

# MARCHADOUR

Information Package • MLS A2227458



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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 RM of Frenchman Butte, SK • MLS A2227458

Three quarters land totalling 475.4 titled acres to be sold as one block by Progressive Tender®. Located one mile north & ½ mile west of the Toby Nollet Bridge, Hwy 21 in the RM of Frenchman Butte, Sask. SW 22-51-23-W3 – SAMA profile indicates 120 cultivated acres, with balance waste. Soil final rating ranges from 31 to 48, primarily Whitesand sandy loam. 2025 SAMA assessment \$205,100. 2024 property taxes were \$631.86. Fenced perimeter; currently used as pasture. SE 22-51-23-W3 - SAMA profile indicates 70 acres of pasture, with balance cultivated land. Soil final rating ranges from 44 to 50, primarily Whitesand sandy loam. Old yard site featuring a metal Quonset, approximately 1,800 sq ft with dirt floor. 2025 SAMA assessment \$215,700. 2024 property taxes were \$665.08. NE 22-51-23-W3 Ext 2 - SAMA profile indicates 133 acres of pasture, with balance of cultivated land. Soil final rating ranges from 42 to 46, primarily Whitesand gravelly loam. 2025 SAMA assessment \$150,600. 2024 property taxes were \$383.62. Note municipal structure and acreage on north perimeter is not part of this offering. Cropable acres may vary with weather conditions and agronomic practise. Property offers significant potential to increase the number of seedable acres. Vendor states receiving \$39,478 in surface lease revenue in the past twelve months with one site being reclaimed at this time; please check the tender website for updates. Proposed possession date is October 31, 2025. Contact Listing Office for a detailed information package and mandatory offer requirements.

### Minimum Initial Offer: \$700,000 (plus GST)

All initial offers will be opened **Noon, Tuesday August 5, 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.marchadourland.ca](http://www.marchadourland.ca)**

