

BONNAR 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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Bonnar Land For Sale

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

Starting Price
\$225,000

\$225,000 is starting price / minimum opening offer for the following land located approximately 7 miles northeast of Maidstone, SK in the RM of Eldon for sale by Progressive Tender[®] with all initial offers opened **Noon MST, Tuesday March 10, 2026.**

NW 3-49-22-W3 Extension 1: ISC 157.3 titled acres.

- Saskatchewan Assessment Management Agency (SAMA) property profile designates 66 cultivated acres, with the balance pasture. Soil Final Rating is 45, primarily Whitesand sandy loam.
- 2025 SAMA assessment is \$164,500. Current property taxes are \$283.52.
- Access is from paved Range Rd 3223 on the west boundary.
- Vendor reports surface lease revenue of \$4,765 from two Cenovus lease sites.

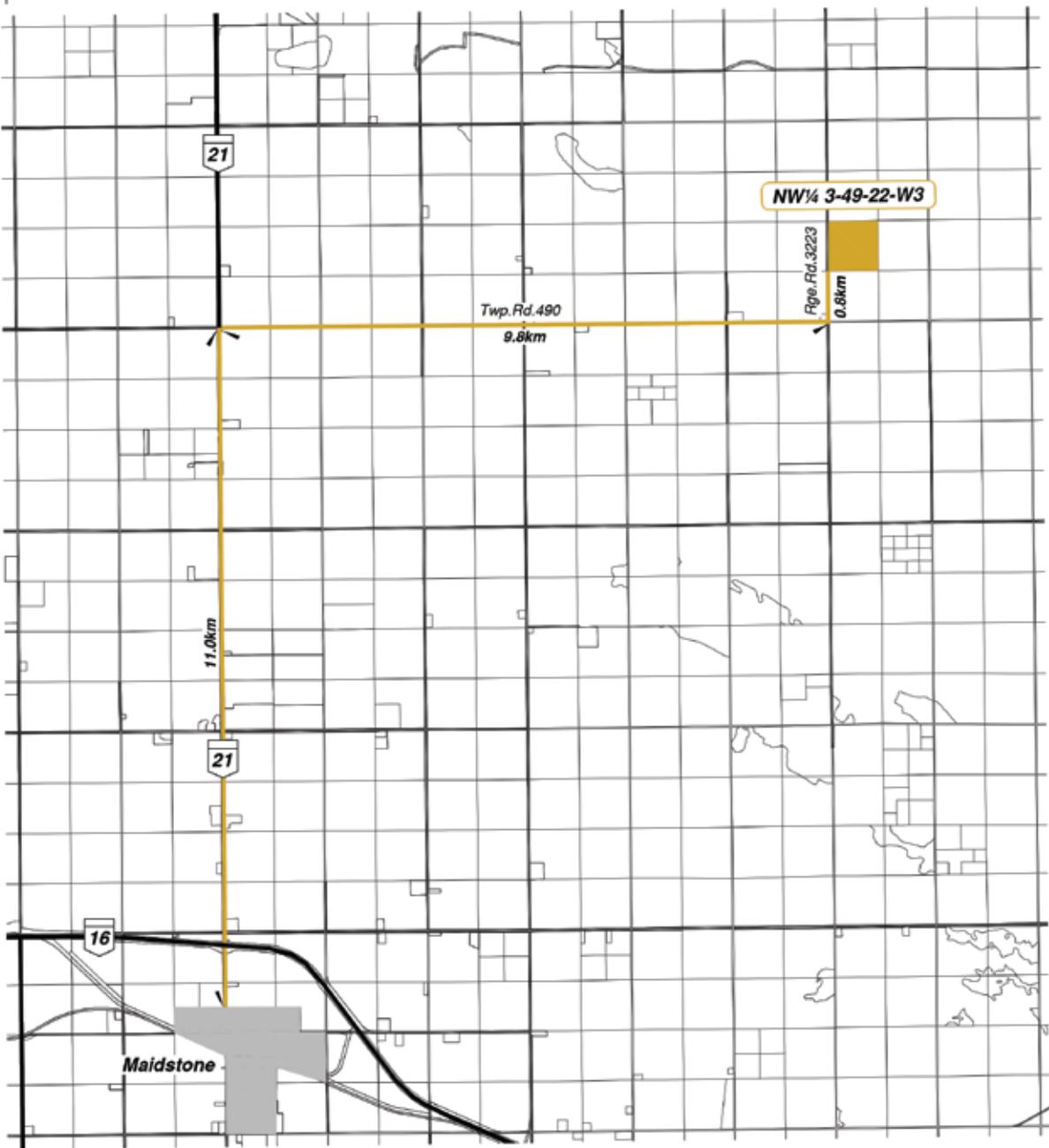
The number of productive acres for each parcel may change from year to year due to regional climatic conditions, agronomic practice, or energy company activity.

