

WASHBROOK

Information Package



 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!

Land for Sale by Progressive Tender® Resort Village of Kivimaa - Moonlight Bay, Saskatchewan MLS A2213752

A prime investment opportunity awaits at popular Turtle Lake in Northwest Saskatchewan.

This sought-after destination attracts cottage owners from both Alberta and Saskatchewan seeking the exceptional year-round recreation opportunities the lake and adjoining Provincial Forest provides.

Offered as a single package, this land assembly includes 8 separately titled parcels within the Resort Village of Kivimaa – Moonlight Bay.

The current owners are now retiring; creating an exciting prospect for a new developer to leave their mark.

Minimum Initial Offer: \$450,000 (plus GST)

All initial offers will be opened **Noon, Tuesday June 17, 2025** then followed by offer progression rounds until the final offers of all participants have been received.

The seller reserves the right to accept, reject, or counter any offer received.

Full information on the offering including maps and printable offer documents is available at www.wbland.ca

**Turtle Lake, SK investment
provides exceptional
year-round
recreation opportunities**



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Information Package



LOTS 1-4, 7, & 8, BLOCK 19, PLAN 102038217 **LOTS 9, & 10, BLOCK 19, PLAN 102040287**

TITLE #: MULTIPLE

PARCEL #: MULTIPLE

OWNER: 592535 Saskatchewan Ltd.



Meridian Surveys

Property Details

Located in the picturesque Resort Village of Kivimaa - Moonlight Bay on the shores of Turtle Lake, SK, these developed lots – 1,2,3,4,7 & 8 Starlight Place plus 9 & 10 Kivimaa Drive all have natural gas and underground power to the boundary. In addition, there is water well on Lot 9 servicing both it and Lot 10. Lot 10 has a 1,728 sq ft building on full basement, but is currently vacant.

This is a great opportunity for investors to purchase at wholesale value to sell at retail, or to further develop. The family ownership group, the original developers, have chosen to liquidate these parcels in support of their estate planning.

Village administration reports close to 240 cabins, two boat launches, fire station, public playground, mini golf, and a pickle ball court (under construction). Current residents were drawn to the area by its beauty and access to the year-round recreation opportunities presented by the lake and Provincial Forest.

Please contact the Listing Office for a detailed information package and website outlining mandatory offer requirements.



Progressive Tender® Steps:

Step 1: Submit Offer Document

- Download the Initial Offer Document from the www.wbland.ca website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Buyers must be GST registrants and provide a GST number at completion.
- Participants 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 "Washbrook Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 - 44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday June 17, 2025**. Attention: Grant McClelland.

Step 2: Round Table Activity

- After the initial offers are opened, the Broker will contact each Participant and inform them of the amount of the highest offer.

Participants may submit a revised offer via phone, email, or text by noon the following business day.

Step 3: Final Offer

- The "round table" process continues daily until all participants submit a Final Offer.
- Participants who do not respond within the time limit, or do not increase their offer by at least 2% over the previous round's highest offer will have their last offer declared as their Final Offer.
- Matching offers are discouraged.

Progressive Tender® Steps (continued):

Step 4: Confidentiality

- Participant names are kept confidential throughout the process.
- Only the Seller will be informed of participant identities after the rounds conclude, along with the offer history, which remains the property of the Seller.

Step 5: Finalizing the Purchase

- The Seller reserves the right to:
 - Reject any or all offers
 - Negotiate further on price or terms
 - Select a Buyer of their choice
- The successful Buyer must:
 - Complete an unconditional Purchase Contract within 2 business days of acceptance
(A draft is available at www.wbland.ca)
 - Increase their deposit to 5% of the purchase price, submitted with the contract
- Closing Date: July 11, 2025 (unless otherwise agreed)

Step 6: Due Diligence, Legal & Accounting

- All properties are sold "as is."
- Participants are encouraged to conduct their own due diligence (e.g., appraisal, survey, real property report).
- Each party is responsible for their own legal and accounting costs.
- No buyer transaction fee.

Step 7: Notification

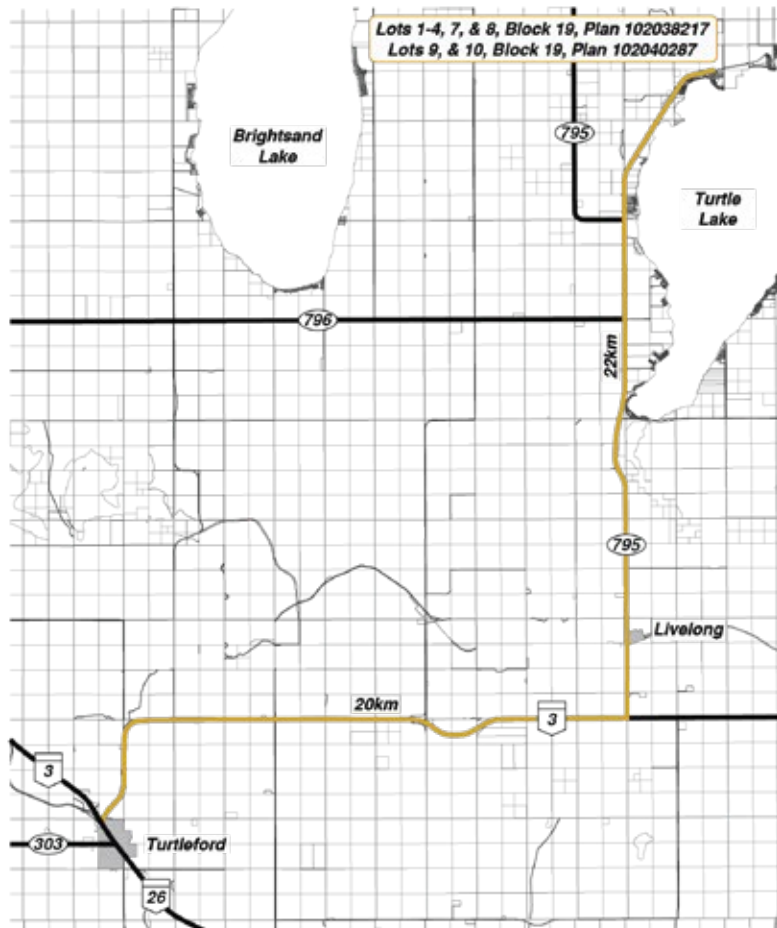
- All participants will be notified once a Purchase Contract is completed.
- Deposits from unsuccessful participants will be returned promptly by the Broker after contract completion.

