


JUSTGO FARMS LTD.

Information Package



 progressivetender.com

 grant.m@progressivetender.com

 Grant 780-871-4221
Vern 306-821-0611

Progressive Tender, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offer a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan.

Call us today and start the conversation!

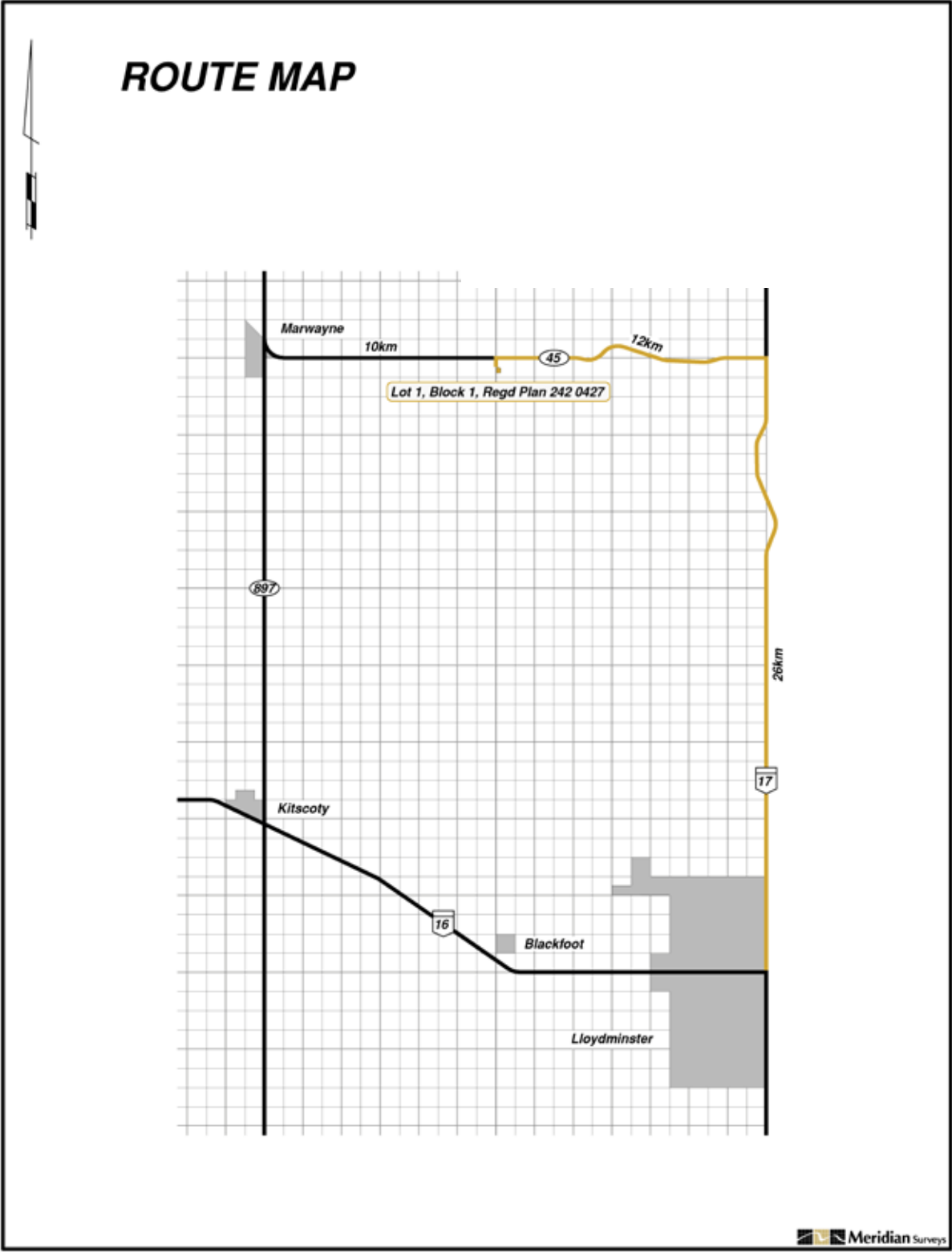
Land for Sale by Progressive Tender® in the County of Vermilion River, AB

Build your dream home on this mature yardsite of 9.59 titled acres, located 10 KM east of Marwayne, AB just off Highway #45 in the County of Vermilion River and only 35 KM from Lloydminster. Power, gas, and a new septic tank on site. GST applies. Caution: as with any vacant rural property, if entering to view please be alert to abandoned wells or other potential hazards.

Contact listing office for more details.

