

VALVIEW

Information Package



Top Advisory For Land Buying & Selling

Progressive Tender, Agricultural and Commercial Specialists with **REMAX** Lloydminster

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

 progressivetender.com

 grant.m@progressivetender.com



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

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Land For Sale

by Progressive Tender® in the RM of Hillsdale

Starting Price
\$400,000

\$400,000 is the starting price / minimum opening offer for the following land located approximately three miles north of the junction of Highways 21 and 40 in the Rural Municipality of Hillsdale for sale as one block by Progressive Tender® with all initial offers opened **Noon MST, Tuesday December 9, 2025.**

SW 13-45-24-W3 Extensions 1 & 2: ISC 158.1 titled acres.

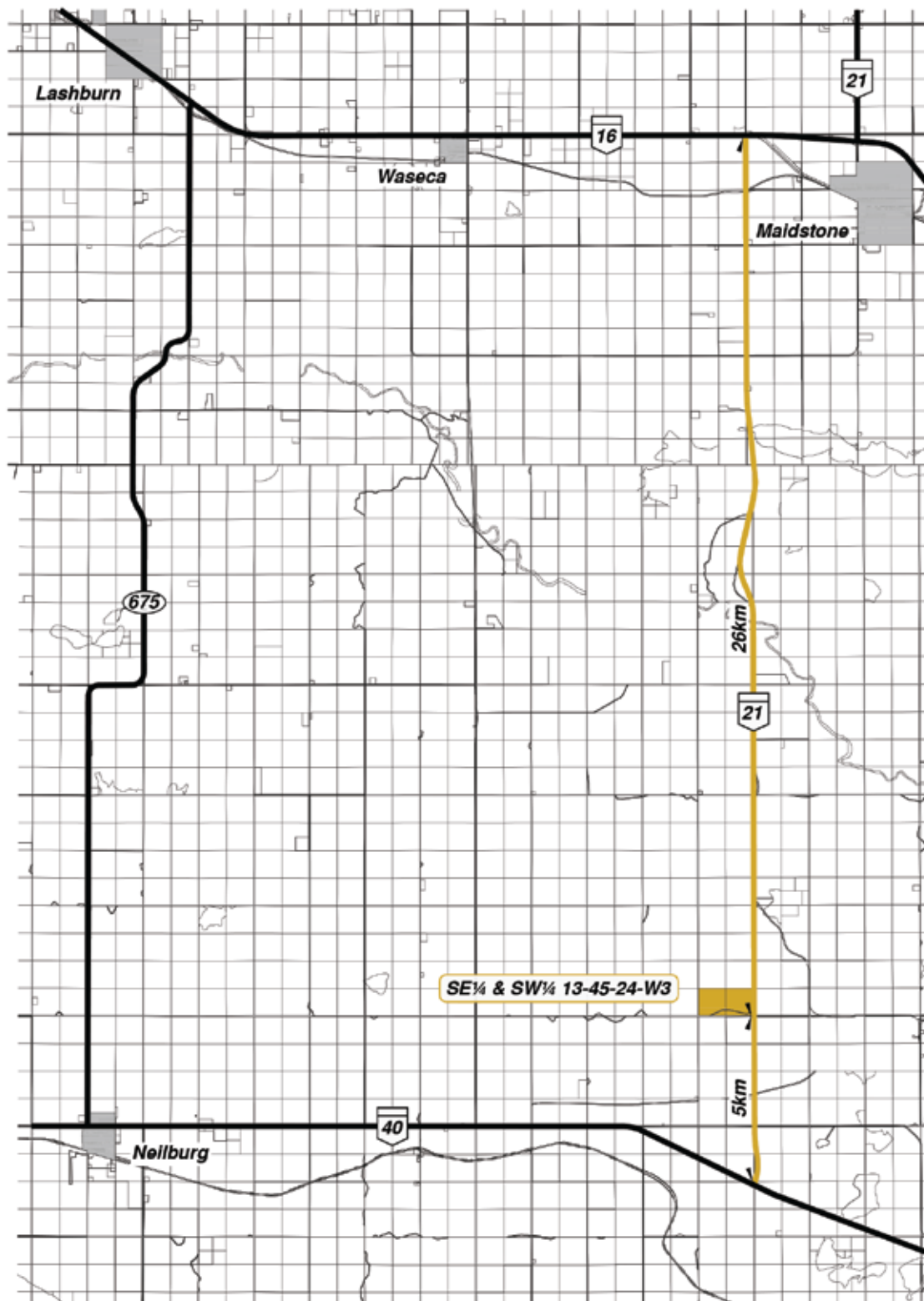
- Saskatchewan Assessment Management Agency property profile designates 110 acres as cultivated grass with the balance pasture.
- Soil is primarily Mayfair loam. Dugout.
- 2025 SAMA assessment \$153,700. Zoned agricultural. 2025 property taxes are \$565.08.
- Access is from Township Road 452 along south boundary and a seasonal road on the west boundary.

