HEFRA LAND

Information Package



PROGRESSIVE® TENDER
"HOW LAND CHANGES HANDS"

Top Advisory For Land Buying & Selling

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

Offering a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan

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Hefra Land For Sale

by Progressive Tender® in the RM of Manitou Lake, SK

Asking Price:
$1,900,000.00

HEFRA FARMS

Former Dairy Operation - RM of Manitou Lake, Saskatchewan

The Hefra Farms Home Half-Section is available on its own and will be sold before the additional lands.

The property consists of NE 5-45-27-W3 and SE 5-45-27-W3, containing approximately 281.30 titled acres.
The homes, farmyard and agricultural buildings are included in this offering.
Approximately 148 acres are identified as cultivated land or cultivated grass.

Property Highlights
- Approximately 281.30 titled acres
- Approximately 148 cultivated or cultivated-grass acres
- Three very livable residences
- Updated main residence
- Two newer all-concrete dairy barns built by Eagle Builders
- Three shops and two Quonsets
- Corrals, bins, sheds and livestock shelters
- Three wells identified on the property survey
- Rental income from tenants
- Confirmed annual surface-lease revenue of approximately $2,100



Three Residences: The property includes three very livable homes.

Main Residence
The main residence is approximately 2,144 sq. ft. and was built in 1974.
It includes an approximately 872 sq. ft. basement, carport and deck.

The home is well maintained and has recently updated:
- Flooring
- Cabinets
- Countertops

Additional Residences
The second residence is approximately 1,360 sq. ft., with an approximately 1,360 sq. ft. basement.
The third residence is approximately 1,120 sq. ft., with a partial basement and enclosed porch.
One of the additional residences is currently rented to tenants.

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Former Dairy Barns
The property includes two newer, all-concrete dairy barns built by Eagle Builders:
• Approximately 140 ft. × 111 ft.
• Approximately 158 ft. × 78 ft.
The buildings are no longer being used as an operating dairy. Surplus space is currently used for rental storage, including boats, RVs and similar items.



Shops and Quonsets
Approximate dimensions shown on the property survey include:

Shops:
• 96 ft. × 40 ft.
• 60 ft. × 36 ft.
• 60 ft. × 40 ft.

Quonsets:
• 103 ft. × 33 ft.
• 80 ft. × 40 ft.

Additional improvements include corrals, grain bins, sheds, livestock shelters, septic infrastructure, propane storage and fuel storage.

Surplus buildings and one additional residence are currently generating rental income from tenants, including boat and RV storage.

Surface-Lease Revenue
Current records confirm approximately $2,100 in annual surface-lease revenue from a Baytex surface lease located on SE 5.

Additional Lands
The additional lands are not included in the $1,900,000 asking price for the Home Half.
The following lands will also be available:
• NW 32-44-27-W3
• NE 32-44-27-W3
• NW 5-45-27-W3
• SW 5-45-27-W3
• SW 8-45-27-W3
• SE 8-45-27-W3

Together, the additional lands contain approximately 946.64 titled acres, including approximately 688 cultivated or cultivated-grass acres.

The Home Half will be sold first. Its purchaser will have the first opportunity to negotiate the purchase of some or all of the additional lands. Any additional land not purchased with the Home Half will be offered for sale separately after the Home Half has sold.

Contact:
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For More Information Visit:

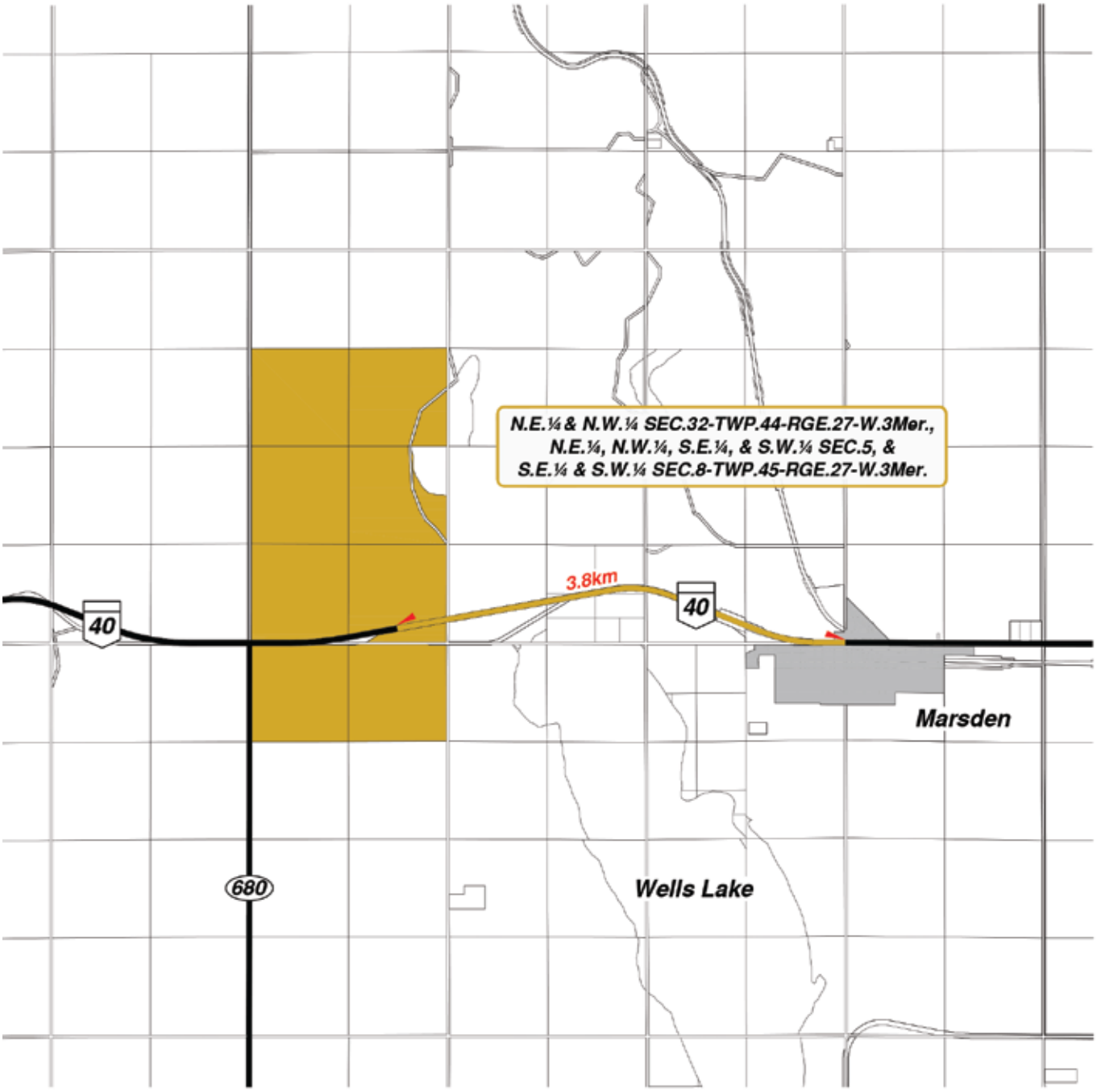
hefraland.ca

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RouteMap

PROGRESSIVE TENDER
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AerialView

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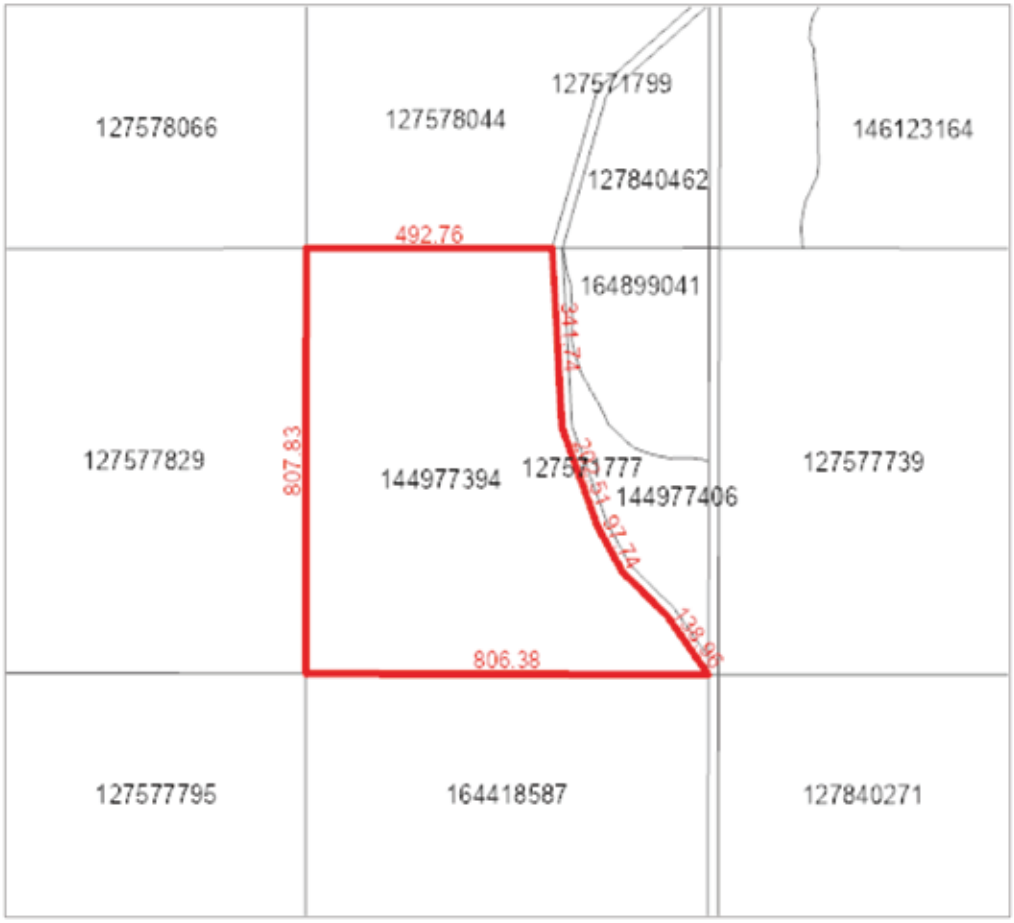
SurfaceParcel

PROGRESSIVE TENDER
"HOW LAND CHANGES HANDS"

ISC

Surface Parcel Number: 144977394

REQUEST DATE: Wed Sep 2 10:33:38 GMT-06:00 2026



Owner Name(s) : Multiple

Municipality : RM OF MANITOU LAKE NO. 442

Title Number(s) : Multiple

Parcel Class : Parcel (Generic)

Land Description : NE 05-45-27-3 Ext 69

Source Quarter Section : NE-05-45-27-3

Commodity/Unit : Multiple

Area : 46.822 hectares (115.7 acres)

Converted Title Number : N/A

Ownership Share : N/A

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

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LandTitle

PROGRESSIVE TENDER "HOW LAND CHANGES HANDS"

Province of Saskatchewan
Land Titles Registry
Title

Title #: 111641756
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: *N/A*
Converted Title: 01B05545
Previous Title and/or Abstract #: 01B05545

As of: 13 Oct 2026 13:31:34
Last Amendment Date: 08 Oct 2026 09:17:06.750
Issued: 29 Jul 2002 18:43:56.066

Municipality: RM OF MANITOU LAKE NO. 442

Hefra Farms Ltd. is the registered owner of an undivided 1/2 interest in Surface Parcel #144977394

Reference Land Description: NE Sec 05 Twp 45 Rge 27 W 3 Extension 69
As described on Certificate of Title 01B05545, description 69.

