

LOWE 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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Agricultural Land For Sale

by Progressive Tender® in the RM of Wilton

Starting Price

\$650,000

Land located approximately four miles southeast of Marshall, SK in the RM of Wilton for sale by Progressive Tender® with all initial offers opened **Noon MST, Tuesday December 2, 2025.**

SE 16-48-26-3 Extension 1: ISC 160.83 titled acres.

Saskatchewan Assessment Management Agency property profile designates 141 cultivated acres, with the balance wetlands. Outgoing tenant reports approximately 140 acres were seeded to wheat in 2025. A small portion of the adjoining NE quarter is farmed with permission of the Rural Municipality. The number of productive acres may change from year to year due to regional climatic conditions or agronomic practice.

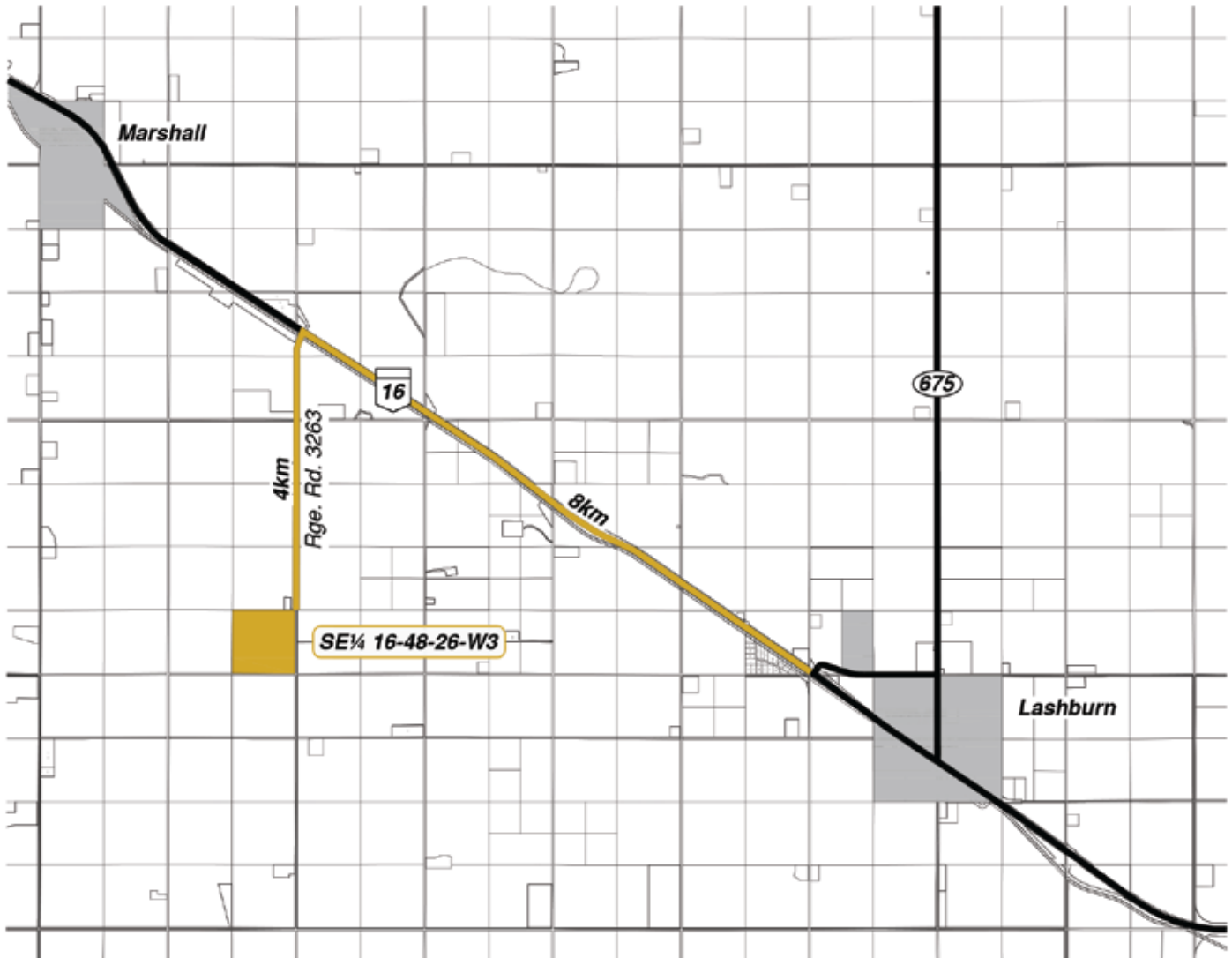
Soil Final Rating for much of the land ranges from 68 to 77, primarily Waseca Clay Loam. 2025 SAMA assessment is \$386,000. 2025 property taxes are \$1,755.72. Zoned Agricultural. Vendor reports annual surface lease revenue of \$3,200 from one Cenovus wellsite and access road.