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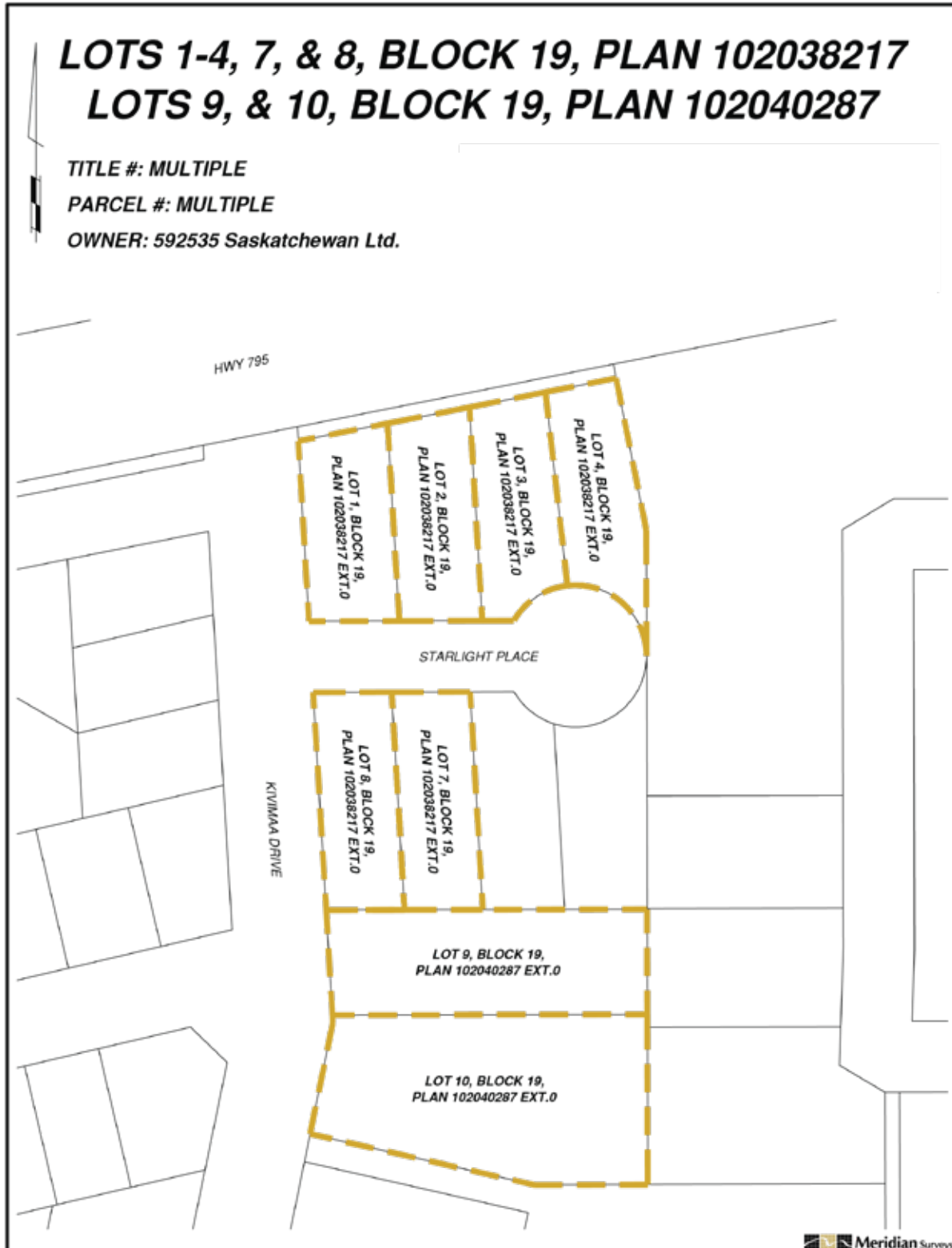


ROUTE MAP



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Information Package

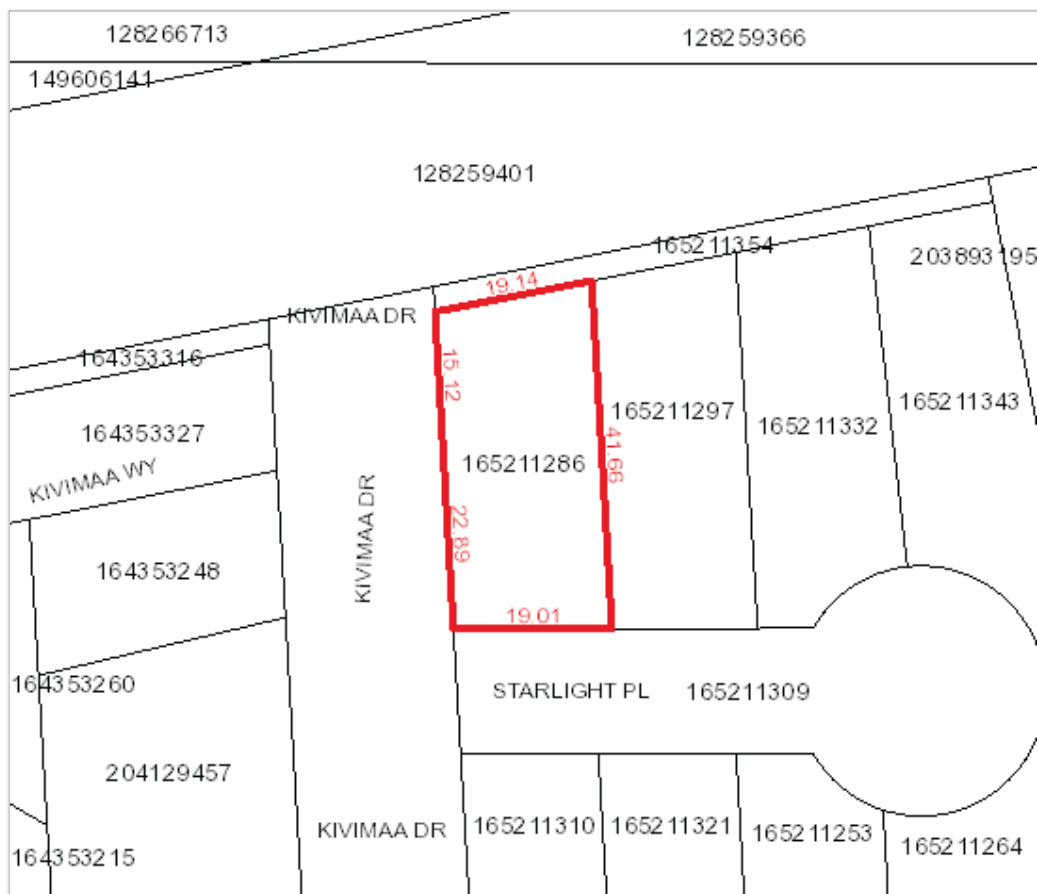


Lot 1 Blk 19 Plan 102038217



Surface Parcel Number: 165211286

REQUEST DATE: Thu Feb 6 16:04:32 GMT-06:00 2025



Owner Name(s) : 592535 SASKATCHEWAN LTD.

Municipality : RESORT VILLAGE OF KIVIMAA-MOONLIGHT **Area :** 0.076 hectares (0.19 acres)

Title Number(s) : 141873734

Converted Title Number : 98B06871C

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 1-Blk/Par 19-Plan 102038217 Ext 0

Source Quarter Section : NE-25-53-19-3

Commodity/Unit : Not Applicable


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.

Lot 1 Blk 19 Plan 102038217

Property Report

Print Date: 06-Feb-2025

Page 1 of 1

Municipality Name: RESORT VILLAGE OF KIVIMAA-MOONLIGHT	Assessment ID Number : KIVMO-505012750	PID: 512019471
	Civic Address: Legal Location: Lot 1 Block 19 Plan 102038217 Sup Supplementary:	Title Acres: School Division: 203 Neighbourhood: KIVMO-104 Overall PUSE: 1000 Call Back Year:
		Reviewed: 10-Jun-2019 Change Reason: Reinspection Year / Frozen ID: 2024/-32560 Predom Code: Method in Use: C.A.M.A. - Cost

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
1 / 19	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 8,138.00	Prime Rate: \$8.52 Urban - Square Foot	Std.Parcel Size: 13,089.00 Land Size Multiplier: 173 Adjustment reason:	1	R	Taxable

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
Non-Agricultural	\$69,300		1	Residential	80%	\$55,440				Taxable
Total of Assessed Values:	\$69,300				Total of Taxable/Exempt Values:	\$55,440				

Lot 1 Blk 19 Plan 102038217

2/6/25, 3:03 PM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Province of Saskatchewan Land Titles Registry Title

Title #: 141873734
Title Status: Active
Parcel Type: Surface
Parcel Value: \$50,000.00 CAD
Title Value: \$50,000.00 CAD
Converted Title: 98B06871C
Previous Title and/or Abstract #: 132072342
As of: 06 Feb 2025 16:03:19
Last Amendment Date: 14 Apr 2014 12:27:23.363
Issued: 07 Mar 2012 11:07:56.170
Municipality: RESORT VILLAGE OF KIVIMAA-MOONLIGHT BAY