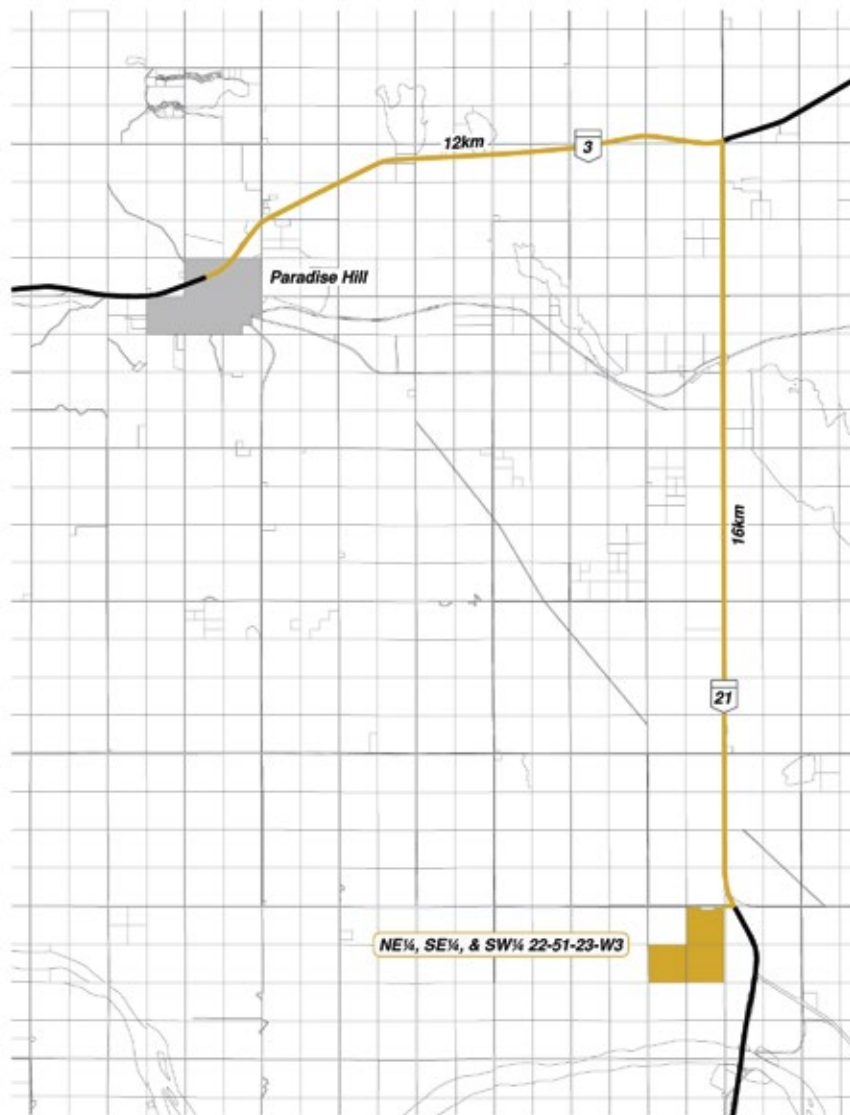


# MARCHADOUR

## Information Package



### ROUTE MAP



Meridian Surveys



# MARCHADOUR

## Information Package



## Progressive Tender® Steps:

### Step 1: Submit Offer Document

Download the Initial Offer Document from the [www.marchadourland.ca](http://www.marchadourland.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 \$30,000** made payable to "RE/MAX of Lloydminster in Trust." Place both items in a sealed envelope and label it "Marchadour Tender." Deliver the envelope to RE/MAX of Lloydminster at 5726 - 44th Street, Lloydminster, AB T9V 0B6 by Noon MST, **Tuesday August 5, 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 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 daily until every Participant declares their Final Offer. If a Participant doesn't respond within the time limit or increase their offer by a minimum amount of 2% over the previous round's highest offer, their last offer will automatically be declared as their Final Offer. Matching offers during progression rounds are discouraged.

### Step 4: Confidentiality

All Participants' names are kept confidential and only revealed to the Seller with the offer history when the progression rounds conclude. Offer 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 buyer must complete an unconditional Purchase Contract with the Broker within two business days of acceptance; a draft of which is available on the website. The offer deposit shall increase to 5% of the purchase price and be submitted with the Purchase Contract. Completion for possession is set for October 31, 2025 unless otherwise agreed.



## Progressive Tender® Steps (continued):

### Step 6: Diligence Activity, Legal and Accounting Costs

All properties are sold "as is" and Participants are encouraged to conduct their own diligence including appraisal for value and survey/real property reports. Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

### Step 7: Notification

All Participants will be notified about the outcome once a Purchase Contract is completed between the successful Buyer and Seller. Deposits from unsuccessful Participants will be released in a timely manner by the Broker once the Purchase Contract is in place.



# MARCHADOUR

## Information Package



### **N.E. ¼ SEC.22-TWP.51-RGE.23-W.3Mer. EXT.2**

**TITLE #:** 151241903

**PARCEL #:** 203450464

**OWNERS:** Denis Marchadour

Michelle Werren

Charles Marchadour

Gerald Marchadour

**AREA:** ±62.4ha. ±154.2acres



 Maridian Survey

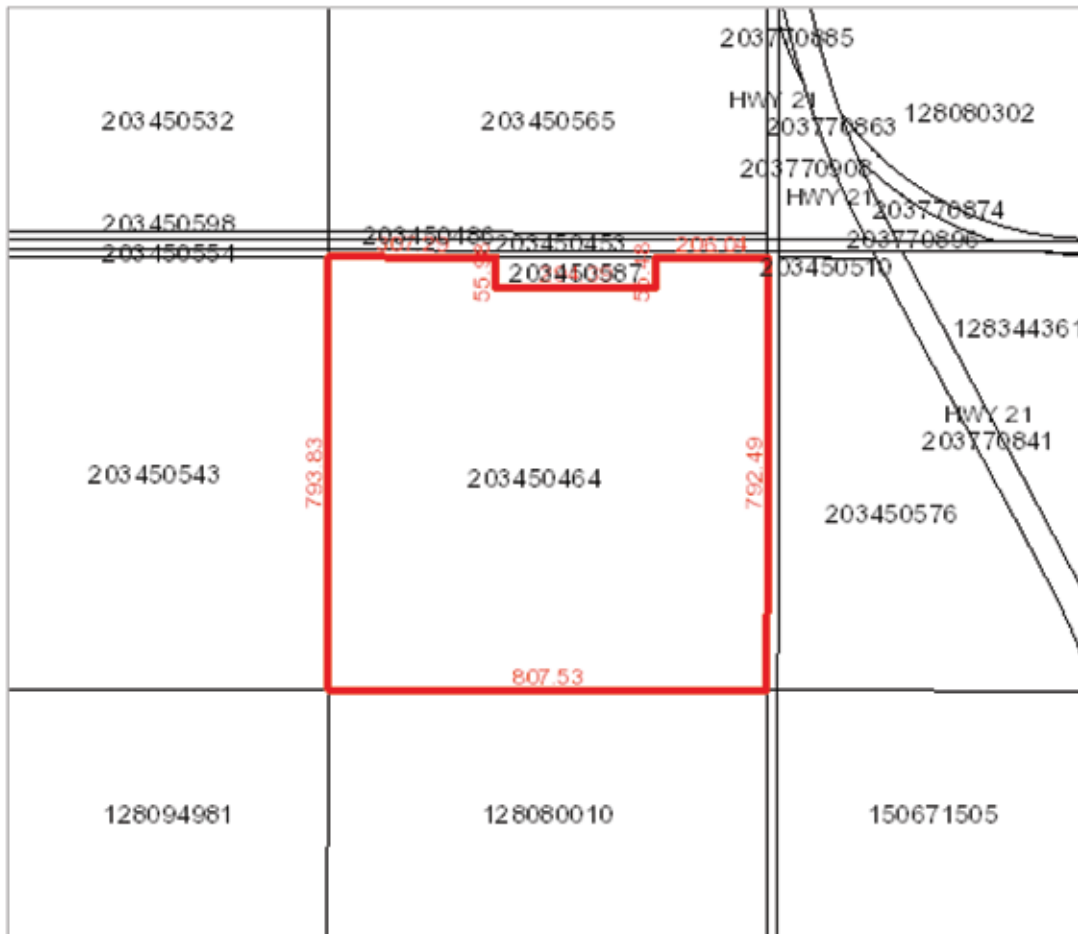
# MARCHADOUR

## Information Package



**Surface Parcel Number: 203450464**

REQUEST DATE: Wed May 28 08:58:48 GMT-06:00 2025



**Owner Name(s) :** Marchadour, Charles, Marchadour, Denis, MARCHADOUR, GERALD, Werren, Michelle

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 62.42 hectares (154.24 acres)