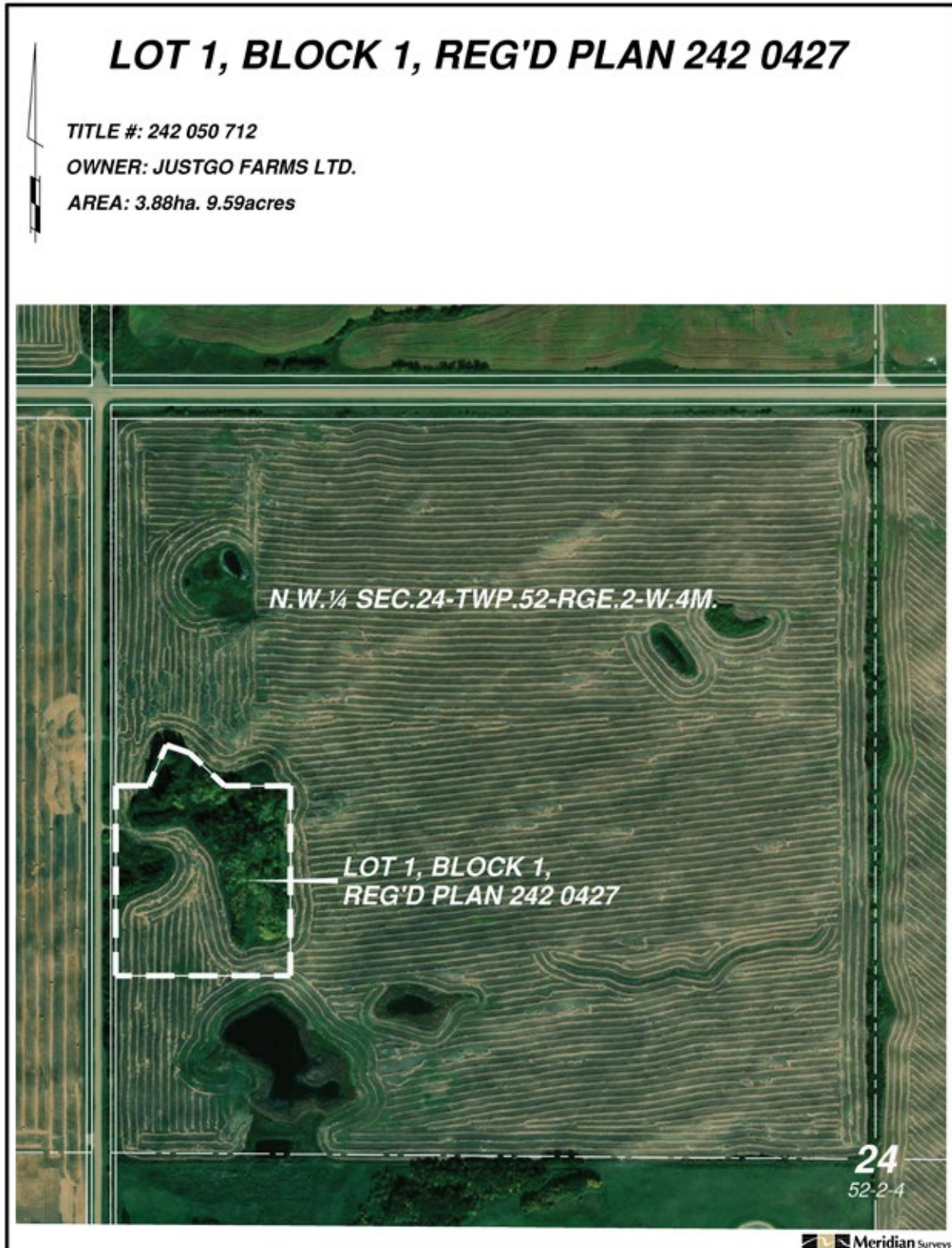
Full information on the offering including maps and printable offer documents is available at www.justgonw24.ca