592535 SASKATCHEWAN LTD. is the registered owner of Surface Parcel
#165211286

Reference Land Description: Lot 1 Blk/Par 19 Plan No 102038217 Extension 0

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 #:
158074599
CNV Caveat
Value: N/A
Reg'd: 08 May 2008 12:57:23
Interest Register Amendment Date: 27 Jun 2008 10:42:36
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A
Original Registration Date: 14 Jul 1983 00:18:01

Holder:
SASKATCHEWAN POWER CORPORATION
2025 VICTORIA AVE
REGINA, SK, Canada S4P 0S1
Client #: 100307618

Int. Register #: 106391325
Converted Instrument #: 83B10810

Addresses for Service:

Name	Address
Owner: 592535 SASKATCHEWAN LTD. Client #: 100255777	PO BOX 334 LIVELONG, Saskatchewan, Canada S0M 1J0

Notes:

Parcel Class Code: Parcel (Generic)



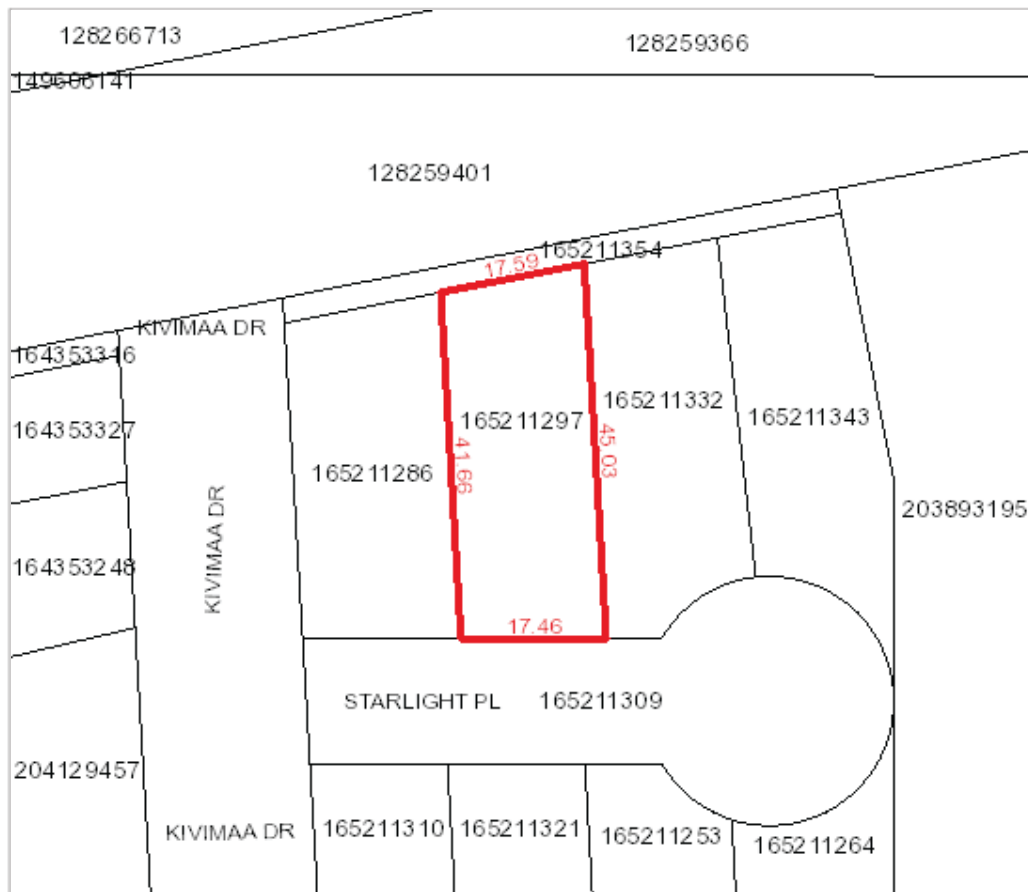
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Lot 2 Blk 19 plan 102038217



Surface Parcel Number: 165211297

REQUEST DATE: Thu Feb 6 16:04:57 GMT-06:00 2025



Owner Name(s) : 592535 SASKATCHEWAN LTD.

Municipality : RESORT VILLAGE OF KIVIMAA-MOONLIGHT **Area :** 0.076 hectares (0.19 acres)

Title Number(s) : 141873745

Converted Title Number : 98B06871C

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 2-Blk/Par 19-Plan 102038217 Ext 0

Source Quarter Section : NE-25-53-19-3

Commodity/Unit : Not Applicable

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Lot 2 Blk 19 plan 102038217

Property Report

Print Date: 06-Feb-2025

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Municipality Name: RESORT VILLAGE OF KIVIMAA-MOONLIGHT	Assessment ID Number : KIVMO-505012800	PID: 512019472
 SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY	Civic Address: Legal Location: Lot 2 Block 19 Plan 102038217 Sup Supplementary:	Title Acres: School Division: 203 Neighbourhood: KIVMO-104 Overall PUSE: 1000 Call Back Year:
		Reviewed: 10-Jun-2019 Change Reason: Reinspection Year / Frozen ID: 2024/-32560 Predom Code: Method in Use: C.A.M.A. - Cost

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
2 / 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 8,127.00	Prime Rate: \$8.52 Urban - Square Foot	Std.Parcel Size: 13,089.00 Land Size Multiplier: 173 Adjustment reason:	1	R	Taxable

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
Non-Agricultural	\$69,200		1	Residential	80%	\$55,360				Taxable
Total of Assessed Values:	\$69,200				Total of Taxable/Exempt Values:	\$55,360				

Lot 2 Blk 19 plan 102038217

3/31/25, 9:42 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Province of Saskatchewan Land Titles Registry Title

Title #: 141873745
Title Status: Active
Parcel Type: Surface
Parcel Value: \$50,000.00 CAD
Title Value: \$50,000.00 CAD
Converted Title: 98B06871C
Previous Title and/or Abstract #: 132072342
As of: 31 Mar 2025 09:42:11
Last Amendment Date: 14 Apr 2014 12:27:23.376
Issued: 07 Mar 2012 11:07:56.463
Municipality: RESORT VILLAGE OF KIVIMAA-MOONLIGHT BAY

592535 SASKATCHEWAN LTD. is the registered owner of Surface Parcel
#165211297

Reference Land Description: Lot 2 Blk/Par 19 Plan No 102038217 Extension 0

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 #:
158074645 CNV Caveat
Value: N/A
Reg'd: 08 May 2008 12:57:23
Interest Register Amendment Date: 27 Jun 2008 10:42:36
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A
Original Registration Date: 14 Jul 1983 00:18:01

Holder:
SASKATCHEWAN POWER CORPORATION
2025 VICTORIA AVE
REGINA, SK, Canada S4P 0S1
Client #: 100307618

Int. Register #: 106391325
Converted Instrument #: 83B10810

Addresses for Service:

Name	Address
Owner: 592535 SASKATCHEWAN LTD. Client #: 100255777	PO BOX 334 LIVELONG, Saskatchewan, Canada S0M 1J0

Notes:

Parcel Class Code: Parcel (Generic)