**Title Number(s) :** 151241903

**Converted Title Number :** 68B06204

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NE 22-51-23-3 Ext 2

**Source Quarter Section :** NE-22-51-23-3

**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.



# MARCHADOUR

## Information Package



### Property Report

Print Date: 28-May-2025

Page 1 of 2

Municipality Name: RM OF FRENCHMAN BUTTE (RM)

Assessment ID Number : 501-000422100

PID: 200064996



Civic Address:

Legal Location: Qtr NE Sec 22 Tp 51 Rg 23 W 3 Sup

Supplementary: EXCEPT: PCL A PLAN 101964472.

Title Acres: 155.87

School Division: 203

Neighbourhood: 501-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 13-Feb-2009

Change Reason: Maintenance

Year / Frozen ID: 2025/-32560

Predom Code:

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

### AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
10.00	KG - [CULTIVATED GRASS]	Soil association 1	WS - [WHITESAND]	Topography	T2 - Gentle Slopes	\$/ACRE	1,595.11
		Soil texture 1	GL - [GRAVELLY LOAM]	Stones (qualities)	S4 - Strong	Final	42.42
		Soil texture 2	SL - [SANDY LOAM]	Phy. Factor 1	5% reduction due to G1 - [ 95 : Gravel Pockets - Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+ )]				
		Soil association 2	WS - [WHITESAND]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
13.00	KG - [CULTIVATED GRASS]	Soil association 1	WS - [WHITESAND]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,743.92
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	46.38
		Soil texture 2	LS - [LOAMY SAND]	Phy. Factor 1	5% reduction due to SD1 - [ 95 : Sand Pockets - Slight]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				

### AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
65.00	ASP - [ASPEN PASTURE]	Soil association 1	WS - [WHITESAND]	Range site	L/SY: LOAMY/SANDY	\$/ACRE	557.08
		Soil texture 1	GL - [GRAVELLY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	SL - [SANDY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	32.00		

### Property Report

Print Date: 28-May-2025

Page 2 of 2

Municipality Name: RM OF FRENCHMAN BUTTE (RM)

Assessment ID Number : 501-000422100

PID: 200064996

68.00	NG - [NATIVE GRASS]	Soil association 1	WS - [WHITESAND]	Range site	L/SY: LOAMY/SANDY	\$/ACRE	1,114.16
		Soil texture 1	GL - [GRAVELLY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	SL - [SANDY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.50		
				Aum/Quarter	80.00		

### 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
Agricultural	\$150,800		1	Non-Arable (Range)	45%	\$67,770				Taxable
Total of Assessed Values:	\$150,800				Total of Taxable/Exempt Values:	\$67,770				

# MARCHADOUR

## Information Package



5/28/25, 8:59 AM

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

### Province of Saskatchewan Land Titles Registry Title

**Title #:** 151241903  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$173,000.00 CAD  
**Title Value:** \$173,000.00 CAD  
**Converted Title:** 68B06204  
**Previous Title and/or Abstract #:** 151059562

**As of:** 28 May 2025 08:59:23  
**Last Amendment Date:** 25 Nov 2024 16:19:07.940  
**Issued:** 29 Oct 2018 11:39:20.110  
**Municipality:** RM OF FRENCHMAN BUTTE NO. 501

Denis Marchadour, Michelle Werren, Charles Marchadour and GERALD MARCHADOUR are the registered owners, as joint tenants, of Surface Parcel #203450464

Reference Land Description: NE Sec 22 Twp 51 Rge 23 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 #:**  
**183461261**

CNV Easement

**Value:** N/A  
**Reg'd:** 06 Jul 1988 00:14:56  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014 12:52:33  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691845  
**Converted Instrument #:** 88B08955

**Interest #:**  
**183461272**

CNV Caveat

**Value:** N/A  
**Reg'd:** 28 Nov 1996 00:28:36  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014 10:30:36  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691856  
**Converted Instrument #:** 96B17156

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# MARCHADOUR

## Information Package



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**Interest #:**  
**183461283**

CNV Caveat

**Value:** N/A  
**Reg'd:** 27 May 1997 00:13:54  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691867  
**Converted Instrument #:** 97808343

**Interest #:**  
**183461294**

CNV Caveat

**Value:** N/A  
**Reg'd:** 25 Feb 1998 00:04:31  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
08:59:52  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691878  
**Converted Instrument #:** 98802708

