

KBJ LAND

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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KBJ Land For Sale

by Progressive Tender[®] in the RM of Eldon, SK

Minimum Initial Offer

\$475,000

We are pleased to offer the following land located approximately six miles northeast of Waseca in the RM of Eldon, Saskatchewan for sale by Progressive Tender[®] with all initial offers opened **Noon MST, Tuesday April 14, 2026.**

SW 34-48-24-W3: ISC 160.19 titled acres.

- Saskatchewan Assessment Management Agency (SAMA) property profile designates 121 cultivated acres, with the balance waste. The number of productive acres may change from year to year due to regional climatic conditions, agronomic practice, or energy company activity.
- Soil Final Rating is 73 to 80, primarily Waseca clay loam.
- SAMA assessment is \$353,200. 2025 property taxes were \$744.02.
- 2025 Crop was wheat.

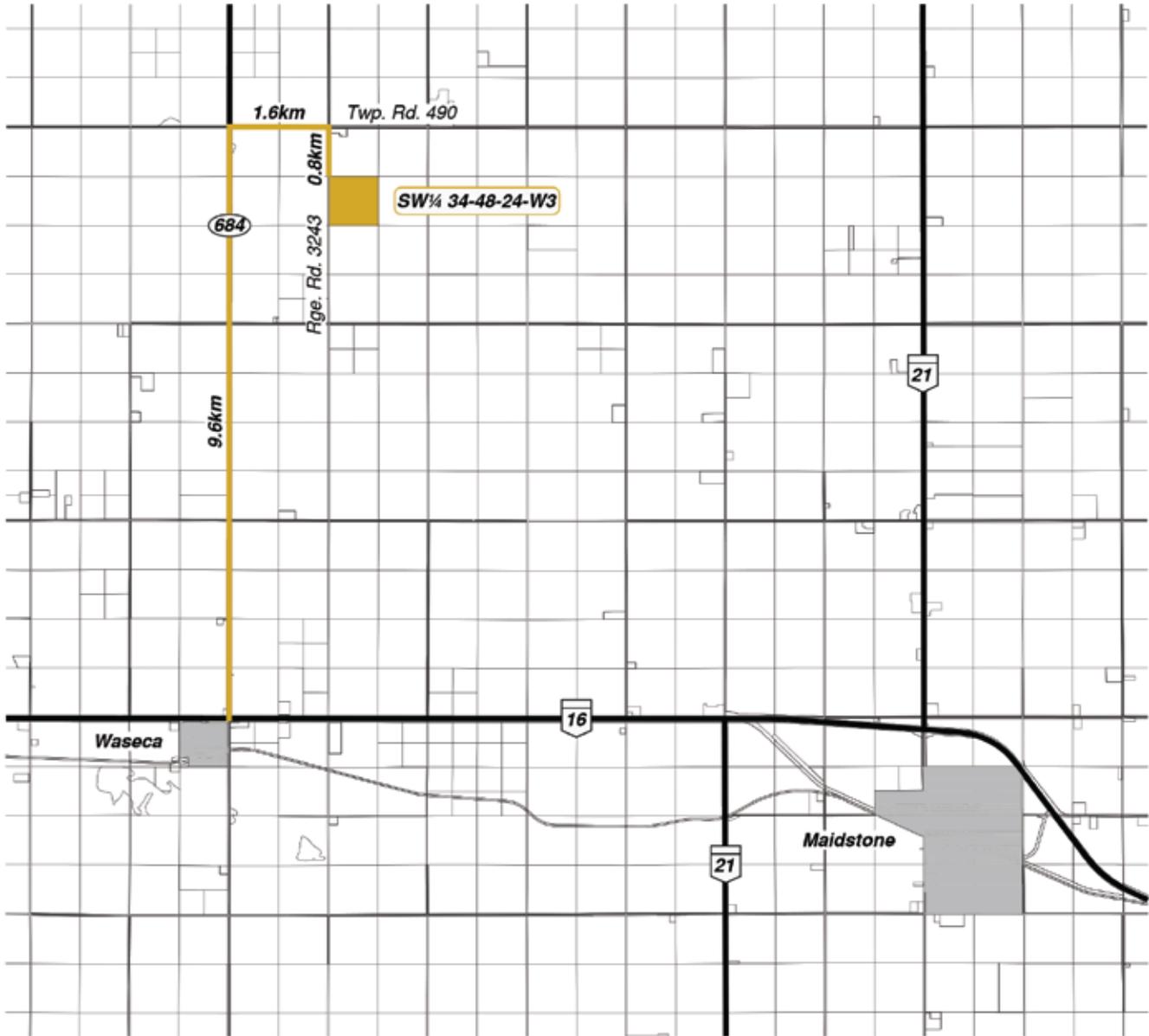
Vendor reports annual surface lease revenue of \$13,500 from three Cenovus sites. Surface lease revenue and property taxes will be prorated to date of possession.