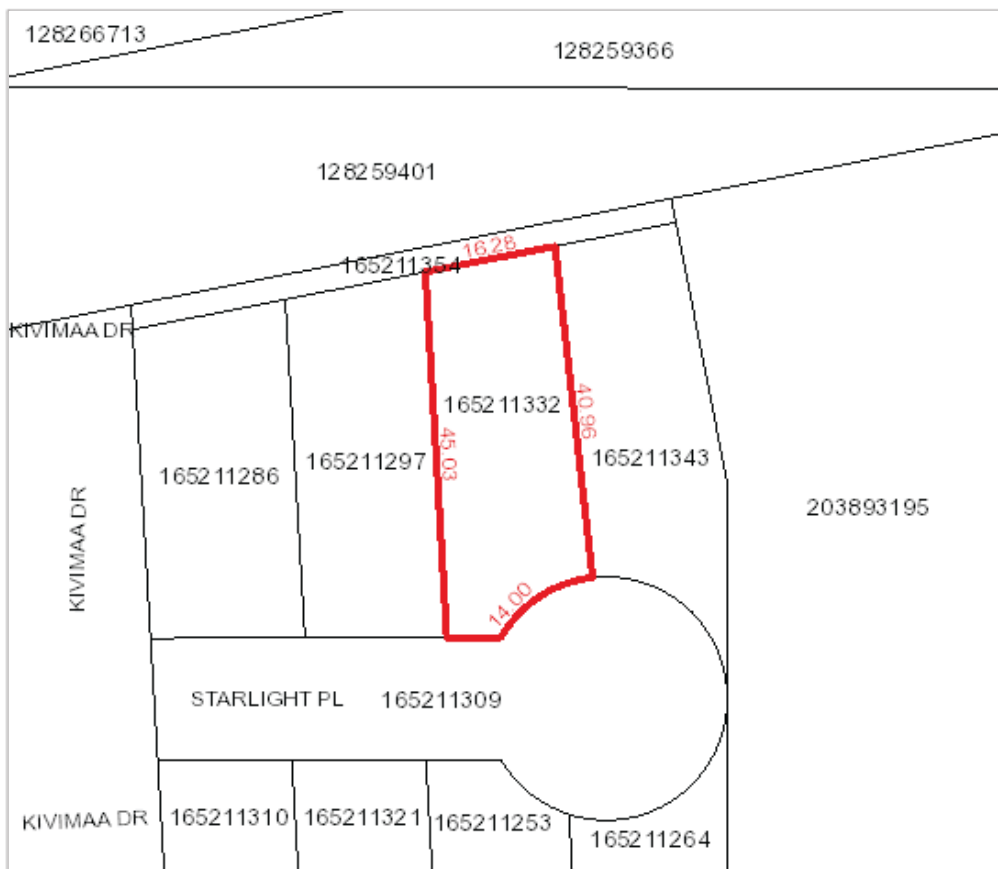
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Lot 3 Block 19 Plan 102038217



Surface Parcel Number: 165211332

REQUEST DATE: Mon Mar 31 08:12:49 GMT-06:00 2025



Owner Name(s) : Washbrook, Cara Marie, Washbrook, Stuart Duncan

Municipality : RESORT VILLAGE OF KIVIMAA-MOONLIGHT **Area :** 0.076 hectares (0.19 acres)

Title Number(s) : 150454829

Converted Title Number : 98B06871C

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 3-Blk/Par 19-Plan 102038217 Ext 0

Source Quarter Section : NE-25-53-19-3

Commodity/Unit : Not Applicable

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Lot 3 Block 19 Plan 102038217

Property Report

Print Date: 31-Mar-2025

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Municipality Name: RESORT VILLAGE OF KIVIMAA-MOONLIGHT		Assessment ID Number : KIVMO-505012850		PID: 512019473	
		Civic Address: Legal Location: Lot 3 Block 19 Plan 102038217 Sup Supplementary:		Title Acres: School Division: 203 Neighbourhood: KIVMO-104 Overall PUSE: 1000 Call Back Year:	
				Reviewed: 10-Jun-2019 Change Reason: Reinspection Year / Frozen ID: 2024/-32560 Predom Code: Method in Use: C.A.M.A. - Cost	

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
3 / 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 8,127.00	Prime Rate: \$8.52 Urban - Square Foot	Std.Parcel Size: 13,089.00 Land Size Multiplier: 173 Adjustment reason:	1	R	Taxable

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
Non-Agricultural	\$69,200		1	Residential	80%	\$55,360				Taxable
Total of Assessed Values:	\$69,200				Total of Taxable/Exempt Values:	\$55,360				

Lot 3 Block 19 Plan 102038217

3/31/25, 8:13 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Province of Saskatchewan Land Titles Registry Title

Title #: 150454829
Title Status: Active
Parcel Type: Surface
Parcel Value: \$67,000.00 CAD
Title Value: \$67,000.00 CAD
Converted Title: 98B06871C
Previous Title and/or Abstract #: 141873790
As of: 31 Mar 2025 08:13:27
Last Amendment Date: 27 Feb 2018 12:34:34.503
Issued: 27 Feb 2018 12:34:34.346
Municipality: RESORT VILLAGE OF KIVIMAA-MOONLIGHT BAY

Stuart Duncan Washbrook and Cara Marie Washbrook are the registered owners, as joint tenants, of Surface Parcel #165211332

Reference Land Description: Lot 3 Blk/Par 19 Plan No 102038217 Extension 0

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 #: 181394736
Value: N/A
Reg'd: 08 May 2008 12:57:23
Interest Register Amendment Date: 27 Jun 2008 10:42:36
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A
Original Registration Date: 14 Jul 1983 00:18:01
Holder:
 SASKATCHEWAN POWER CORPORATION
 2025 VICTORIA AVE
 REGINA, SK, Canada S4P 0S1
Client #: 100307618
Int. Register #: 106391325
Converted Instrument #: 83B10810

Addresses for Service:

Name	Address
Owner: Stuart Duncan Washbrook	708 2nd Street West Meadow Lake, Saskatchewan, Canada S9X 1E6
Client #: 133980666	
Owner: Cara Marie Washbrook	708 2nd Street West Meadow Lake, Saskatchewan, Canada S9X 1E6
Client #: 133980699	

Notes:

Parcel Class Code: Parcel (Generic)



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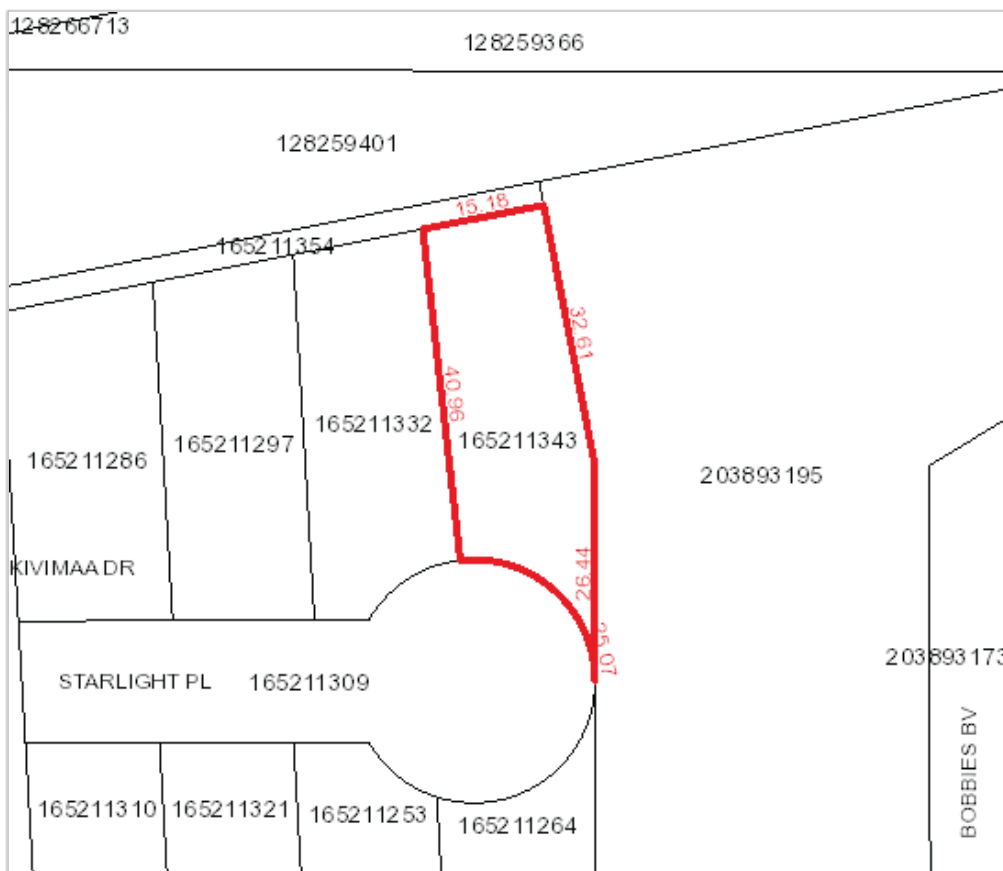
1/2

