

FOOTE FIVE FARM LTD.

TENDER PACKAGE

NE 14-49-28 W3



MUSGRAVE AGENCIES
Real Estate & Land Development

 ROYAL LEPAGE
COMMERCIAL



FOOTE FIVE FARM LTD.

TENDER PACKAGE

OVERVIEW

Musgrave Agencies and PSM Lawyers are pleased to present NE 14-49-28 W3. A prime parcel of land for tender, ideally situated south of Lloydminster within the RM of Wilton No 472.

This property comprises +/- 160.59 acres and includes:

- 4 revenue-generating oil leases with active wells, providing a steady annual lease income of \$13,200.
- Approximately 120 acres broke
- Dug Out SW corner
- Perimeter mostly fenced needs repair
- Gas, Power, Telephone adjacent to East side property line
- No existing subdivisions

Directions:

- South of Lloydminster approximately 3.2 km
- East on TWP 492 approximately 1.8 km
- North on RR 3281 approximately 1.0 km
- Property is on the West side of the road.

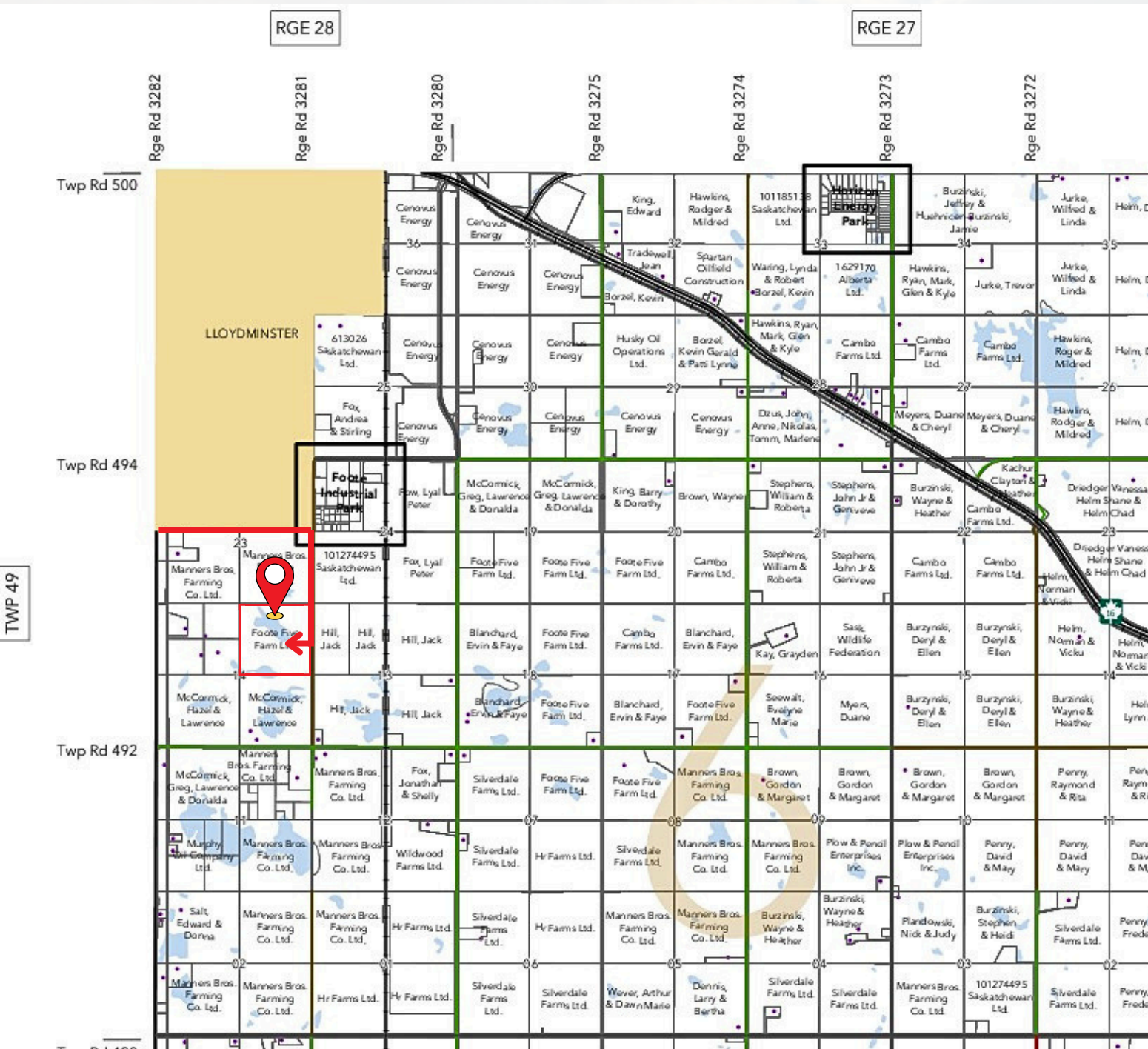


FOOTE FIVE FARM LTD. TENDER PACKAGE

Tender Instructions and Conditions

- Initial bids must be submitted **no later than 12:00 PM (noon) MST on May 25, 2026**. Possession shall be **45 days from the date of a fully executed Contract of Purchase and Sale**, unless otherwise agreed in writing. All initial bid submissions must be delivered to **PSM Lawyers**, located at **5009–47 Street, Lloydminster, Alberta**.
 - All inquiries and requests for additional information may be directed to Musgrave Agencies.
 - Tenders must be submitted **in writing using the prescribed Tender Submission Form**, which is included in the Tender Package or available for download at **www.musgravelandtender.com**.
 - Each submission must be enclosed in a **sealed envelope clearly marked:**
 - "Foote Five Farm Ltd. Tender Submission"
- Submissions must include:**
- **Confirmation of financing** from the bidder's financial institution; and
 - A **deposit equal to 5% of the bid amount**, payable to **PSM Lawyers in Trust**, in the form of a bank draft, company cheque, or personal cheque.
- The **sale price is subject to GST and PST**, where applicable.
 - All bidders will be treated as **customers of Musgrave Agencies** and deemed to be **unrepresented**, unless written notice of representation by a licensed agent and/or legal counsel is provided prior to submission.
