

Agricultural (Riverfront) Land with Residence For Sale by Progressive Tender In the Saskatchewan Rural Municipality of Britannia

We are pleased to present the following lands three miles east of Secondary Road #684 on Township Road #522, then south one mile on Range Road #3251 in the RM of Britannia **for sale as one block**:

NE 01-52-25-W3 Extension 17: ISC 72.98 titled acres. Soil Final Rating ranges from 50 to 58, primarily Meota sandy loam. SAMA profile designates 57 cultivated acres, with the balance waste or wetland. 2021 SAMA assessment is \$78,300. 2023 property taxes \$270.96. Half mile of frontage on the North Saskatchewan River. Access is through NW 01.

NW 01-52-25-W3: ISC 160.45 titled acres. Soil Final Rating ranges from 49 to 57, primarily Meota sandy Loam. SAMA profile designates 120 cultivated acres, with balance yard site and pasture. 2021 SAMA assessment is \$222,300 of which \$199,200 is designated for agriculture.

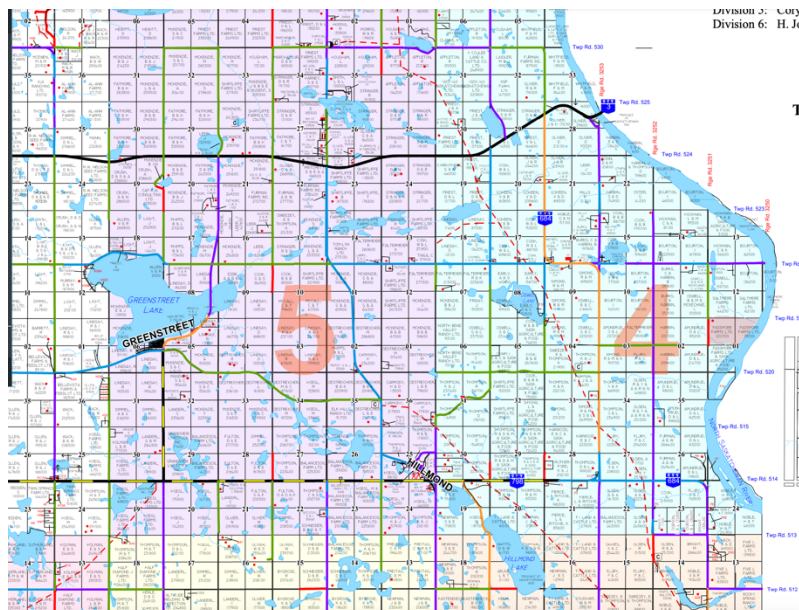
Property includes a well maintained 1990 bungalow, approximately 1,420 sq. ft. with a 20' x 24' heated attached garage. Mature landscaped yard. Immaculately kept home with two bedrooms and two bathrooms up, main floor laundry, lovely oak kitchen, wood fireplace in the living room, plus one-bedroom, large family room, storage, cold room and flexible use space downstairs. 48' x 60' shop with 14' walls. 24' x 30' heated workshop with 10' walls.

Vendor reports annual surface lease revenue of \$4,700 from one Cenovus site. 2023 property taxes were \$1,244.22. Viewing of home will be available from 4 to 6 PM, September 5, 2024. Please contact the listing agent for an appointment.

Tender Participation Details:

Initial bids must be submitted by **Noon MST, Tuesday October 1, 2024**; steps are detailed on the reverse of this document. Full information on the offering including maps, house design, and printable bid documents is available at www.passmoretender.ca

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



Progressive Tender Steps:

Step 1: Submit Bid Document

- Download the Bid Document from the www.passmoretender.ca website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Fill out the required details. Buyers must be GST registrants and provide a GST number at completion.
- **Obtain a bank draft for \$20,000** made payable to "RE/MAX of Lloydminster in Trust."
- Place both items in a sealed envelope and label it "Passmore (Britannia) Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 – 44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday October 1, 2024**. Attention: McClelland Group.

Step 2: Round Table Activity

- After the initial offers are opened, the Broker will contact each Bidder and inform them of the amount of the highest bid.
- Bidders will have until noon the following business day to submit a revised offer by phone, email, or text if they wish.