Lot 4 Block 19 Plan 102038217



Surface Parcel Number: 165211343

REQUEST DATE: Mon Mar 31 08:15:57 GMT-06:00 2025



Owner Name(s) : Washbrook, Bradley Zane

Municipality : RESORT VILLAGE OF KIVIMAA-MOONLIGHT **Area :** 0.076 hectares (0.19 acres)

Title Number(s) : 150454795

Converted Title Number : 98B06871C

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 4-Blk/Par 19-Plan 102038217 Ext 0

Source Quarter Section : NE-25-53-19-3

Commodity/Unit : Not Applicable

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Lot 4 Block 19 Plan 102038217

Property Report

Print Date: 31-Mar-2025

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Municipality Name: RESORT VILLAGE OF KIVIMAA-MOONLIGHT	Assessment ID Number : KIVMO-505012900	PID: 512019474
 SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY	Civic Address: Legal Location: Lot 4 Block 19 Plan 102038217 Sup Supplementary:	Title Acres: School Division: 203 Neighbourhood: KIVMO-104 Overall PUSE: 1000 Call Back Year:
		Reviewed: 10-Jun-2019 Change Reason: Reinspection Year / Frozen ID: 2024/-32560 Predom Code: Method in Use: C.A.M.A. - Cost

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
4 / 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 8,127.00	Prime Rate: \$8.52 Urban - Square Foot	Std.Parcel Size: 13,089.00 Land Size Multiplier: 173 Adjustment reason:	1	R	Taxable

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
Non-Agricultural	\$69,200		1	Residential	80%	\$55,360				Taxable
Total of Assessed Values:	\$69,200				Total of Taxable/Exempt Values:	\$55,360				

Lot 4 Block 19 Plan 102038217

3/31/25, 8:16 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Province of Saskatchewan Land Titles Registry Title

Title #: 150454795 **As of:** 31 Mar 2025 08:16:23
Title Status: Active **Last Amendment Date:** 27 Feb 2018 12:34:34.266
Parcel Type: Surface **Issued:** 27 Feb 2018 12:34:33.830
Parcel Value: \$67,000.00 CAD **Municipality:** RESORT VILLAGE OF KIVIMAA-MOONLIGHT BAY
Title Value: \$67,000.00 CAD
Converted Title: 98B06871C
Previous Title and/or Abstract #: 141873802

Bradley Zane Washbrook is the registered owner of Surface Parcel #165211343

Reference Land Description: Lot 4 Blk/Par 19 Plan No 102038217 Extension 0

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 #:
181394635 CNV Caveat

Value: N/A
Reg'd: 08 May 2008 12:57:23
Interest Register Amendment Date: 27 Jun 2008 10:42:36
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A
Original Registration Date: 14 Jul 1983 00:18:01

Holder:
SASKATCHEWAN POWER CORPORATION
2025 VICTORIA AVE
REGINA, SK, Canada S4P 0S1
Client #: 100307618

Int. Register #: 106391325
Converted Instrument #: 83B10810

Interest #:
181394646 Joint Use Utility Easement

Value: N/A
Reg'd: 02 May 2014 09:54:25
Interest Register Amendment Date: 02 May 2014 09:54:25
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder as Tenant in Common
Interest Share: 1/2
Interest Share Number: 195705063
Holder:
SASKATCHEWAN POWER CORPORATION
2025 VICTORIA AVE
REGINA, SK, Canada S4P 0S1
Client #: 100307618

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

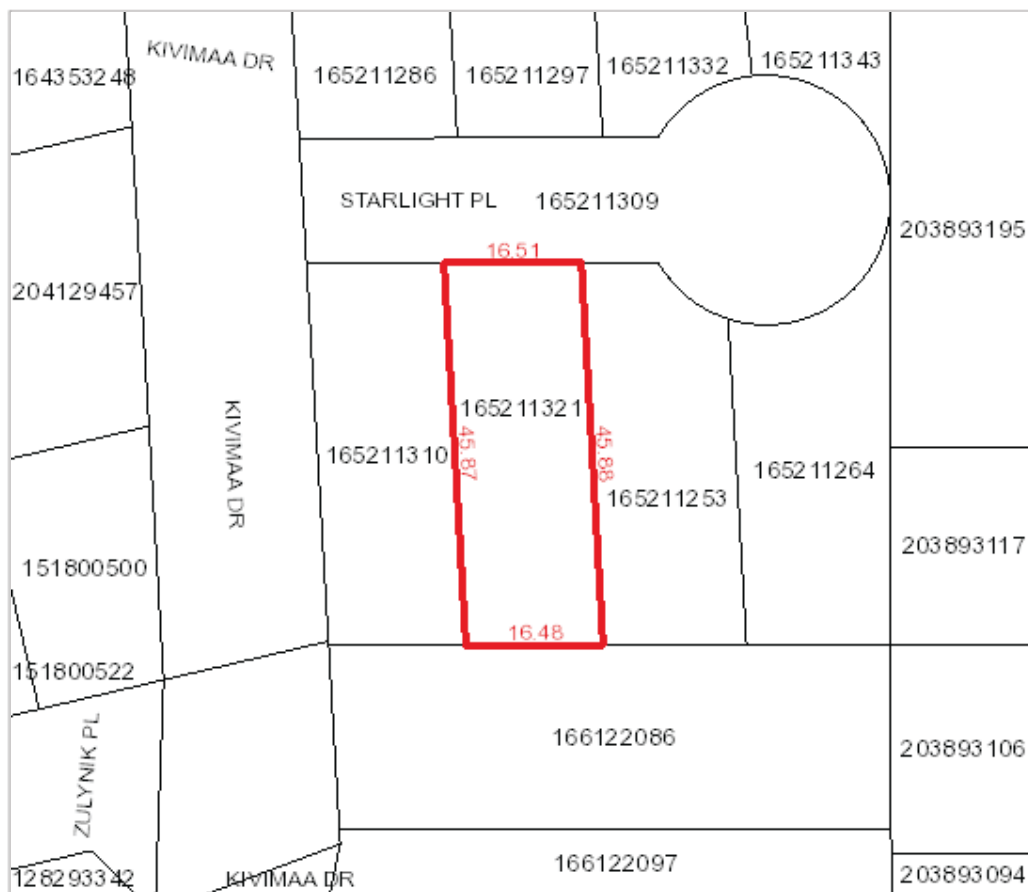
1/2

Lot 7 Blk 19 Plan 102038217



Surface Parcel Number: 165211321

REQUEST DATE: Thu Feb 6 16:05:52 GMT-06:00 2025



Owner Name(s) : 592535 SASKATCHEWAN LTD.

