

Agricultural Land for Sale by Progressive Tender In the Saskatchewan Rural Municipality of Wilton

We are pleased to present the following lands located approximately 6 miles southeast of Lloydminster in the RM of Wilton for sale:

SE 3-49-27-W3 Extension 2: ISC 145.15 titled acres. Soil Final Rating ranges from 77 to 78, primarily Waseca Clay loam. Vendor reports 130.4 seeded acres in 2024. 2021 SAMA assessment is \$245,000. 2024 property taxes \$2,475.68.

Access is from Township Road #490 on the south boundary and Range Road #3272 on the east boundary.

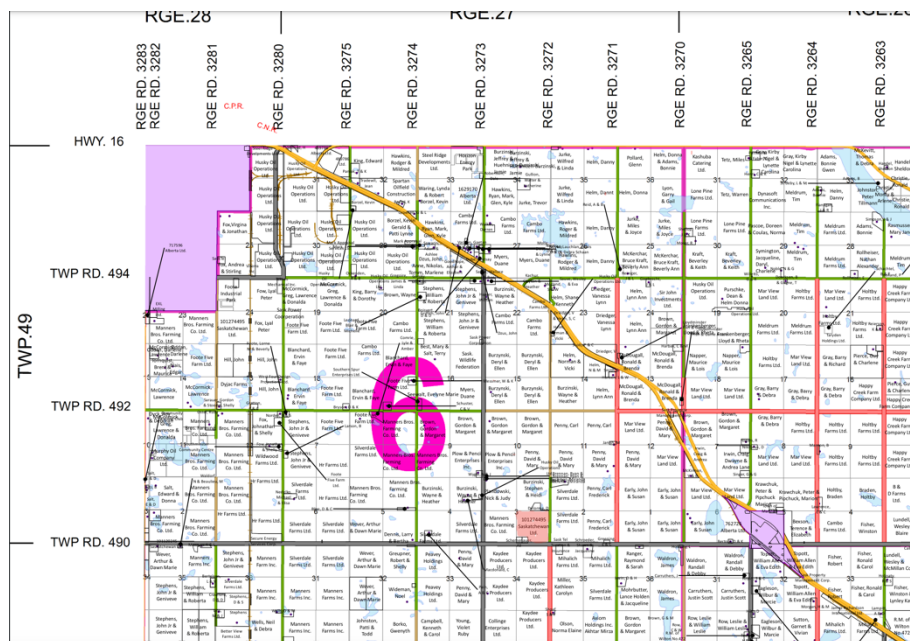
Vendor reports annual surface lease revenue of \$4,800 from two Cenovus well sites.

Tender Participation Details:

Initial bids must be submitted by Noon MST, Tuesday October 22, 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.lgptender.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.lgptender.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 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 "Peregrym Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 –44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday October 22, 2024**. Attention: McClelland Group.

Step 2: Round Table Activity

- After the initial offers for each parcel 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 for each parcel 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. Bidder names and 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.

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.