Step 3: Final Offer

- This "round table" process continues daily until every Bidder declares their Final Offer.
- If a Bidder doesn't respond within the time limit or increase their bid by a minimum amount of 2% over the previous round's highest offer, their last bid will automatically be declared as their Final Offer.
- Matching bids during progression rounds are discouraged.

Step 4: Confidentiality

- All Bidder names are kept confidential and only revealed to the Seller with the bid history when the progression rounds conclude. Bid history is the sole possession of the Seller.

Step 5: Finalizing Purchase

- The Seller reserves the right to reject any or all offers, engage in further negotiations on price or terms, and may award the sale of the subject property to the buyer of their choice.
- The successful Bidder must complete a Purchase Contract with the Broker within two business days of acceptance; a draft of which is available on the website.
- Deposit is to be increased to 5% of sale price upon removal of conditions.
- Bidder's proposed completion date for possession will be negotiable between the parties, allowing sufficient time for the Seller to vacate the property.

Step 6: Diligence Activity, Legal and Accounting Costs

- Property is sold "as is". Bidders are encouraged to conduct their own diligence including appraisal for value, home inspection, water quality and quantity, or survey / real property reports.
- Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

Step 7: Notification

- All Bidders will be notified about the outcome once a Purchase Contract is completed between the successful Buyer and Seller.
- Deposits from unsuccessful Bidders will be released in a timely manner by the Broker once the Purchase Contract is in place.

The McClelland Group, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offers 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!

**Grant McClelland – Direct (780) 871-4221 Email: grant.m@progressivetender.com
Vern McClelland - Direct (306) 821-0611 Email: vernmcclelland@remax.net**

Province of Saskatchewan Land Titles Registry Title

Title #: 119269334**Title Status:** Active**Parcel Type:** Surface**Parcel Value:** N/A**Title Value:** N/A**Converted Title:** 92B13646**Previous Title and/or Abstract #:** 92B13646**As of:** 04 Jul 2024 13:52:17**Last Amendment Date:** 31 Dec 2002 20:55:37.540**Issued:** 31 Dec 2002 20:55:37.460**Municipality:** RM OF BRITANNIA NO. 502

PASSMORE FARMS LTD. is the registered owner of Surface Parcel #149796343

Reference Land Description: NE Sec 01 Twp 52 Rge 25 W 3 Extension 17

As described on Certificate of Title 92B13646, description 17.

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****Owner:**

PASSMORE FARMS LTD.

Client #: 100106840

Address

PO BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK,
Canada S9V 1K6

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 130579599 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)



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Province of Saskatchewan Land Titles Registry Title

Title #: 119269356**As of:** 04 Jul 2024 13:51:17**Title Status:** Active**Last Amendment Date:** 04 May 2006 10:26:54.820**Parcel Type:** Surface**Issued:** 31 Dec 2002 20:55:48.710**Parcel Value:** N/A**Title Value:** N/A**Municipality:** RM OF BRITANNIA NO. 502**Converted Title:** 92B13646**Previous Title and/or Abstract #:** 92B13646

PASSMORE FARMS LTD. is the registered owner of Surface Parcel #130579599

Reference Land Description: NW Sec 01 Twp 52 Rge 25 W 3 Extension 0
As described on Certificate of Title 92B13646.

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 #:**116516886**

CNV Caveat

Value: N/A**Reg'd:** 14 Sep 1989 00:21:45**Interest Register Amendment Date:** N/A**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A

NW

Holder:

Joan Doris Passmore

Robertson et al Box 90 5009-47th St

Lloydminster, Saskatchewan, Canada S9V 0X9

Client #: 111304651**Int. Register #:** 106604210**Converted Instrument #:** 89B13054**Interest #:****124373415**

Lease - 10 years or more

Value: N/A**Reg'd:** 13 Apr 2004 15:08:11**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.

Box 6525 Station D

Calgary, Alberta, Canada T2P 3G7

Client #: 112342991**Int. Register #:** 108747894**Interest #:****125648736**

Pipelines Act - Easement

Value: N/A
Reg'd: 26 Jul 2004 13:42:34
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.
Box 6525 Station D
Calgary, Alberta, Canada T2P 3G7
Client #: 112342991

Int. Register #: 109163673

Interest #:
131719192

Lease - 10 years or more

Value: N/A
Reg'd: 04 May 2006 10:26:55
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.
Box 6525 Station D
Calgary, Alberta, Canada T2P 3G7
Client #: 112342991

Int. Register #: 110559517

Addresses for Service:

Name

Owner:

PASSMORE FARMS LTD.