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 #:
165809830

Lease - 10 years or more

Value: N/A
Reg'd: 31 Jan 2014 14:21:28
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Oct 2016 14:10:00
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
PETROCAPITA OIL AND GAS L.P.
1400, 717 - 7TH AVENUE SW
CALGARY, Alberta, Canada T2P 0Z3
Client #: 124489413

Int. Register #: 119761117

Addresses for Service:

Name	**Address**
Owner:	
Hefra Farms Ltd. Client #: 106651414	Box 2326 Fort Macleod, Alberta, Canada T0L 0Z0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 144977406 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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LandTitle

PROGRESSIVE TENDER "HOW LAND CHANGES HANDS"

Province of Saskatchewan
Land Titles Registry
Title

Title #: 111641813
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: *N/A*
Converted Title: 01B05544
Previous Title and/or Abstract #: 01B05544

As of: 13 Oct 2026 13:33:12
Last Amendment Date: 08 Oct 2026 09:17:06.906
Issued: 29 Jul 2002 18:44:19.240

Municipality: RM OF MANITOU LAKE NO. 442

Hefra Farms Ltd. is the registered owner of an undivided 1/2 interest in Surface Parcel #144977394

Reference Land Description: NE Sec 05 Twp 45 Rge 27 W 3 Extension 69
As described on Certificate of Title 01B05545, description 69.

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 #:
165809829

Lease - 10 years or more

Value: N/A
Reg'd: 31 Jan 2014 14:21:29
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Oct 2016 14:10:00
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
PETROCAPITA OIL AND GAS L.P.
1400, 717 - 7TH AVENUE SW
CALGARY, Alberta, Canada T2P 0Z3
Client #: 124489413

Int. Register #: 119761117

Addresses for Service:

Name	**Address**
Owner:	
Hefra Farms Ltd.	Box 2326 Fort Macleod, Alberta, Canada T0L 0Z0
Client #: 106651414	

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 144977406 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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PropertyAssessment

PROGRESSIVE TENDER
"HOW LAND CHANGES HANDS"

Property Report — Print Date: 02-Sep-2026 — Page 1 of 5

Municipality Name: RM OF MANITOU LAKE (RM) — **Assessment ID Number :** 442-000805100 — **PID:** 201220233

sama
SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr NE Sec 05 Tp 45 Rg 27 W 3 Sup
Supplementary: Except: 4.4ac Road & 24.24ac Crown Lake. Includes ISC PCL's 144977394 & 144977406

Title Acres: 132.73
School Division: 203
Neighbourhood: 442-100
Overall PUSE: 0360
Call Back Year:
Reviewed: 10-Jan-2022
Change Reason: Maintenance
Year / Frozen ID: 2026/-32560
Predom Code: SR002 Single Family Dwell
Method in Use: C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
20.00	A - [OCCUPIED YARD SITE]	Soil assocation 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	$/ACRE	2,042.95
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	54.33
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	4-6				
16.00	KG - [CULTIVATED GRASS]	Soil assocation 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	$/ACRE	2,042.95
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	54.33
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
22.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	$/ACRE	2,042.95
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	54.33
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.92		

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Data Source: SAMAVIEW

Property Report — Print Date: 02-Sep-2026 — Page 2 of 5

Municipality Name: RM OF MANITOU LAKE (RM) — **Assessment ID Number :** 442-000805100 — **PID:** 201220233

		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	4-6				
20.00	KG - [CULTIVATED GRASS]	Soil assocation 1	BB - [BLAINE LAKE]	Topography	T2 - Gentle Slopes	$/ACRE	2,353.21
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	62.59
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	4-6				
3.00	A - [OCCUPIED YARD SITE]	Soil assocation 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	$/ACRE	2,042.95
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	54.33
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	4-6				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
35.00	NG - [NATIVE GRASS]	Soil assocation 1	OX - [OXBOW]	Range site	L/TH: LOAMY/THIN	$/ACRE	1,026.20
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T5: Very Strong 16-20% Sl		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.43		
				Aum/Quarter	68.00		
17.00	NG - [NATIVE GRASS]	Soil assocation 1	BL - [BLACK (ALLUVIUM)]	Range site	SAU: SALINE UPLAND	$/ACRE	791.64
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.30		
				Aum/Quarter	48.00		

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PropertyAssessment

PROGRESSIVE TENDER
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Property Report — Print Date: 02-Sep-2026 — Page 3 of 5

Municipality Name: RM OF MANITOU LAKE (RM) — **Assessment ID Number :** 442-000605100 — **PID:** 201220233

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID	Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
5061054	0	5 - Good	1.0	56		0.91	1	R	Taxable

Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions
SFR - 1 Storey	2144	1974		1744 sq.ft. + 20x20
Basement	872	1974		872 sq.ft.
Carport	200	1974		10x20
Deck	250	1974		10x25

Building ID	Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
5061055	0	4 - Average	0.9	60		0.91	2	R	Taxable

Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions
SFR - 1 Storey	1360	1966		26x40+16x20
Basement	1360	1966		26x40+16x20

Building ID	Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
5061057	0	4 - Average	0.9	71		0.91	3	R	Taxable

Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions
SFR - 1 Storey	1120	1950		28x40
Basement	200	1950		10x20
Porch or Closed Veranda	132	1950		11x12

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey — **Building ID:** 5061054.0 — **Section Area:** 2144

