

# CG 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](http://progressivetender.com)

 [vern.m@progressivetender.com](mailto:vern.m@progressivetender.com)

 Vern 306-821-0611 | REMAX 780-808-2700



# CG Land For Sale

by Progressive Tender® in the County of Vermilion River, AB

Asking Price

**\$1,250,000.00**

Opportunity waits for the right buyer of this 7.7-acre site as these buildings would complement any agricultural, commercial or industrial enterprise. Located eight miles south of the City of Lloydminster in the County of Vermilion River, this fully security fenced parcel has two buildings already in place.

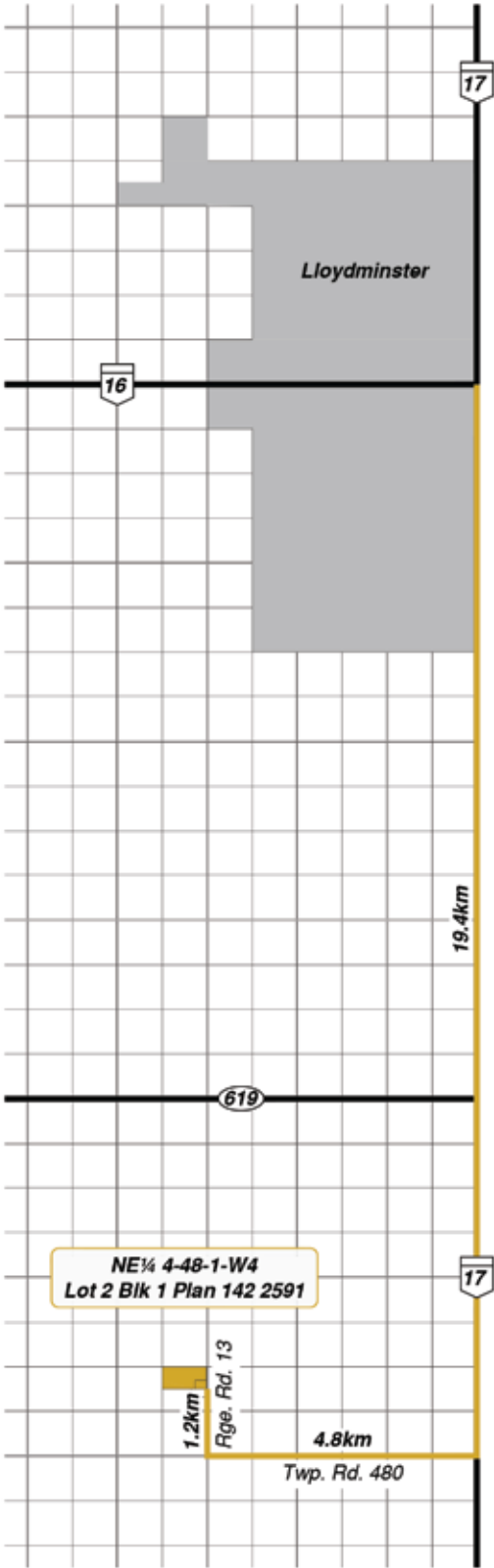
The first is a 2014 built rigid steel shop with a footprint of 80' x 160' designed for a 10,440 sq ft work floor plus a two-storey office and / or potential residential component totalling another 4,800 sq ft on two levels. Eave height is 22'. Six drive-through bays each boasting two 14' wide by 16' high sectional overhead doors (including opaque ones suitable for a wash bay), all with electric openers. Supports have been integrated into the steel frame to enable an overhead crane. Low E Argon windows in the proposed office / residential area. Exterior ground level insulation installed on perimeter ready for concrete. Plumbing, septic, and sumps are in place. The three-phase power on site is connected to main shop, then routed underground from there to the cold storage building. Power kiosk to serve future parking lot. County gas located on the adjoining property can be easily connected from a manifold designed with that intent. Water well with double screen with line to main shop installed.

Second 7,500 cold storage structure is a former riding arena and is part pole building with balance frame construction. Both buildings currently have dirt floors. Current Real Property Report and Environmental Site Assessment Phase 1 report being arranged. Universal Consulting Group drawings for completion of the 2014 shop are available as well. The adjoining 69.47 acres of farmland is optional to the buyer of the subject property by separate agreement.

Additional information is available at:

**[www.cgland.ca](http://www.cgland.ca)**

# RouteMap



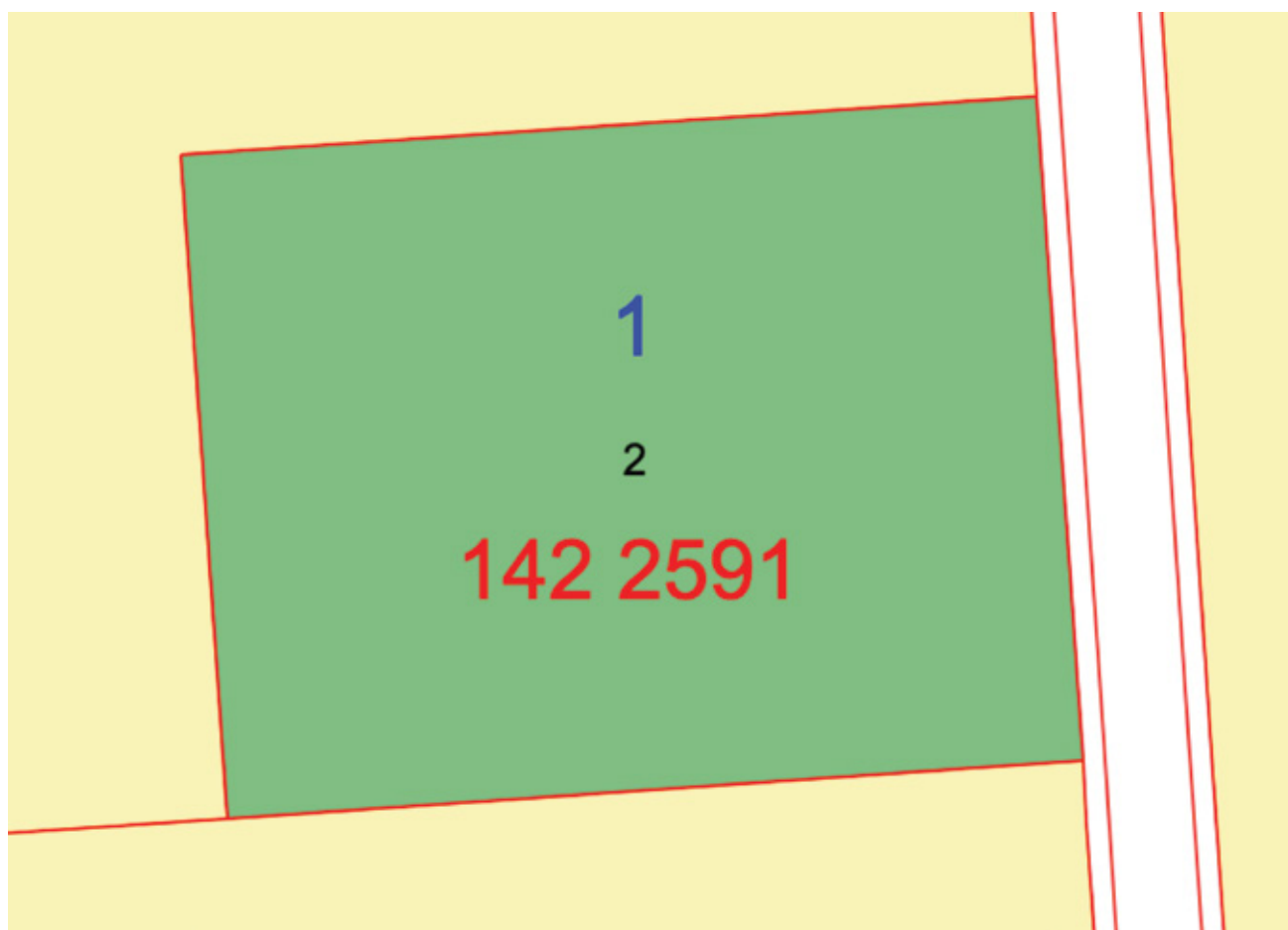
## LOT 2, BLOCK 1, PLAN 142 2591

**TITLE #:** 142 162 514

**OWNER:** Clayton Charles Gessner

**AREA:** ±3.1ha. ±7.8acres







LAND TITLE CERTIFICATE

<b>S</b>		
<b>LINC</b>	<b>SHORT LEGAL</b>	<b>TITLE NUMBER</b>
0036 175 231	1422591;1;2	142 162 514

**LEGAL DESCRIPTION**  
 PLAN 1422591  
 BLOCK 1  
 LOT 2  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AREA: 3.146 HECTARES (7.77 ACRES) MORE OR LESS

**ESTATE: FEE SIMPLE**  
**ATS REFERENCE: 4;1;48;4;NE**

**MUNICIPALITY: COUNTY OF VERMILION RIVER**

**REFERENCE NUMBER: 132 326 721**

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REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
-----				
142 162 514	29/05/2014	SUBDIVISION PLAN		

**OWNERS**

CLAYTON CHARLES GESSNER  
 OF PO BOX 1155  
 LLOYDMINSTER  
 ALBERTA T9V 1G1

-----  
**ENCUMBRANCES, LIENS & INTERESTS**

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
-----		
802 030 078	11/02/1980	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.
142 236 772	24/07/2014	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 142 162 514

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

-----  
ALBERTA T5J2V6  
AGENT - AMBER DAVIDSON

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 19 DAY OF  
JANUARY, 2026 AT 11:04 A.M.

ORDER NUMBER:    56037103

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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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).

## County of Vermilion River

## Assessment Summary

Year of General Assessment: 2024

<p><b>Roll: 148040126</b>  <b>Legal: 1422591 1 2 NE-4-48-1-4</b>                  Address: 480064 Range Road 13</p> <p>Land Area: 7.77 Acres                  Subdivision: Rural                  Zoning: Commercial (C1)                  Actual Use: Improved Industrial / Warehousing / Light Industrial</p>	
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<b>Market Land Valuation</b>	Site Area: 7.77 Acres	Asmt	Code	Value
		203	100%	92,700

<b>Marshall &amp; Swift</b>		Area (Ft2)	Built	Asmt	Code	Value
Main Level & Conc. Slab	Modular Rigid Frame	12,800 Sq Feet	2014	203	100%	118,700
Main Level & Conc. Slab	Cold storage (old riding arena)	7,500 Sq Feet	1990	203	100%	18,900
Hand Calculated	Fence/Gate		2014	203	100%	35,600

<b>Assessment Totals</b>						
Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	203 *	Improved Industrial	92,700	173,200	0	265,900
<b>Grand Totals For 2024</b>			<b>92,700</b>	<b>173,200</b>	<b>0</b>	<b>265,900</b>

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).

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# AdditionalOption



The adjoining 69.47 acres of farmland is optional to the buyer of the subject property by separate agreement.





# ImageGallery





# ImageGallery





# PROGRESSIVE TENDER<sup>®</sup>

## Top Advisory For Land Buying & Selling

## 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.



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