Initial offers must be submitted by **Noon MST, Tuesday March 10, 2026.**

For additional details or inquiries, contact Grant or Vern McClelland, RE/MAX of Lloydminster, (780) 808-2700 or email grant.m@progressivetender.com

www.bonnarland.ca

RouteMap



N.W.¼ SEC.3-TWP.49-RGE.22-W.3Mer. EXT.1

TITLE #: 158048400

PARCEL #: 203800799

OWNERS: Larry David Bonnar and
Alma Marie Bonnar

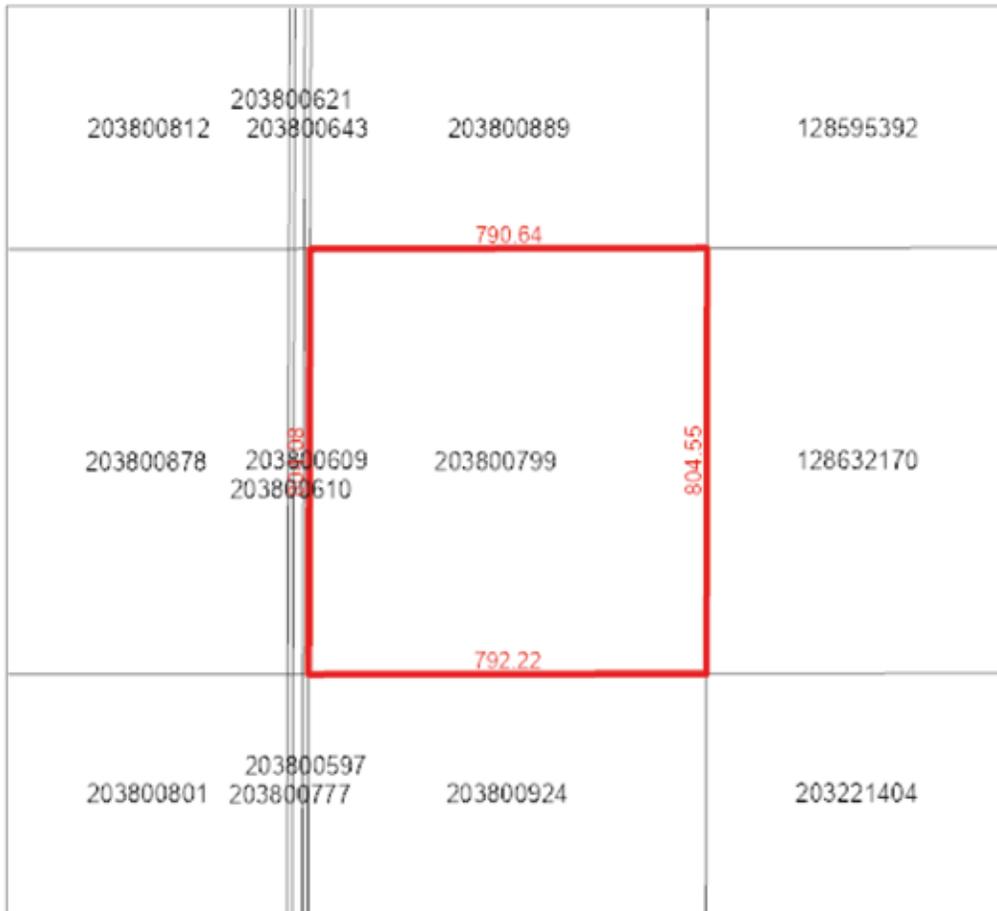
AREA: ±63.7ha. ±157acres





Surface Parcel Number: 203800799

REQUEST DATE: Mon Jan 5 13:06:08 GMT-06:00 2026



Owner Name(s) : Bonnar, Alma Marie, Bonnar, Larry David

Municipality : RM OF ELDON NO. 471

Area : 63.655 hectares (157.3 acres)

Title Number(s) : 158048400

Converted Title Number : 74B05575

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 03-49-22-3 Ext 1

Source Quarter Section : NW-03-49-22-3

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 #: 158048400
Title Status: Active
Parcel Type: Surface
Parcel Value: \$75,000.00 CAD
Title Value: \$75,000.00 CAD
Converted Title: 74B05575
Previous Title and/or Abstract #: 153035883