Quality: 5 - Good
Heating / Cooling Adjustment: Heating Only
Plumbing Fixture Default: Good (11 Fixtures)
Basement Rate: Basement
Percent of Basement Area:
Garage Wall Height Adjustment:
Detached Garage Rate:
Garage Floor Adj:
Porch/Closed Ver Rate:
Res Effective Rate: Structure Rate
Res Hillside Adj:
Plumbing Fixture Adj:
Basement Height: 08 ft
Att/B-In Garage Rate:
Garage Floor Adj:
Garage Finish Rate:
Incomplete Adjustment:
Deck Rate: Deck
Res Wall Height : 08 ft
Res Incomplete Adj :
Number of Fireplaces : 1
Basement Room Rate :
Garage Finish Rate :
Incomplete Adjustment :
Garage Wall Height Adjustment :
Shed Rate :

Section: Basement — **Building ID:** 5061054.0 — **Section Area:** 872

Basement Rate: Basement
Basement Walkout Adj:
Basement Height: 08 ft
Basement Room Rate:
Basement Garage :
Percent of Basement Area :

Section: Carport — **Building ID:** 5061054.0 — **Section Area:** 200

Carport Rate: Carport

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Property Report — Print Date: 02-Sep-2026 — Page 4 of 5

Municipality Name: RM OF MANITOU LAKE (RM) — **Assessment ID Number :** 442-000605100 — **PID:** 201220233

Section: Deck — **Building ID:** 5061054.0 — **Section Area:** 250

Deck Rate: Deck

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey — **Building ID:** 5061055.0 — **Section Area:** 1360

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

Section: Basement — **Building ID:** 5061055.0 — **Section Area:** 1360

Basement Rate: Basement
Basement Walkout Adj:
Basement Height: 08 ft
Basement Room Rate:
Basement Garage :
Percent of Basement Area :

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey — **Building ID:** 5061057.0 — **Section Area:** 1120

Quality: 4 - Average
Heating / Cooling Adjustment: Heating Only
Plumbing Fixture Default: Average (8 Fixtures)
Basement Rate: Basement
Percent of Basement Area:
Garage Wall Height Adjustment:
Detached Garage Rate:
Garage Floor Adj:
Porch/Closed Ver Rate: Porch/Closed Ver
Res Effective Rate: Structure Rate
Res Hillside Adj:
Plumbing Fixture Adj: -3
Basement Height: 07 ft
Att/B-In Garage Rate:
Garage Floor Adj:
Garage Finish Rate:
Incomplete Adjustment:
Deck Rate:
Res Wall Height : 08 ft
Res Incomplete Adj :
Number of Fireplaces :
Basement Room Rate :
Garage Finish Rate :
Incomplete Adjustment :
Garage Wall Height Adjustment :
Shed Rate :

Section: Basement — **Building ID:** 5061057.0 — **Section Area:** 200

Basement Rate: Basement
Basement Walkout Adj:
Basement Height: 07 ft
Basement Room Rate:
Basement Garage :
Percent of Basement Area :

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PropertyAssessment

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Property Report — Print Date: 02-Sep-2026 — Page 5 of 5

Municipality Name: RM OF MANITOU LAKE (RM) — **Assessment ID Number :** 442-000805100 — **PID:** 201220233

Section: Porch or Closed Veranda — **Building ID:** 5081057.0 — **Section Area:** 132

Porch/Closed Ver Rate: Porch/Closed Ver

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Eff. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub	Liability ST
471 - Light Commercial Utility Building Occupancy - Base Rate	D (Wood Frame) **Dimensions:** 40.0 x 100.0	B	140660	0	1984	1.0	4000	4000	00 %	00 %	78	0	91	CO	1	Taxable

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 471 - Light Commercial Utility Building — **Type:** Occupancy - Base Rate — **Building ID & Seq:** 140660/0 — **Section Area/Vol:** 4000 — **Perimeter:** 280
Act. Year Built: 1984

Description:
Occupancy Type: Occupancy - Base Rate
Construction Class : D (Wood Frame)
Construction Quality: B - Average
Missing Floor Area:
Heating Type 1 : 100% - No Heating
Heating Type 2:
Ventilation 1: 100% - No Ventilation
Ventilation 2 :
Air Conditioning Type 1: 100% - No Air Conditioning
Air Conditioning Type 2:
Sprinklers 1 : 100% - No Sprinklers
Sprinklers 2:
Dock Height Area: 0
Storey Height : 12
Total # of Storeys: Section: 01 Storey
Total # of Storeys: Building: 01 Storey
Physical Condition : 1.0
CAF Adjustment: 100

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	$6,100		1	Residential	80%	$4,880				Taxable
Agricultural	$214,900		1	Other Agricultural	55%	$118,195				Taxable
Improvement	$213,900		1	Residential	80%	$0	Z	$171,120	Z	Taxable
Improvement	$39,800		1	Comm & Industrial Other	85%	$33,830				Taxable
Improvement	$104,800		2	Residential	80%	$83,840				Taxable
Improvement	$59,100		3	Residential	80%	$47,280				Taxable
Total of Assessed Values:	$638,600			Total of Taxable/Exempt Values:		$288,025		$171,120		

