

HILL LAND

TENDER PACKAGE

NE 13-49-28 W3



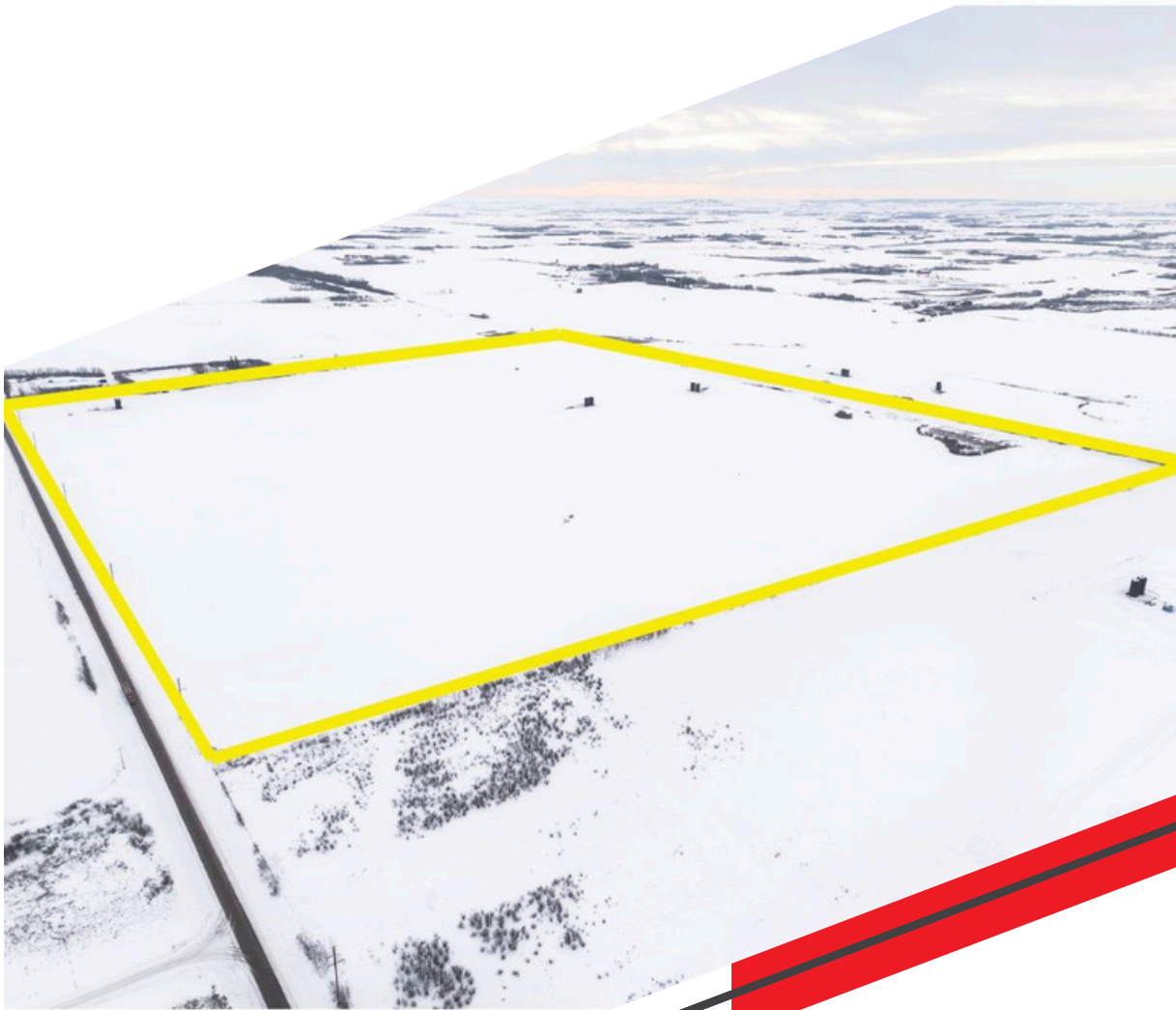
MUSGRAVE AGENCIES
Real Estate & Land Development