SE 13-45-24-W3 Extensions 3 & 4: ISC 156.14 titled acres.

- Saskatchewan Assessment Management Agency property profile designates 50 acres as cultivated, with balance grass and pasture.
 - Soil Final Rating is 55, primarily Mayfair loam. Dugout.
 - 2025 SAMA assessment \$184,800. Zoned agricultural. 2025 property taxes are \$679.42.
 - Access is from either Highway 21 on east boundary or Township Road 452 along south boundary.
- Property may present an opportunity for conversion to cultivated acres with active cropland on three sides. Portable corral panels are owned by outgoing tenant and excluded from the sale.

Initial offers must be submitted by **Noon MST, Tuesday December 9, 2025.** For additional details or inquiries, contact Grant or Vern McClelland, RE/MAX of Lloydminster, (780) 808-2700 or email grant.m@progressivetender.com

www.valviewland.ca



S.E. ¼ SEC.13-TWP.45-RGE.24-W.3Mer. EXT.3

TITLE #: 129795126

PARCEL #: 154369356

OWNERS: Valview Farms Ltd.

AREA: ±8.2ha. ±20acres



S.E. ¼ SEC.13-TWP.45-RGE.24-W.3Mer. EXT.4

TITLE #: 129795362

PARCEL #: 154369424

OWNERS: Valview Farms Ltd.