As of: 05 Jan 2026 13:06:55
Last Amendment Date: 16 Oct 2024 09:07:22.063
Issued: 16 Oct 2024 09:07:21.126

Municipality: RM OF ELDON NO. 471

Larry David Bonnar and Alma Marie Bonnar are the registered owners, as joint tenants, of Surface Parcel #203800799

Reference Land Description: NW Sec 03 Twp 49 Rge 22 W 3 Extension 1

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 #:
200274869

CNV Caveat

Value: N/A
Reg'd: 06 Oct 1999 00:25:45
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 #: 103903006
Converted Instrument #: 99B15448

Interest #:
200274870

CNV Caveat

Value: N/A
Reg'd: 06 Oct 1999 00:25:45
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 #: 103903017
Converted Instrument #: 99B15449

Interest #:
200274881

CNV Caveat

Value: N/A
Reg'd: 06 Oct 1999 00:25:45
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 #: 103903028
Converted Instrument #: 99B15450

Interest #:
200274892

CNV Caveat

Value: N/A
Reg'd: 03 May 2001 00:10:44
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 #: 103903040
Converted Instrument #: 01B06438

Interest #:
200274904

Pipelines Act - Easement

Value: N/A
Reg'd: 29 Jul 2002 09:35:38
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.
PO BOX 766
CALGARY, Alberta, Canada T2P 0M5
Client #: 137946718

Int. Register #: 104433241

Interest #:
200274915

Pipelines Act - Easement

Value: N/A
Reg'd: 09 Feb 2005 07:47:11
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 #: 109546870

Addresses for Service:

Name

Owner:

Larry David Bonnar

Client #: 111008450

Owner:

Alma Marie Bonnar

Client #: 140631746

Address

Box 480 Maidstone, Saskatchewan, Canada S0M 1M0

Box 480 Maidstone, SK, Canada S0M 1M0

Notes:

Parcel Class Code: Parcel (Generic)



Property Assessment



Property Report

Print Date: 05-Jan-2026

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Municipality Name: RM OF ELDON (RM)

Assessment ID Number : 471-000603200

PID: 201030574



Civic Address:
 Legal Location: Ctr NW Sec 03 Tp 49 Rg 22 W 3 Sup
 Supplementary:

Title Acres: 157.30
 School Division: 203
 Neighbourhood: 471-100
 Overall PUSE: 2100
 Call Back Year:
 Reviewed: 20-Oct-2020
 Change Reason: Maintenance
 Year / Frozen ID: 2025/-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	
66.30	K - [CULTIVATED]	Soil association 1 WS - [WHITESAND] Soil texture 1 SL - [SANDY LOAM] Soil texture 2 LS - [LOAMY SAND] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Soil association 2 WS - [WHITESAND] Soil texture 3 SL - [SANDY LOAM] Soil texture 4 LS - [LOAMY SAND] Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 10% reduction due to SD2 - [90 : Sand Pockets - Moderate]	\$/ACRE Final	1,716.46 45.65

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating	
40.00	ASP - [ASPEN PASTURE]	Soil association 1 WS - [WHITESAND] Soil texture 1 LS - [LOAMY SAND] Soil texture 2 S - [SAND]	Range site SD/DS: SANDS/DUNE SAND Pasture Type N - [Native] Pasture Topography T2: Gentle 3-5% Slopes Grazing water source WS: Slough Pasture Tree Cover ASP - [ASPEN] Aum/Acre 0.20 Aum/Quarter 31.80	\$/ACRE	557.08
51.00	ASP - [ASPEN PASTURE]	Soil association 1 WS - [WHITESAND] Soil texture 1 SL - [SANDY LOAM] Soil texture 2 LS - [LOAMY SAND]	Range site SY/SD: SANDY/SANDS Pasture Type N - [Native] Pasture Topography T2: Gentle 3-5% Slopes Grazing water source WS: Slough Pasture Tree Cover ASP - [ASPEN] Aum/Acre 0.20 Aum/Quarter 31.68	\$/ACRE	557.08

Property Assessment



Property Report

Print Date: 05-Jan-2026

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Municipality Name: RM OF ELDON (RM)

Assessment ID Number : 471-000603200

PID: 201030574

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	\$164,500		1	Non-Arable (Range)	45%	\$74,025				Taxable
Total of Assessed Values:	\$164,500				Total of Taxable/Exempt Values:	\$74,025				



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PROGRESSIVE TENDER[®]

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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