



DODSWORTH

Information Package



progressivetender.com



grant.m@progressivetender.com



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!

Agricultural Land For Sale by Progressive Tender® in the RM of Mervin, SK

\$225,000 is the starting price / minimum opening offer for the following land located approximately eleven miles northeast of St. Walburg in the RM of Mervin for sale by Progressive Tender®.

SW 30-54-20-W3 Extensions 1 & 2: ISC 156.23 titled acres. The two parcels on both sides of the township road are "tied" together. This property is currently used for both recreation and agriculture. It is located within three miles of the Meadow Lake Provincial Forest, and easily accessible from Brightsand Lake and Turtle Lake.

The Saskatchewan Assessment Management Agency property profile designates 107 cultivated acres, with the balance pasture, bush, and wetlands. The number of productive acres may change from year to year due to regional climatic conditions or agronomic practice.

Soil Final Rating is 36, primarily Waitville loam. 2025 crop was canola. 2025 SAMA assessment is \$198,000 of which \$150,200 is deemed agricultural and \$47,800 residential. Note: the two small cabins currently on the property will be removed prior to possession date, providing the incoming owner an opportunity to request a review by SAMA to reassess accordingly. 2025 property taxes are \$1,349.35 of which the agricultural portion was \$672.06. Access is from either Township Road 544 on the south boundary or Range Road 3210 on the west boundary.

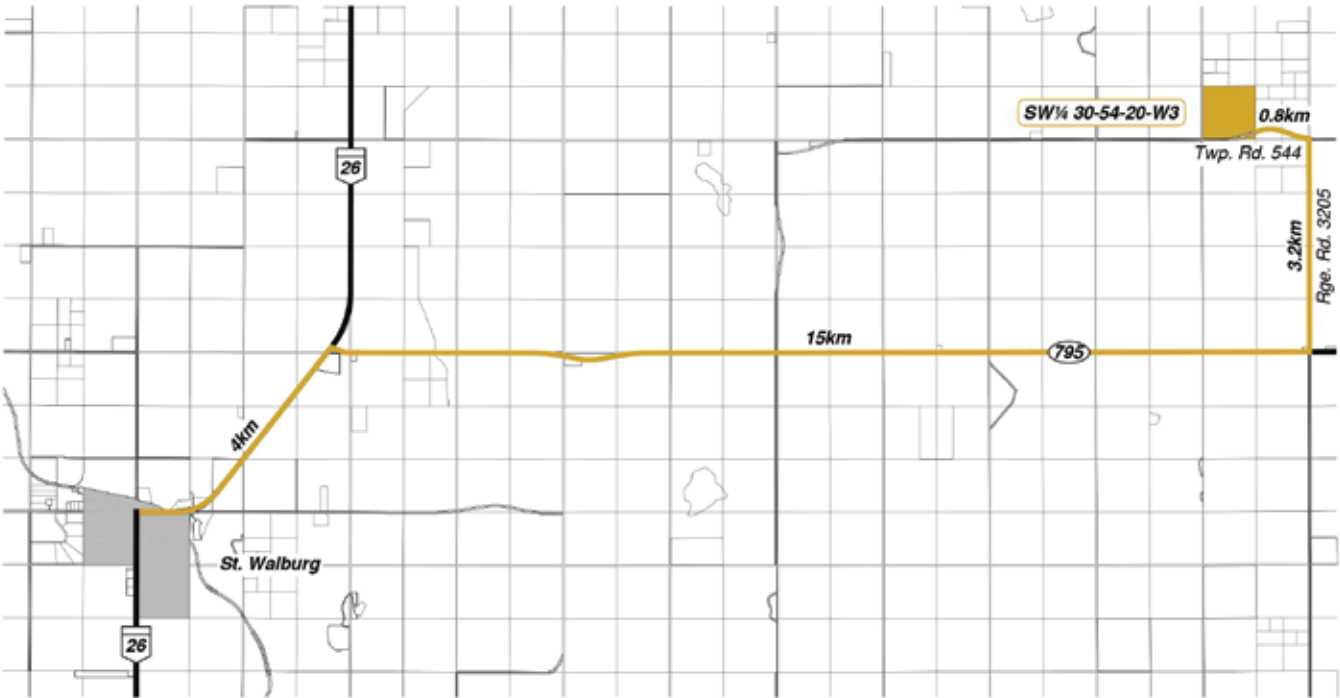
Initial offers must be submitted by Noon MST, Tuesday October 28, 2025.