Additional information is available on the tender website www.kbjland.ca

Initial offers must be submitted by **Noon MST, Tuesday April 14, 2026.** For additional details or inquiries, contact Grant McClelland or Vern McClelland, RE/MAX of Lloydminster, (780) 808-2700 or email grant.m@progressivetender.com

www.kbjland.ca

RouteMap



S.W.¼ SEC.34-TWP.48-RGE.24-W.3Mer. EXT.0

TITLE #: 153085877

PARCEL #: 130541150

**OWNERS: Lynn Doreen Blyth
Karen Patricia Johnston
Laureen Heather Kobes**

AREA: ±64.8ha. ±160acres



 Meridian Surveys



Surface Parcel Number: 130541150

REQUEST DATE: Wed Jan 21 17:16:03 GMT-06:00 2026

130537010	161613525	130537043
130536996	130541150	130537021
130536862	130536828	130536839

Dimensions for parcel 130541150 (highlighted in red):

- Top: 803.98
- Bottom: 804.46
- Left: 805.61
- Right: 806.58

Owner Name(s) : Blyth, Lynn Doreen, Johnston, Karen Patricia, Kobes, Lauren Heather
Municipality : RM OF ELDON NO. 471 **Area :** 64.827 hectares (160.19 acres)
Title Number(s) : 153085877 **Converted Title Number :** 01B18145
Parcel Class : Parcel (Generic) **Ownership Share :** 1:1
Land Description : SW 34-48-24-3 Ext 0
Source Quarter Section : SW-34-48-24-3
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.

Province of Saskatchewan Land Titles Registry Title

Title #: 153085877
Title Status: Active
Parcel Type: Surface
Parcel Value: \$290,000.00 CAD
Title Value: \$290,000.00 CAD
Converted Title: 01B18145
Previous Title and/or Abstract #: 136148496

As of: 21 Jan 2026 17:16:46
Last Amendment Date: 17 Jul 2020 12:53:08.060
Issued: 17 Jul 2020 12:53:07.166
Municipality: RM OF ELDON NO. 471

Lynn Doreen Blyth, Karen Patricia Johnston and Lauren Heather Kobes are the registered owners, as joint tenants, of Surface Parcel #130541150

Reference Land Description: SW Sec 34 Twp 48 Rge 24 W 3 Extension 0
As described on Certificate of Title 01B18145.

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 #:
188308930

CNV Certificate of Chief
Engineer

Value: N/A
Reg'd: 16 Jan 1959 02:12:22
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

LSD 6
Holder:
SASKATCHEWAN WATER CORPORATION
200 - 111 FAIRFORD STREET EAST
MOOSE JAW, SK, Canada S6H 1C8
Client #: 100313143

Int. Register #: 103670298
Converted Instrument #: BW7942

Interest #:
188308941

CNV Caveat

Value: N/A
Reg'd: 27 Oct 1969 00:14:39
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 #: 103670300
Converted Instrument #: 69B08788

Interest #:
188308952

CNV Caveat

Value: N/A
Reg'd: 05 Dec 1969 00:16:38
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

LSD 4
Holder:
CENOVUS ENERGY INC.
P.O. Box 766 225 - 6th Avenue S.W.
Calgary, Alberta, Canada T2P 0M5
Client #: 112342991

Int. Register #: 103670311
Converted Instrument #: 69B09985

Interest #:
188308963

CNV Caveat

Value: N/A
Reg'd: 12 Feb 1970 00:01:55
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

LSD 3
Holder:
CENOVUS ENERGY INC.
P.O. Box 766 225 - 6th Avenue S.W.
Calgary, Alberta, Canada T2P 0M5
Client #: 112342991

Int. Register #: 103670322
Converted Instrument #: 70B01150

Interest #:
188308974

CNV Caveat

Value: N/A
Reg'd: 12 Feb 1970 00:01:55
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

LSDs 5 & 6
Holder:
CENOVUS ENERGY INC.
P.O. Box 766 225 - 6th Avenue S.W.
Calgary, Alberta, Canada T2P 0M5
Client #: 112342991