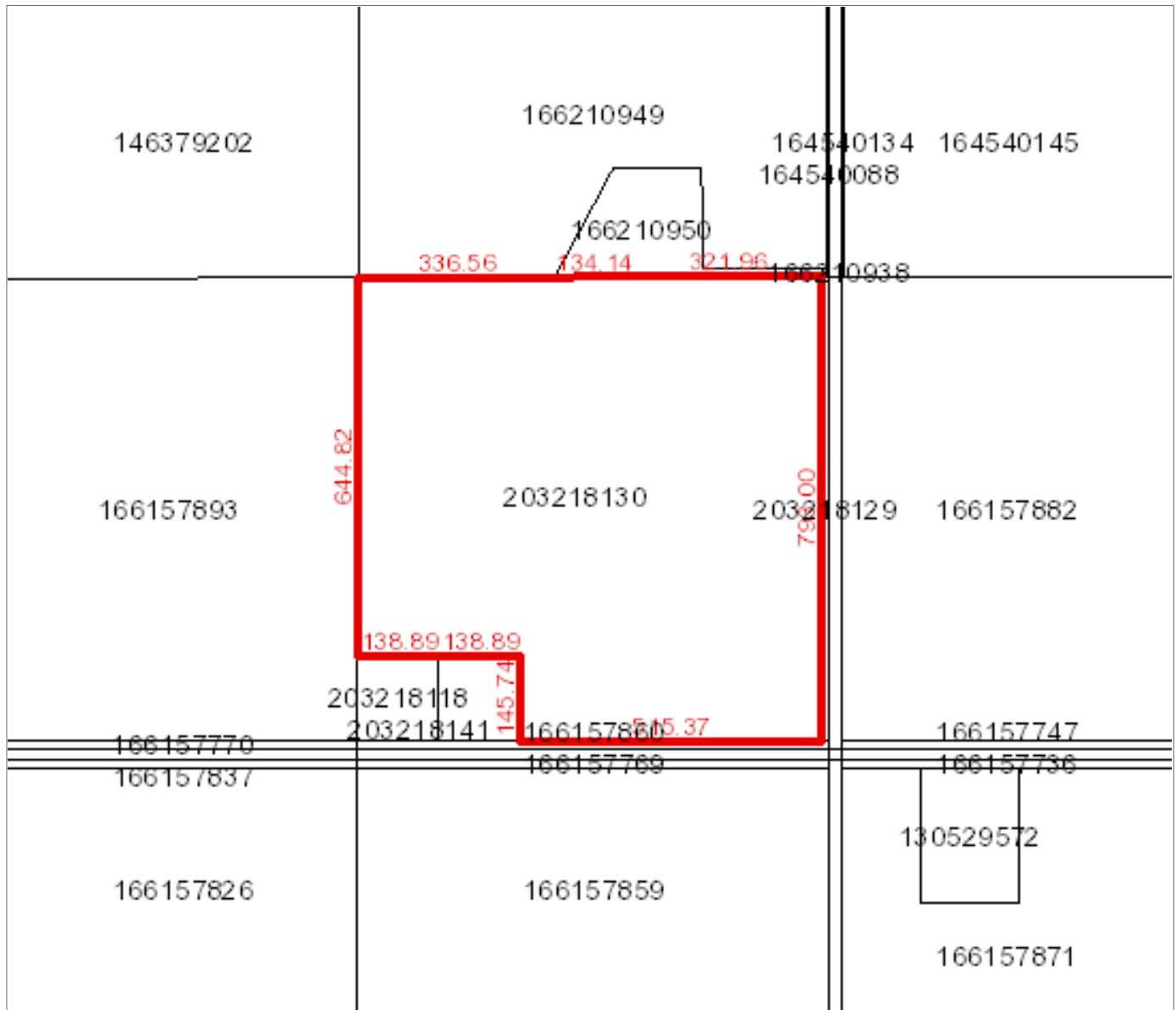
The McClelland Group, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offers a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan. Call us today and start the conversation!

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



Surface Parcel Number: 203218130

REQUEST DATE: Wed Apr 17 13:48:27 GMT-06:00 2024



Owner Name(s) : 101274495 SASKATCHEWAN LTD.

Municipality : RM OF WILTON NO. 472

Title Number(s) : 148173093

Parcel Class : Parcel (Generic)

Land Description : SE 03-49-27-3 Ext 2

Source Quarter Section : SE-03-49-27-3

Commodity/Unit : Not Applicable

Area : 58.741 hectares (145.15 acres)

Converted Title Number : 02B04724

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. 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.

Province of Saskatchewan Land Titles Registry Title

Title #: 148173093**Title Status:** Active**Parcel Type:** Surface**Parcel Value:** \$0.00 CAD**Title Value:** \$0.00 CAD**Converted Title:** 02B04724**Previous Title and/or Abstract #:** 146727030**As of:** 17 Apr 2024 13:49:20**Last Amendment Date:** 05 May 2016 11:26:08.933**Issued:** 05 May 2016 11:26:08.606**Municipality:** RM OF WILTON NO. 472

101274495 SASKATCHEWAN LTD. is the registered owner of Surface Parcel
#203218130

Reference Land Description: SE Sec 03 Twp 49 Rge 27 W 3 Extension 2

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 #:**175059085**

CNV Easement

Value: N/A**Reg'd:** 26 Jun 1953 02:25:30**Interest Register Amendment Date:** N/A**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A

as to LSD 2

Holder:

Saskatchewan Power Corporation

N/A

N/A, Saskatchewan, Canada

Client #: 100869880**Int. Register #:** 106939446**Converted Instrument #:** BU873**Interest #:****175059096**

CNV Easement

Value: N/A**Reg'd:** 06 Apr 1984 00:08:10**Interest Register Amendment Date:** N/A**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A

As to most Southerly 7.6 meters

Holder:

Saskatchewan Power Corporation

N/A

N/A, Saskatchewan, Canada

Client #: 100869880**Int. Register #:** 105197058**Converted Instrument #:** 84B04899