**Interest #:**  
**183461306**

CNV Caveat

**Value:** N/A  
**Reg'd:** 16 Mar 1998 00:05:51  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
08:59:52  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691889  
**Converted Instrument #:** 98803507

**Interest #:**  
**183461317**

CNV Caveat

**Value:** N/A  
**Reg'd:** 17 Jun 1998 00:14:24  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
11:17:11  
**Interest Scheduled Expiry Date:** N/A

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# MARCHADOUR

## Information Package



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**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691890  
**Converted Instrument #:** 98B08640

**Interest #:**  
**183461328**

CNV Caveat

**Value:** N/A  
**Reg'd:** 27 Jul 1998 00:17:58  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
08:59:52  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691902  
**Converted Instrument #:** 98B10782

**Interest #:**  
**183461339**

CNV Caveat

**Value:** N/A  
**Reg'd:** 05 Aug 1998 00:18:45  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
11:17:11  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691913  
**Converted Instrument #:** 98B11251

**Interest #:**  
**183461340**

CNV Caveat

**Value:** N/A  
**Reg'd:** 23 Nov 2001 00:31:06  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
08:59:52  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691924

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# MARCHADOUR

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**Converted Instrument #: 01B18665**

**Interest #:**  
**183461351**

Lease - 10 years or more

**Value:** N/A  
**Reg'd:** 28 Dec 2005 15:19:08  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014 11:50:41  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 110302636

**Interest #:**  
**183461362**

Pipelines Act - Easement

**Value:** N/A  
**Reg'd:** 11 May 2007 16:26:35  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 112828967

**Interest #:**  
**183461373**

Pipelines Act - Easement

**Value:** N/A  
**Reg'd:** 24 Aug 2018 16:19:39  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 123070597

### Addresses for Service:

Name	Address
<b>Owner:</b> Denis Marchadour Client #: 111459348	Box 1068 Lloydminster, Saskatchewan, Canada S9V 1E9
<b>Owner:</b> Michelle Werren Client #: 111459359	Box 34 Kitscoty, Alberta, Canada T0B 2P0
<b>Owner:</b> Charles Marchadour	PO Box 24 Paradise Hill, SK, Canada S0M 2G0

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# MARCHADOUR

## Information Package



5/28/25, 8:59 AM

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

Client #: 134517900

**Owner:**

GERALD MARCHADOUR

Client #: 134535922

1127 Dawson Road Lorette, Manitoba, Canada R5K 0R8

**Notes:**

Parcel Class Code: Parcel (Generic)



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### **S.E.¼ SEC.22-TWP.51-RGE.23-W.3Mer. EXT.0**

