

**Land For Sale by Progressive Tender®
In the Alberta County of Vermilion River**

TINDALL & NEIS

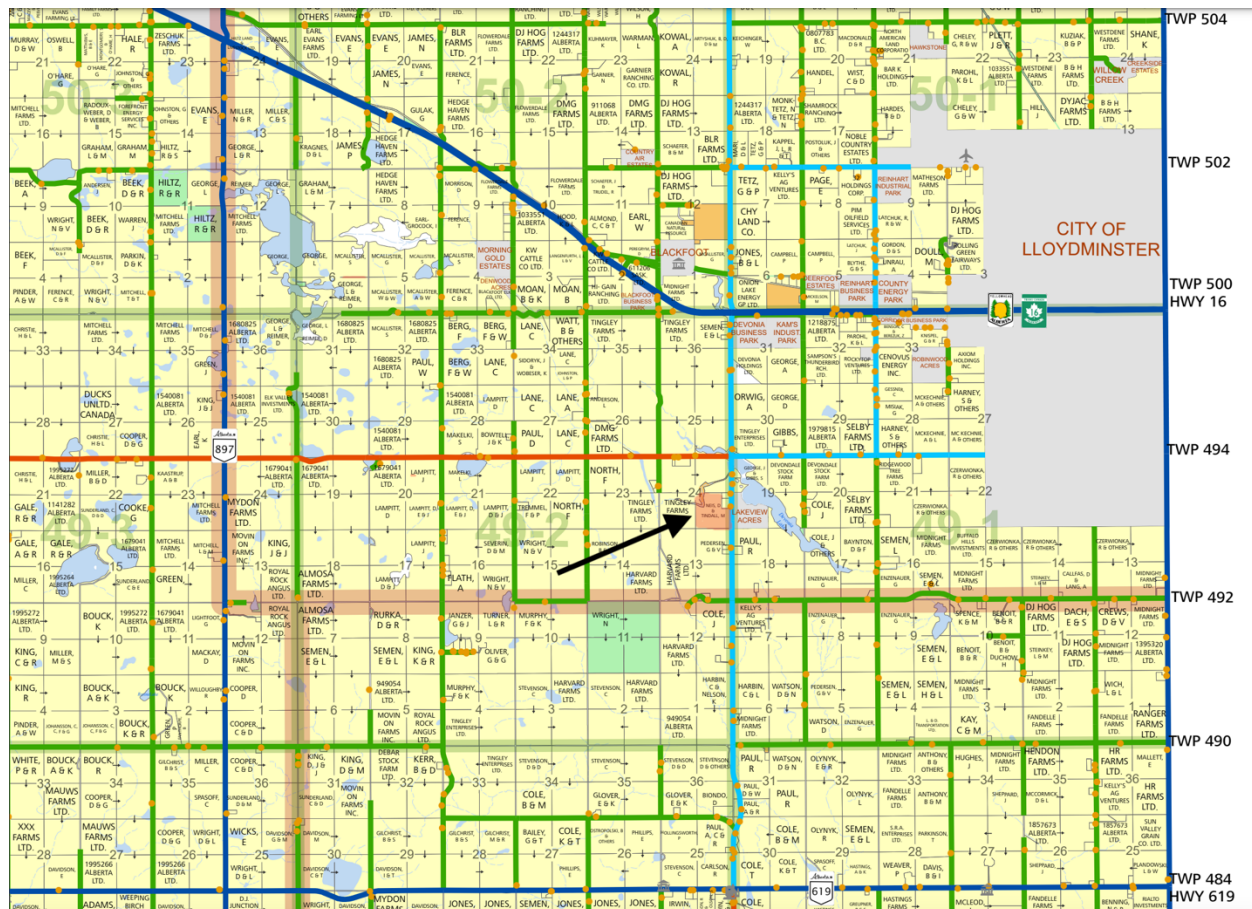
We are pleased to present the following lands located approximately 2½ miles south of Hwy 16 on Range Road 20 in the County of Vermilion River **for sale as separate parcels:**

SE 24-49-2-W4: Total of ALT 127.1 titled acres. CVR profile designates 116.26 cultivated acres, with the balance pasture. Soil Final Rating is 64. 2023 CVR FAV is \$27,470. 2024 property taxes \$673.08. 2024 crop was silage corn.