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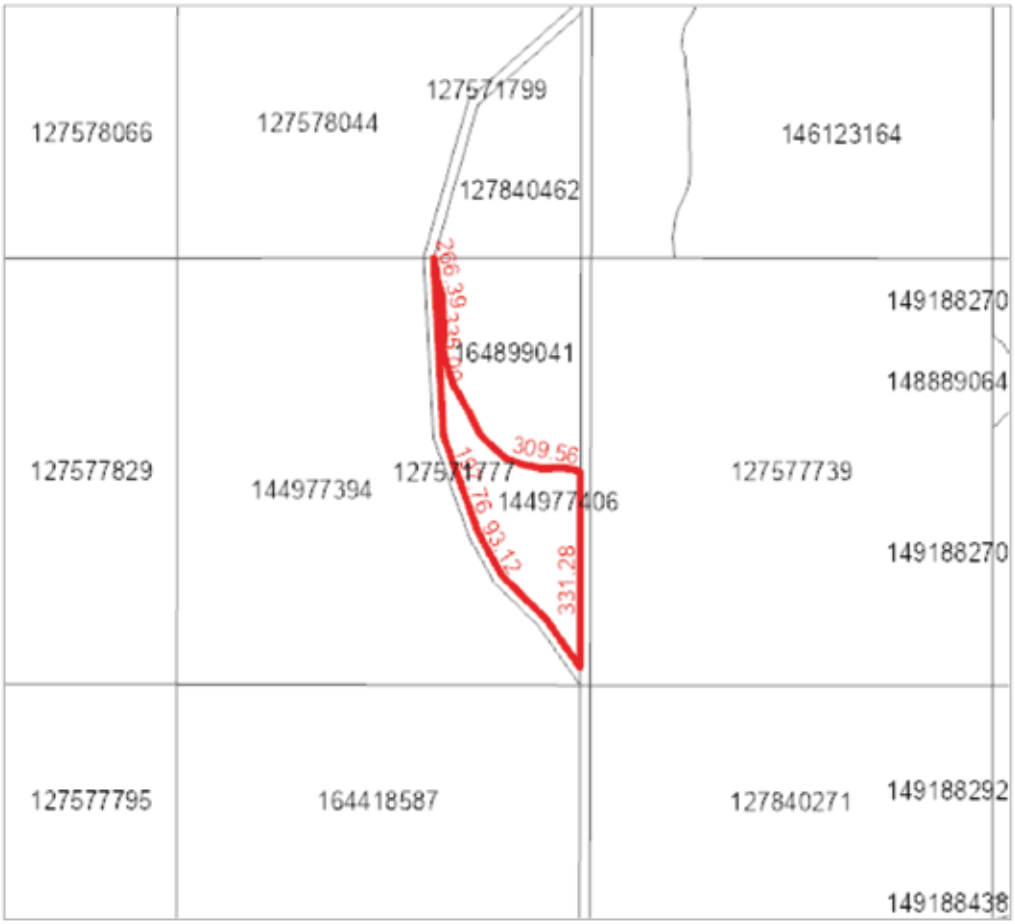
SurfaceParcel

PROGRESSIVE TENDER
"HOW LAND CHANGES HANDS"

ISC

Surface Parcel Number: 144977406

REQUEST DATE: Wed Sep 2 10:35:16 GMT-06:00 2026



Owner Name(s) : Multiple

Municipality : RM OF MANITOU LAKE NO. 442

Title Number(s) : Multiple

Parcel Class : Parcel (Generic)

Land Description : NE 05-45-27-3 Ext 79

Source Quarter Section : NE-05-45-27-3

Commodity/Unit : Multiple

Area : 6.893 hectares (17.03 acres)

Converted Title Number : N/A

Ownership Share : N/A

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

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LandTitle

PROGRESSIVE TENDER "HOW LAND CHANGES HANDS"

Province of Saskatchewan
Land Titles Registry
Title

Title #: 111641767
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: *N/A*
Converted Title: 01B05545
Previous Title and/or Abstract #: 01B05545

As of: 13 Oct 2026 13:34:40
Last Amendment Date: 08 Oct 2026 09:17:06.766
Issued: 29 Jul 2002 18:44:10.270

Municipality: RM OF MANITOU LAKE NO. 442

Hefra Farms Ltd. is the registered owner of an undivided 1/2 interest in Surface Parcel #144977406

Reference Land Description: NE Sec 05 Twp 45 Rge 27 W 3 Extension 79
As described on Certificate of Title 01B05545, description 79.

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:

None

Addresses for Service:

Name	Address
Owner:	
Hefra Farms Ltd. Client #: 106651414	Box 2326 Fort Macleod, Alberta, Canada T0L 0Z0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 144977394 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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LandTitle

PROGRESSIVE TENDER "HOW LAND CHANGES HANDS"

Province of Saskatchewan
Land Titles Registry
Title

Title #: 111641824
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: *N/A*
Converted Title: 01B05544
Previous Title and/or Abstract #: 01B05544

As of: 13 Oct 2026 13:35:25
Last Amendment Date: 08 Oct 2026 09:17:06.916
Issued: 29 Jul 2002 18:44:29.380

Municipality: RM OF MANITOU LAKE NO. 442

Hefra Farms Ltd. is the registered owner of an undivided 1/2 interest in Surface Parcel #144977406

Reference Land Description: NE Sec 05 Twp 45 Rge 27 W 3 Extension 79
As described on Certificate of Title 01B05545, description 79.

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:

None

Addresses for Service:

Name	**Address**
Owner:	
Hefra Farms Ltd. Client #: 106651414	Box 2326 Fort Macleod, Alberta, Canada T0L 0Z0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 144977394 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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Water Security Agency

Water Well Driller's Report

13-Oct-2026
WSaskWWDR01
(c) Water Security Agency

Well Name: **Hefra Farms Ltd.** WWDR #: **206117**

Well Location

Land Location	**NE-05-45-27-3**	Location of Well (in Quarter)	
LSD		ft from N/S Boundary	
Reserve		ft from E/W Boundary	
RM:	**442**		
NTS Map:	**73C13**	Major Basin:	
Elevation (ft)	**2067**	SubBasin:	**25**
Aquifer			

Well Information

Driller	**Martin Water Wells**
Completion Date	**2006.02.24**
Hole #	**00000001**
Install Method	**Drilled**
Borehole Depth (ft)	**320**
Bit Dia (in)	**8**
Water Level	**133**
Flowing Head	**0**
Water Use	**Domestic**
Well Use	**Withdrawal**
Completion Method	**Well Screen And Gravel Pack**
E-Log	**None**