**TITLE #:** 151241891

**PARCEL #:** 128080010

**OWNERS:** Denis Marchadour  
Michelle Werren  
Charles Marchadour  
Gerald Marchadour

**AREA:** ±64.9ha. ±160.3acres



**Marshall Survey**

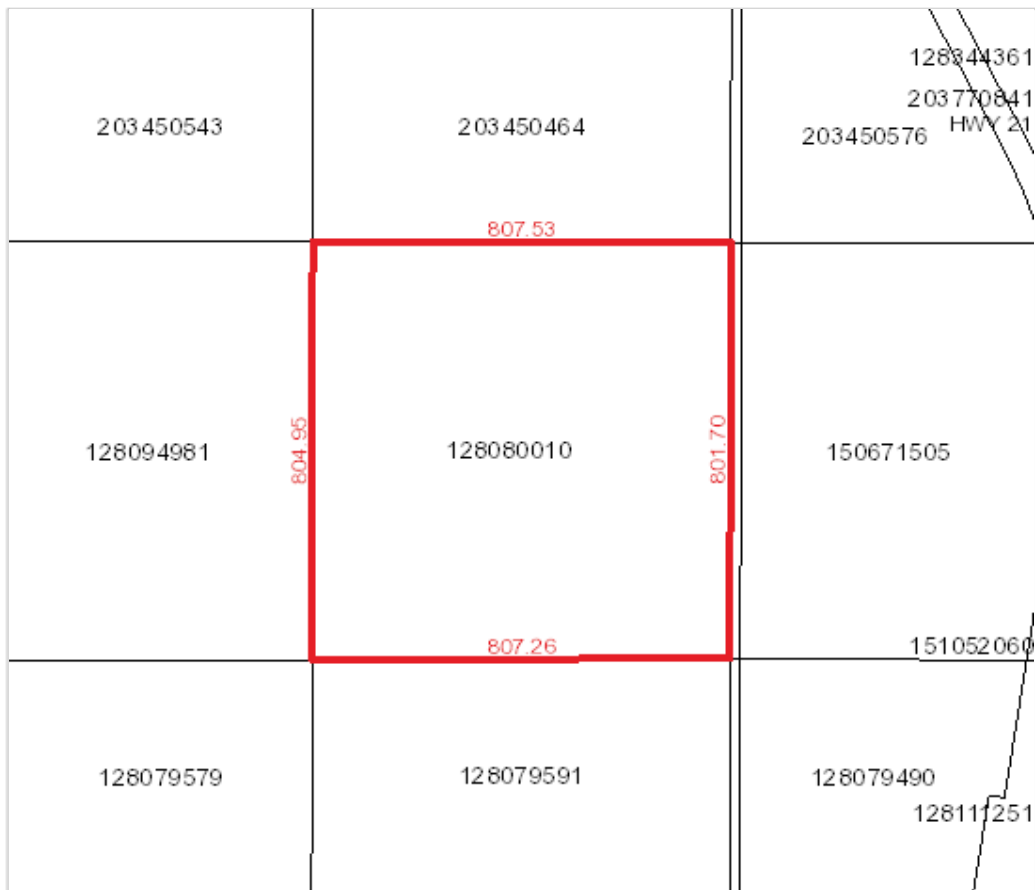
# MARCHADOUR

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**Surface Parcel Number: 128080010**

REQUEST DATE: Wed May 28 08:57:20 GMT-06:00 2025



**Owner Name(s) :** Marchadour, Charles, Marchadour, Denis, MARCHADOUR, GERALD, Werren, Michelle

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 64.859 hectares (160.27 acres)

**Title Number(s) :** 151241891

**Converted Title Number :** 77B15791

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** SE 22-51-23-3 Ext 0

**Source Quarter Section :** SE-22-51-23-3


**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.

# MARCHADOUR

## Information Package



Property Report				Print Date: 28-May-2025		Page 1 of 2	
Municipality Name: RM OF FRENCHMAN BUTTE (RM)				Assessment ID Number : 501-000422300		PID: 200065019	
	Civic Address:			Title Acres:	160.00	Reviewed:	31-Mar-2011
	Legal Location: Qtr SE Sec 22 Tp 51 Rg 23 W 3 Sup			School Division:	203	Change Reason:	Maintenance
	Supplementary:			Neighbourhood:	501-100	Year / Frozen ID:	2025/32560
				Overall PUSE:	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	
2.00	A - [OCCUPIED YARD SITE]	Soil association 1	WS - [WHITESAND]	Topography	T2 - Gentle Slopes	\$/ACRE	1,691.61
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	44.99
		Soil texture 2	LS - [LOAMY SAND]	Phy. Factor 1	5% reduction due to SD1 - [ 95 : Sand Pockets - Slight]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
55.00	K-KG - [K AND KG]	Soil association 1	WS - [WHITESAND]	Topography	T2 - Gentle Slopes	\$/ACRE	1,691.61
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	44.99
		Soil texture 2	LS - [LOAMY SAND]	Phy. Factor 1	5% reduction due to SD1 - [ 95 : Sand Pockets - Slight]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
8.00	K - [CULTIVATED]	Soil association 1	WS - [WHITESAND]	Topography	T3 - Moderate Slopes	\$/ACRE	1,734.29
		Soil texture 1	GL - [GRAVELLY LOAM]	Stones (qualities)	S3 - Moderate	Final	46.12
		Soil texture 2	SL - [SANDY LOAM]	Phy. Factor 1	5% reduction due to SD1 - [ 95 : Sand Pockets - Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+ )]				
		Soil association 2	WS - [WHITESAND]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
22.00	K - [CULTIVATED]	Soil association 1	WS - [WHITESAND]	Topography	T2 - Gentle Slopes	\$/ACRE	1,663.83
		Soil texture 1	GL - [GRAVELLY LOAM]	Stones (qualities)	S3 - Moderate	Final	50.10
		Soil texture 2	SL - [SANDY LOAM]				
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+ )]				
		Soil association 2	WS - [WHITESAND]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
3.00	K-V - [K-VACANT YARD SITE]	Soil association 1	WS - [WHITESAND]	Topography	T2 - Gentle Slopes	\$/ACRE	1,691.61
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	44.99

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Data Source: SAMAVIEW

Property Report			Print Date: 28-May-2025		Page 2 of 2
Municipality Name: RM OF FRENCHMAN BUTTE (RM)			Assessment ID Number : 501-000422300		PID: 200065019
	Soil texture 2	LS - [LOAMY SAND]	Phy. Factor 1	5% reduction due to SD1 - [ 95 : Sand Pockets - Slight]	
	Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]			
	Top soil depth	4-6			

### AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
30.00	ASP - [ASPEN PASTURE]	Soil association 1	WS - [WHITESAND]	Range site	SY/SD: SANDY/SANDS	\$/ACRE	557.06
		Soil texture 1	SL - [SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	LS - [LOAMY SAND]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.68		
40.00	NG - [NATIVE GRASS]	Soil association 1	WS - [WHITESAND]	Range site	SY/SD: SANDY/SANDS	\$/ACRE	1,055.52
		Soil texture 1	SL - [SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	LS - [LOAMY SAND]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.45		
				Aum/Quarter	72.00		

