# Agricultural Land and Residence for Sale by Progressive Tender

## In the Saskatchewan Rural Municipality of Frenchman Butte

We are pleased to present **for sale** the following land located adjacent to the south boundary of the Village of Paradise Hill in the RM of Frenchman Butte:

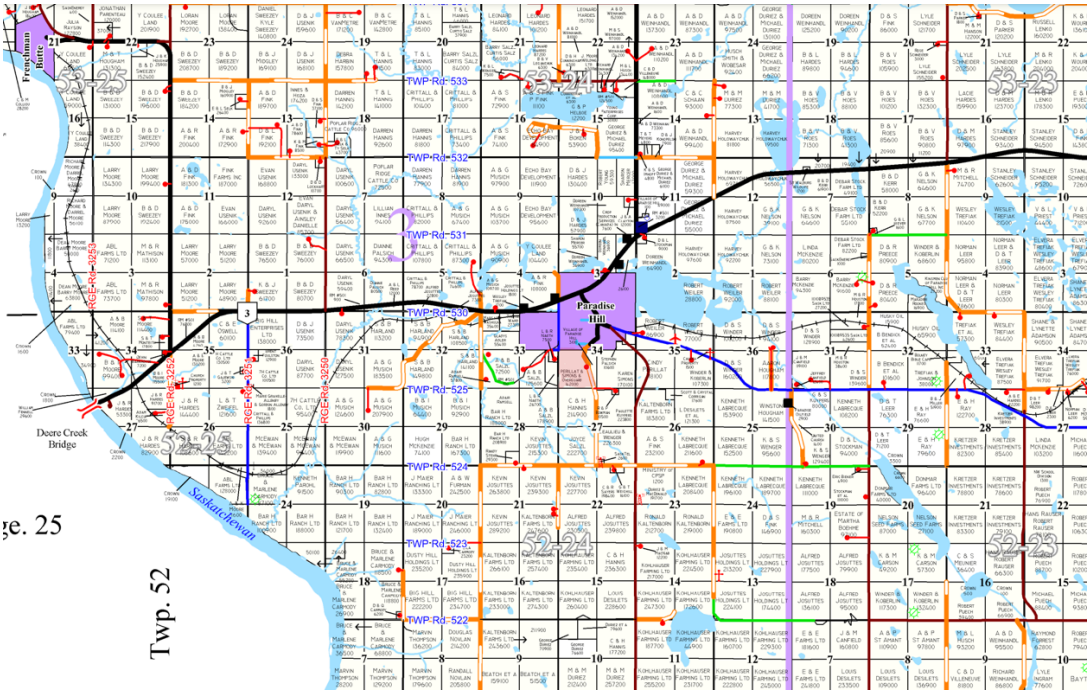
**SW 34-52-24-W3 Extension 1:** ISC 124.54 titled acres. Soil Final Rating ranges from 62 to 69, primarily Whitewood clay loam. The subject parcel is being "untied" from Extension 2 on the east side of the road, which will remain with the current owner. The cultivated portion, approximately 50 acres, is currently seeded to tame forage with the balance yardsite and bush. 2023 property taxes attributable to this property is estimated at $1,150. Access is from an improved road on the east boundary just a short distance from the townsite.

The residence of approximately 1,028 sq ft was constructed in 1982 with double framing of the exterior walls with a total of R36 insulation for energy conservation. Electric heat. Metal roof. Water supply is a government approved domestic dam. Complete water treatment system. vanEE air exchanger. Attached garage. Tenant occupied under a month-by-month rental agreement.

An open house will be held in early September. Please contact us to pre-register or check website for date and time. Offers may contain diligence conditions, but bidders should be financially pre-approved and have any appraisal for value completed before submitting their initial offer.

**Initial offers must be submitted by Noon MST, Tuesday September 24, 2024;** steps are detailed on the reverse of this document. Full information on the offering including maps and printable bid documents is available at www.simpsontender.ca

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



## Progressive Tender Steps:

**Step 1: Submit Bid Document**

- Download the Bid Document from the www.simpsontender.ca website, 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.
- **Obtain a bank draft for $10,000.00** made payable to "RE/MAX of Lloydminster in Trust."
- Place both items in a sealed envelope and label it "Simpson Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 – 44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday September 24, 2024**. Attention: McClelland Group.