Well Casings

Length (ft)	Btm (ft)	Dia (in)	Material
308	**306**	**4.9**	**P.V.C.**

Well Screens

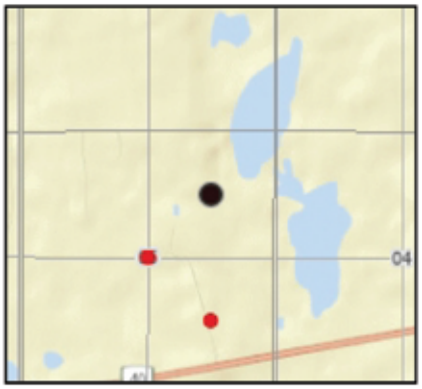
Length (ft)	Bottom (ft)	Dia (in)	Slot (in)	Material
10	**316**	**5**	**15**	**Stainless Steel**

Pump Test

Draw Down	**15.9**	ft
Duration	**6**	hrs
Pumping Rate	**10**	igpm
Temperature		deg. F
Rec. Pumping Rate	**10**	igpm

Lithology List

Depth (ft):	Material	Colour	Description
26	Clay	Brown	Unknown
30	Sand	Brown	Medium
59	Clay	Brown	Unknown
63	Sand	Brown	Medium
65	Sandy Clay	Brown	Unknown
71	Sand	Brown	Clayey
101	Clay	Grey	Unknown
107	Gravel	Grey	Clayey
279	Clay	Grey	Unknown
283	Sand	Brown	Medium
289	Clay	Grey	Unknown
320	Sand	Brown	Medium



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AerialView

PROGRESSIVE TENDER
"HOW LAND CHANGES HANDS"



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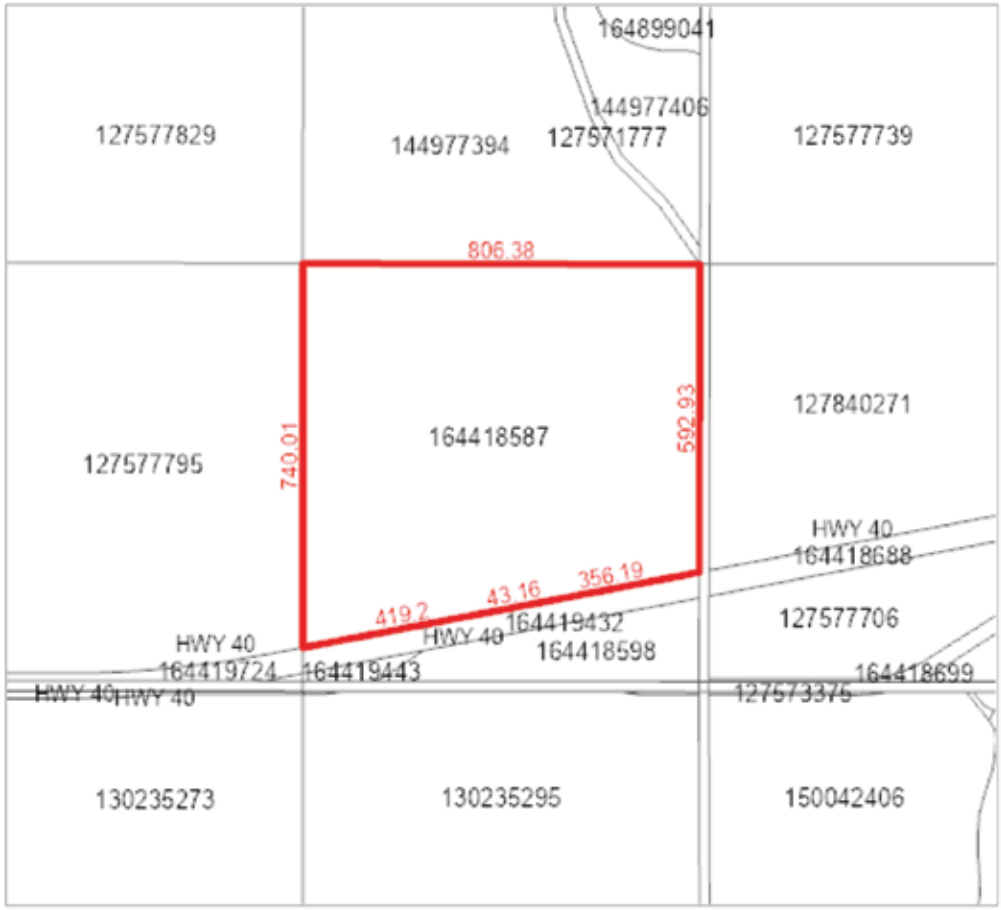
SurfaceParcel

PROGRESSIVE TENDER
"HOW LAND CHANGES HANDS"

ISC

Surface Parcel Number: 164418587

REQUEST DATE: Wed Sep 2 10:37:26 GMT-06:00 2026



Owner Name(s) : Hefra Farms Ltd.