 **ROYAL LePAGE**
COMMERCIAL

HILL LAND

TENDER PACKAGE

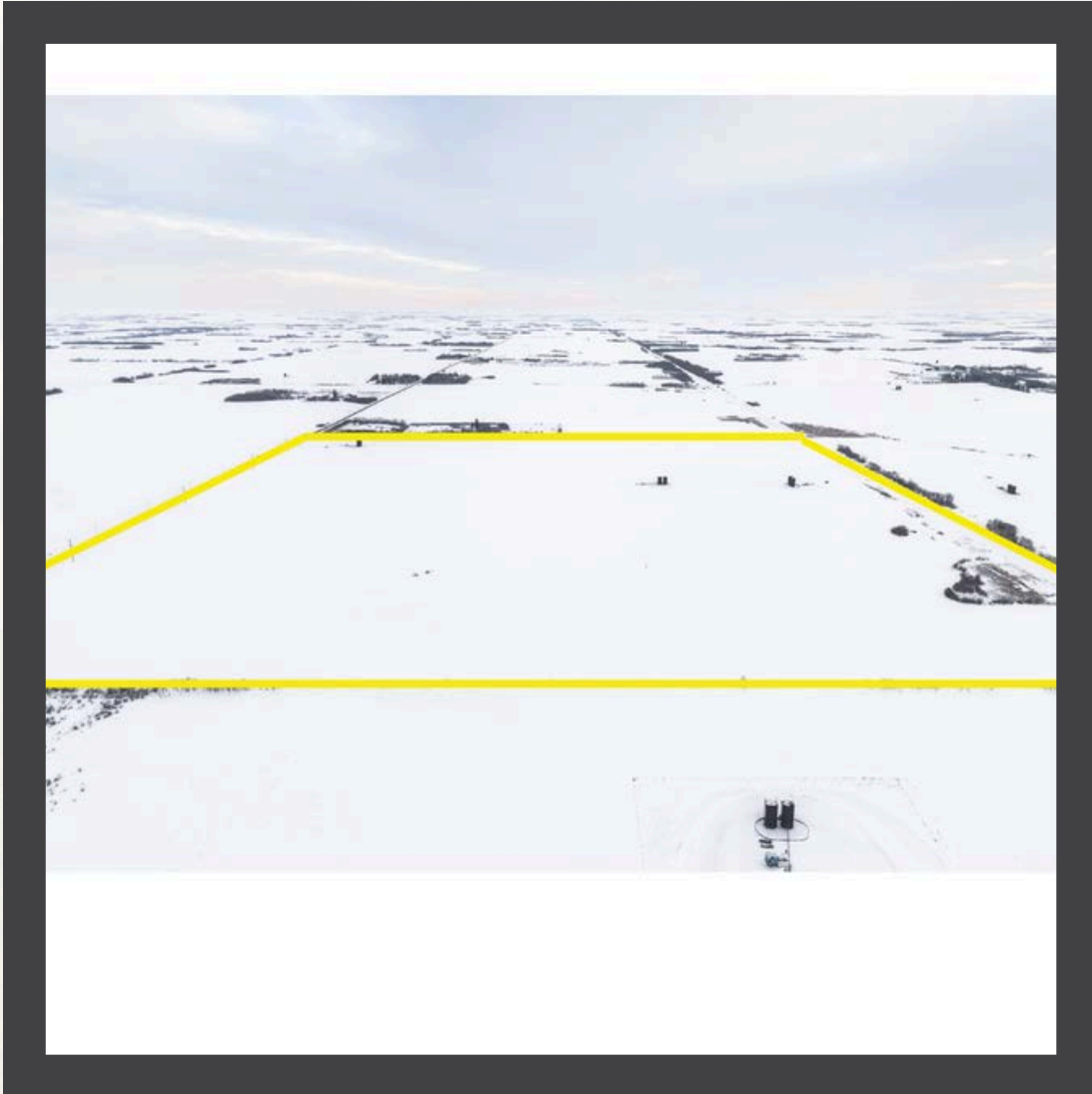
NE 13-49-28 W3



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OVERVIEW

Musgrave Agencies and Armstrong Hittinger Moskal are pleased to offer a fantastic $\frac{1}{4}$ section of land for tender that is located just SE of Lloydminster in the RM of Wilton.