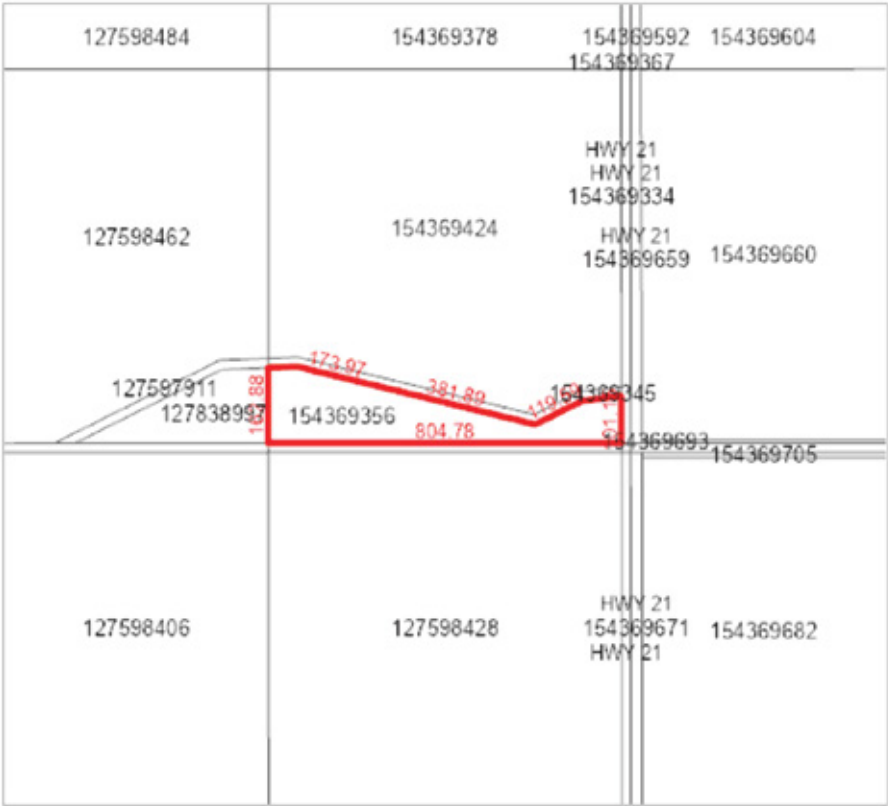
AREA: ±55.0ha. ±136acres





Surface Parcel Number: 154369356

REQUEST DATE: Tue Sep 30 13:25:03 GMT-06:00 2025



Owner Name(s) : VALVIEW FARMS LTD.
Municipality : RM OF HILLSDALE NO. 440
Title Number(s) : 129795126
Parcel Class : Parcel (Generic)
Land Description : SE 13-45-24-3 Ext 3
Source Quarter Section : SE-13-45-24-3
Commodity/Unit : Not Applicable

Area : 8.217 hectares (20.3 acres)
Converted Title Number : 01B17852
Ownership Share : 1:1

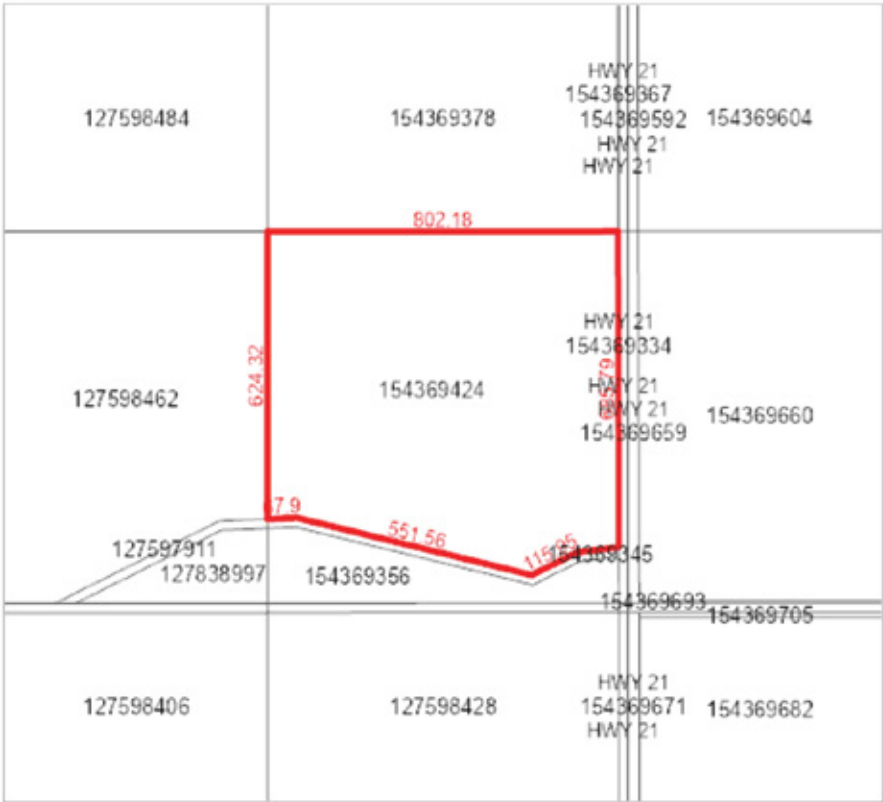
DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Plans may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to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

Adobe Pre



Surface Parcel Number: 154369424

REQUEST DATE: Tue Sep 30 13:26:43 GMT-06:00 2025



Owner Name(s) : VALVIEW FARMS LTD.
Municipality : RM OF HILLSDALE NO. 440
Title Number(s) : 129795362
Parcel Class : Parcel (Generic)
Land Description : SE 13-45-24-3 Ext 4
Source Quarter Section : SE-13-45-24-3
Commodity/Unit : Not Applicable