Lot 1 Block 2 Plan 2421309 of SE 24: 5.16 titled acres. Located across road from Devonia Estates on paved road. Kitscoty school attendance area. Three phase power line running north to south along east boundary. Gas line crosses site.

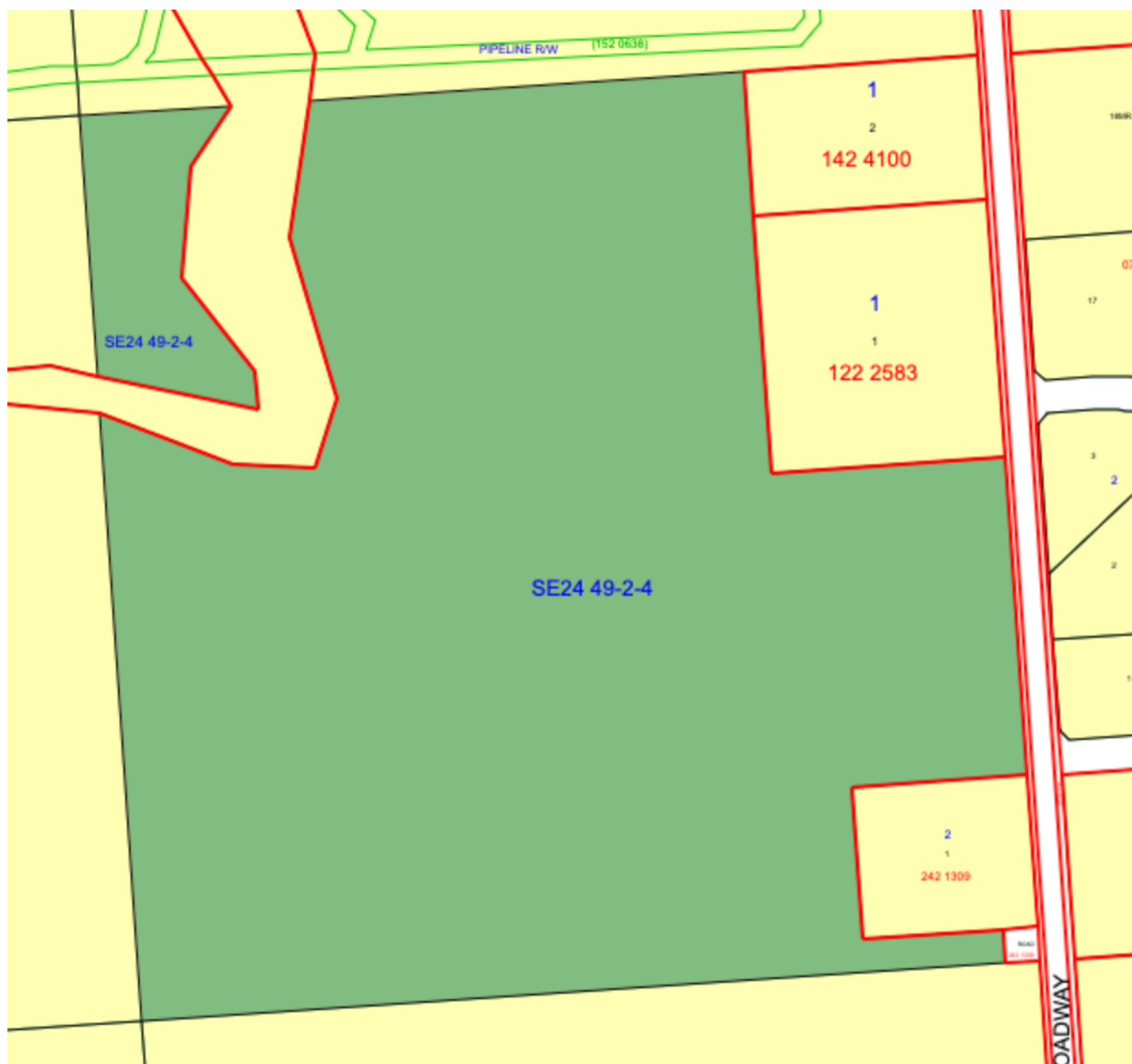
Initial offers must be submitted by **Noon MST, Tuesday November 26, 2024**. Full information on the offering including maps and printable offer documents is available at www.tntender.ca

For additional details or inquiries, contact Grant or Vern with the McClelland Group, RE/MAX of Lloydminster, (780) 808-2700 or email grant.m@progressivetender.com



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!

