



### Lot 1 NW 24-52-2-4 Rural Vermilion River, County of, AB T0B 2X0

**Land**  
**Active**

**A2196397**

W: 4 R: 2 T: 52 S: 24 Q: NW **DOM:** 107 **LP:** \$125,000.00  
**PD:** **OP:** \$125,000.00



**Class:** Residential Land **LP/Acre:** \$13,034.41  
**County:** Vermilion River, County of  
**City:** Rural Vermilion River, County of **Trans Type:** For Sale  
**Levels:** **District:**  
**Subdivision:** NONE **Tax Amt/Yr:**  
**Possession:** Negotiable  
**LINC#:** [0039801188](#)  
**Outbuildings:**  
**Rd Frontage:**  
**Zoning:** CR1 **Lot Size:** 9.59 Ac  
**Legal Desc:** Lot 1 Block 1 Plan 2420427  
**Legal Pln:** 2420427 **Blk:** 1 **Lot:** 1

**Title to Lnd:** Fee Simple **Ownership:**  
**Exclusion:** No **SRR:** No  
**Sewer/Septic:** Septic Tank **Condo:** No  
**Disclosure:**  
**Reports:** Legal Description  
**Restrictions:** None Known

**Public Remarks:** 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.

**Directions:** 10 km East of Marwayne on Highway 45, 1/4 mile south on Rg Rd 21, East side of road

#### **Property Information**

**Fencing:** None  
**911 Addr:** 523057 Rge Rd 21  
**Dist to Trans:**  
**Irrigation Eqp:**  
**Road Access:**  
**Lot Dim:**  
**Front Exp:**  
**Water GPM:**  
**Depth of Well:**  
**Reg Wtr Rgt:**  
**Bus Service:**  
**Elem School:**  
**Jr/Mid Schl:**  
**High School:**  
**Amenities:**  
**Exterior Feat:**  
**Utilities:** Natural Gas Available  
**Access Feat:**  
**Goods Include:** n/a  
**Goods Exclude:** n/a

**Water Supply:** None  
**# Parcels:**  
**Dist to School:**  
**Farm Eqp Inc:**  
**Front Length:**  
**Lot Depth:** M '  
**Local Imprv:**  
**Acres Cleared:**  
**Acres Irrigat:**  
**Acres Fenced:**  
**Acres Cultivtd:**  
**Acres Pasture:**  
**Acres Lsehd:**  
**Acres Treed:**  
**Total Acres:** 9.59

**Printed Date:** 06/11/2025 10:29:37 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



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242 0427



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

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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

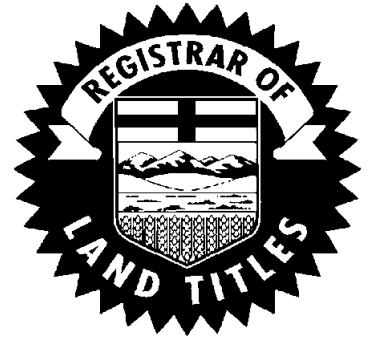
(DATA UPDATED BY: CHANGE OF NAME 222120357)

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:

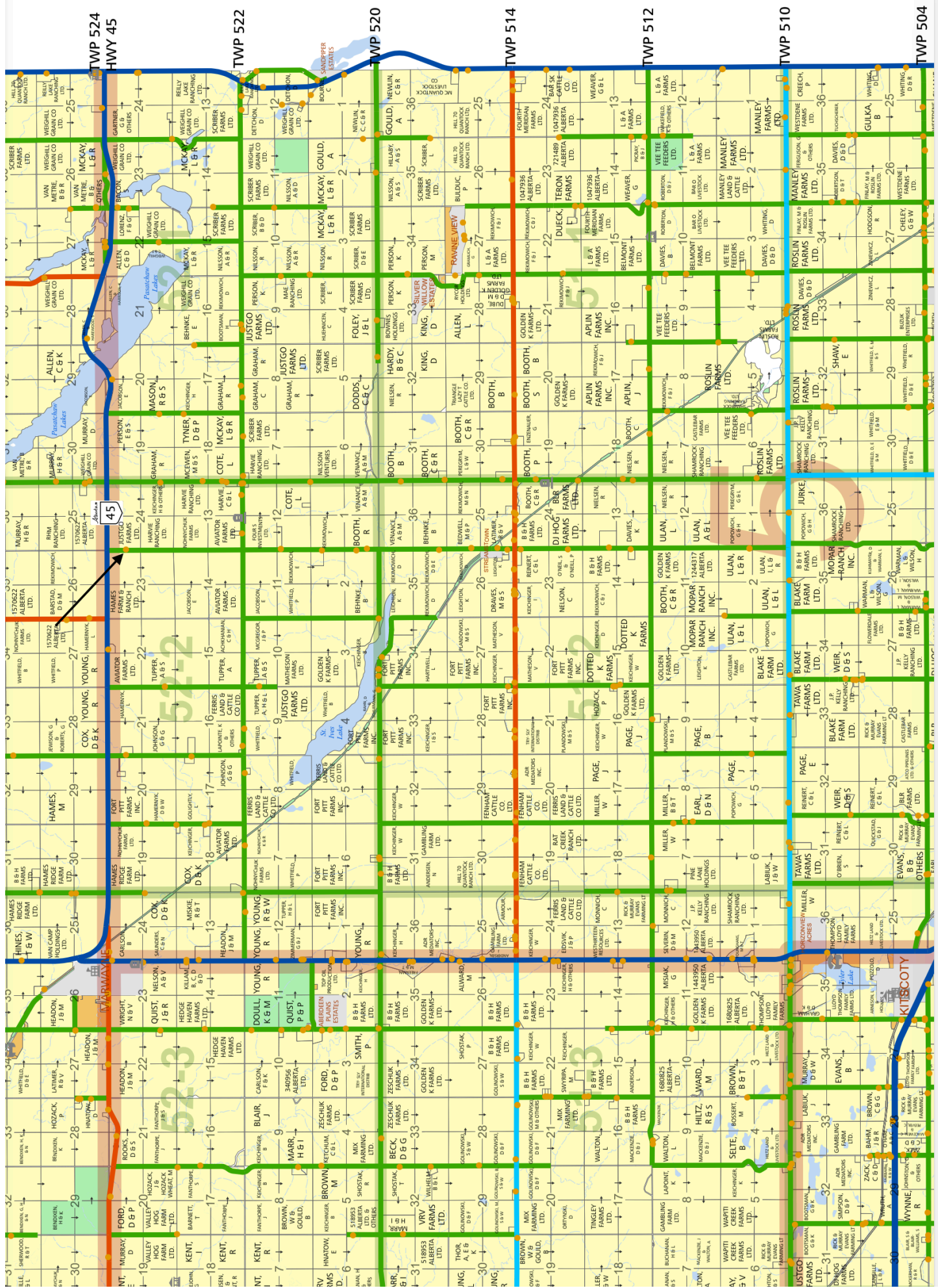


\*END OF CERTIFICATE\*

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Highway 45

NW-24-52-2-W4

523057