**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 highest bid. 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 daily until every Bidder declares their Final Offer.
- If a Bidder doesn't respond within the time limit or increase their bid by a minimum amount of 2% over the previous round's highest offer, their last bid will automatically be declared as their Final Offer.
- Matching bids during progression rounds are discouraged.

**Step 4: Confidentiality**

- All Bidder names are kept confidential and only revealed to the Seller with the bid history when the progression rounds conclude. Bid 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.
- Bidder's proposed completion date for possession will be negotiable between the parties, allowing at least one calendar month notice to the residential tenant if they are being asked to vacate the property.

**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, home inspection, water quality and quantity, or survey / real property reports.
- Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

**Step 7: Notification**

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

***The McClelland Group, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offers a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan. Call us today and start the conversation!***

**Grant McClelland – Direct (780) 871-4221 Email:** grant.m@progressivetender.com

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

# *Province of Saskatchewan*
# *Land Titles Registry*
# *Title*

**Title #:** 153255348
**Title Status:** Active
**Parcel Type:** Surface
**Parcel Value:** $45,000.00 CAD
**Title Value:** *$22,500.00 CAD*
**Converted Title:** 00B10326
**Previous Title and/or Abstract #:** 150046321

**As of:** 17 Apr 2024 08:45:49
**Last Amendment Date:** 16 Sep 2020 08:28:10.423
**Issued:** 16 Sep 2020 08:28:09.313

**Municipality:** RM OF FRENCHMAN BUTTE NO. 501

Cindy Perillat is the registered owner of an undivided 1/2 interest in Surface Parcel #130573098

Reference Land Description: SW Sec 34 Twp 52 Rge 24 W 3 Extension 1
As described on Certificate of Title 00B10326 which describes this parcel and other parcel(s) with the same land description tied to this one.

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

**Registered Interests:**

**Interest #:**
**188804649**

CNV Common Law Easement

(Dominant)
**Value:** N/A
**Reg'd:** 16 Oct 1997 00:27:48
**Interest Register Amendment Date:** N/A
**Interest Assignment Date:** N/A
**Interest Scheduled Expiry Date:** N/A
**Expiry Date:** N/A

Pcl D Paradise Hill, Plan 70B08571 and Buffer Strip B1, Paradise Hill Plan 77B10733 and Pcl A in SW 34-52-24-W3M Plan 70B08571
**Holder:**
The Current Dominant Tenement
N/A
n/a, Saskatchewan, Canada S4P 3V7
**Client #:** 100009099

**Int. Register #:** 106847073
**Converted Instrument #:** 97B16677

**Interest #:**
**188804650**

CNV Water Corporation Notice

**Value:** N/A
**Reg'd:** 02 Jan 1998 00:00:02
**Interest Register Amendment Date:** N/A
**Interest Assignment Date:** N/A
**Interest Scheduled Expiry Date:** N/A
**Expiry Date:** N/A

Under Section 59
**Holder:**
SASKATCHEWAN WATER CORPORATION
200 - 111 FAIRFORD STREET EAST
MOOSE JAW, SK, Canada S6H 1C8
**Client #:** 100313143

**Int. Register #:** 106847084

**Converted Instrument #:** 98B00016

**Interest #:**
**188804661**

CNV Water Corporation
Notice

**Value:** N/A
**Reg'd:** 02 Feb 2000 00:02:29
**Interest Register Amendment Date:** N/A
**Interest Assignment Date:** N/A
**Interest Scheduled Expiry Date:** N/A
**Expiry Date:** N/A

Pursuant ot Subsection 59(1)
**Holder:**
SASKATCHEWAN WATER CORPORATION
200 - 111 FAIRFORD STREET EAST
MOOSE JAW, SK, Canada S6H 1C8
**Client #:** 100313143

**Int. Register #:** 106847095
**Converted Instrument #:** 00B01487

**Interest #:**
**188804672**

Pipelines Act - Easement

**Value:** N/A
**Reg'd:** 04 Oct 2006 09:22:17
**Interest Register Amendment Date:** N/A
**Interest Assignment Date:** N/A
**Interest Scheduled Expiry Date:** N/A
**Expiry Date:** N/A

**Holder:**
CENOVUS ENERGY INC.
Box 6525 Station D
Calgary, Alberta, Canada T2P 3G7
**Client #:** 112342991

**Int. Register #:** 111679746

**Addresses for Service:**

| Name | Address |
|---|---|
| **Owner:** | |
| Cindy Perillat<br>Client #: 111712193 | Box 818 Lamont, Alberta, Canada T0B 2R0 |