Municipality : RESORT VILLAGE OF KIVIMAA-MOONLIGHT **Area :** 0.076 hectares (0.19 acres)

Title Number(s) : 141873789

Converted Title Number : 98B06871C

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 7-Blk/Par 19-Plan 102038217 Ext 0

Source Quarter Section : NE-25-53-19-3

Commodity/Unit : Not Applicable

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Lot 7 Blk 19 Plan 102038217

Property Report

Print Date: 06-Feb-2025

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Municipality Name: RESORT VILLAGE OF KIVIMAA-MOONLIGHT

Assessment ID Number : KIVMO-505013050

PID: 512019477



Civic Address:

Legal Location: Lot 7 Block 19 Plan 102038217 Sup

Supplementary:

Title Acres:

School Division: 203

Neighbourhood: KIVMO-103

Overall PUSE: 1000

Call Back Year:

Reviewed:

06-Jun-2019

Change Reason:

Reinspection

Year / Frozen ID:

2024/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	Prime Rate: \$17.89 Urban - Square Foot	Std.Parcel Size: 7,869.00 Land Size Multiplier: 173 Adjustment reason:	1	R	Taxable
		8,137.00					

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
Non-Agricultural	\$142,100		1	Residential	80%	\$113,680				Taxable
Total of Assessed Values:	\$142,100				Total of Taxable/Exempt Values:	\$113,680				

Lot 7 Blk 19 Plan 102038217

3/31/25, 8:57 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Province of Saskatchewan Land Titles Registry Title

Title #: 141873789
Title Status: Active
Parcel Type: Surface
Parcel Value: \$50,000.00 CAD
Title Value: \$50,000.00 CAD
Converted Title: 98B06871C
Previous Title and/or Abstract #: 132072342

As of: 31 Mar 2025 08:57:35
Last Amendment Date: 02 May 2014 09:54:25.246
Issued: 07 Mar 2012 11:07:57.520

Municipality: RESORT VILLAGE OF KIVIMAA-MOONLIGHT BAY

592535 SASKATCHEWAN LTD. is the registered owner of Surface Parcel
#165211321

Reference Land Description: Lot 7 Blk/Par 19 Plan No 102038217 Extension 0

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 #:
158074724

CNV Caveat

Value: N/A
Reg'd: 08 May 2008 12:57:23
Interest Register Amendment Date: 27 Jun 2008 10:42:36
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A
Original Registration Date: 14 Jul 1983 00:18:01

Holder:
SASKATCHEWAN POWER CORPORATION
2025 VICTORIA AVE
REGINA, SK, Canada S4P 0S1
Client #: 100307618

Int. Register #: 106391325
Converted Instrument #: 83B10810

Interest #:
166844256

Joint Use Utility Easement

Value: N/A
Reg'd: 02 May 2014 09:54:25
Interest Register Amendment Date: 02 May 2014 09:54:25
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder as Tenant in Common
Interest Share: 1/2
Interest Share Number: 176965093
Holder:
SASKATCHEWAN POWER CORPORATION
2025 VICTORIA AVE
REGINA, SK, Canada S4P 0S1
Client #: 100307618

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

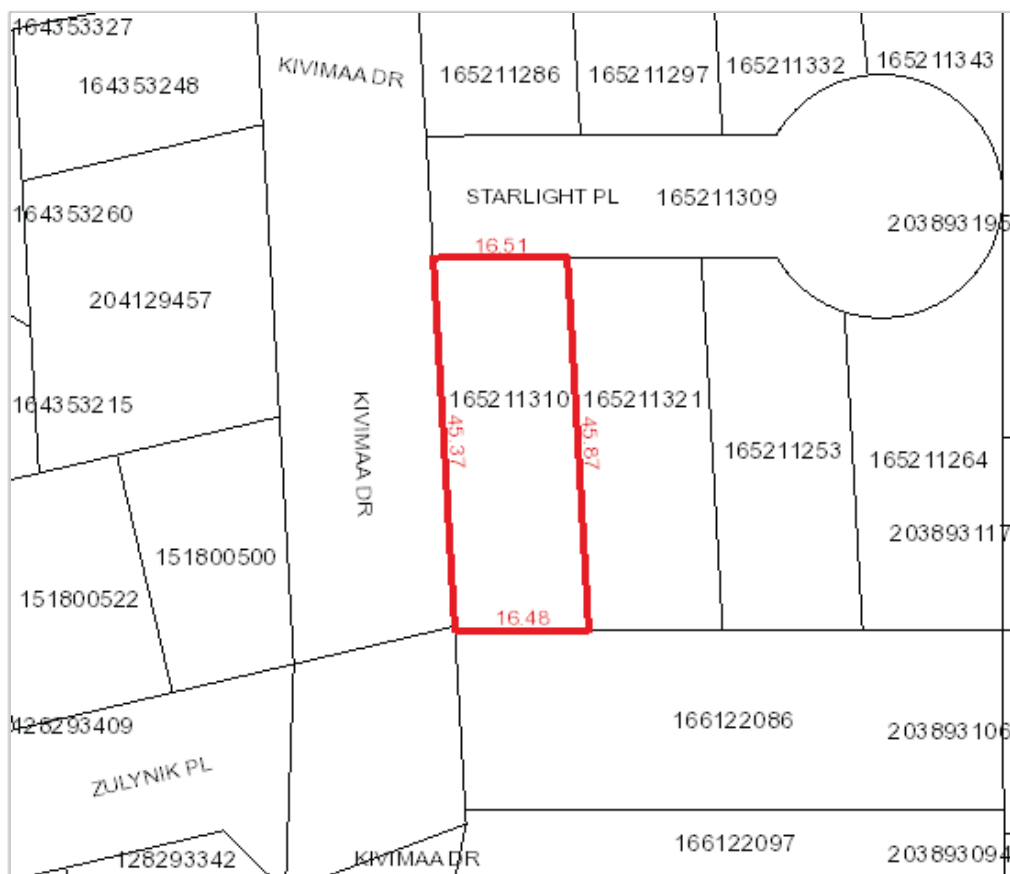
1/2

Lot 8 Blk 19 Plan 102038217



Surface Parcel Number: 165211310

REQUEST DATE: Thu Feb 6 16:06:20 GMT-06:00 2025



Owner Name(s) : 592535 SASKATCHEWAN LTD.

Municipality : RESORT VILLAGE OF KIVIMAA-MOONLIGHT **Area :** 0.076 hectares (0.19 acres)

Title Number(s) : 141873767

Converted Title Number : 98B06871C

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 8-Blk/Par 19-Plan 102038217 Ext 0

Source Quarter Section : NE-25-53-19-3

Commodity/Unit : Not Applicable

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.

Lot 8 Blk 19 Plan 102038217

Property Report

Print Date: 06-Feb-2025

Page 1 of 1

Municipality Name: RESORT VILLAGE OF KIVIMAA-MOONLIGHT

Assessment ID Number : KIVMO-505013100

PID: 512019478



Civic Address:

Legal Location: Lot 8 Block 19 Plan 102038217 Sup

Supplementary:

Title Acres:

School Division: 203

Neighbourhood: KIVMO-103

Overall PUSE: 1000

Call Back Year:

Reviewed:

06-Jun-2019

Change Reason:

Reinspection

Year / Frozen ID:

2024/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	Prime Rate: \$17.89 Urban - Square Foot	Std.Parcel Size: 7,869.00 Land Size Multiplier: 173 Adjustment reason:	1	R	Taxable
		8,126.00					

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
Non-Agricultural	\$142,000		1	Residential	80%	\$113,600				Taxable
Total of Assessed Values:	\$142,000				Total of Taxable/Exempt Values:	\$113,600				

Lot 8 Blk 19 Plan 102038217

3/31/25, 8:58 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Province of Saskatchewan Land Titles Registry Title