### 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
Agricultural	\$215,700		1	Other Agricultural	55%	\$118,635				Taxable
Total of Assessed Values:	\$215,700				Total of Taxable/Exempt Values:	\$118,635				

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Data Source: SAMAVIEW



# MARCHADOUR

## Information Package



5/28/25, 8:58 AM

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### Province of Saskatchewan Land Titles Registry Title

**Title #:** 151241891  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$235,000.00 CAD  
**Title Value:** \$235,000.00 CAD  
**Converted Title:** 77B15791  
**Previous Title and/or Abstract #:** 151059449  
**As of:** 28 May 2025 08:58:14  
**Last Amendment Date:** 29 Oct 2018 11:39:20.016  
**Issued:** 29 Oct 2018 11:39:18.580  
**Municipality:** RM OF FRENCHMAN BUTTE NO. 501

Denis Marchadour, Michelle Werren, Charles Marchadour and GERALD MARCHADOUR are the registered owners, as joint tenants, of Surface Parcel #128080010

Reference Land Description: SE Sec 22 Twp 51 Rge 23 W 3 Extension 0  
As described on Certificate of Title 77B15791.

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 #:**  
**183461137** CNV Caveat  
**Value:** N/A  
**Reg'd:** 12 Dec 1985 00:30:45  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691935  
**Converted Instrument #:** 85B18445

**Interest #:**  
**183461148** CNV Caveat  
**Value:** N/A  
**Reg'd:** 24 Dec 1985 00:31:41  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014 08:59:53  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691946  
**Converted Instrument #:** 85B19013

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# MARCHADOUR

## Information Package



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**Interest #:**  
**183461159**

CNV Caveat

**Value:** N/A  
**Reg'd:** 07 Mar 1994 00:05:23  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
SaskPower  
2025 Victoria Ave  
Regina, Saskatchewan, Canada S4P 0S1  
**Client #:** 100947887

**Int. Register #:** 106691957  
**Converted Instrument #:** 94803234

**Interest #:**  
**183461160**

CNV Caveat

**Value:** N/A  
**Reg'd:** 18 Sep 1996 00:22:21  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
08:59:53  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691968  
**Converted Instrument #:** 96B13412

**Interest #:**  
**183461171**

CNV Caveat

**Value:** N/A  
**Reg'd:** 18 Sep 1996 00:22:21  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
08:59:53  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691979  
**Converted Instrument #:** 96B13413

**Interest #:**  
**183461182**

CNV Caveat

**Value:** N/A  
**Reg'd:** 28 Nov 1996 00:28:36  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 01 Nov 2005  
12:48:45  
**Interest Scheduled Expiry Date:** N/A

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# MARCHADOUR

## Information Package



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**Expiry Date:** N/A

**Holder:**

Baytex Energy Ltd  
639 - 5th Avenue SW P.O. Box 138 Calgary Stn Central  
Calgary, Alberta, Canada T2P 2H6  
**Client #:** 110267771

**Int. Register #:** 106691980  
**Converted Instrument #:** 96B17157

**Interest #:**  
**183461193**

CNV Caveat

**Value:** N/A  
**Reg'd:** 02 Jan 1997 00:00:02  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
10:30:37  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**

CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106691991  
**Converted Instrument #:** 97B00022

**Interest #:**  
**183461205**

CNV Caveat

**Value:** N/A  
**Reg'd:** 25 Feb 1998 00:04:30  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
10:30:36  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**

CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106692004  
**Converted Instrument #:** 98B02704

**Interest #:**  
**183461216**

CNV Caveat

**Value:** N/A  
**Reg'd:** 25 Feb 1998 00:04:31  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014  
08:59:54  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**

CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106692015

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# MARCHADOUR

## Information Package



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### Converted Instrument #: 98B02708

**Interest #:**  
**183461227**

CNV Caveat

**Value:** N/A  
**Reg'd:** 10 Jul 1998 00:16:30  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014 08:59:54  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106692026  
**Converted Instrument #:** 98B09898

**Interest #:**  
**183461238**

Pipelines Act - Easement

**Value:** N/A  
**Reg'd:** 12 Sep 2003 13:45:33  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 108348284

**Interest #:**  
**183461249**

Pipelines Act - Easement

**Value:** N/A  
**Reg'd:** 12 Jan 2018 08:19:10  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 122695713

### Addresses for Service:

**Name**  
**Owner:**  
Denis Marchadour  
Client #: 111459348  
**Owner:**  
Michelle Werren  
Client #: 111459359  
**Owner:**

**Address**  
Box 1068 Lloydminster, Saskatchewan, Canada S9V 1E9  
  
Box 34 Kitscoty, Alberta, Canada T0B 2P0

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# MARCHADOUR

## Information Package



5/28/25, 8:58 AM

[apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#](#)

[Charles Marchadour](#)

Client #: 134517900

**Owner:**

[GERALD MARCHADOUR](#)

Client #: 134535922

[PO Box 24 Paradise Hill, SK, Canada S0M 2G0](#)

[1127 Dawson Road Lorette, Manitoba, Canada R5K 0R8](#)