**Notes:**

Under The Planning and Development Act, 2007, the title for this parcel and parcels 130717649 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

Parcel Class Code: Parcel (Generic)

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# Property Report

Print Date: 17-Apr-2024

**Municipality Name:** FRENCHMAN BUTTE (RM)

**Assessment ID Number:** 501-000934400 **PID:** 200073997

**Civic Address:**

**Legal Location:** Qtr SW Sec 34 Tp 52 Rg 24 W 3 Sup 00

**Supplementary :** EXCEPT: SUBD PL#70B08571 AND RD.

| | | | |
|---|---|---|---|
| **Title Acres:** | 151.92 | **Reviewed:** | 17-Mar-2023 |
| **School Division:** | 203 | **Change Reason:** | Maintenance |
| **Neighbourhood:** | 501-101 | **Year / Frozen ID:** | 2024/-5 |
| **Puse Code:** | 0360 | **Predom Code:** | SR002 Single Family Dwell |
| **Call Back Year:** | | **Method in Use:** | C.A.M.A. - Cost |

**AGRICULTURAL ARABLE LAND**

| Acres | Land Use | Productivity Determining Factors | | Economic and Physical Factors | | Rating | |
|---|---|---|---|---|---|---|---|
| 60.00 | K - [CULTIVATED] | Soil assocation 1 | WH - [WHITEWOOD] | Topography | T3 - Moderate Slopes | $/ACRE | 1,668.19 |
| | | Soil texture 1 | CL - [CLAY LOAM] | Stones (qualities) | S2 - Slight | Final | 62.11 |
| | | Soil texture 2 | L - [LOAM] | | | | |
| | | Soil profile 1 | DG10 - [DG CHERNOZEM 9-12] | | | | |
| | | | | Natural hazard | DW: Shallow Draw Rate: 0.98 | | |
| | | | | Man made hazard | RD: Road Rate: 0.96 | | |
| | | Soil assocation 2 | WH - [WHITEWOOD] | | | | |
| | | Soil texture 3 | | | | | |
| | | Soil texture 4 | | | | | |
| | | Soil profile 2 | DG10 - [DG CHERNOZEM 9-12] | | | | |
| | | Top soil depth | 4-6 | | | | |
| 25.00 | K - [CULTIVATED] | Soil assocation 1 | WH - [WHITEWOOD] | Topography | T1 - Level / Nearly Level | $/ACRE | 1,874.76 |
| | | Soil texture 1 | CL - [CLAY LOAM] | Stones (qualities) | S2 - Slight | Final | 69.80 |
| | | Soil texture 2 | L - [LOAM] | | | | |
| | | Soil profile 1 | DG12 - [DG CHERNOZEM 12+] | | | | |
| | | | | Man made hazard | RD: Road Rate: 0.96 | | |
| | | Soil assocation 2 | WH - [WHITEWOOD] | | | | |
| | | Soil texture 3 | | | | | |
| | | Soil texture 4 | | | | | |
| | | Soil profile 2 | DG10 - [DG CHERNOZEM 9-12] | | | | |
| | | Top soil depth | 4-6 | | | | |

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Data Source: SAMAVIEW

**AGRICULTURAL PASTURE LAND**

| Acres | Land Use |
|---|---|
| 64.00 | ASP - [ASPEN PASTURE] |

| Productivity Determining Factors | |
|---|---|
| Soil assocation 1 | WH - [WHITEWOOD] |
| Soil texture 1 | CL - [CLAY LOAM] |
| Soil texture 2 | L - [LOAM] |

| Productivity Determining Factors | |
|---|---|
| Range site | L: LOAMY |
| Pasture Type | N - [Native] |
| Pasture Topography | T2: Gentle 3-5% Slopes |
| Grazing water source | WS: Slough |
| Pasture Tree Cover | ASP - [ASPEN] |
| Aum/Acre | 0.20 |
| Aum/Quarter | 31.92 |

| Rating | |
|---|---|
| $/ACRE | 397.86 |

**URBAN LAND**

| Lot/Plot | Plot Use | Plot Characteristics | | Rates and Factors | | Other Information | | Liability Subdivision | Tax Class | Tax Status |
|---|---|---|---|---|---|---|---|---|---|---|
| / | Country Residential | Acreage | | Prime Rate: | $5,000.00 | Std.Parcel Size: | 11.97 | 1 | R | Taxable |
| | | Width(ft) | | Urban - Acreage | | Land Size Multiplier: | 136 | | | |
| | | Side 1 (ft) | | | | Adjustment reason: | | | | |
| | | Side 2 (ft) | | | | | | | | |
| | | Area/Units | 3.00 | | | | | | | |