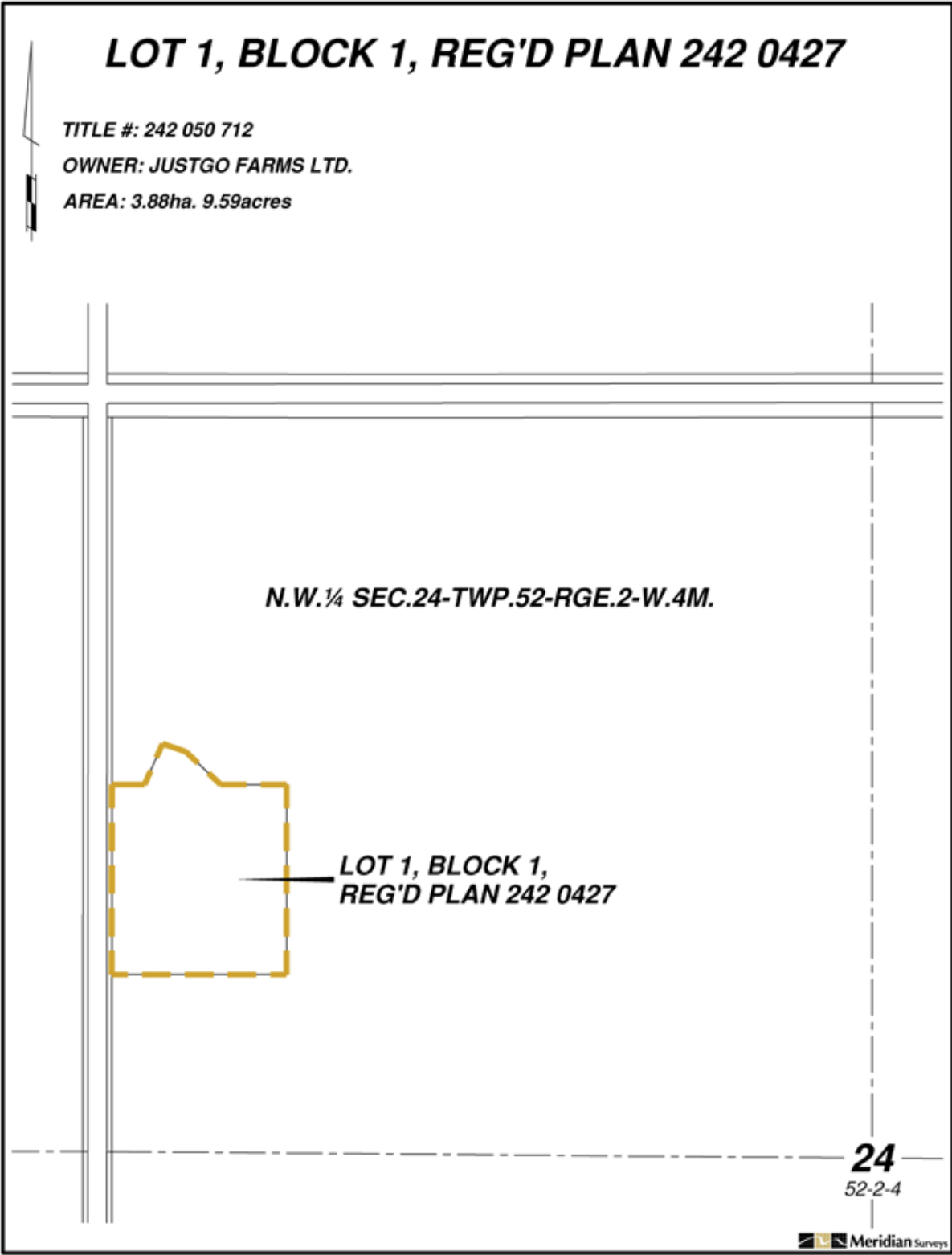
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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0039 801 188 2420427;1;1 242 050 712

LEGAL DESCRIPTION
PLAN 2420427
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 3.88 HECTARES (9.59 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;2;52;24;NW

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 212 085 803

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
242 050 712	21/02/2024	SUBDIVISION PLAN		

OWNERS

JUSTGO FARMS LTD.
OF BOX 160
KITSCOTY
ALBERTA T0B 2P0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
822 062 076	23/03/1982	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.
972 214 172	22/07/1997	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - CENOVUS ENERGY INC. PO BOX 766, 225-6 AVENUE SW CALGARY

(CONTINUED)

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ENCUMBRANCES, LIENS & INTERESTS

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242 050 712

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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ALBERTA T2P0M5

AGENT - VICTOR N SMITH

(DATA UPDATED BY: CHANGE OF NAME 222120357)

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF
FEBRUARY, 2025 AT 07:52 A.M.

ORDER NUMBER: 52810765

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



**PROGRESSIVE
TENDER[®]**
"HOW LAND CHANGES HANDS"



CONTACT US

WE'RE HERE TO HELP

We provide expert guidance in land sales, valuations, and strategic marketing, helping clients achieve their goals with tailored solutions that maximize their value and simplify complicated transactions.



TELEPHONE



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