Title #: 141873767 **As of:** 31 Mar 2025 08:58:08
Title Status: Active **Last Amendment Date:** 02 May 2014 09:54:25.213
Parcel Type: Surface **Issued:** 07 Mar 2012 11:07:57.126
Parcel Value: \$50,000.00 CAD **Municipality:** RESORT VILLAGE OF KIVIMAA-MOONLIGHT BAY
Title Value: \$50,000.00 CAD
Converted Title: 98B06871C
Previous Title and/or Abstract #: 132072342

592535 SASKATCHEWAN LTD. is the registered owner of Surface Parcel
 #165211310

Reference Land Description: Lot 8 Blk/Par 19 Plan No 102038217 Extension 0

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 #:
158074690 CNV Caveat

Value: N/A
Reg'd: 08 May 2008 12:57:23
Interest Register Amendment Date: 27 Jun 2008 10:42:36
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A
Original Registration Date: 14 Jul 1983 00:18:01

Holder:
 SASKATCHEWAN POWER CORPORATION
 2025 VICTORIA AVE
 REGINA, SK, Canada S4P 0S1
Client #: 100307618

Int. Register #: 106391325
Converted Instrument #: 83B10810

Interest #:
166844267 Joint Use Utility Easement

Value: N/A
Reg'd: 02 May 2014 09:54:25
Interest Register Amendment Date: 02 May 2014 09:54:25
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder as Tenant in Common
Interest Share: 1/2
Interest Share Number: 176965116
Holder:
 SASKATCHEWAN POWER CORPORATION
 2025 VICTORIA AVE
 REGINA, SK, Canada S4P 0S1
Client #: 100307618

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

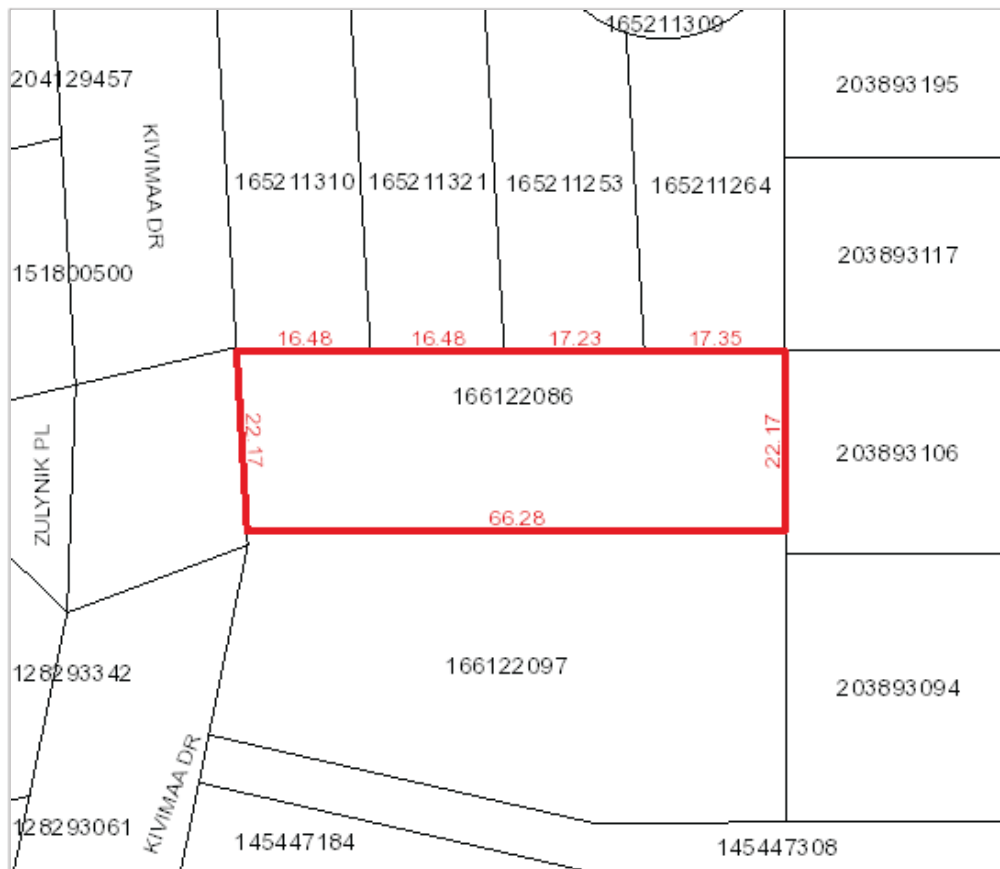
1/2

Lot 9 Blk 19 Plan 102040287



Surface Parcel Number: 166122086

REQUEST DATE: Mon Feb 10 09:11:38 GMT-06:00 2025



Owner Name(s) : 592535 SASKATCHEWAN LTD.

Municipality : RESORT VILLAGE OF KIVIMAA-MOONLIGHT **Area :** 0.148 hectares (0.37 acres)

Title Number(s) : 143964063

Converted Title Number : 98B06871C

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 9-Blk/Par 19-Plan 102040287 Ext 0

Source Quarter Section : NE-25-53-19-3

Commodity/Unit : Not Applicable


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.

Lot 9 Blk 19 Plan 102040287

Property Report

Print Date: 10-Feb-2025

Page 1 of 1

Municipality Name: RESORT VILLAGE OF KIVIMAA-MOONLIGHT			Assessment ID Number : KIVMO-505012600		PID: 512029826	
	Civic Address: Kivimaa Dr			Title Acres:	Reviewed:	30-May-2019
	Legal Location: Lot 9 Block 19 Plan 102040287 Sup			School Division: 203	Change Reason:	Reinspection
	Supplementary: ISC # 166122086			Neighbourhood: KIVMO-103	Year / Frozen ID:	2024/-32560
				Overall PUSE: 1010	Predom Code:	
				Call Back Year:	Method in Use:	C.A.M.A. - Cost

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors		Other Information		Liability Subdivision	Tax Class	Tax Status
9 / 1	Residential Land	Square Footage	Prime Rate:	\$17.89	Std.Parcel Size:	7,869.00	1	S	Taxable
		Width(ft)	Urban - Square Foot		Land Size Multiplier:	173			
		Side 1 (ft)			Adjustment reason:				
		Side 2 (ft)	Lump Sum:		0.00				
		Area/Units	15,953.00						

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
Non-Agricultural	\$170,400		1	Seasonal Residential	80%	\$136,320				Taxable
Total of Assessed Values:	\$170,400				Total of Taxable/Exempt Values:	\$136,320				

Lot 9 Blk 19 Plan 102040287

3/31/25, 8:59 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Province of Saskatchewan Land Titles Registry Title

Title #: 143964063
Title Status: Active
Parcel Type: Surface
Parcel Value: \$50,000.00 CAD
Title Value: \$50,000.00 CAD
Converted Title: 98B06871C
Previous Title and/or Abstract #: 141873723
As of: 31 Mar 2025 08:59:54
Last Amendment Date: 02 May 2014 09:54:25.086
Issued: 12 Aug 2013 09:51:22.320
Municipality: RESORT VILLAGE OF KIVIMAA-MOONLIGHT BAY

592535 SASKATCHEWAN LTD. is the registered owner of Surface Parcel
 #166122086

Reference Land Description: Lot 9 Blk/Par 19 Plan No 102040287 Extension 0

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 #:
163747301 CNV Caveat

Value: N/A
Reg'd: 08 May 2008 12:57:23
Interest Register Amendment Date: 27 Jun 2008 10:42:36
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A
Original Registration Date: 14 Jul 1983 00:18:01

Holder:
 SASKATCHEWAN POWER CORPORATION
 2025 VICTORIA AVE
 REGINA, SK, Canada S4P 0S1
Client #: 100307618

