

**NE & SE 21-50-25-3 Rural, SK S0M 0W0****Agri-Business****Active****A2182859**

W: 3 R: 25 T: 50 S: 21 Q: E

DOM: 48**LP:** \$725,000.00**PD:****OP:** \$600,000.00

Trans Type: For Sale
City: Rural
Business Type:
Bldg Type:
Lse Rate Com:
County: Saskatchewan
Subdivision: NONE
Sewer:
Nearest Twn:
Possession: Negotiable
LINC#:
Legal Pln:

LP/Acre: \$2,287.07
Tax Amt/Yr: \$585.96/2024
Lot Sz Acre: 317.00
Lot SqFt: 13,808,520
Addl Parcels: No
RMS SQFT:
LP/SF:

Blk:**Lot:**

Zoning: AG
Title to Lnd: Fee Simple
Reports: None
Restrictions: None Known

Tax Roll:
Exclusn/SRR: No/No

Recent Change: **01/29/2025 : UP : \$600,000->\$725,000**

Public Remarks: Two quarters of pastureland totalling 317 titled acres located approximately 16 miles northeast of Lloydminster in the Rural Municipality of Britannia. 2021 SAMA assessment \$199,700. Access is from improved roads on both north and east boundaries. Vendor reports annual Surface Lease Revenue of \$29,530 from nine Cenovus sites. Perimeter is barb wire fence. Current tenant willing to remain. Please contact Listing Office for a detailed information package and website.

Directions:**Property Information**

Fencing:
911 Address:
Utilities:
HOA Incl:
Goods Exclude: n/a
Access Feat:
Goods Include: n/a

Road Frontage:
HOA/Sched:

Agri Business

Water Supply:
Acres Cleared:
Acres Cultivatd:
Acres Fenced:
Acres Freehold:
Acres LseHold:
Acres Pasture:
Lse Op Cost Inc:
Major Use : Pasture

Contracts:
Well Depth:
Lease SubLse:
Lease Type:
Lse Incentives:
Lse Term Rmn:

Soil Type:
Reg Watr Rgts:

Lse Op Cost SF:
Lease SqMtr:

Residential Buildings

Beds Total:
Baths Total:
Total FI SF:
Year Built:

Style of Home:
Basement:
Outbuild Desc:
Outbuildings:

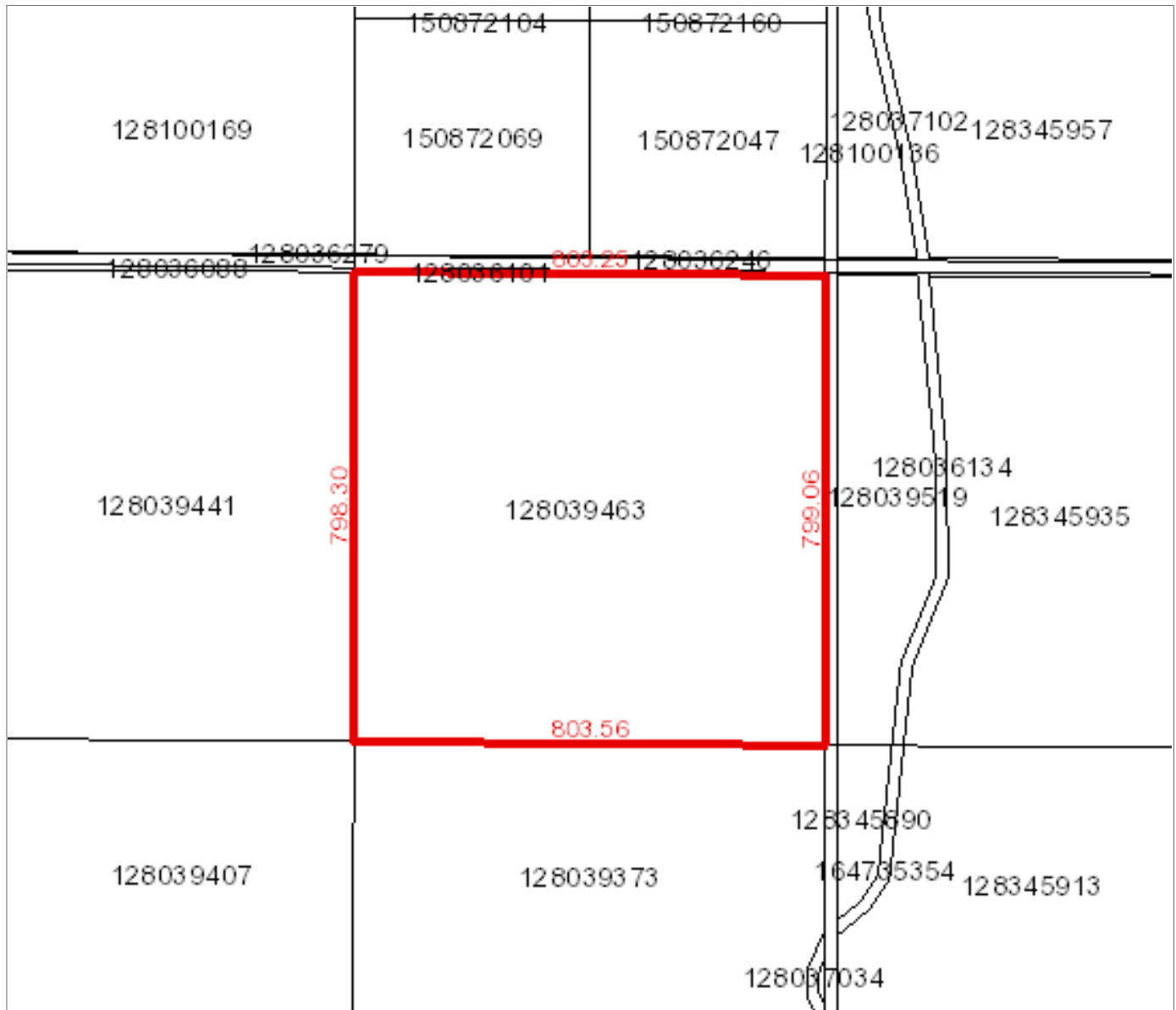
Foundation:**Printed Date:** 01/29/2025 8:17:25 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



Surface Parcel Number: 128039463

REQUEST DATE: Tue Nov 26 12:46:41 GMT-06:00 2024



Owner Name(s) : Multiple

Municipality : RM OF BRITANNIA NO. 502

Title Number(s) : Multiple

Parcel Class : Parcel (Generic)

Land Description : NE 21-50-25-3 Ext 0

Source Quarter Section : NE-21-50-25-3

Commodity/Unit : Multiple

Area : 64.165 hectares (158.55 acres)

Converted Title Number : N/A

Ownership Share : N/A

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.

Municipality Name: RM OF BRITANNIA (RM)

Assessment ID Number : 502-000121100

PID: 200426096



Civic Address:

Legal Location: Qtr NE Sec 21 Tp 50 Rg 25 W 3 Sup 00
Supplementary: EXCEPT: 1.458 ACS FOR RD PLAN #7-10179.

Title Acres: 158.54

Reviewed:

16-Jul-1996

School Division: 203

Change Reason:

Neighbourhood: 502-101

Year / Frozen ID:

2024/-32560

Overall PUSE: 2100

Predom Code:

Method in Use:

C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
		Soil association 1	WA - [WASECA]	Range site	L: LOAMY	\$/ACRE	837.60
20.00	NG - [NATIVE GRASS]	Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	WS: Slough		
22.00	ASP - [ASPEN PASTURE]			Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.55		
				Aum/Quarter	88.00		
		Soil association 1	WA - [WASECA]	Range site	L: LOAMY	\$/ACRE	397.86
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
58.00	ASP - [ASPEN PASTURE]			Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.68		
		Soil association 1	WA - [WASECA]	Range site	C/L: CLAYEY/LOAMY	\$/ACRE	397.86
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.68		
		Soil association 2	ON - [ONION LAKE]				
		Soil texture 3	HC - [HEAVY CLAY]				
		Soil texture 4	C - [CLAY]				

Property Report

Print Date: 26-Nov-2024

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Municipality Name: RM OF BRITANNIA (RM)				Assessment ID Number : 502-000121100		PID: 200426096	
59.00	NG - [NATIVE GRASS]	Soil association 1	WA - [WASECA]	Range site	C/L: CLAYEY/LOAMY	\$/ACRE	837.60
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
		Soil association 2	ON - [ONION LAKE]	Aum/Acre	0.55		
		Soil texture 3	HC - [HEAVY CLAY]	Aum/Quarter	88.00		
		Soil texture 4					

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	\$98,000		1	Non-Arable (Range)	45%	\$44,100				Taxable
Total of Assessed Values:	\$98,000				Total of Taxable/Exempt Values:	\$44,100				

Province of Saskatchewan Land Titles Registry Title

Title #: 144508114
Title Status: Active
Parcel Type: Surface
Parcel Value: \$143,992.00 CAD
Title Value: \$107,994.00 CAD
Converted Title: 96B15069B
Previous Title and/or Abstract #: 130797737

As of: 26 Nov 2024 12:48:11
Last Amendment Date: 11 Apr 2023 14:29:01.696
Issued: 20 Dec 2013 08:31:03.463
Municipality: RM OF BRITANNIA NO. 502

Brenda Faye Waldron is the registered owner of an undivided 3/4 interest in Surface Parcel #128039463

Reference Land Description: NE Sec 21 Twp 50 Rge 25 W 3 Extension 0
As described on Certificate of Title 96B15069B.

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 #:
165306708

CNV Caveat

Value: N/A
Reg'd: 11 Sep 1980 00:20:50
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

LSD 16
Holder:
CENOVUS ENERGY INC.
Box 6525 Station D
Calgary, Alberta, Canada T2P 3G7
Client #: 112342991

Int. Register #: 106617696
Converted Instrument #: 80B12504

Interest #:
165306719

CNV Caveat

Value: N/A
Reg'd: 03 Jan 1985 00:00:09
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

LSD 9
Holder:
CENOVUS ENERGY INC.
Box 6525 Station D
Calgary, Alberta, Canada T2P 3G7
Client #: 112342991

Int. Register #: 106617708
Converted Instrument #: 85B00085

Interest #:
165306720

CNV Caveat

Value: N/A
Reg'd: 22 Nov 1996 00:28:05
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

NE

Holder:
CENOVUS ENERGY INC.
Box 6525 Station D
Calgary, Alberta, Canada T2P 3G7
Client #: 112342991

Int. Register #: 106617719
Converted Instrument #: 96B16847

Interest #:
165306731

CNV Caveat

Value: N/A
Reg'd: 22 Jul 1998 00:17:28
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 #: 106617720
Converted Instrument #: 98B10477

Interest #:
165306742

CNV Caveat

Value: N/A
Reg'd: 23 Oct 2001 00:28:05
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

NE

Holder:
CENOVUS ENERGY INC.
Box 6525 Station D
Calgary, Alberta, Canada T2P 3G7
Client #: 112342991

Int. Register #: 106617731
Converted Instrument #: 01B16853

Interest #:
165306753

Pipelines Act - Easement

Value: N/A
Reg'd: 09 Aug 2007 10:14:20
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 #: 113109128

Interest #:

165306764

Pipelines Act - Easement

Value: N/A

Reg'd: 01 Feb 2008 16:14:14

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 #: 114079518

Interest #:

178347022

Pipelines Act - Easement

Value: N/A

Reg'd: 10 Mar 2017 14:04:20

Interest Register Amendment Date: N/A

Interest Assignment Date: 21 Dec 2020
16:46:18

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

Holder:

HUSKY MIDSTREAM GENERAL PARTNER INC.
PO BOX 766
CALGARY, Alberta, Canada T2P 0M5
Client #: 131503621

Int. Register #: 122137185

Addresses for Service:**Name****Owner:**

Brenda Faye Waldron
Client #: 120207204

Address

Box 136 Shaunavon, Saskatchewan, Canada S0N 2M0

Notes:

Parcel Class Code: Parcel (Generic)



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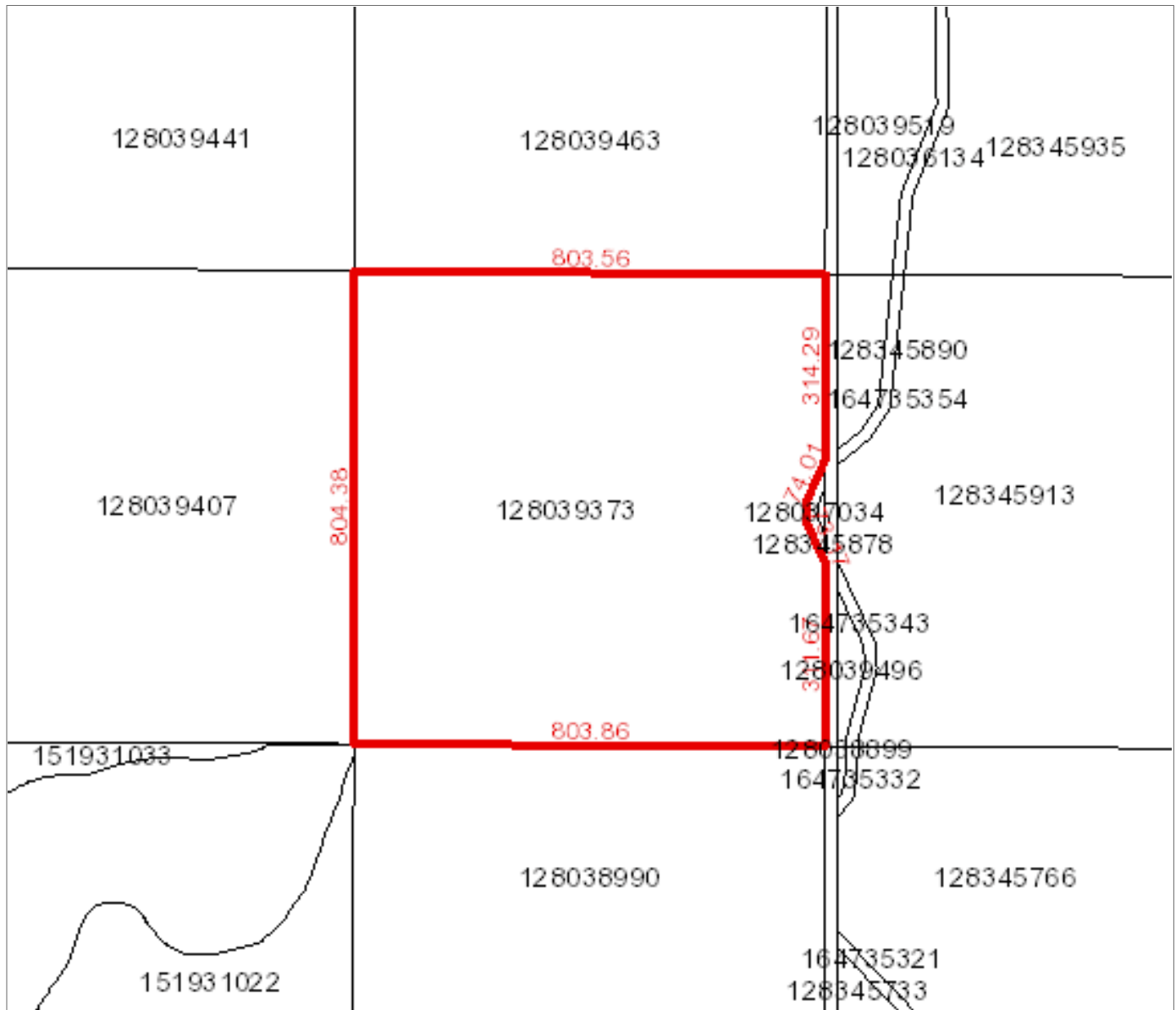
NE 21-50-25-3