Municipality : RM OF MANITOU LAKE NO. 442

Title Number(s) : 137177400

Parcel Class : Parcel (Generic)

Land Description : SE 05-45-27-3 Ext 1

Source Quarter Section : SE-05-45-27-3

Commodity/Unit : Not Applicable

Area : 53.709 hectares (132.72 acres)

Converted Title Number : 01B05542D

Ownership Share : 1:1

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LandTitle

PROGRESSIVE TENDER
"HOW LAND CHANGES HANDS"

Province of Saskatchewan
Land Titles Registry
Title

Title #: 137177400
Title Status: Active
Parcel Type: Surface
Parcel Value: $0.00 CAD
Title Value: *$0.00 CAD*
Converted Title: 01B05542D
Previous Title and/or Abstract #: 111461284 / 111461295 / 111461307

As of: 02 Sep 2026 10:38:07
Last Amendment Date: 21 Oct 2016 14:09:59.736
Issued: 03 Apr 2009 09:31:14.716

Municipality: RM OF MANITOU LAKE NO. 442

Hefra Farms Ltd. is the registered owner of Surface Parcel #164418587

Reference Land Description: SE Sec 05 Twp 45 Rge 27 W 3 Extension 1
AS DESCRIBED ON CERTIFICATE OF TITLE 01B05542D.

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 #:
146550775

CNV Caveat

Value: N/A
Reg'd: 24 Apr 2002 00:12:40
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 #: 103093163

Int. Register #: 104386440
Converted Instrument #: 02B07605

Interest #:
146550786

Lease - 10 years or more

Value: N/A
Reg'd: 05 Dec 2002 10:31:14
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 #: 103093163

Int. Register #: 106327829

Interest #:
165809818

Lease - 10 years or more

Value: N/A

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Reg'd: 31 Jan 2014 14:21:29
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Oct 2016 14:10:00
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
PETROCAPITA OIL AND GAS L.P.
1400, 717 - 7TH AVENUE SW
CALGARY, Alberta, Canada T2P 0Z3
Client #: 124489413

Int. Register #: 119761117

Addresses for Service:

Name	**Address**
Owner:	
Hefra Farms Ltd.	Box 67 Marsden, Saskatchewan, Canada S0M 1P0
Client #: 106529946	

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 164418598 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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PropertyAssessment

PROGRESSIVE TENDER
"HOW LAND CHANGES HANDS"

Property Report — Print Date: 02-Sep-2026 — Page 1 of 2

Municipality Name: RM OF MANITOU LAKE (RM) — **Assessment ID Number : 442-000805300** — **PID: 201220274**

sama
SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr SE Sec 05 Tp 45 Rg 27 W 3 Sup 00
Supplementary: EXCEPT: HWY#40

Title Acres: 150.00
School Division: 203
Neighbourhood: 442-100
Overall PUSE: 2000
Call Back Year:

Reviewed: 23-Jul-1997
Change Reason:
Year / Frozen ID: 2026/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
20.00	K - [CULTIVATED]	Soil assocation 1	BB - [BLAINE LAKE]	Topography	T2 - Gentle Slopes	$/ACRE	2,455.53
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	65.31
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Man made hazard	RR/RD: Railroad/Road Rate: 0.96		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
13.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T3 - Moderate Slopes	$/ACRE	2,065.84
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	54.94
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Man made hazard	RR/RD: Railroad/Road Rate: 0.96		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
57.00	K - [CULTIVATED]	Soil assocation 1	BB - [BLAINE LAKE]	Topography	T2 - Gentle Slopes	$/ACRE	2,455.53
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	65.31
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Man made hazard	RR/RD: Railroad/Road Rate: 0.96		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				

AGRICULTURAL PASTURE LAND

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Data Source: SAMAVIEW

Municipality Name: RM OF MANITOU LAKE (RM) — **Assessment ID Number : 442-000805300** — **PID: 201220274**

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
55.00	NG - [NATIVE GRASS]	Soil assocation 1	OX - [OXBOW]	Range site	L: LOAMY	$/ACRE	1,172.80
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T3: Moderate 6-9% Slopes		
				Grazing water source	N: No		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.55		
				Aum/Quarter	88.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH

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	$280,500		1	Other Agricultural	55%	$154,275				Taxable
Total of Assessed Values:	$280,500				Total of Taxable/Exempt Values:	$154,275				

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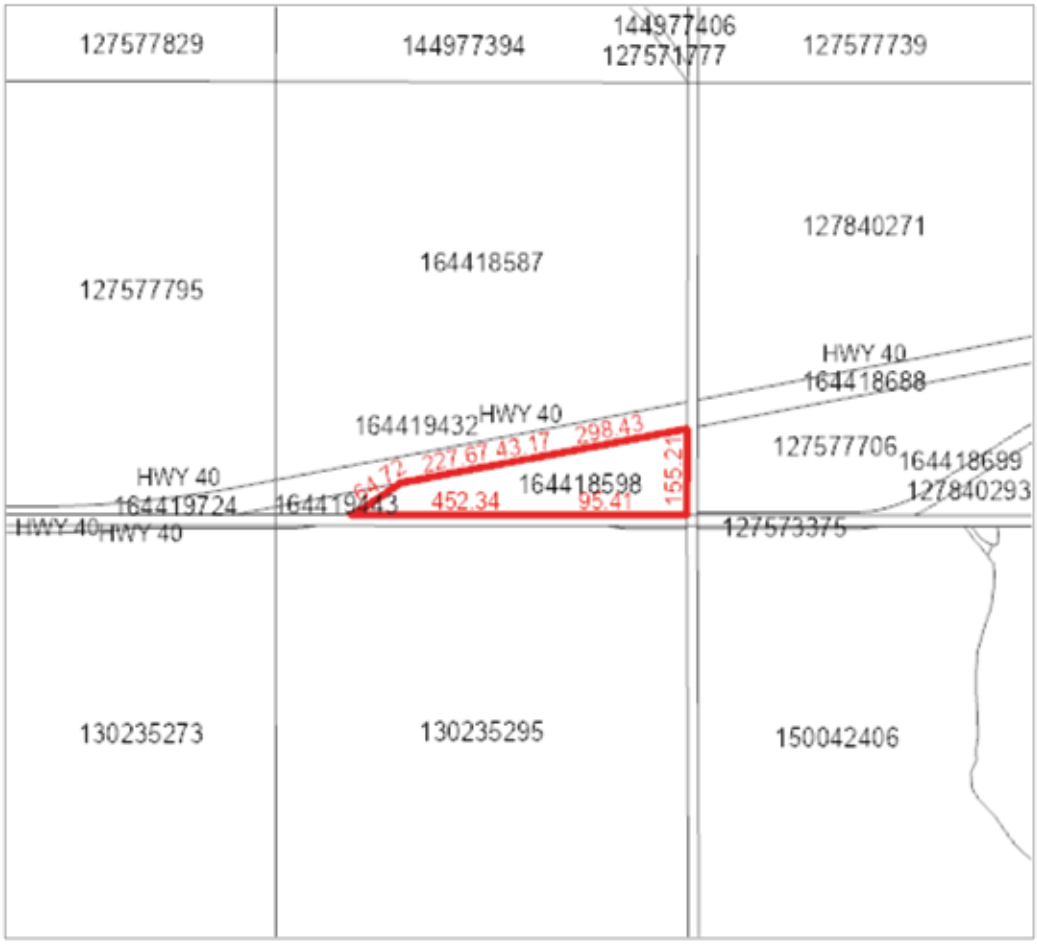
SurfaceParcel