 - All bidder identities and submitted information will be kept **strictly confidential** and disclosed only to the Seller upon conclusion of the initial bidding period on **May 25, 2026**.
 - **The Seller reserves the right to accept, reject, or negotiate any bid, at their sole discretion, at any time.**





Province of Saskatchewan Land Titles Registry Title

Title #: 116549051
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 94B02892
Previous Title and/or Abstract #: 94B02892

As of: 20 Mar 2026 12:08:34
Last Amendment Date: 21 Apr 2023 09:02:23.726
Issued: 07 Nov 2002 03:01:32.020
Municipality: RM OF WILTON NO. 472

FOOTE FIVE FARM LTD. is the registered owner of Surface Parcel #127513515
 Reference Land Description: NE Sec 14 Twp 49 Rge 28 W 3 Extension 0
 As described on Certificate of Title 94B02892.

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 #:
114888662

CNV Caveat

Value: N/A
Reg'd: 06 Mar 1954 01:18:19
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 ATCO Gas and Pipelines Ltd.
 6th Flr, 10035 - 105 St
 Edmonton, AB, Canada T5J 2V6
Client #: 106494329

Int. Register #: 105944890
Converted Instrument #: BT4699

Interest #:
114888673

CNV Easement

Value: N/A
Reg'd: 22 Mar 1996 00:07:00
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 Saskatchewan Telecommunications
 13th Floor, 2121 Saskatchewan Drive
 Regina, Saskatchewan, Canada S4P 3Y2
Client #: 100006861

Int. Register #: 105944902
Converted Instrument #: 96804195
Feature #: 100086544

Interest #:
114888695

CNV Caveat

Value: N/A
Reg'd: 22 Jun 1999 00:15:49
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A



Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 Cinabar Enterprises Ltd.
 Box 136
 Lloydminster, Saskatchewan, Canada S9V 0Y1
Client #: 110159164

Int. Register #: 105944924
Converted Instrument #: 99809492

Interest #:
128725364

Miscellaneous Interest

Value: N/A
Reg'd: 15 Jun 2005 14:44:38
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

GRANT OF EASEMENT FOR OILFIELD DISTRIBUTION DATED March 9, 2005 BETWEEN SASKATCHEWAN POWER CORPORATION AND FOOTE FIVE FARM LTD.