Surface Parcel Number: 128039373

REQUEST DATE: Tue Nov 26 12:48:53 GMT-06:00 2024



Owner Name(s) : Multiple

Municipality : RM OF BRITANNIA NO. 502

Title Number(s) : Multiple

Parcel Class : Parcel (Generic)

Land Description : SE 21-50-25-3 Ext 1

Source Quarter Section : SE-21-50-25-3

Commodity/Unit : Multiple

Area : 64.243 hectares (158.75 acres)

Converted Title Number : N/A

Ownership Share : N/A

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.

Municipality Name: RM OF BRITANNIA (RM)

Assessment ID Number : 502-000121300

PID: 200426138



Civic Address:

Legal Location: Qtr SE Sec 21 Tp 50 Rg 25 W 3 Sup

Supplementary:

Title Acres: 160.00 Reviewed: 01-Jul-1982

School Division: 203 Change Reason:

Neighbourhood: 502-101 Year / Frozen ID: 2024/-32560

Overall PUSE: 2100 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
		Soil association 1	WA - [WASECA]	CL - [CLAY LOAM]	Topography	T4 - Strg Slopes	
3.00	K - [CULTIVATED]	Soil texture 1	CL - [CLAY LOAM]	Z-M - [CHERN SOLONETZ MOD]	Stones (qualities)	S2 - Slight	\$/ACRE
		Soil profile 1			Natural hazard	WN: Waste Knoll Rate: 0.98	Final
		Soil association 2	WA - [WASECA]				1,783.04
		Soil texture 3	CL - [CLAY LOAM]				66.38
		Soil texture 4					
		Soil profile 2	Z-M - [CHERN SOLONETZ MOD]				
		Top soil depth	4-6				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors			Productivity Determining Factors		Rating
		Soil association 1	WA - [WASECA]	CL - [CLAY LOAM]	Range site	L: LOAMY	
80.00	ASP - [ASPEN PASTURE]	Soil texture 1	CL - [CLAY LOAM]		Pasture Type	N - [Native]	\$/ACRE
		Soil texture 2			Pasture Topography	T4: Strong 10-15% Slopes	397.86
					Grazing water source	WS: Slough	
					Pasture Tree Cover	ASP - [ASPEN]	
					Aum/Acre	0.20	
					Aum/Quarter	31.68	
77.00	NG - [NATIVE GRASS]	Soil association 1	WA - [WASECA]		Range site	L: LOAMY	\$/ACRE
		Soil texture 1	CL - [CLAY LOAM]		Pasture Type	N - [Native]	837.60
		Soil texture 2			Pasture Topography	T4: Strong 10-15% Slopes	
					Grazing water source	WS: Slough	
					Pasture Tree Cover	NO - [NO]	
					Aum/Acre	0.55	
					Aum/Quarter	88.00	

Municipality Name: RM OF BRITANNIA (RM) Assessment ID Number : 502-000121300 PID: 200426138

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	\$101,700		1	Non-Arable (Range)	45%	\$45,765				Taxable
Total of Assessed Values:	\$101,700				Total of Taxable/Exempt Values:	\$45,765				