Int. Register #: 106391325
Converted Instrument #: 83B10810

Interest #:
163747323 Joint Use Utility Easement

Value: N/A
Reg'd: 23 Apr 2012 12:46:09
Interest Register Amendment Date: 02 May 2014 09:54:25
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder as Tenant in Common
Interest Share: 1/2
Interest Share Number: 172535137
Holder:
 SASKATCHEWAN POWER CORPORATION
 2025 VICTORIA AVE
 REGINA, SK, Canada S4P 0S1
Client #: 100307618

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

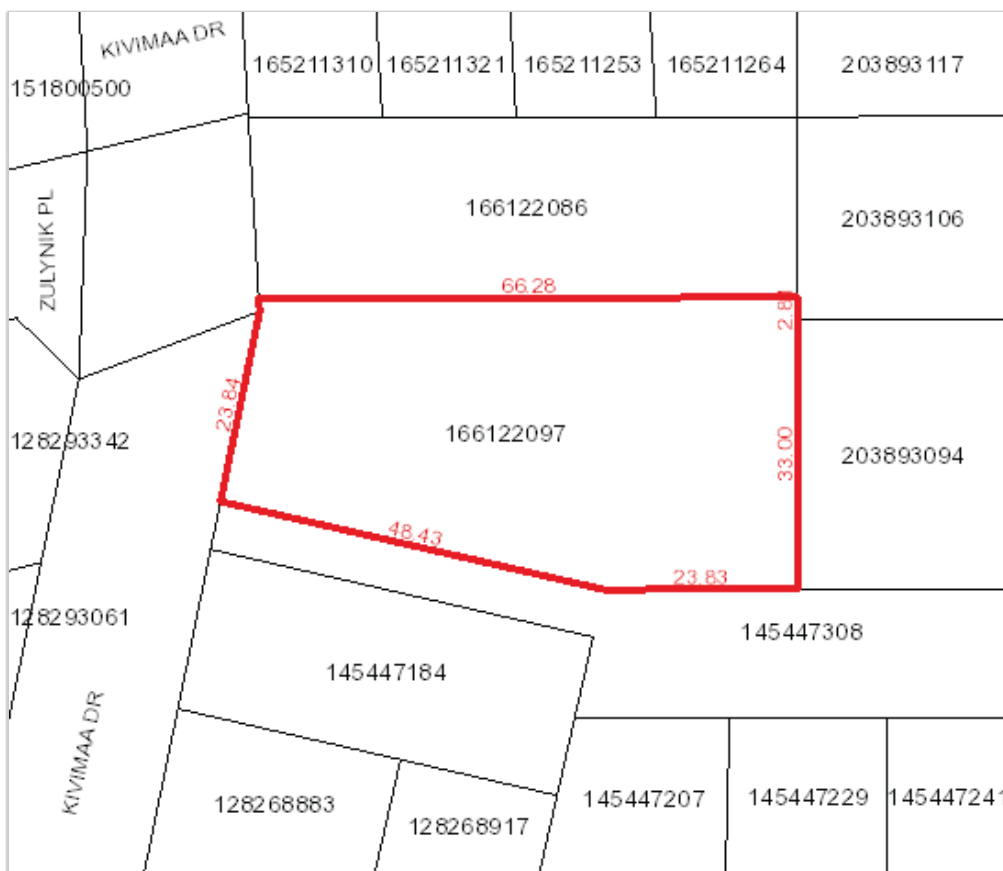
1/2

Lot 10 Blk 19 Plan 102040287



Surface Parcel Number: 166122097

REQUEST DATE: Mon Feb 10 09:12:16 GMT-06:00 2025



Owner Name(s) : 592535 SASKATCHEWAN LTD.

Municipality : RESORT VILLAGE OF KIVIMAA-MOONLIGHT **Area :** 0.223 hectares (0.55 acres)

Title Number(s) : 143964074

Converted Title Number : 98B06871C

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 10-Blk/Par 19-Plan 102040287 Ext 0

Source Quarter Section : NE-25-53-19-3

Commodity/Unit : Not Applicable

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.

WASHBROOK

Information Package




Lot 10 Blk 19 Plan 102040287

Property Report

Print Date: 10-Feb-2025

Page 1 of 2

Municipality Name: RESORT VILLAGE OF KIVIMAA-MOONLIGHT			Assessment ID Number : KIVMO-505012700		PID: 202591988	
	Civic Address: 10 Kivimaa Dr			Title Acres:		Reviewed: 06-Apr-2021
	Legal Location: Lot 10 Block 19 Plan 102040287 Sup			School Division: 203		Change Reason: Maintenance
	Supplementary: 166122097			Neighbourhood: KIVMO-103		Year / Frozen ID: 2024/-32560
				Overall PUSE: 1110		Predom Code: SR002 Single Family Dwell
				Call Back Year:		Method in Use: C.A.M.A. - Cost



URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors		Other Information		Liability Subdivision	Tax Class	Tax Status
10 / 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 23,952.00	Prime Rate: Urban - Square Foot Lump Sum:	\$17.89 0.00	Std.Parcel Size: Land Size Multiplier: Adjustment reason:	7,869.00 173 	1	R	Taxable

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
5085010 0	4 - Average	(1.0) - Average	99	99	1.00	1	R	Taxable
Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
SFR - 1 Storey		1728	1988		48x36			
Basement		1728	1988		48x36			
Porch or Closed Veranda		64	2000		8x8			
Open Veranda		336	2001		14 x 24			
Deck		108	2001		6x18			

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 5085010.0	Section Area: 1728
-------------------------	------------------------	--------------------

Quality: 4 - Average

Res Effective Rate: Structure Rate

Res Wall Height : 10 ft

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Data Source: SAMAVIEW

Lot 10 Blk 19 Plan 102040287

3/31/25, 9:00 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Province of Saskatchewan Land Titles Registry Title

Title #: 143964074
Title Status: Active
Parcel Type: Surface
Parcel Value: \$50,000.00 CAD
Title Value: \$50,000.00 CAD
Converted Title: 98B06871C
Previous Title and/or Abstract #: 141873723
As of: 31 Mar 2025 09:00:15
Last Amendment Date: 02 May 2014 09:54:25.093
Issued: 12 Aug 2013 09:51:26.510
Municipality: RESORT VILLAGE OF KIVIMAA-MOONLIGHT BAY

592535 SASKATCHEWAN LTD. is the registered owner of Surface Parcel
 #166122097

Reference Land Description: Lot 10 Blk/Par 19 Plan No 102040287 Extension 0

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 #:
163747334 CNV Caveat
Value: N/A
Reg'd: 08 May 2008 12:57:23
Interest Register Amendment Date: 27 Jun 2008 10:42:36
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A
Original Registration Date: 14 Jul 1983 00:18:01

Holder:
 SASKATCHEWAN POWER CORPORATION
 2025 VICTORIA AVE
 REGINA, SK, Canada S4P 0S1
Client #: 100307618

Int. Register #: 106391325
Converted Instrument #: 83B10810

Interest #:
163747356 Joint Use Utility Easement
Value: N/A
Reg'd: 23 Apr 2012 12:46:09
Interest Register Amendment Date: 02 May 2014 09:54:25
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder as Tenant in Common
Interest Share: 1/2
Interest Share Number: 172535171
Holder:
 SASKATCHEWAN POWER CORPORATION
 2025 VICTORIA AVE
 REGINA, SK, Canada S4P 0S1
Client #: 100307618

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

1/2

Images



Images



WASHBROOK

Information Package



For additional details or to schedule a viewing, please contact **Grant McClelland** at **780-871-4221**.

Grant McClelland

Field Agent | Progressive Tender
780-871-4221

Vern McClelland

Transaction Broker Agent | Progressive Tender
306-821-0611

RE/MAX of Lloydminster

780-808-2700





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