Holder:
 SASKATCHEWAN POWER CORPORATION
 2025 VICTORIA AVE
 REGINA, SK, Canada S4P 0S1
Client #: 100307618

Int. Register #: 109872692

Interest #:
142529429

Lease - 10 years or more

Value: N/A
Reg'd: 23 Apr 2008 08:21:38
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Apr 2023 09:02:22
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 MARLIN RESOURCES LTD.
 2700, 225 - 6TH AVENUE SW
 CALGARY, Alberta, Canada T2P 1N2
Client #: 139073788

Int. Register #: 114309299

Interest #:
151254873

Lease - 10 years or more

Value: N/A
Reg'd: 30 Apr 2010 10:14:43
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Apr 2023 09:02:23
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Saskatchewan Surface Lease Agreement dated the 7th day of April, 2010, between Foote Five Farm Ltd., as Lessor, and Emerge Oil & Gas Inc., as Lessee (Total area: 3.18 ac)

Holder:
 MARLIN RESOURCES LTD.
 2700, 225 - 6TH AVENUE SW
 CALGARY, Alberta, Canada T2P 1N2
Client #: 139073788

Int. Register #: 116363011



Interest #:
152173133

Lease - 10 years or more

Value: N/A
Reg'd: 19 Jul 2010 12:14:50
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Apr 2023
 09:02:23
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 MARLIN RESOURCES LTD.
 2700, 225 - 6TH AVENUE SW
 CALGARY, Alberta, Canada T2P 1N2
Client #: 139073788

Int. Register #: 116607416

Interest #:
153253380

Pipelines Act - Easement

Value: N/A
Reg'd: 02 Nov 2010 15:40:26
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Apr 2023
 09:02:23
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 MARLIN RESOURCES LTD.
 2700, 225 - 6TH AVENUE SW
 CALGARY, Alberta, Canada T2P 1N2
Client #: 139073788

Int. Register #: 116911548

Interest #:
154023555

Miscellaneous Interest

Value: N/A
Reg'd: 27 Jan 2011 11:12:02
Interest Register Amendment Date: N/A
Interest Assignment Date: 21 Apr 2023
 09:02:24
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 MARLIN RESOURCES LTD.
 2700, 225 - 6TH AVENUE SW
 CALGARY, Alberta, Canada T2P 1N2
Client #: 139073788

Int. Register #: 117114184

Interest #:
154357656

Pipelines Act - Easement

Value: N/A
Reg'd: 03 Mar 2011 10:05:26
Interest Register Amendment Date: N/A
Interest Assignment Date: 18 Apr 2023
 10:18:01
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 MARLIN RESOURCES LTD.
 2700, 225 - 6TH AVENUE SW
 CALGARY, Alberta, Canada T2P 1N2
Client #: 139073788

Int. Register #: 117205152

Addresses for Service:

Name
Owner:
 FOOTE FIVE FARM LTD.
 Client #: 118856795

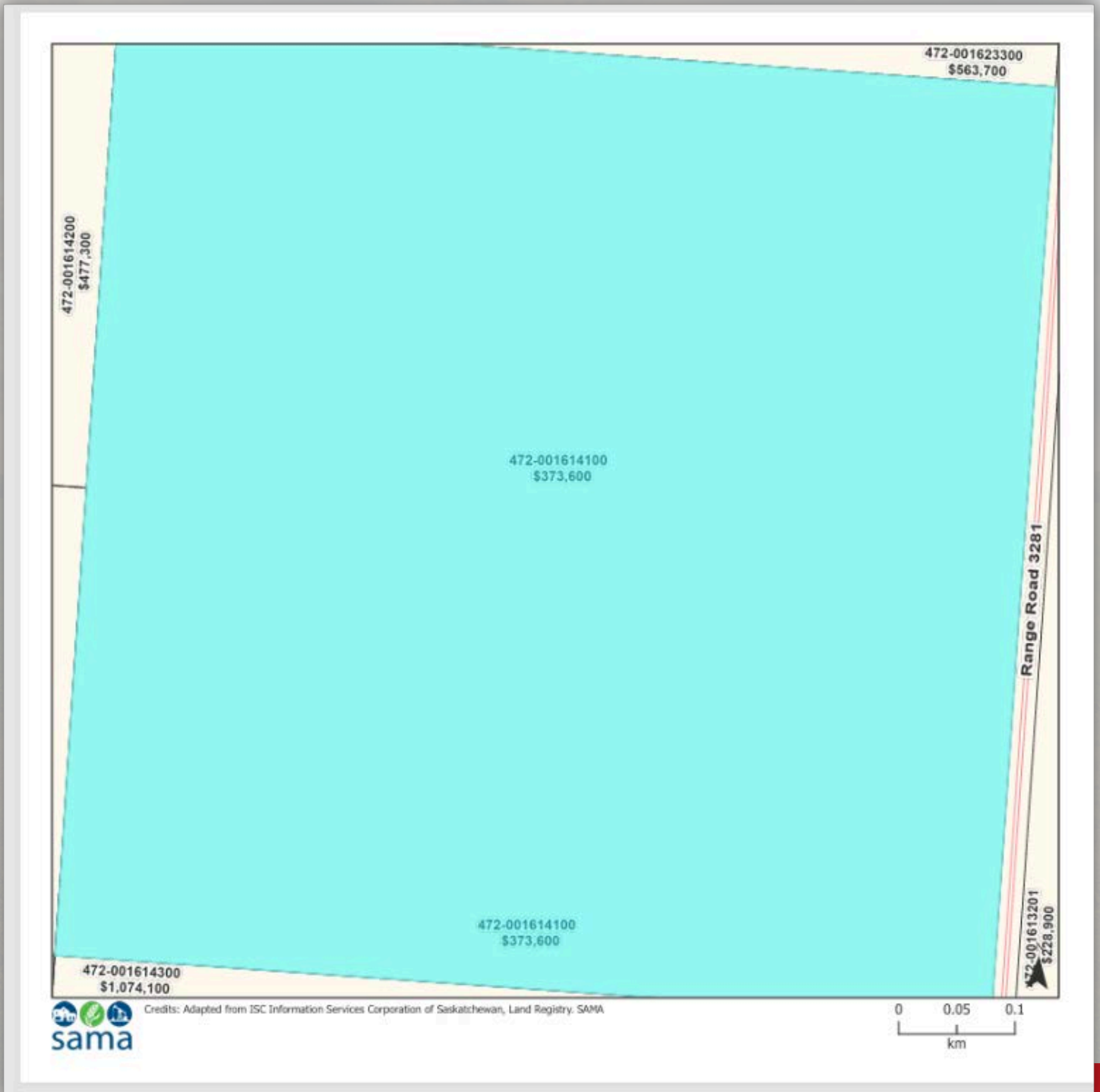
Address
 Box 757 Lloydminster, Saskatchewan, Canada S9V 1C1