This $\frac{1}{4}$ section is +/- 153.58 acres and has 5 revenue generating oil leases including 3 active wells. Annual lease revenue is \$20,800. Last 3 year's crop rotations: Peas 2024, Wheat 2023 and Canola 2022.

Directions: From the intersection of 12th Street and 50th Avenue in Lloydminster, this land is located 3.4KM east on 12th Street (TWP 494) and then 2KM south on RR 3280. Land will be on the west side of the road.



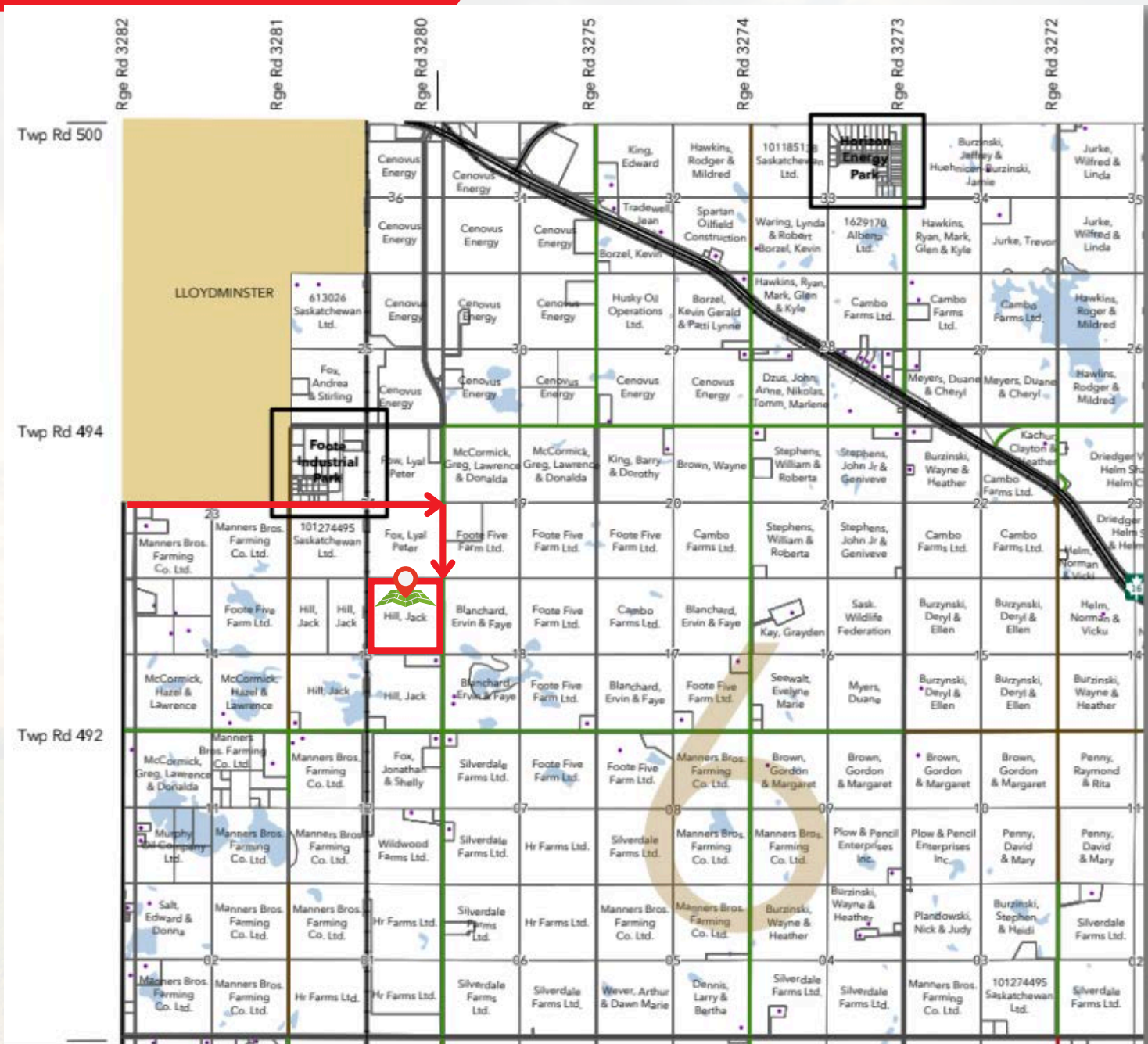
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NOTES:

- INITIAL BIDS TO BE SUBMITTED BY NO LATER THAN **12PM (NOON)** MST ON **MARCH 24TH, 2025**.
- POSSESSION TO BE **45 DAYS** FROM FULLY EXECUTED CONTRACT OF PURCHASE AND SALE.
- Initial Bid submissions must be delivered to **Armstrong Hittinger Moskal** at 3801-51 Avenue, Lloydminster, AB.
- Questions and requests for information can be directed towards **Musgrave Agencies**.
- Tender submission must be provided in writing using the **Tender Submission Form**. This Form is included in the Tender Package or can be downloaded from the website. www.musgravelandtender.com
- Bid submissions must be submitted in a sealed envelope labeled "**Hill Tender Submission**". The envelope must also include confirmation of financing from your financial institution, and a **deposit of 5%** of your initial bid price in the form of a Bank Draft, Company cheque or Personal cheque payable to ARMSTRONG HITTINGER MOSKAL in Trust.
- Sale price is subject to GST and PST if applicable.
- Bidders will be treated as customers to Musgrave Agencies and will be considered unrepresented by an agent and/or legal representative unless the bidder has provided their representation to Musgrave Agencies in writing.
- Bidder's names and information are kept confidential and will only be revealed to the Seller when the initial bidding period concludes on **March 24TH, 2025**.
- Seller reserves the right to accept or reject bids at anytime.



HILL LAND TENDER PACKAGE



MUSGRAVE AGENCIES
Real Estate & Land Development

Province of Saskatchewan Land Titles Registry Title

Title #: 109785077
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 93B15274
Previous Title and/or Abstract #: 93B15274

As of: 17 Oct 2024 17:04:29
Last Amendment Date: 18 Apr 2023 13:18:41.346
Issued: 17 Jun 2002 22:42:36.303
Municipality: RM OF WILTON NO. 472

John Ross Hill is the registered owner of Surface Parcel #127513447

Reference Land Description: NE Sec 13 Twp 49 Rge 28 W 3 Extension 0
 As described on Certificate of Title 93B15274.

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 #:
109478357

CNV Easement

Value: N/A
Reg'd: 13 Mar 1989 00:05:33
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

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

Int. Register #: 103682178
Converted Instrument #: 89B03332
Feature #: 100083349

Interest #:
109478368

CNV Easement

Value: N/A
Reg'd: 22 Mar 1996 00:06:59
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

As to NE
Holder:
 Saskatchewan Telecommunications



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

Int. Register #: 103682189
Converted Instrument #: 96B04191
Feature #: 100086544

Interest #:
109478379

CNV Easement

Value: N/A
Reg'd: 22 Mar 1996 00:06:59
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 #: 103682190
Converted Instrument #: 96B04194
Feature #: 100086544

Interest #:
150729015

Lease - 10 years or more

Value: N/A
Reg'd: 15 Mar 2010 12:08:18
Interest Register Amendment Date: N/A
Interest Assignment Date: 18 Apr 2023
13:18:41
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Surface lease dated the 25th day February 2010 between Lessor Jack Hill and Lessee Emerge Oil & Gas Inc.