Int. Register #: 103670333
Converted Instrument #: 70B01151

Interest #:
188308985

CNV Caveat

Value: N/A
Reg'd: 11 Sep 1970 00:11:35
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

	<p>LSDs 3 & 4 Holder: CENOVUS ENERGY INC. P.O. Box 766 225 - 6th Avenue S.W. Calgary, Alberta, Canada T2P 0M5 Client #: 112342991</p> <p>Int. Register #: 103670344 Converted Instrument #: 70B06950</p>
<p>Interest #: 188308996</p>	<p>CNV Caveat</p> <p>Value: N/A Reg'd: 27 Nov 1970 00:15:21 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p> <p>Holder: CENOVUS ENERGY INC. P.O. Box 766 225 - 6th Avenue S.W. Calgary, Alberta, Canada T2P 0M5 Client #: 112342991</p> <p>Int. Register #: 103670355 Converted Instrument #: 70B09208</p>
<p>Interest #: 188309009</p>	<p>CNV Caveat</p> <p>Value: N/A Reg'd: 10 Apr 1987 00:09:21 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p> <p>LSDs 3 & 6 Holder: CENOVUS ENERGY INC. P.O. Box 766 225 - 6th Avenue S.W. Calgary, Alberta, Canada T2P 0M5 Client #: 112342991</p> <p>Int. Register #: 103670366 Converted Instrument #: 87B05605</p>
<p>Interest #: 188309010</p>	<p>CNV Caveat</p> <p>Value: N/A Reg'd: 24 Sep 1997 00:25:48 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p> <p>Holder: CENOVUS ENERGY INC. P.O. Box 766 225 - 6th Avenue S.W. Calgary, Alberta, Canada T2P 0M5 Client #: 112342991</p> <p>Int. Register #: 103670377 Converted Instrument #: 97B15483</p>

Interest #:
188309021

CNV Caveat

Value: N/A
Reg'd: 02 May 2000 00:10:12
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 #: 103670388
Converted Instrument #: 00B06125

Interest #:
188309032

Pipelines Act - Easement

Value: N/A
Reg'd: 08 Aug 2002 17:18:35
Interest Register Amendment Date: 28 Apr 2016 08:37:12
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 CENOVUS ENERGY INC.
 PO BOX 766
 CALGARY, Alberta, Canada T2P 0M5
Client #: 137946718

Int. Register #: 104559273

Addresses for Service:

Name	Address
Owner: Lynn Doreen Blyth Client #: 107385059	Box 84 Waseca, Saskatchewan, Canada S0M 3A0
Owner: Karen Patricia Johnston Client #: 122784318	Box 233 Maidstone, SK, Canada S0M 1M0
Owner: Laureen Heather Kobes Client #: 122784329	#1 Grande Point Estates Strathmore, AB, Canada T1P 1L3

Notes:

Parcel Class Code: Parcel (Generic)

Property Assessment



Property Report

Print Date: 21-Jan-2026

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Municipality Name: RM OF ELDON (RM)

Assessment ID Number : 471-000534400

PID: 201030004



Civic Address:
 Legal Location: Qtr SW Sec 34 Tp 48 Rg 24 W 3 Sup
 Supplementary:

Title Acres: 150.00 Reviewed: 16-Jun-1982
 School Division: 203 Change Reason:
 Neighbourhood: 471-100 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	
8.00	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL]	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.92	\$/ACRE Final	2,745.72 73.02
42.00	K - [CULTIVATED]	Soil association 2 WA - [WASECA] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 Z-SL - [CHERN SOLONETZ SL] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.92	\$/ACRE Final	2,830.64 75.28
26.00	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.92	\$/ACRE Final	2,928.23 77.88
		Soil association 2 WA - [WASECA] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 Z-SL - [CHERN SOLONETZ SL] Top soil depth 4-6			

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Data Source: SAMAVIEW

Property Report

Print Date: 21-Jan-2026

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Municipality Name: RM OF ELDON (RM)

Assessment ID Number : 471-000534400

PID: 201030004

45.00	K - [CULTIVATED]	Soil association 1 BB - [BLAINE LAKE] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.92	\$/ACRE Final	3,018.79 80.29
		Soil association 2 WA - [WASECA] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 Z-SL - [CHERN SOLONETZ SL] Top soil depth 4-6			

AGRICULTURAL WASTE LAND

Acres	Waste Type
39	WS & DRAW

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	\$353,200		1	Other Agricultural	55%	\$194,260				Taxable
Total of Assessed Values:	\$353,200					\$194,260				



ImageGallery





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CONTACT US

WE'RE HERE TO HELP

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