Notes:

Parcel Class Code: Parcel (Generic)

[Back](#)





Property Report

Print Date: 20-Mar-2026

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Municipality Name: **RM OF WILTON (RM)**

Assessment ID Number : **472-001614100**

PID: **201052172**



Civic Address:
 Legal Location: Qtr NE Sec 14 Tp 49 Rg 28 W 3 Sup
 Supplementary:

Title Acres: 160.00 Reviewed: 17-Nov-2000
 School Division: 203 Change Reason:
 Neighbourhood: 472-107 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	
15.00	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL]	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE Final	2,560.62 68.10
115.00	K - [CULTIVATED]	Top soil depth ER10 Soil association 1 WA - [WASECA] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL] Top soil depth 4-6	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE Final	2,911.69 77.44

AGRICULTURAL WASTE LAND

Acres	Waste Type
30	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	\$373,600		1	Other Agricultural	55%	\$205,480				Taxable
Total of Assessed Values:	\$373,600				Total of Taxable/Exempt Values:	\$205,480				



FOOTE FIVE FARM LTD. PROPERTY TAX INFORMATION

The 2025 property taxes for **NE 14-49-28 W3**
were **\$1,214.19.**



OIL LEASE SCHEDULE SUMMARY

LOCATION	FILE NUMBER	ORIGINAL LEASE DATE	ACRES	OIL LEASE REVENUE
NE 14-49-28 W3	S2457	April 7, 2010	+/- 3.18	\$ 3,100
NE 14-49-28 W3	S3091	June 1, 2010	+/- 4.744	\$ 3,900
NE 14-49-28 W3	S2000	March 17, 2008	+/- 2.0	\$ 2,700
NE 14-49-28 W3	S2051	September 11, 2009	+/- 3.91	\$ 3,500



DISCLOSURE

LAND FOR SALE BY TENDER
NE 14-49-28 W3

The Tender is for land only. The property will be sold "as is, where is." The Tender must be in writing, subject to GST and PST, if applicable. A tender must be accompanied by a deposit of 5% in the form of Bank Draft, Company Cheque or Personal Cheque payable to PSM Lawyers in Trust. The Tender must clearly identify the price, must be unconditional, and carry confirmation of financing from the bidder's financial institution. Each party is responsible for their own legal and accounting costs.

The highest bid will not necessarily be accepted. Once the contract of purchase and sale has been executed by Seller and Buyer the balance of the purchase price shall be payable on or before the closing date. If the accepted tenderer fails to complete the purchase after the purchase contract is fully executed, the deposit will be forfeited to the seller. Deposits from unsuccessful bids will be returned upon fully executed contract of Purchase and Sale.

Seller reserves the right to accept or reject bids at anytime.

The buyer agrees to complete the purchase agreement within two business days of bid being accepted.

For more information contact Musgrave Agencies at 780 875 9159.



CONTACT



MUSGRAVE
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