Client #: 100106840

Address

PO BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK,
Canada S9V 1K6

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 149796343 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)



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Municipality Name: RM OF BRITANNIA (RM)

Assessment ID Number : 502-001001100

PID: 200443232



Civic Address:

Legal Location: Qtr NE Sec 01 Tp 52 Rg 25 W 3 Sup 00
Supplementary: EXCEPT: NORTH SASK RIVER

Title Acres: 71.00
School Division: 203
Neighbourhood: 502-101
Overall PUSE: 2000
Change Reason:
Year / Frozen ID: 2024/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost
Reviewed: 27-Feb-1996
Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors			Economic and Physical Factors			Rating
		Soil association 1	ME - [MEOTA]	Topography	T2 - Gentle Slopes	Stones (qualities)	S1 - None to Few	
7.00	K - [CULTIVATED]	Soil texture 1	FL - [FINE SANDY LOAM]	Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]			1,562.87
		Soil texture 2						58.19
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]					
		Soil association 2	ME - [MEOTA]					
		Soil texture 3	FL - [FINE SANDY LOAM]					
		Soil texture 4						
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]					
		Top soil depth	4-6					
		Soil association 1	ME - [MEOTA]	Topography	T2 - Gentle Slopes			
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few			
50.00	K - [CULTIVATED]	Soil texture 2	LS - [LOAMY SAND]	Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]			1,344.11
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]					50.04
		Soil association 2	ME - [MEOTA]					
		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					

AGRICULTURAL WASTE LAND

Acres Waste Type
14 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	\$78,300		1	Other Agricultural	55%	\$43,065				Taxable
Total of Assessed Values:	\$78,300				Total of Taxable/Exempt Values:	\$43,065				

Municipality Name: RM OF BRITANNIA (RM)

Assessment ID Number : 502-001001200

PID: 200434959



Civic Address: 325080 521 TWP-RD

Legal Location: Qtr NW Sec 01 Tp 52 Rg 25 W 3 Sup

Supplementary:

Title Acres: 160.00
School Division: 203
Neighbourhood: 502-101
Overall PUSE: 0360
Reviewed: 23-Apr-1997
Change Reason: 2024/-32560
Predom Code: C.A.M.A. - Cost
Method in Use:
Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors			Economic and Physical Factors			Rating
		Soil association 1	ME - [MEOTA]	Soil texture 1	Topography	T2 - Gentle Slopes	Stones (qualities)	
10.00	K - [CULTIVATED]	Soil texture 1	SL - [SANDY LOAM]	Soil texture 2	Phy. Factor 1	S1 - None to Few	5% reduction due to SD1 - [95 : Sand Pockets - Slight]	1,317.23 49.04 Final \$/ACRE Final
		Soil texture 2	LS - [LOAMY SAND]	Soil profile 1	Natural hazard	DW: Shallow Draw Rate: 0.98		
			OR10 - [CHERN-ORTH (CA 9-12)]					
		Soil association 2	ME - [MEOTA]	Soil texture 3				
		Soil texture 4	SL - [SANDY LOAM]	Soil texture 4				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]	Top soil depth				
73.00	K - [CULTIVATED]	Soil texture 1	ME - [MEOTA]	Soil texture 2	Topography	T2 - Gentle Slopes	Stones (qualities)	1,531.61 57.02 Final \$/ACRE Final
		Soil texture 2	FL - [FINE SANDY LOAM]	Soil profile 1	Phy. Factor 1	S1 - None to Few	5% reduction due to SD1 - [95 : Sand Pockets - Slight]	
			OR12 - [CHERN-ORTH (CA 12+)]		Natural hazard	DW: Shallow Draw Rate: 0.98		
		Soil association 2	ME - [MEOTA]	Soil texture 3				
		Soil texture 4	FL - [FINE SANDY LOAM]	Soil texture 4				
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]	Top soil depth				
2.00	K - [CULTIVATED]	Soil association 1	WS - [WHITESAND]	Soil texture 1	Topography	T3 - Moderate Slopes	Stones (qualities)	1,354.60 50.43 Final \$/ACRE Final
		Soil texture 2	LL - [LIGHT LOAM]	Soil texture 2	Phy. Factor 1	S3 - Moderate	5% reduction due to SD1 - [95 : Sand Pockets - Slight]	
		Soil profile 1	GL - [GRAVELLY LOAM]	Soil profile 1	Natural hazard	DW: Shallow Draw Rate: 0.98		
			OR12 - [CHERN-ORTH (CA 12+)]					
		Top soil depth	4-6					
		Soil association 1	WS - [WHITESAND]	Soil texture 1	Topography	T1 - Level / Nearly Level	Stones (qualities)	
5.00	A - [OCCUPIED YARD SITE]	Soil texture 2	LL - [LIGHT LOAM]	Soil texture 2	Phy. Factor 1	S2 - Slight	5% reduction due to SD1 - [95 : Sand Pockets - Slight]	1,536.41 57.20 Final \$/ACRE Final
		Soil profile 1	GL - [GRAVELLY LOAM]	Soil profile 1				
			OR12 - [CHERN-ORTH (CA 12+)]					