**RESIDENTIAL IMPROVEMENTS SUMMARY**

| Building ID | & Sequence | Quality | Condition Rating | Physical Depreciation | Functional Obsolescence | MAF | Liability Subdivision | Tax Class | Tax Status |
|---|---|---|---|---|---|---|---|---|---|
| 4232063 | 0 | 4 - Average | (1.0) - Average | 38 | 0 | 1.46 | 1 | R | Taxable |

| Area Code(s): | Base Area (sq.ft) | Year Built | Unfin% | Dimensions |
|---|---|---|---|---|
| SFR - 1 Storey | 1020 | 1982 | | 1020.0 square feet |
| Basement | 1020 | 1982 | | 1020.0 square feet |

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**RESIDENTIAL IMPROVEMENTS Details**

**Section:** SFR - 1 Storey **Building ID:** 4232063.0 **Section Area:** 1020

**Quality :** 4 - Average
**Res Effective Rate :** Structure Rate
**Res Wall Height :** 08 ft
**Heating / Cooling Adjustment :** Heating Only
**Res Hillside Adj :**
**Res Incomplete Adj :**
**Plumbing Fixture Default :** Average (8 Fixtures)
**Plumbing Fixture Adj :** +2
**Number of Fireplaces :**
**Basement Rate :** Basement
**Basement Height :** 08 ft
**Basement Room Rate :** Basement Rooms
**Percent of Basement Area :** 60% - Approx 3/4 Finished
**Att/B-In Garage Rate :**
**Garage Finish Rate :**
**Garage Wall Height Adjustment :**
**Garage Floor Adj :**
**Incomplete Adjustment :**
**Detached Garage Rate :**
**Garage Finish Rate :**
**Garage Wall Height Adjustment :**
**Garage Floor Adj :**
**Incomplete Adjustment :**
**Shed Rate :**
**Porch/Closed Ver Rate :**
**Deck Rate :**

**Section:** Basement **Building ID:** 4232063.0 **Section Area:** 1020

**Basement Rate :** Basement
**Basement Height :** 08 ft
**Basement Garage :**
**Basement Walkout Adj :**
**Basement Room Rate :** Basement Rooms
**Percent of Basement Area :** 60% - Approx 3/4 Finished

**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 | $172,400 | | 1 | Other Agricultural | 55% | $94,820 | | | | Taxable |
| Improvement | $190,500 | | 1 | Residential | 80% | $152,400 | | | | Taxable |
| Non-Agricultural | $15,000 | | 1 | Residential | 80% | $12,000 | | | | Taxable |
| Total of Assessed Values: | $377,900 | | | | Total of Taxable/Exempt Values: | $259,220 | | | | |