Area : 54.974 hectares (135.84 acres)
Converted Title Number : 01B17852
Ownership Share : 1:1

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Adobe Premier

PropertyAssessment



Property Report

Print Date: 30-Sep-2025

Page 1 of 2

Municipality Name: RM OF HILLSDALE (RM)			Assessment ID Number : 440-001013300		PID: 201111549	
 sama SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY	Civic Address:		Title Acres:	156.15	Reviewed:	03-Jul-2024
	Legal Location: Ctr SE Sec 13 Tp 45 Rg 24 W 3 Sup		School Division:	203	Change Reason:	Reinspection
	Supplementary:		Neighbourhood:	440-100	Year / Frozen ID:	2025/-32560
			Overall PUSE:	2100	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	
50.00	K - [CULTIVATED]	Soil association 1	MF - [MAYFAIR]	Topography	T3 - Moderate Slopes	\$/ACRE	2,069.87
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	55.05
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	LZ - [LORENZO]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	DG12 - [DG CHERNOZEM 12+]				
		Top soil depth	4-6				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
43.00	NG - [NATIVE GRASS]	Soil association 1	MF - [MAYFAIR]	Range site	L: LOAMY	\$/ACRE	1,114.16
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.51		
				Aum/Quarter	82.00		
		Soil association 2	LZ - [LORENZO]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
60.00	ASP - [ASPEN PASTURE]	Soil association 1	MF - [MAYFAIR]	Range site	L: LOAMY	\$/ACRE	557.08
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.98		

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Data Source: SAMAVIEW

Property Report

Print Date: 30-Sep-2025

Page 2 of 2

Municipality Name: RM OF HILLSDALE (RM)			Assessment ID Number : 440-001013300		PID: 201111549
			Soil association 2	LZ - [LORENZO]	
			Soil texture 3	L - [LOAM]	
			Soil texture 4		

AGRICULTURAL WASTE LAND

Acres	Waste Type
3	WASTE SLOUGH BUSH

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	\$184,800		1	Non-Arable (Range)	45%	\$83,160				Taxable
Total of Assessed Values:	\$184,800					Total of Taxable/Exempt Values:		\$83,160		

Province of Saskatchewan Land Titles Registry Title

Title #: 129795126
Title Status: Active
Parcel Type: Surface
Parcel Value: \$0.00 CAD
Title Value: \$0.00 CAD
Converted Title: 01B17852
Previous Title and/or Abstract #: 119701964

As of: 30 Sep 2025 13:25:58
Last Amendment Date: 27 Jul 2021 15:26:41.426
Issued: 13 Oct 2005 16:48:04.070
Municipality: RM OF HILLSDALE NO. 440

VALVIEW FARMS LTD. is the registered owner of Surface Parcel #154369356

Reference Land Description: SE Sec 13 Twp 45 Rge 24 W 3 Extension 3
As shown on Plan 101869959

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 #:
129814959

CNV Mortgage

Value: \$15,375.00 CAD
Reg'd: 12 May 1998 00:10:56
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
101 - 4908 - 42 Street
Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 106701364
Converted Instrument #: 98B06565

Addresses for Service:

Name	Address
Owner: VALVIEW FARMS LTD. Client #: 100222984	BOX 662 LLOYDMINSTER, Saskatchewan, Canada S9V 0Y7

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 154369424 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority.

Parcel Class Code: Parcel (Generic)

Province of Saskatchewan Land Titles Registry Title

Title #: 129795362
Title Status: Active
Parcel Type: Surface
Parcel Value: \$0.00 CAD
Title Value: \$0.00 CAD
Converted Title: 01B17852
Previous Title and/or Abstract #: 119701975
As of: 30 Sep 2025 13:27:07
Last Amendment Date: 27 Jul 2021 15:26:41.440
Issued: 13 Oct 2005 16:48:11.260
Municipality: RM OF HILLSDALE NO. 440

VALVIEW FARMS LTD. is the registered owner of Surface Parcel #154369424

Reference Land Description: SE Sec 13 Twp 45 Rge 24 W 3 Extension 4
 As shown on Plan 101869959

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 #:
129816636

Value: \$15,375.00 CAD
Reg'd: 12 May 1998 00:10:56
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 SYNERGY CREDIT UNION LTD.
 101 - 4908 - 42 Street
 Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 106701364
Converted Instrument #: 98B06565

Addresses for Service:

Name	Address
Owner: VALVIEW FARMS LTD. Client #: 100222984	BOX 662 LLOYDMINSTER, Saskatchewan, Canada S9V 0Y7

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 154369356 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority.