Municipality Name: RM OF BRITANNIA (RM) Assessment ID Number : 502-001001200 PID: 200434959

Natural hazard DW: Shallow Draw Rate: 0.98

35.00	K - [CULTIVATED]	Top soil depth	4-6	Topography	T1 - Level / Nearly Level	\$/ACRE	Final	1,536.41 57.20
		Soil association 1	WS - [WHITESAND]	Stones (qualities)	S2 - Slight			
		Soil texture 1	LL - [LIGHT LOAM]	Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]			
		Soil texture 2	GL - [GRAVELLY LOAM]					
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]					
				Natural hazard	DW: Shallow Draw Rate: 0.98			
		Top soil depth	4-6					

AGRICULTURAL PASTURE LAND

Acres		Land Use		Productivity Determining Factors				Productivity Determining Factors				Ratio			
32.00		ASP - [ASPEN PASTURE]		Soil association 1		WS - [WHITESAND]		Range site		L/TH: LOAMY/THIN		\$/ACRE		314.10	
				Soil texture 1		LL - [LIGHT LOAM]		Pasture Type		N - [Native]					
				Soil texture 2		GL - [GRAVELLY LOAM]		Pasture Topography		T5: Very Strong 16-20% SI					
								Grazing water source		Y: Yes					
								Pasture Tree Cover		ASP - [ASPEN]					
								Aum/Acre		0.15					
								Aum/Quarter		23.80					

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors		Other Information	Liability Subdivision	Tax Class	Tax Status
/	Country Residential	Acreage	Prime Rate:	\$7,692.00	Std.Parcel Size:	1	R	Taxable
		Width(ft)	Urban - Acreage		Land Size Multiplier:			
		Side 1 (ft)			Adjustment reason:			
		Side 2 (ft)						
		Area/Units		3.00				