**Grant McClelland – Direct (780) 871-4221 Email: grant.m@progressivetender.com
Vern McClelland - Direct (306) 821-0611 Email: vernmcclelland@remax.net**





LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0039 921 812 4;2;49;24;SE

TITLE NUMBER
242 154 496 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 2 TOWNSHIP 49
SECTION 24
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A) PLAN 6619NY	PLAN	3.28	8.11	(DRAINAGE)
B) PLAN 4505RS	ROAD	0.417	1.03	
C) PLAN 1222583	SUBDIVISION	4.776	11.80	
D) PLAN 1424100	SUBDIVISION	2.661	6.58	
E) PLAN 2421308	ROAD	0.009	0.22	
F) PLAN 2421309	SUBDIVISION	2.09	5.16	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 242 154 475

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

242 154 496 24/06/2024 SUBDIVISION PLAN

OWNERS

MARSHA TINDALL

AND

DARREN NEIS

BOTH OF:

BOX 30087

LLOYDMINSTER

ALBERTA T9V 3L6

AS JOINT TENANTS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

242 154 496 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

832 270 103	04/11/1983	CAVEAT RE : EASEMENT CAVEATOR - ALBERTA POWER LIMITED. 10040 104 ST, EDMONTON ALBERTA
842 216 292	01/10/1984	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.
002 260 960	08/09/2000	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - CENOVUS ENERGY INC. PO BOX 766, 225-6 AVENUE SW CALGARY ALBERTA T2P0M5 (DATA UPDATED BY: CHANGE OF NAME 222120639)
052 463 318	21/10/2005	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - CENOVUS ENERGY INC. PO BOX 766, 225-6 AVENUE SW CALGARY ALBERTA T2P0M5 AGENT - DWAYNE L LUNDQUIST (DATA UPDATED BY: CHANGE OF NAME 222117030)
072 154 952	19/03/2007	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTN LAND & RECORDS MANAGEMENT 10035 105 ST EDMONTON ALBERTA T5J2V6 AGENT - LINDA PETHICK
122 201 835	25/06/2012	CAVEAT RE : EASEMENT CAVEATOR - THE COUNTY OF VERMILION RIVER. BOX 69 KITSCOTY ALBERTA T0B2P0 AGENT - JANE DAUPHINEE
232 325 936	25/10/2023	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ELECTRIC LTD. 10035-105 STREET EDMONTON ALBERTA T5J2V6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

242 154 496 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - RITA KLASSON

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF
SEPTEMBER, 2024 AT 09:26 A.M.

ORDER NUMBER: 51751194

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) .

Roll: 249240307	Alt. Key:	Lloydminster	0 miles	100%
Legal: SE-24-49-2-4			Access:	100%
Agroclimatic Zone: 15 2H-NE	Photo:	Type:	Net Location:	100%

No: 1	121.42 Acres	Soil: 12	TBk	Dryland Arable	Adjusted Rating: 82.0%		
				<u>%Fld</u>	<u>NPR</u>	<u>ICP</u>	
30	Ap Depth/Color	0	AP0	0	100%	0.0	0.0
41	Subsoil	8	CL	0	100%	0.0	0.0
51	Ap Texture	10	SIL	0	100%	0.0	0.0
71	Topography	7	U-GR	50	100%	0.0	-3.0
72	Stone Cover	32	Phase 2	30	100%	0.0	-8.0
73	Miscellaneous	2	Irreg. / Size	7	100%	0.0	-7.0
						0.0	-18.0
Group ID: 181010459		121.42 Acres	x	350.0 / acre	x	1.0000	x 64.0 % = 27,198

No: 2	11.06 Acres	Soil: 80	Pasture	Dryland Pasture			
Comments: F/L Comments: NATIVE SEASONAL PASTURE							
				<u>%Fld</u>	<u>NPR</u>	<u>ICP</u>	
81	Native	60	60 Ac/AU	0	100%	7.0	0.0
						7.0	0.0
Group ID: 181010460		11.06 Acres	x	350.0 / acre	x	1.0000	x 7.0 % = 271