Parcel Class Code: Parcel (Generic)

S.W.¼ SEC.13-TWP.45-RGE.24-W.3Mer. EXT.1

TITLE #: 119701986

PARCEL #: 127598462

OWNERS: Valview Farms Ltd.

AREA: ±59.6ha. ±147acres



Meridian Surveys

S.W.¼ SEC.13-TWP.45-RGE.24-W.3Mer. EXT.2

TITLE #: 119701997

PARCEL #: 127838997

OWNERS: Valview Farms Ltd.

AREA: ±4.3ha. ±11acres



Meridian Surveys



Surface Parcel Number: 127598462

REQUEST DATE: Tue Sep 30 13:23:35 GMT-06:00 2025



Owner Name(s) : Valview Farms Ltd.

Municipality : RM OF HILLSDALE NO. 440

Title Number(s) : 119701986

Parcel Class : Parcel (Generic)

Land Description : SW 13-45-24-3 Ext 1

Source Quarter Section : SW-13-45-24-3

Commodity/Unit : Not Applicable

Area : 59.636 hectares (147.36 acres)

Converted Title Number : 01B17848

Ownership Share : 1:1

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Surface Parcel Number: 127838997

REQUEST DATE: Tue Sep 30 13:20:48 GMT-08:00 2025



Owner Name(s) : Valview Farms Ltd.

Municipality : RM OF HILLSDALE NO. 440

Title Number(s) : 119701997

Parcel Class : Parcel (Generic)

Land Description : SW 13-45-24-3 Ext 2

Source Quarter Section : SW-13-45-24-3

Commodity/Unit : Not Applicable

Area : 4.347 hectares (10.74 acres)

Converted Title Number : 01B17848

Ownership Share : 1:1

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PropertyAssessment



Property Report

Print Date: 30-Sep-2025

Page 1 of 2

Municipality Name: RM OF HILLSDALE (RM)

Assessment ID Number : 440-001013400

PID: 201111556



Civic Address:

Legal Location: Qtr SW Sec 13 Tp 45 Rg 24 W 3 Sup

Supplementary:

Title Acres: 158.11

Reviewed: 03-Jul-2024

School Division: 203

Change Reason: Reinspection

Neighbourhood: 440-100

Year / Frozen ID: 2025/-32560

Overall PUSE: 2100

Predom Code:

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

Call Back Year:

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rate	
23.00	ASP - [ASPEN PASTURE]	Soil association 1	MF - [MAYFAIR]	Range site	L: LOAMY	\$/ACRE	557.08
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.68		
75.00	KG - [CULT GRASS]	Soil association 1	MF - [MAYFAIR]	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	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.55		
				Aum/Quarter	88.00		
35.00	KG - [CULT GRASS]	Soil association 1	MF - [MAYFAIR]	Range site	L: LOAMY	\$/ACRE	1,114.16
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T3: Moderate 6-9% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.51		
				Aum/Quarter	82.00		
		Soil association 2	LZ - [LORENZO]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
25.00	ASP - [ASPEN PASTURE]	Soil association 1	MF - [MAYFAIR]	Range site	L: LOAMY	\$/ACRE	557.08
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		

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Data Source: SAMAVIEW

Property Report

Print Date: 30-Sep-2025

Page 2 of 2

Municipality Name: RM OF HILLSDALE (RM)

Assessment ID Number : 440-001013400

PID: 201111556

Aum/Acre 0.20

Aum/Quarter 31.98

Soil association 2 LZ - [LORENZO]