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

Int. Register #: 116241881

Interest #:
153795549

Lease - 10 years or more

Value: N/A
Reg'd: 30 Dec 2010 08:21:57
Interest Register Amendment Date: N/A
Interest Assignment Date: 18 Apr 2023
13:18:41
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 #: 117057900

Interest #:
153857986

Lease - 10 years or more

Value: N/A

Reg'd: 07 Jan 2011 12:23:15

Interest Register Amendment Date: N/A

Interest Assignment Date: 18 Apr 2023
13:18:41

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 #: 117075540

Interest #:
154165552

Lease - 10 years or more

Value: N/A

Reg'd: 10 Feb 2011 08:31:44

Interest Register Amendment Date: N/A

Interest Assignment Date: 18 Apr 2023
13:18:41

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 #: 117149362

Addresses for Service:

Name

Address

Owner:

John Ross Hill
Client #: 106435201

Box 328 Lloydminster, Saskatchewan, Canada S9V 0Y2

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 135588819 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority.

Parcel Class Code: Parcel (Generic)



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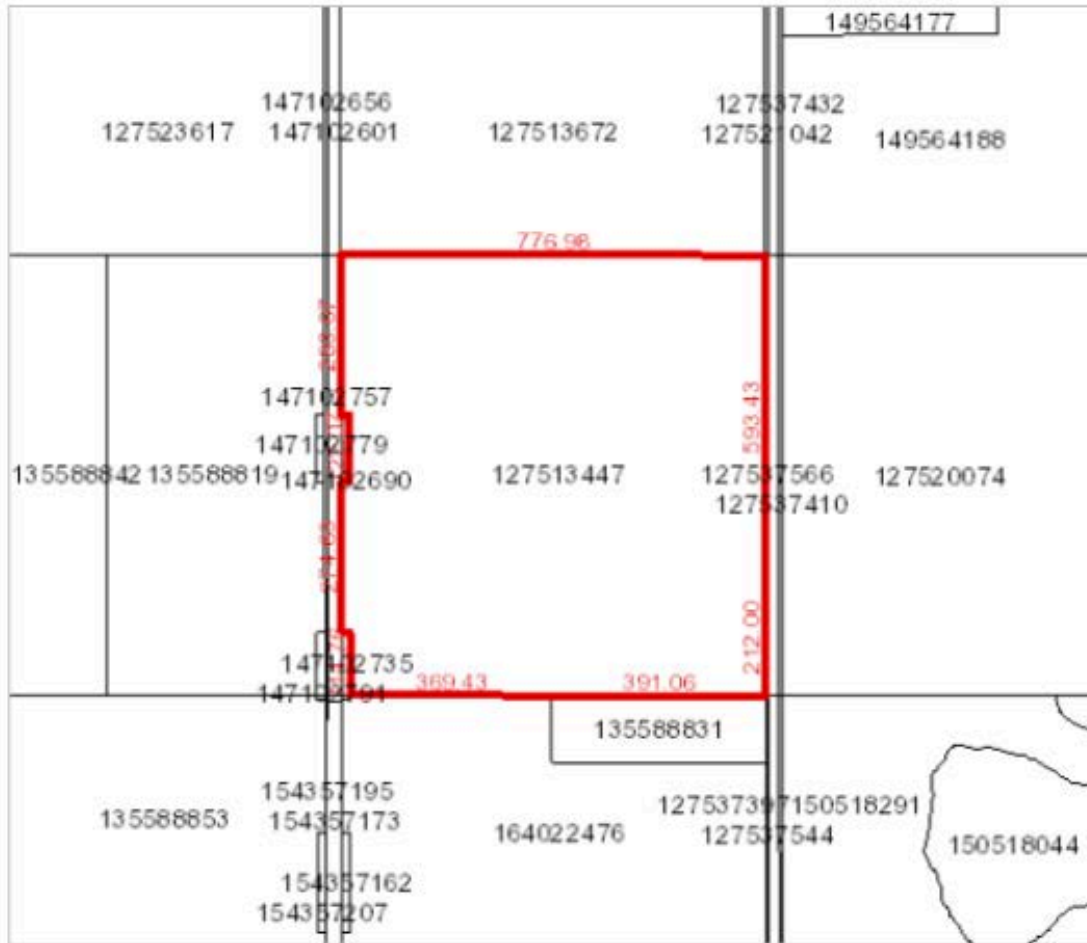
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Surface Parcel Number: 127513447