Contact Grant McClelland or Vern McClelland, RE/MAX of Lloydminster, (780) 808-2700 or email grant.m@progressivetender.com

For additional details and updates visit: **www.dodsworthland.ca**



ROUTE MAP



DODSWORTH

Information Package



S.W.¼ SEC.30-TWP.54-RGE.20-W.3Mer. EXT.1

TITLE #: 128165261

PARCEL #: 128211128

OWNERS: Laurie Norman Dodsworth
Carol Arlene Dodsworth

AREA: ±62.0ha. ±153acres



Meridian Surveys

DODSWORTH

Information Package



S.W.¼ SEC.30-TWP.54-RGE.20-W.3Mer. EXT.2

TITLE #: 128165272

PARCEL #: 128355666

OWNERS: Laurie Norman Dodsworth
Carol Arlene Dodsworth

AREA: ±1.2ha. ±2.9acres

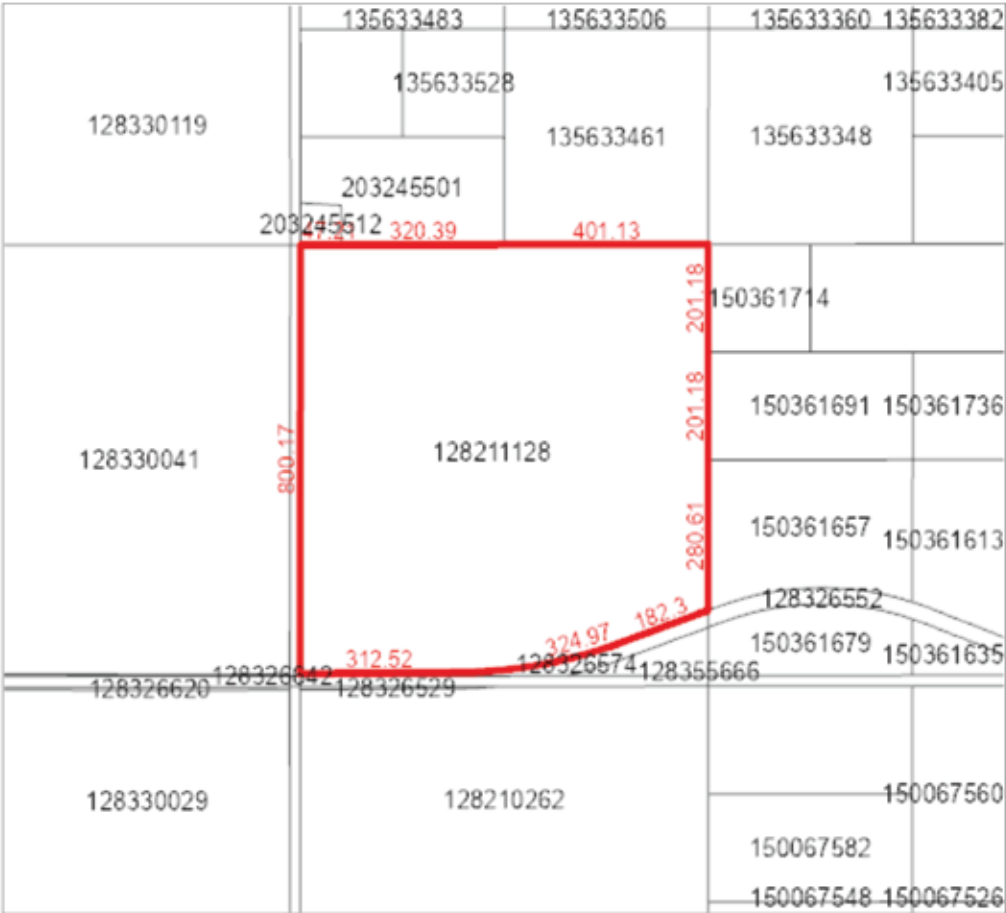


Meridian Surveys



Surface Parcel Number: 128211128

REQUEST DATE: Wed Aug 27 09:49:18 GMT-06:00 2025



Owner Name(s) : DODSWORTH, CAROL ARLENE, DODSWORTH, LAURIE NORMAN

Municipality : RM OF MERVIN NO. 499

Area : 62.047 hectares (153.32 acres)

Title Number(s) : 128165261

Converted Title Number : 95B15555

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 30-54-20-3 Ext 1

Source Quarter Section : SW-30-54-20-3

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.