Province of Saskatchewan Land Titles Registry Title

Title #: 144616945**Title Status:** Active**Parcel Type:** Surface**Parcel Value:** \$194,956.00 CAD**Title Value:** \$146,217.00 CAD**Converted Title:** 96B15069B**Previous Title and/or Abstract #:** 130797782**As of:** 26 Nov 2024 12:49:18**Last Amendment Date:** 16 Nov 2022 10:27:10.920**Issued:** 23 Jan 2014 08:42:13.006**Municipality:** RM OF BRITANNIA NO. 502

Brenda Faye Waldron is the registered owner of an undivided 3/4 interest in Surface Parcel #128039373

Reference Land Description: SE Sec 21 Twp 50 Rge 25 W 3 Extension 1
As described on Certificate of Title 96B15069B which describes this parcel and other parcel(s) with the same land description tied to this one.

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 #:**165696531**

CNV Caveat

Value: N/A**Reg'd:** 22 Jul 1998 00:17:28**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 #:** 106617720**Converted Instrument #:** 98B10477**Interest #:****165696542**

Lease - 10 years or more

Value: N/A**Reg'd:** 11 May 2006 15:39:28**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 #:** 110575571**Interest #:**

165696553

Lease - 10 years or more

Value: N/A**Reg'd:** 08 Feb 2007 11:10:19**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 #:** 112617008**Interest #:****165696564**

Lease - 10 years or more

Value: N/A**Reg'd:** 04 Jun 2007 10:30:53**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 #:** 112888424**Interest #:****165696575**

Lease - 10 years or more

Value: N/A**Reg'd:** 04 Jun 2007 10:46:57**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 #:** 112888682**Interest #:****165696586**

Pipelines Act - Easement

Value: N/A**Reg'd:** 09 Aug 2007 10:14:20**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 #:** 113109128

Interest #:
165696597

Pipelines Act - Easement

Value: N/A
Reg'd: 29 Aug 2008 12:10:00
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 #: 114774262**Interest #:**
165696609

Lease - 10 years or more

Value: N/A
Reg'd: 09 Feb 2009 11:48:53
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 #: 115211483**Interest #:**
165696610

Lease - 10 years or more

Value: N/A
Reg'd: 09 Feb 2009 11:52:45
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.
Box 6525 Station D
Calgary, Alberta, Canada T2P 3G7
Client #: 112342991

Int. Register #: 115211517**Interest #:**
165696621

Lease - 10 years or more

Value: N/A
Reg'd: 09 Feb 2009 11:55:10
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