Interest #:
175059108

CNV Easement

Value: N/A**Reg'd:** 25 Apr 1988 00:08:55**Interest Register Amendment Date:** N/A**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A**Holder:**

Saskatchewan Telecommunications
13th Floor, 2121 Saskatchewan Drive
Regina, Saskatchewan, Canada S4P 3Y2
Client #: 100006861

Int. Register #: 106939468**Converted Instrument #:** 88B05347**Feature #:** 100083495**Interest #:**
175059119

Lease - 10 years or more

Value: N/A**Reg'd:** 08 Apr 2003 14:33:15**Interest Register Amendment Date:** N/A**Interest Assignment Date:** 16 Jan 2009
11:36:44**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 #: 107806529**Interest #:**
175059120

Lease - 10 years or more

Value: N/A**Reg'd:** 30 Aug 2006 09:12:41**Interest Register Amendment Date:** N/A**Interest Assignment Date:** 15 Jan 2009
16:40:52**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 #: 111244968**Interest #:**
175059131

Planning and Development
Act, 2007-Subdivision
Regulations Waiver (Section
133)

Value: N/A**Reg'd:** 05 Jan 2016 09:20:48**Interest Register Amendment Date:** N/A**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A**Holder:**

Ministry of Municipal Affairs Community Planning Branch

978 -122 Third Avenue North
Saskatoon, Saskatchewan, Canada S7V 2H6
Client #: 118977799

Int. Register #: 121326342

Interest #:
175059142

Planning and Development
Act, 2007-Development
Standards (Section 130)

Value: N/A
Reg'd: 05 Jan 2016 11:04:07
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

Ministry of Municipal Affairs Community Planning Branch
978 -122 Third Avenue North
Saskatoon, Saskatchewan, Canada S7V 2H6
Client #: 118977799

Int. Register #: 121327578

Addresses for Service:

Name

Address

Owner:

101274495 SASKATCHEWAN LTD.

PO BOX 20 STN MAIN LLOYDMINSTER, Saskatchewan, Canada
S9V 0X9

Client #: 130329716

Notes:

Parcel Class Code: Parcel (Generic)



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Property Report

Print Date: 17-Apr-2024

Municipality Name: WILTON (RM)

Assessment ID Number: 472-001503300

PID: 201048600

Civic Address:

Legal Location: Qtr SE Sec 03 Tp 49 Rg 27 W 3 Sup

Supplementary : EXCEPT: PCL'S A & B PLAN 102212648 LOCATED IN SW CORNER OF QTR.
ISC PCL 203218130

Title Acres: 145.15

Reviewed: 24-Nov-2016

School Division: 203

Change Reason: Maintenance

Neighbourhood: 472-107

Year / Frozen ID: 2024/-2

Puse Code: 2000

Predom Code:

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
35.00	K - [CULTIVATED]	Soil association 1	WA - [WASECA]			Topography	T2 - Gentle Slopes		\$/ACRE
		Soil texture 1	CL - [CLAY LOAM]			Stones (qualities)	S1 - None to Few		Final
		Soil texture 2	L - [LOAM]						
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]						
		Top soil depth	4-6			Natural hazard	WS: Waste Slough Rate: 0.96		
82.15	K - [CULTIVATED]	Soil association 1	WA - [WASECA]			Topography	T1 - Level / Nearly Level		\$/ACRE
		Soil texture 1	CL - [CLAY LOAM]			Stones (qualities)	S1 - None to Few		Final
		Soil texture 2	L - [LOAM]			Phy. Factor 1	5% reduction due to LG1 - [95 : Luvis Gleysol - Slight]		
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]						
		Top soil depth	4-6			Natural hazard	WS: Waste Slough Rate: 0.96		

AGRICULTURAL WASTE LAND

Acres	Waste Type
28	WS & WSB

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Tax Status
Agricultural	\$245,000		1	Other Agricultural	55%	\$134,750			Taxable
Total of Assessed Values:		\$245,000	Total of Taxable/Exempt Values:			\$134,750			