Soil texture 3 L - [LOAM]

Soil texture 4

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	\$153,700		1	Non-Arable (Range)	45%	\$69,165				Taxable
Total of Assessed Values:	\$153,700					\$69,165				
Total of Taxable/Exempt Values:						\$69,165				

Province of Saskatchewan Land Titles Registry Title

Title #: 119701986
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 01B17848
Previous Title and/or Abstract #: 01B17848

As of: 30 Sep 2025 13:24:12
Last Amendment Date: 27 Jul 2021 15:26:41.473
Issued: 09 Jan 2003 04:37:10.143
Municipality: RM OF HILLSDALE NO. 440

Valview Farms Ltd. is the registered owner of Surface Parcel #127598462

Reference Land Description: SW Sec 13 Twp 45 Rge 24 W 3 Extension 1
 As described on Certificate of Title 01B17848 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 #:
116772857

CNV Easement

Value: N/A
Reg'd: 12 May 1988 00:10:31
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 #: 106701375
Converted Instrument #: 88B06310
Feature #: 100083529

Interest #:
116772868

CNV Mortgage

Value: \$85,000.00 CAD
Reg'd: 03 Jun 1999 00:13:55
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 SYNERGY CREDIT UNION LTD.
 101 - 4908 - 42 Street
 Lloydminster, Saskatchewan, Canada S9V 0E5
Client #: 102109777

Int. Register #: 106408469
Converted Instrument #: 99B08347

Interest #:
118444877

Mortgage

Value: \$42,004.41 CAD
Reg'd: 21 Feb 2003 14:16:38
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
PO Box 798
Lloydminster, Saskatchewan, Canada S9V 1C1
Client #: 105142025

Int. Register #: 107383967

Addresses for Service:

Name

Owner:

Valview Farms Ltd.
Client #: 110996792

Address

Box 334 Neilburg, Saskatchewan, Canada S0M 2C0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 127838997 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)

Province of Saskatchewan Land Titles Registry Title

Title #: 119701997
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 01B17848
Previous Title and/or Abstract #: 01B17848
As of: 30 Sep 2025 13:23:02
Last Amendment Date: 27 Jul 2021 15:26:41.393
Issued: 09 Jan 2003 04:37:39.190
Municipality: RM OF HILLSDALE NO. 440

Valview Farms Ltd. is the registered owner of Surface Parcel #127838997

Reference Land Description: SW Sec 13 Twp 45 Rge 24 W 3 Extension 2
 As described on Certificate of Title 01B17848 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 #: 116772879	CNV Easement Holder: Saskatchewan Telecommunications 13th Floor, 2121 Saskatchewan Drive Regina, Saskatchewan, Canada S4P 3Y2 Client #: 100006861 Int. Register #: 106701375 Converted Instrument #: 88B06310 Feature #: 100083529	Value: N/A Reg'd: 12 May 1988 00:10:31 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A
Interest #: 116772880	CNV Mortgage Holder: SYNERGY CREDIT UNION LTD. 101 - 4908 - 42 Street Lloydminster, Saskatchewan, Canada S9V 0E5 Client #: 102109777 Int. Register #: 106408469 Converted Instrument #: 99B08347	Value: \$85,000.00 CAD Reg'd: 03 Jun 1999 00:13:55 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A

Interest #:
118444888

Mortgage

Value: \$42,004.41 CAD
Reg'd: 21 Feb 2003 14:16:38
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SYNERGY CREDIT UNION LTD.
PO Box 798
Lloydminster, Saskatchewan, Canada S9V 1C1
Client #: 105142025

Int. Register #: 107383967

Addresses for Service:

Name

Address

Owner:

Valview Farms Ltd.
Client #: 110996792

Box 334 Neilburg, Saskatchewan, Canada S0M 2C0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 127598462 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)

ImageGallery





**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



Grant 780-871-4221
Vern 306-821-0611
Office 780-808-2700

EMAIL



grant.m@progressivetender.com
vern.m@progressivetender.com

WEBSITE



progressivetender.com

ADDRESS



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