Areas	Asmt Code	Areas	A.U.V.	Total:	A.U.V.	
Parcel: 132.48	151 100%	Arable Dry:	121.42	27,198		27,469
@ F/L Rates: 132.48		Arable Irr:	0.00	0	x	100%
		Pasture Dry:	11.06	271	F.A.V.	27,470
		Pasture Irr:	0.00	0		
		Waste:	0.00	0		

This information is collected for assessment purposes only. While the County of Vermilion River provides this information in good faith, it does not warrant, covenant, or guarantee the completeness and accuracy of the information. The County of Vermilion River does not assume responsibility or liability arising from any use other than assessment interpretation. The information is maintained on a regular basis and reflects the contents of the assessment per the stated date/time of this document. This information is proprietary and may not be reproduced or utilized without consent from the County of Vermilion River. Please contact the County if you have any further questions or concerns (780-846-2244).

2

1

242 1309

ROAD



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0039 921 820 2421309;2;1 242 154 496

LEGAL DESCRIPTION
PLAN 2421309
BLOCK 2
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.09 HECTARES (5.16 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;2;49;24;SE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 242 154 475

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

242 154 496 24/06/2024 SUBDIVISION PLAN

OWNERS
MARSHA TINDALL

AND
DARREN NEIS
BOTH OF:
BOX 30087
LLOYDMINSTER
ALBERTA T9V 3L6
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

832 270 103 04/11/1983 CAVEAT
RE : EASEMENT
CAVEATOR - ALBERTA POWER LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
242 154 496

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS
-----10040 104 ST, EDMONTON
ALBERTA842 216 292 01/10/1984 UTILITY RIGHT OF WAY
GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.002 260 960 08/09/2000 CAVEAT
RE : SURFACE LEASE UNDER 20 ACRES
CAVEATOR - CENOVUS ENERGY INC.
PO BOX 766, 225-6 AVENUE SW
CALGARY
ALBERTA T2P0M5
(DATA UPDATED BY: CHANGE OF NAME 222120639)052 463 318 21/10/2005 CAVEAT
RE : SURFACE LEASE UNDER 20 ACRES
CAVEATOR - CENOVUS ENERGY INC.
PO BOX 766, 225-6 AVENUE SW
CALGARY
ALBERTA T2P0M5
AGENT - DWAYNE L LUNDQUIST
(DATA UPDATED BY: CHANGE OF NAME 222117030)072 154 952 19/03/2007 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - LINDA PETHICK122 201 835 25/06/2012 CAVEAT
RE : EASEMENT
CAVEATOR - THE COUNTY OF VERMILION RIVER.
BOX 69
KITSCOTY
ALBERTA T0B2P0
AGENT - JANE DAUPHINEE232 325 936 25/10/2023 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - ATCO ELECTRIC LTD.
10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - RITA KLASSON

TOTAL INSTRUMENTS: 007

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF
SEPTEMBER, 2024 AT 03:12 P.M.