RGE.28

RGE.27

RGE RD. 3270

RGE RD. 3271

RGE RD. 3272

RGE RD. 3273

RGE RD. 3274

RGE RD. 3282

RGE RD. 3281

RGE RD. 3280

RGE RD. 3275

RGE RD. 3274

RGE RD. 3273

RGE RD. 3272

RGE RD. 3271

RGE RD. 3270

RGE RD. 3265

RGE RD. 3264

RGE RD. 3263

HWY. 16

TWP RD. 494

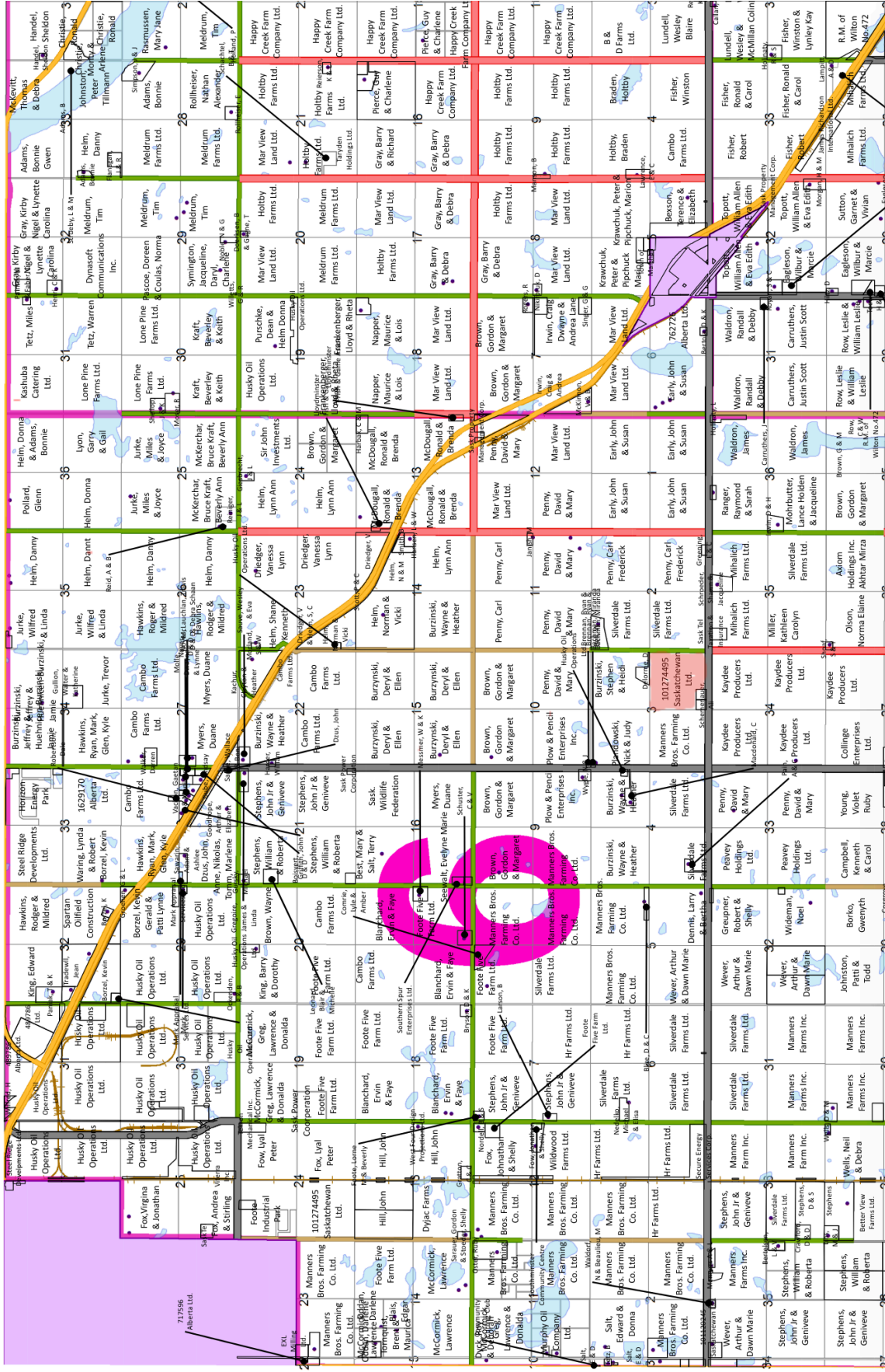
TWP.49

TWP RD. 492

TWP RD. 490

C.P.R.

C.N.A.



Bid Document
101274495 Sask Ltd. (Peregrym) – RM of Wilton

Name of Bidder: _____

Mailing Address: _____

Contact Name if Company: _____

Cellular Phone: (____) _____ - _____

Residence Phone: (____) _____ - _____

Email: _____@_____

My GST Registration Number is: _____

My opening offer for Parcel #1: SE 3-49-27-W3 Extension 2 is \$_____.

Enclosed is a bank draft or certified cheque for \$20,000 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, 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 October 22, 2024** to the offices of:

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

Attention: McClelland Group