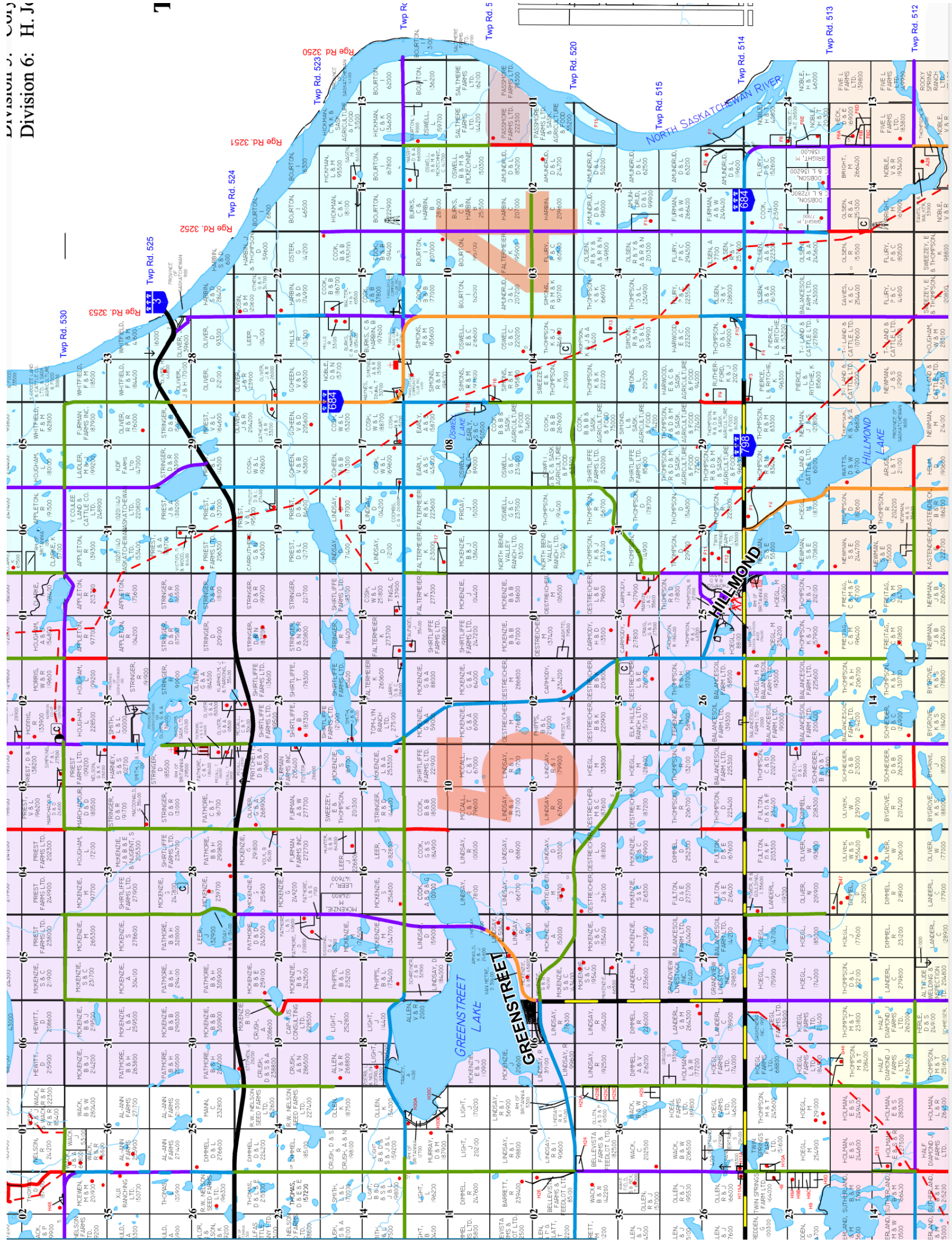
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$199,200		1	Other Agricultural	55%	\$109,560				Taxable
Non-Agricultural	\$23,100		1	Residential	80%	\$18,480				Taxable
Total of Assessed Values:	\$222,300				Total of Taxable/Exempt Values:		\$128,040			



NW 1-52-25-3





Bid Document
Passmore Farms Ltd. – RM of Britannia

Name of Bidder: _____

Mailing Address: _____

Contact Name if Company: _____

Residence Phone: (____) _____ - _____

Cellular Phone: (____) _____ - _____

Email: _____@_____

My GST Registration Number is _____ - _____

***My opening offer for NE 1-52-25-W3 Extension17 & NW 1-52-25-W3 is
\$ _____.***

***Enclosed is a bank draft or certified cheque for \$20,000.00 payable to RE/MAX of
Lloydminster representing my initial deposit.***

*I hereby submit my initial proposal to purchase the identified lands along with any
subsequent amendments I may make during the progression rounds, subject to the terms
and conditions listed on the tender website, which I have read and understood.*

*I specifically acknowledge the right of the Seller to 1) not accept any or all offers received,
2) further negotiate price, terms, or conditions, and 3) award the sale of the subject
property to the Buyer of their choice.*

*If my final proposal is accepted, I agree to complete the purchase agreement within two
business days of acceptance.*

Date

Signature

Bid is to be mailed or delivered by **Noon MST Tuesday October 1, 2024** to the offices
of:

RE/MAX of Lloydminster
5726 – 44th Street
Lloydminster, AB
T9V 0B6
Attention: McClelland Group