9V 2G9
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
082 541 465	15/12/2008	CAVEAT

(CONTINUED)

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 153 823

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - CENOVUS ENERGY INC.
PO BOX 766, 225-6 AVENUE SW
CALGARY
ALBERTA T2P0M5
AGENT - DWAYNE L LUNDQUIST
(DATA UPDATED BY: CHANGE OF NAME 222111681)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
SEPTEMBER, 2025 AT 03:18 P.M.

ORDER NUMBER: 54908069

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

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County of Vermilion River

Farmland Calculation Report

Year of General Assessment: 2024

Roll: 247170305	Alt. Key:	Lloydminster	21 miles	92%
Legal: SE-17-47-2-4			Access:	100%
Agroclimatic Zone: 15 2H-NE	Photo:	Type:	Net Location:	92%

No: 1	13.60 Acres	Soil: 12	Tbk	Dryland Arable	Adjusted Rating: 82.0%				
Comments: F/L Comments: 10% of DA1									
				%Fld	NPR	ICP			
30	Ap Depth/Color	3	AP1-AP2 (avg)	100	100%	-9.0	0.0		
41	Subsoil	8	CL	0	100%	0.0	0.0		
51	Ap Texture	11	SIL-L (avg)	50	100%	-3.0	0.0		
71	Topography	7	U-GR	50	70%	0.0	-2.1		
71	Topography	11	R-StR	67	30%	0.0	-3.6		
72	Stone Cover	32	Phase 2	10	100%	0.0	-6.0		
73	Miscellaneous	2	Irreg. / Size	6	100%	0.0	-6.0		
Group ID: 181008928				13.60 Acres x	350.0 / acre x	1.0000 x	-12.0		
							52.3 % =	2,489	
No: 2	122.40 Acres	Soil: 12	Tbk	Dryland Arable	Adjusted Rating: 82.0%				
Comments: F/L Comments: 90% of DA1									
				%Fld	NPR	ICP			
30	Ap Depth/Color	0	AP0	0	100%	0.0	0.0		
41	Subsoil	8	CL	0	100%	0.0	0.0		
51	Ap Texture	11	SIL-L (avg)	50	100%	-3.0	0.0		
71	Topography	7	U-GR	50	70%	0.0	-2.1		
71	Topography	11	R-StR	67	30%	0.0	-3.6		
72	Stone Cover	32	Phase 2	10	100%	0.0	-6.0		
73	Miscellaneous	2	Irreg. / Size	6	100%	0.0	-6.0		
Group ID: 181008929				122.40 Acres x	350.0 / acre x	1.0000 x	-3.0		
							-17.7	61.3 % =	26,261
No: 3	12.00 Acres	Soil: 80	Pasture	Dryland Pasture					
Comments: F/L Comments: SLOUGHS, POTHOLE AND LAKESHOR									
				%Fld	NPR	ICP			
81	Native	60	60 Ac/AU	0	100%	7.0	0.0		
Group ID: 181008930				12.00 Acres x	350.0 / acre x	1.0000 x	7.0		
							0.0	7.0 % =	294
No: 4	12.00 Acres	Soil: 90	Waste	Waste					
Comments: F/L Comments: LAKE									
Group ID: 181008931				12.00 Acres x	0.0 / acre x	0.0000 x	0.0 % =	0	

Areas	Asmt Code	Areas	A.U.V.	Total:	A.U.V.	
Parcel: 160.00	151 100%	Arable Dry:	136.00	28,750		
@ F/L Rates: 160.00		Arable Irr:	0.00	0	x	92%
		Pasture Dry:	12.00	294	F.A.V.	26,720
		Pasture Irr:	0.00	0		
		Waste:	12.00	0		

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TENDER[®]**
"HOW LAND CHANGES HANDS"



CONTACT US

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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