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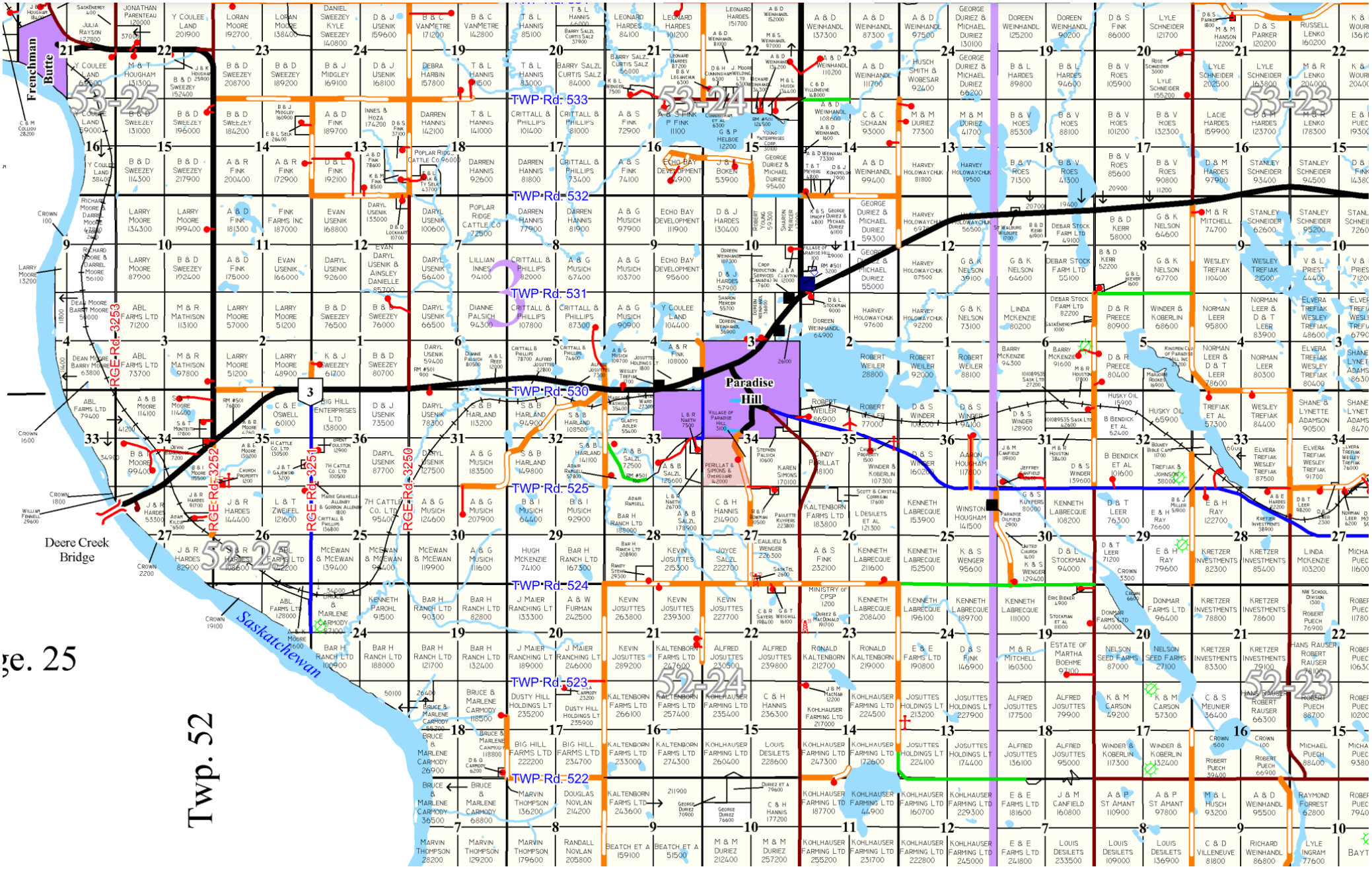
Frenchman Butte
Paradise Hill
Deere Creek Bridge
Saskatchewan
TWP Rd 533
TWP Rd 532
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TWP Rd 525
TWP Rd 524
TWP Rd 523
TWP Rd 522
RGE Rd 3253
RGE Rd 3252
RGE Rd 3251
RGE Rd 3250
53-25
53-24
53-23
52-24
52-23



Twp. 52

# Bid Document
# Karen Siemens and Cindy Rafuse

Name of Bidder: _____

Mailing Address: _____

Contact Name if Company: _____

Residence Phone: (_____) _____-_____

Cellular Phone: (_____) _____-_____

Email: _____@_____

GST #: _____

***My opening offer for SW 34-52-24-W3, Extension 1 is $_____***

*Conditions (if any)* _____

***Enclosed is a bank draft or certified cheque for $10,000.00 payable to RE/MAX of Lloydminster representing my initial deposit.***

*I hereby submit my initial proposal to purchase the identified lands along with any subsequent amendments I may make during the progression rounds, subject to the terms and conditions listed on the tender website as of September 24, 2024 which I have read and understood.*

*I specifically acknowledge the right of the Seller to 1) not accept any or all offers received, 2) further negotiate price, terms, or conditions, and 3) award the sale of the subject property to the Buyer of their choice.*

*If my final proposal is accepted, I agree to submit an offer to purchase within two business days of acceptance.*

_____ _____

*Date* *Signature*

Bid is to be mailed or delivered by **Noon MST Tuesday September 24, 2024** to the offices of:

RE/MAX of Lloydminster
5726 – 44th Street
Lloydminster, AB
T9V 0B6 Attention: McClelland Group