REQUEST DATE: Thu Oct 17 17:03:57 GMT-06:00 2024



Owner Name(s) : Hill, John Ross

Municipality : RM OF WILTON NO. 472

Title Number(s) : 109785077

Parcel Class : Parcel (Generic)

Land Description : NE 13-49-28-3 Ext 0

Source Quarter Section : NE-13-49-28-3

Commodity/Unit : Not Applicable

Area : 62.154 hectares (153.58 acres)

Converted Title Number : 93B15274

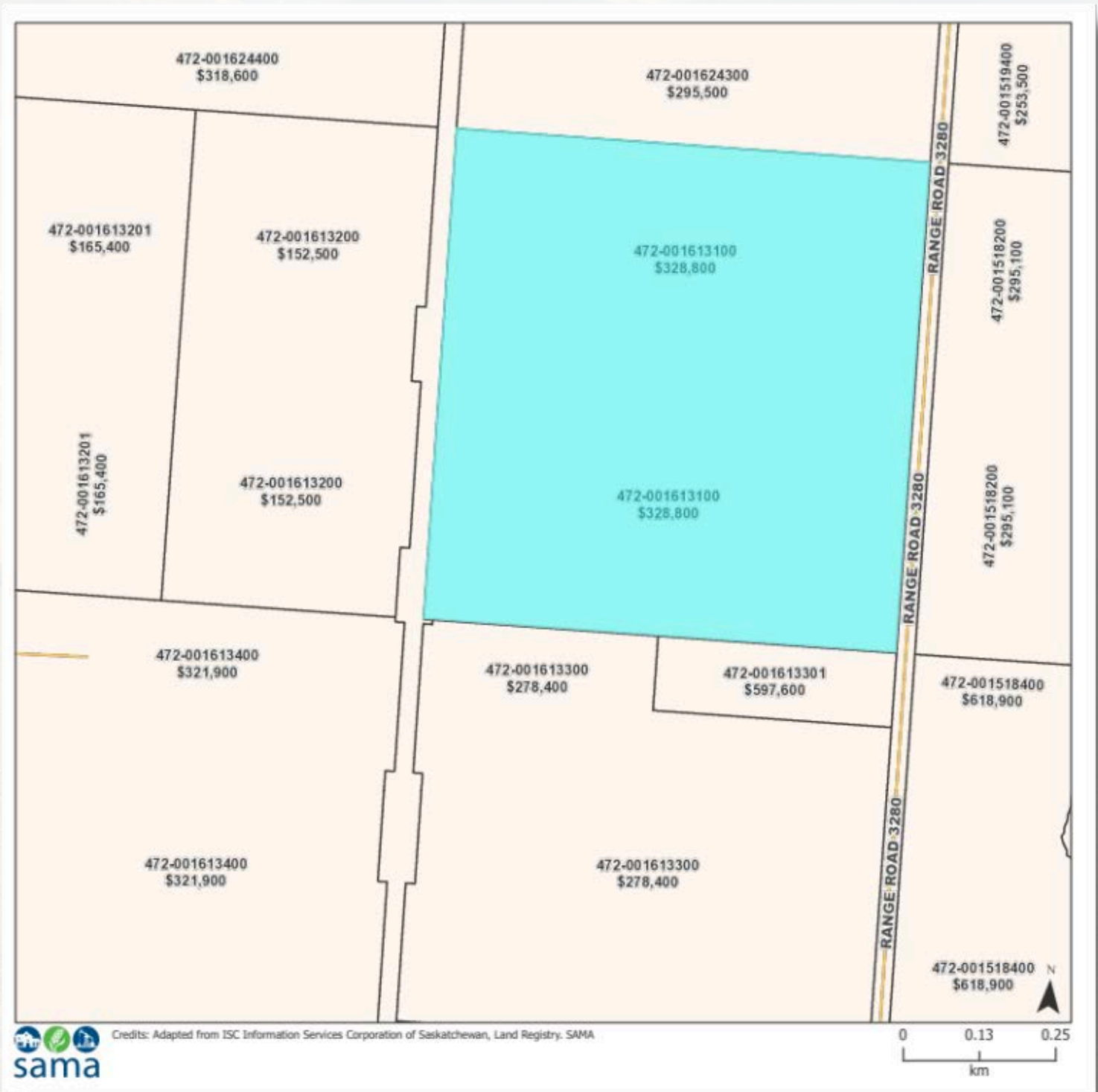
Ownership Share : 1:1

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.