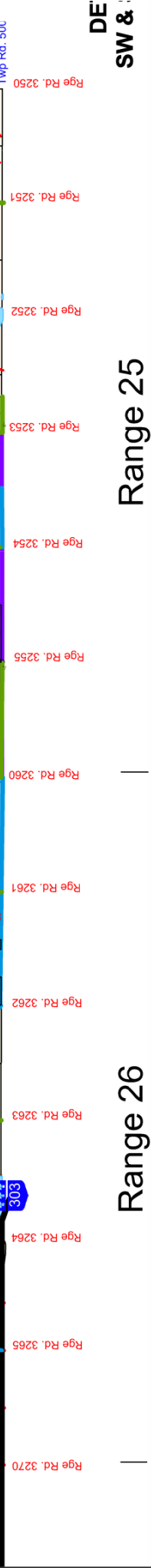
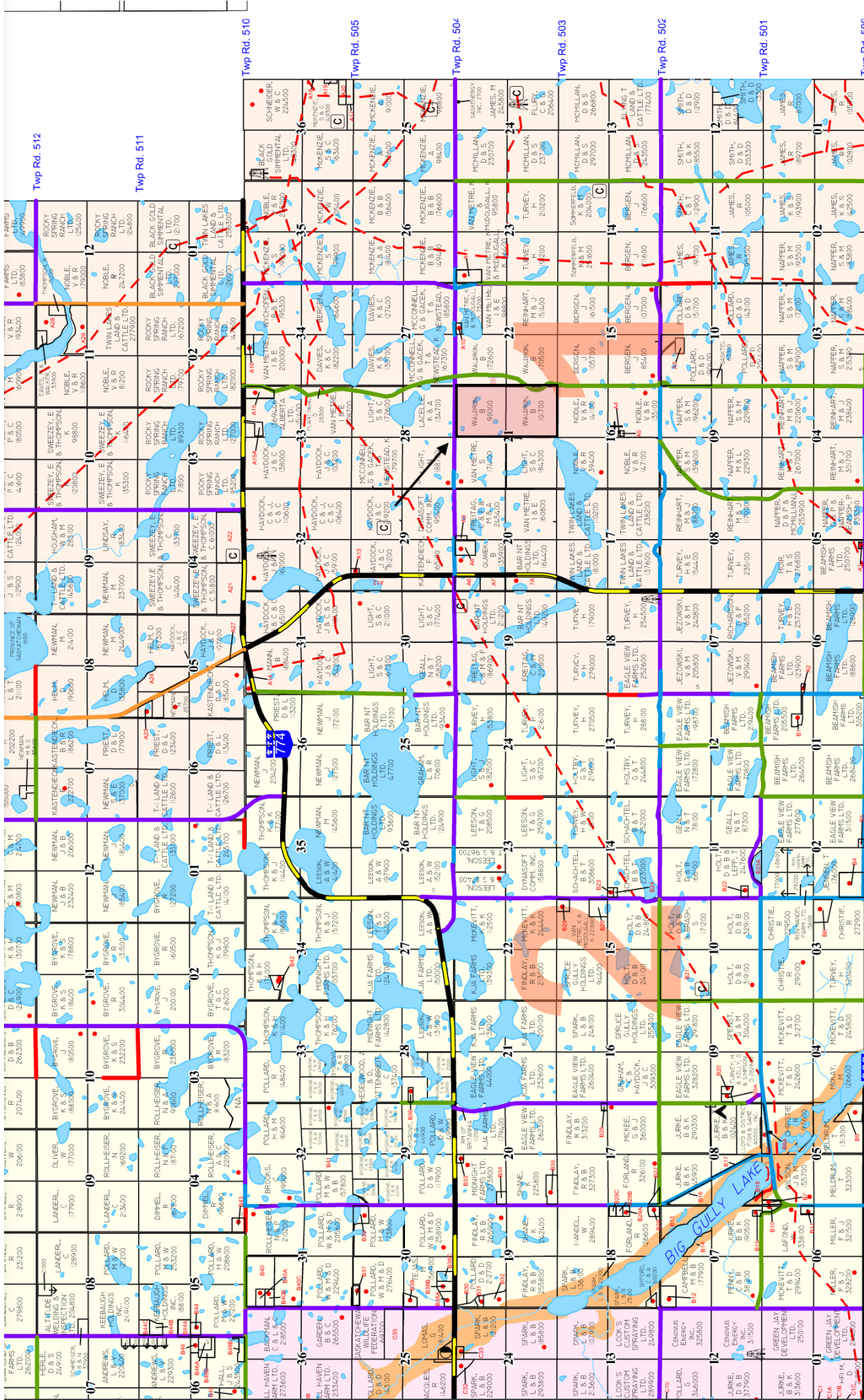
Client #: [112342991](#)**Int. Register #:** [115211528](#)**Addresses for Service:****Name****Address****Owner:**[Brenda Faye Waldron](#)[Box 136 Shaunavon, Saskatchewan, Canada S0N 2M0](#)Client #: [120207204](#)**Notes:**

[Under The Planning and Development Act, 2007](#), the title for this parcel and parcels [128345878](#) may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority.

Parcel Class Code: [Parcel \(Generic\)](#)**[Back to top](#)**

SE 21-50-25-3





Range 26

Range 25

DE
SW &