ORDER NUMBER: 51755492

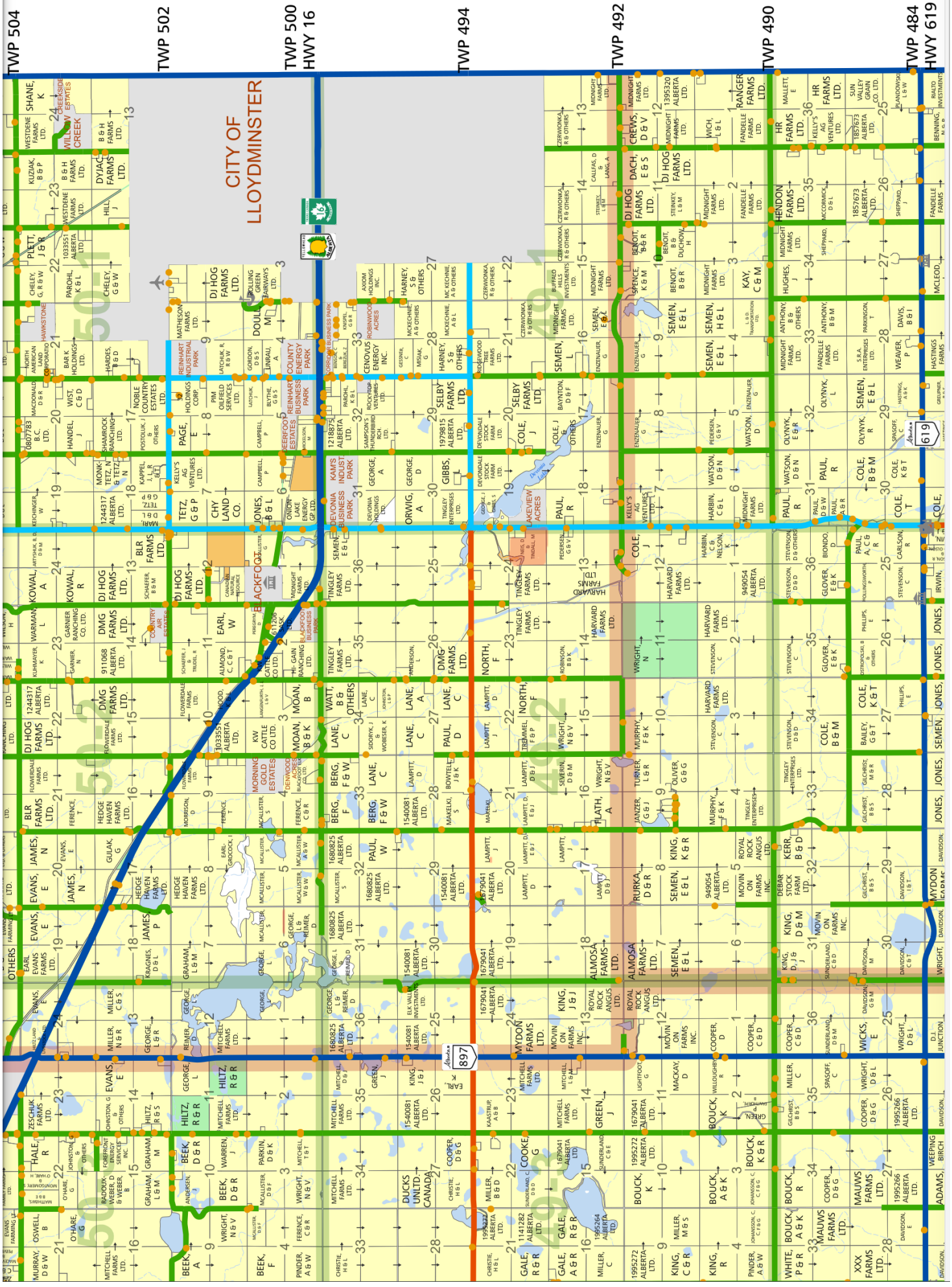
CUSTOMER FILE NUMBER:



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



TWP 504

TWP 502

TWP 500
HWY 16

TWP 494

TWP 492

TWP 490

TWP 484
HWY 619

CITY OF
LLOYDMINSTER



897

Offer Document Tindall and Neis

Name of Bidder: _____

Mailing Address: _____

Contact Name if Company: _____

Cellular Phone: (____) _____ - _____

Residence Phone: (____) _____ - _____

Email: _____ @ _____

My GST Registration Number is: _____

My opening offer for SE 24-49-2-W4 excepting Plans 6619NY, 4505RS, 1222583, & 1424100 is \$ _____. Enclosed is a bank draft or certified cheque for \$20,000 payable to RE/MAX of Lloydminster representing my initial deposit.

My opening offer for Lot 1, Block 2, Plan 2421309 is \$ _____. Enclosed is a bank draft or certified cheque for \$5,000 payable to RE/MAX of Lloydminster representing my initial deposit.

I hereby submit my initial proposal to purchase the identified lands along with any subsequent amendments I may make during the progression rounds, subject to the terms and conditions listed on the tender website, which I have read and understood.

I specifically acknowledge the right of the Seller to 1) not accept any or all offers received, 2) further negotiate price, terms, or conditions, and 3) award the sale of the subject property to the Buyer of their choice.

If my final proposal is accepted, I agree to submit an offer to purchase within two business days of acceptance.

Date

Signature

Offer is to be mailed or delivered by **Noon MST Tuesday November 26, 2024** to the offices of:

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

Attention: McClelland Group