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Real Estate & Land Development

HILL LAND TENDER PACKAGE



MUSGRAVE AGENCIES
Real Estate & Land Development

Property Report

Print Date: 09-Jan-2025

Page 1 of 1

Municipality Name: RM OF WILTON (RM)

Assessment ID Number : 472-001613100

PID: 201052107



Civic Address:

Legal Location: Qtr NE Sec 13 Tp 49 Rg 28 W 3 Sup

Supplementary:

Title Acres: 157.07

School Division: 203

Neighbourhood: 472-107

Overall PUSE: 2000

Call Back Year:

Reviewed: 17-Nov-2000

Change Reason:

Year / Frozen ID: 2024/-32560

Predom Code:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
150.00	K - [CULTIVATED]	Soil association 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	2,191.78
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	81.60
		Soil texture 2	L - [LOAM]				
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
7	WASTE SLOUGH BUSH

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	\$328,800		1	Other Agricultural	55%	\$180,840				Taxable
Total of Assessed Values:	\$328,800				Total of Taxable/Exempt Values:	\$180,840				



R.M. Of Wilton
Box 40
Marshall, Sask.
S0M 1R0

Voice Mail: (306)387-6244 Fax: (306)387-6598
Email: info@rmwilton.ca

Friday, November 1, 2024

**HILL, JACK
BOX 328 STN MAIN
LLOYDMINSTER, SK
S9V 0Y2**

Tax Reminder

<i>Roll Number/Property Description</i>	Lien	Current	Arrears	Total
00000669 000 NE 13 49 28 W3	No	1,365.11	0.00	1,365.11
00000670 000 SE 13 49 28 W3	No	1,198.10	0.00	1,198.10
00000671 000 NW 13 49 28 W3	No	780.52	0.00	780.52
00000672 000 NW 13 49 28 W3	No	823.51	0.00	823.51
00000673 000 SW 13 49 28 W3	No	1,342.03	0.00	1,342.03
Total Taxes Owed:		<u>5,509.27</u>	<u>0.00</u>	<u>5,509.27</u>
		Total Taxes Owed:		<u><u>5,509.27</u></u>

is a friendly reminder that your taxes are due on December 31. Given the potential postal strike, we



LEASE SCHEDULE SUMMARY

LOCATION	FILE NUMBER		ORIGINAL LEASE DATE	ACRES	CUREN T LEASE
NE 13-49-28 W3	S2057	Wellsite & Access Road	September 18, 2009	5.61	\$ 4,175
NE 13-49-28 W3 / 10-13-49-28 W3	S2443	Wellsite & Access Road	February 25, 2010	7.37	\$ 5,150
NE 13-49-28 W3	S2702	Wellsite	December 7, 2010	2.91	\$ 3,425
NE 13-49-28 W3	S2703	Wellsite & Access Road	December 7, 2010	3.55	\$ 3,650
NE 13-49-28 W3	S2705	Wellsite & Access Road	December 7, 2010	5.5	\$ 4,400



DISCLOSURE

LAND FOR SALE BY TENDER
NE 13-49-28 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 ARMSTRONG HITTINGER MOSKAL 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
AGENCIES

PHONE: 780-875-9159

EMAIL: CHRIS@MUSGRAVEAGENCIES.COM

WWW.MUSGRAVEAGENCIES.COM

1202 - 50TH AVE, LLOYDMINSTER, AB T9V 0Y1



ARMSTRONG
HITTING
MOSKAL

PHONE: (780) 871-7671

WWW.LLOYDLAW.CA

3801 51 Avenue Lloydminster, AB T9V 2C3



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Real Estate & Land Development