PROGRESSIVE TENDER
"HOW LAND CHANGES HANDS"

ISC

Surface Parcel Number: 164418598

REQUEST DATE: Wed Sep 2 10:39:11 GMT-06:00 2026



Owner Name(s) : Hefra Farms Ltd.

Municipality : RM OF MANITOU LAKE NO. 442

Title Number(s) : 137177411

Parcel Class : Parcel (Generic)

Land Description : SE 05-45-27-3 Ext 2

Source Quarter Section : SE-05-45-27-3

Commodity/Unit : Not Applicable

Area : 6.413 hectares (15.85 acres)

Converted Title Number : 01B05542D

Ownership Share : 1:1

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LandTitle

PROGRESSIVE TENDER
"HOW LAND CHANGES HANDS"

Province of Saskatchewan
Land Titles Registry
Title

Title #: 137177411
Title Status: Active
Parcel Type: Surface
Parcel Value: $0.00 CAD
Title Value: *$0.00 CAD*
Converted Title: 01B05542D
Previous Title and/or Abstract #: 111461284 / 111461295 / 111461307

As of: 02 Sep 2026 10:39:34
Last Amendment Date: 19 Apr 2009 03:40:27.960
Issued: 03 Apr 2009 09:31:16.420

Municipality: RM OF MANITOU LAKE NO. 442

Hefra Farms Ltd. is the registered owner of Surface Parcel #164418598

Reference Land Description: SE Sec 05 Twp 45 Rge 27 W 3 Extension 2
AS DESCRIBED ON CERTIFICATE OF TITLE 01B05542D.

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 #:
146550821

CNV Caveat

Value: N/A
Reg'd: 24 Apr 2002 00:12:40
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 #: 103093163

Int. Register #: 104386440
Converted Instrument #: 02B07605

Interest #:
146550832

Lease - 10 years or more

Value: N/A
Reg'd: 05 Dec 2002 10:31:14
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 #: 103093163

Int. Register #: 106327829

Addresses for Service:

Name	**Address**
Owner:	
Hefra Farms Ltd. Client #: 106529946	Box 67 Marsden, Saskatchewan, Canada S0M 1P0

Notes:

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Parcel Class Code: Parcel (Generic)

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Water Security Agency

Water Well Driller's Report

13-Oct-2026
WSaskWWDR01
(c) Water Security Agency

Well Name: **Hefra Farms Ltd.** WWDR #: **206117**

Well Location

Land Location	**NE-05-45-27-3**	Location of Well (in Quarter)	
LSD		ft from N/S Boundary	
Reserve		ft from E/W Boundary	
RM:	**442**		
NTS Map:	**73C13**	Major Basin:	
Elevation (ft)	**2067**	SubBasin:	**25**
Aquifer			

Well Information

Driller	**Martin Water Wells**
Completion Date	**2006.02.24**
Hole #	**00000001**
Install Method	**Drilled**
Borehole Depth (ft)	**320**
Bit Dia (in)	**8**
Water Level	**133**
Flowing Head	**0**
Water Use	**Domestic**
Well Use	**Withdrawal**
Completion Method	**Well Screen And Gravel Pack**
E-Log	**None**

Well Casings

Length (ft)	Btm (ft)	Dia (in)	Material
308	**306**	**4.9**	**P.V.C.**

Well Screens

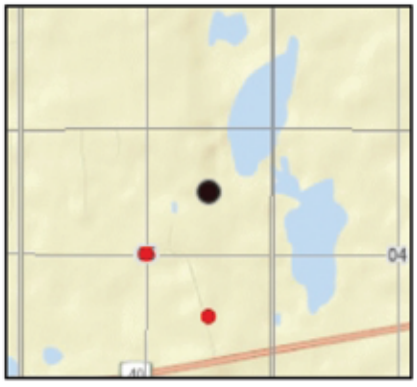
Length (ft)	Bottom (ft)	Dia (in)	Slot (in)	Material
10	**316**	**5**	**15**	**Stainless Steel**

Pump Test

Draw Down	**15.9**	ft
Duration	**6**	hrs
Pumping Rate	**10**	igpm
Temperature		deg. F
Rec. Pumping Rate	**10**	igpm

Lithology List

Depth (ft):	Material	Colour	Description
26	Clay	Brown	Unknown
30	Sand	Brown	Medium
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71	Sand	Brown	Clayey
101	Clay	Grey	Unknown
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320	Sand	Brown	Medium



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Image Gallery







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Image Gallery







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Office 780-808-2700

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Lloydminster, AB T9V 0B6

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