**Notes:**

Parcel Class Code: [Parcel \(Generic\)](#)



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# MARCHADOUR

## Information Package



### **S.W.¼ SEC.22-TWP.51-RGE.23-W.3Mer. EXT.0**

**TITLE #:** 119655490

**PARCEL #:** 128094981

**OWNERS:** Charles Marchadour  
Gerald Louis Marchadour  
Denis Marchadour  
Michelle Werren

**AREA:** ±65.1ha. ±160.9acres



**Meridian Surveys**

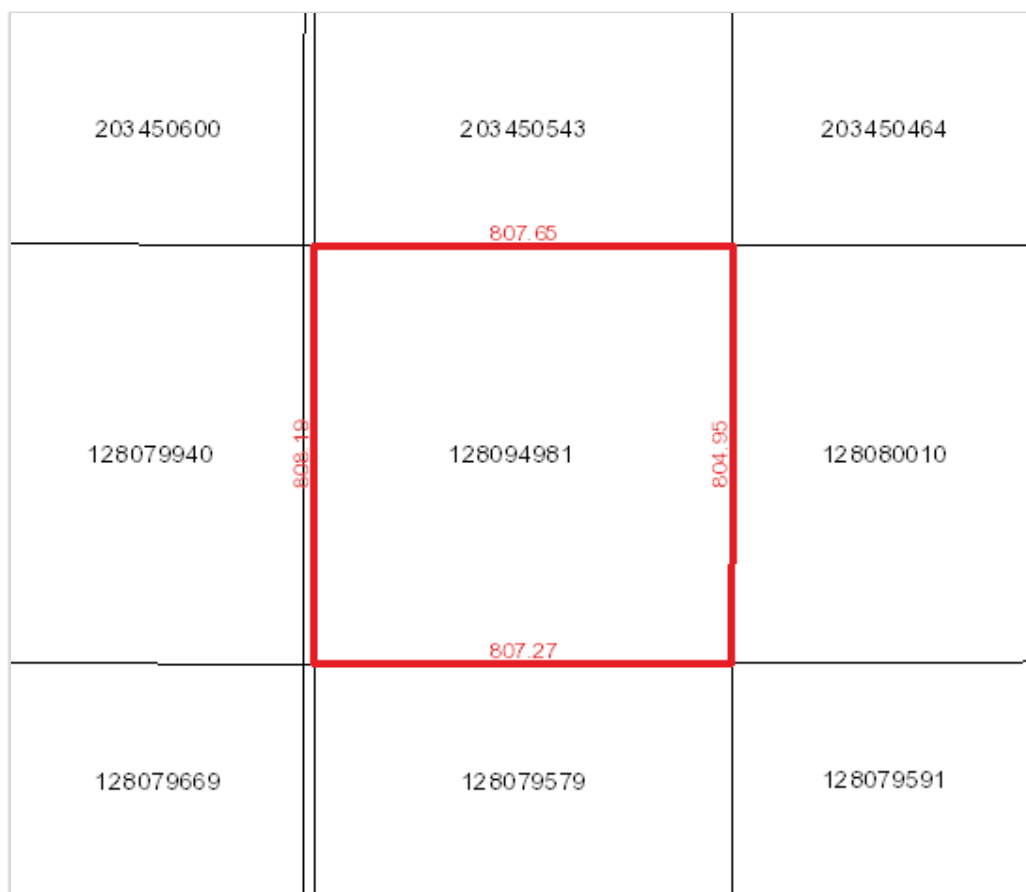
# MARCHADOUR

## Information Package



**Surface Parcel Number: 128094981**

REQUEST DATE: Wed May 28 11:01:47 GMT-06:00 2025



**Owner Name(s) :** Marchadour, Charles, Marchadour, Denis, Marchadour, Gerald Louis, Werren, Michelle

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501

**Area :** 65.127 hectares (160.93 acres)

**Title Number(s) :** 119655490

**Converted Title Number :** 01B09842

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** SW 22-51-23-3 Ext 0

**Source Quarter Section :** SW-22-51-23-3

**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.



# MARCHADOUR

## Information Package



Property Report		Print Date: 28-May-2025		Page 1 of 2
Municipality Name: RM OF FRENCHMAN BUTTE (RM)		Assessment ID Number : 501-000422400	PID: 200065027	
 SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY	Civic Address:	Title Acres: 160.00	Reviewed:	05-Mar-1996
	Legal Location: Qtr SW Sec 22 Tp 51 Rg 23 W 3 Sup	School Division: 203	Change Reason:	
	Supplementary:	Neighbourhood: 501-100	Year / Frozen ID:	2025/-32560
		Overall PUSE: 2000	Predom Code:	
		Method in Use:	C.A.M.A. - Cost	
		Call Back Year:		

### AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
10.00	K - [CULTIVATED]	Soil association 1	WS - [WHITESAND]	Topography	T3 - Moderate Slopes	\$/ACRE	1,182.20
		Soil texture 1	LS - [LOAMY SAND]	Stones (qualities)	S2 - Slight	Final	31.44
		Soil texture 2	S - [SAND]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER25	Natural hazard	NH: Natural Hazard Rate: 0.96		
28.00	K - [CULTIVATED]	Soil association 1	WS - [WHITESAND]	Topography	T2 - Gentle Slopes	\$/ACRE	1,623.94
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	43.19
		Soil texture 2	LS - [LOAMY SAND]	Phy. Factor 1	5% reduction due to SD1 - [ 95 : Sand Pockets - Slight]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6	Natural hazard	NH: Natural Hazard Rate: 0.96		
12.00	K - [CULTIVATED]	Soil association 1	WS - [WHITESAND]	Topography	T3 - Moderate Slopes	\$/ACRE	1,737.31
		Soil texture 1	GL - [GRAVELLY LOAM]	Stones (qualities)	S2 - Slight	Final	46.20
		Soil texture 2	SL - [SANDY LOAM]	Phy. Factor 1	5% reduction due to SD1 - [ 95 : Sand Pockets - Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+ )]				
		Soil association 2	WS - [WHITESAND]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
70.00	K - [CULTIVATED]	Soil association 1	WS - [WHITESAND]	Topography	T2 - Gentle Slopes	\$/ACRE	1,808.48
		Soil texture 1	GL - [GRAVELLY LOAM]	Stones (qualities)	S3 - Moderate	Final	48.10
		Soil texture 2	SL - [SANDY LOAM]				
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+ )]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		

Property Report		Print Date: 28-May-2025		Page 2 of 2
Municipality Name: RM OF FRENCHMAN BUTTE (RM)		Assessment ID Number : 501-000422400	PID: 200065027	
	Soil association 2	WS - [WHITESAND]		
	Soil texture 3	GL - [GRAVELLY LOAM]		
	Soil texture 4	SL - [SANDY LOAM]		
	Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]		
	Top soil depth	4-6		

### AGRICULTURAL WASTE LAND

Acres	Waste Type
40	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	\$205,100		1	Other Agricultural	50%	\$112,805				Taxable
Total of Assessed Values:	\$205,100				Total of Taxable/Exempt Values:	\$112,805				

# MARCHADOUR

## Information Package



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

### Province of Saskatchewan Land Titles Registry Title

**Title #:** 119655490  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** N/A  
**Title Value:** N/A  
**Converted Title:** 01B09842  
**Previous Title and/or Abstract #:** 01B09842

**As of:** 28 May 2025 11:02:17  
**Last Amendment Date:** 12 Jun 2024 14:03:17.283  
**Issued:** 08 Jan 2003 20:42:27.696  
**Municipality:** RM OF FRENCHMAN BUTTE NO. 501

Charles Marchadour, Gerald Louis Marchadour, Denis Marchadour and Michelle Werren are the registered owners, as joint tenants, of Surface Parcel #128094981

Reference Land Description: SW Sec 22 Twp 51 Rge 23 W 3 Extension 0  
As described on Certificate of Title 01B09842.

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 #:**  
**116751685**

CNV Caveat

**Value:** N/A  
**Reg'd:** 05 Aug 1998 00:18:45  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014 11:17:11  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106692037  
**Converted Instrument #:** 98B11252

**Interest #:**  
**116751696**

CNV Caveat

**Value:** N/A  
**Reg'd:** 29 Oct 1998 00:26:10  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014 08:59:54  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 106692048  
**Converted Instrument #:** 98B15702

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# MARCHADOUR

## Information Package



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**Interest #:**  
**138442585**

Lease - 10 years or more

**Value:** N/A  
**Reg'd:** 17 Jul 2007 10:11:46  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014 13:30:07  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 113020805

**Interest #:**  
**144886595**

Miscellaneous Interest

**Value:** N/A  
**Reg'd:** 20 Oct 2008 13:08:43  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 23 May 2014 11:17:10  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CENOVUS ENERGY INC.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 112342991

**Int. Register #:** 114923190

**Interest #:**  
**199344370**

Lease - 10 years or more

**Value:** N/A  
**Reg'd:** 12 Jun 2024 14:03:17  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
Cenovus Energy Inc.  
P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
**Client #:** 124035588

**Int. Register #:** 126140734

### Addresses for Service:

Name	Address
<b>Owner:</b> Charles Marchadour Client #: 111459315	N/A Paradise Hill, Saskatchewan, Canada S0M 2G0
<b>Owner:</b> Gerald Louis Marchadour Client #: 111459337	1127 Dawson Road Lorette, Manitoba, Canada R5K 0R8
<b>Owner:</b> Denis Marchadour	Box 1068 Lloydminster, Saskatchewan, Canada S9V 1E9

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# MARCHADOUR

## Information Package



5/28/25, 11:02 AM

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Client #: [111459348](#)

**Owner:**

[Michelle Werren](#)

[Box 34 Kitscoty, Alberta, Canada T0B 2P0](#)

Client #: [111459359](#)

**Notes:**

Parcel Class Code: [Parcel \(Generic\)](#)



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Lloydminster, AB T9V 0B6