Surface Parcel Number: 128355666

REQUEST DATE: Wed Aug 27 09:52:03 GMT-06:00 2025



Owner Name(s) : DODSWORTH, CAROL ARLENE, DODSWORTH, LAURIE NORMAN

Municipality : RM OF MERVIN NO. 499

Area : 1.18 hectares (2.91 acres)

Title Number(s) : 128165272

Converted Title Number : 95B15555

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 30-54-20-3 Ext 2

Source Quarter Section : SW-30-54-20-3

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.

8/27/25, 9:51 AM

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

Province of Saskatchewan Land Titles Registry Title

Title #: 128165261
Title Status: Active
Parcel Type: Surface
Parcel Value: \$49,000.00 CAD
Title Value: \$49,000.00 CAD
Converted Title: 95B15555
Previous Title and/or Abstract #: 127375498

As of: 27 Aug 2025 09:51:36
Last Amendment Date: 19 Aug 2004 08:42:24.246
Issued: 19 Aug 2004 08:42:22.963
Municipality: RM OF MERVIN NO. 499

LAURIE NORMAN DODSWORTH and CAROL ARLENE DODSWORTH are the registered owners, as joint tenants, of Surface Parcel #128211128

Reference Land Description: SW Sec 30 Twp 54 Rge 20 W 3 Extension 1
As described on Certificate of Title 95B15555 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:

None

Addresses for Service:

Name	Address
Owner: LAURIE NORMAN DODSWORTH Client #: 118349466	Box 2236 Lloydminster, Saskatchewan, Canada S9V 1R6
Owner: CAROL ARLENE DODSWORTH Client #: 118349477	Box 2236 Lloydminster, Saskatchewan, Canada S9V 1R6

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 128355666 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)



Back to top

8/27/25, 9:52 AM

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

Province of Saskatchewan Land Titles Registry Title

Title #: 128165272

Title Status: Active

Parcel Type: Surface

Parcel Value: \$1,000.00 CAD

Title Value: \$1,000.00 CAD

Converted Title: 95B15555

Previous Title and/or Abstract #: 127375274

As of: 27 Aug 2025 09:52:23

Last Amendment Date: 19 Aug 2004 08:42:25.230

Issued: 19 Aug 2004 08:42:24.683

Municipality: RM OF MERVIN NO. 499

LAURIE NORMAN DODSWORTH and CAROL ARLENE DODSWORTH are the registered owners, as joint tenants, of Surface Parcel #128355666

Reference Land Description: SW Sec 30 Twp 54 Rge 20 W 3 Extension 2
As described on Certificate of Title 95B15555 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:

None

Addresses for Service:

Name

Address

Owner:

LAURIE NORMAN DODSWORTH

Client #: 118349466

Box 2236 Lloydminster, Saskatchewan, Canada S9V 1R6

Owner:

CAROL ARLENE DODSWORTH

Client #: 118349477

Box 2236 Lloydminster, Saskatchewan, Canada S9V 1R6

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 128211128 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)



[Back to top](#)

DODSWORTH

Information Package



Property Report

Print Date: 27-Aug-2025

Page 1 of 3

Municipality Name: RM OF MERVIN (RM)

Assessment ID Number : 499-001730400

PID: 200048



Civic Address:

Legal Location: Qtr SW Sec 30 Tp 54 Rg 20 W 3 Sup 00

Supplementary: EXCEPT: 1.0 AC FOR RD.

Title Acres: 156.23

School Division: 203

Neighbourhood: 499-100

Overall PUSE: 0360

Call Back Year:

Reviewed: 17-Jul-2013

Change Reason: Appeal

Year / Frozen ID: 2025/-32560

Predom Code: SR001 Seasonal Dwelling

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



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating
107.00	K - [CULTIVATED]	Soil association 1	WV1 - [WAITVILLE (OG)]	Topography	T2 - Gentle Slopes	\$/ACRE 1,361.42
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final 36.21
		Soil profile 1	GW - [GRAY WOODED]	Natural hazard	NH: Natural Hazard Rate: 0.92	
		Soil association 2	WV1 - [WAITVILLE (OG)]			
		Soil texture 3	L - [LOAM]			
		Soil texture 4				
		Soil profile 2	GW - [GRAY WOODED]			
		Top soil depth	2/4			
3.00	A - [OCCUPIED YARD SITE]	Soil association 1	WV1 - [WAITVILLE (OG)]	Topography	T2 - Gentle Slopes	\$/ACRE 1,361.42
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final 36.21
		Soil profile 1	GW - [GRAY WOODED]	Natural hazard	NH: Natural Hazard Rate: 0.92	
		Soil association 2	WV1 - [WAITVILLE (OG)]			
		Soil texture 3	L - [LOAM]			
		Soil texture 4				
		Soil profile 2	GW - [GRAY WOODED]			
		Top soil depth	2/4			

AGRICULTURAL WASTE LAND

Acres	Waste Type
47	WASTE SLOUGH BUSH

RESIDENTIAL IMPROVEMENTS SUMMARY

© 2025 Saskatchewan Assessment Management Agency, All Rights Reserved.

Data Source: SAMAVIEW

DODSWORTH

Information Package



Property Report

Print Date: 27-Aug-2025

Page 2 of 3

Municipality Name: RM OF MERVIN (RM)			Assessment ID Number : 499-001730400				PID: 200048	
Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4209715 0	2 - Low	1.0	18	0	1.55	1	S	Taxable
Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
SC - 1 Storey		252	2006		14.0 X 18.0			
4209722 0	2 - Low	1.0	13	0	1.55	1	S	Taxable
Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
SC - 1 Storey		160	2010		10X16			

RESIDENTIAL IMPROVEMENTS Details

Section: SC - 1 Storey		Building ID: 4209715.0	Section Area: 252
Quality: 2 - Low	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft	
Heating / Cooling Adjustment: No Heating	Res Hillside Adj:	Res Incomplete Adj :	
Plumbing Fixture Default: Low (5 Fixtures)	Plumbing Fixture Adj: -5	Number of Fireplaces :	
Basement Rate:	Basement Height:	Basement Room Rate :	
Percent of Basement Area:	Att/B-In Garage Rate:	Garage Finish Rate :	
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :	
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :	
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :	
Porch/Closed Ver Rate:	Deck Rate:		

RESIDENTIAL IMPROVEMENTS Details

Section: SC - 1 Storey		Building ID: 4209722.0	Section Area: 160
Quality: 2 - Low	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft	
Heating / Cooling Adjustment: No Heating	Res Hillside Adj:	Res Incomplete Adj :	
Plumbing Fixture Default: Low (5 Fixtures)	Plumbing Fixture Adj: -5	Number of Fireplaces :	
Basement Rate:	Basement Height:	Basement Room Rate :	
Percent of Basement Area:	Att/B-In Garage Rate:	Garage Finish Rate :	
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :	
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :	
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :	
Porch/Closed Ver Rate:	Deck Rate:		

DODSWORTH

Information Package



Property Report

Print Date: 27-Aug-2025

Page 3 of 3

Municipality Name: RM OF MERVIN (RM)	Assessment ID Number : 499-001730400	PID: 200048
--------------------------------------	--------------------------------------	-------------

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	\$4,100		1	Residential	80%	\$3,280				Taxable
Agricultural	\$146,100		1	Other Agricultural	55%	\$80,355				Taxable
Improvement	\$47,800		1	Seasonal Residential	80%	\$38,240				Taxable
Total of Assessed Values:	\$198,000					Total of Taxable/Exempt Values: \$121,875				

DODSWORTH

Information Package





**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