Access is by paved road along the east boundary. The parcel is conveniently located within 2½ miles of the Pioneer Grain Terminal, south of Hwy 16.

Initial offers must be submitted by **Noon MST, Tuesday December 2, 2025.**

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

Please visit **www.loweland.ca** for additional details.



S.E. ¼ SEC.16-TWP.48-RGE.26-W.3Mer.

TITLE #: 127639255

PARCEL #: 153369951

OWNERS: Synod of the Diocese
of Saskatoon

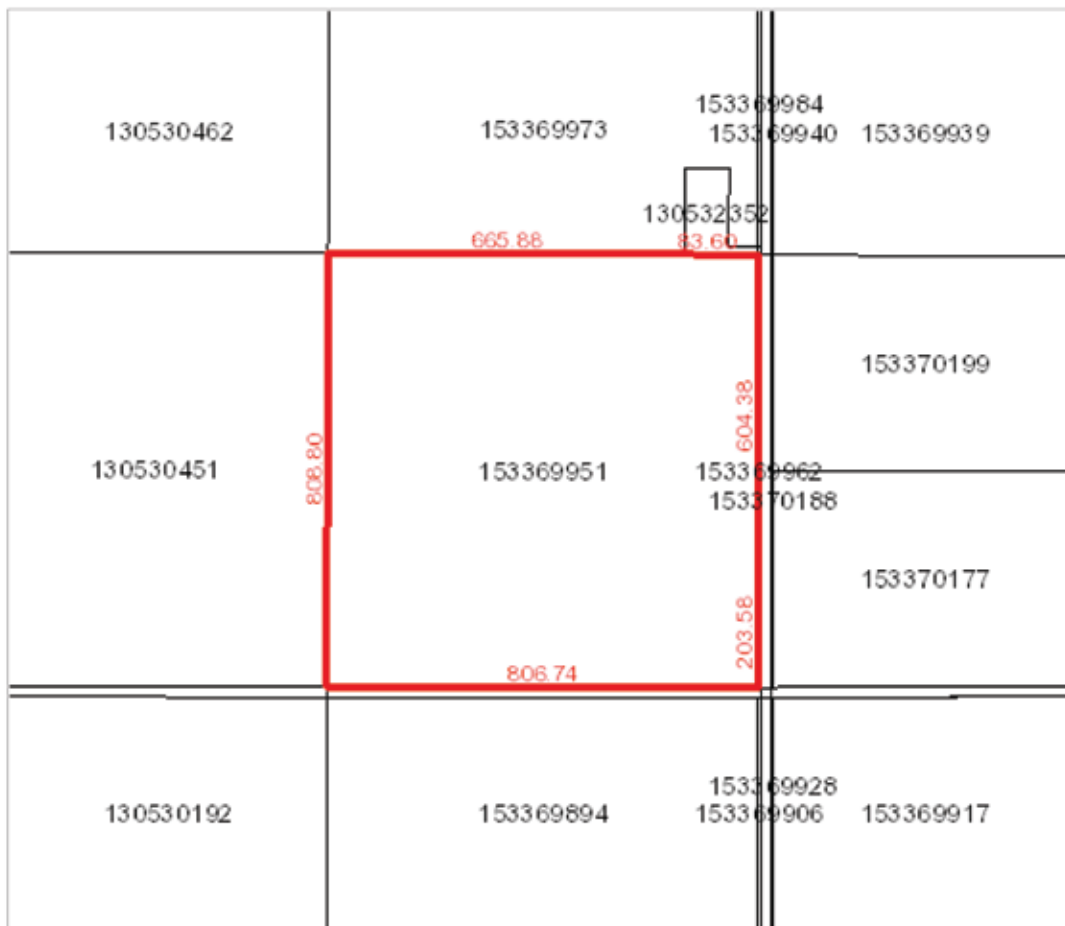
AREA: ±65.1ha. (±161acres)





Surface Parcel Number: 153369951

REQUEST DATE: Fri May 30 11:45:05 GMT-06:00 2025



Owner Name(s) : SYNOD OF THE DIOCESE OF SASKATOON

Municipality : RM OF WILTON NO. 472

Area : 65.086 hectares (160.83 acres)

Title Number(s) : 127639255

Converted Title Number : 02B02089B

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SE 16-48-26-3 Ext 1

Source Quarter Section : SE-16-48-26-3

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.

PropertyAssessment



Property Report

Print Date: 30-May-2025

Page 1 of 2

Municipality Name: RM OF WILTON (RM)

Assessment ID Number : 472-001016300

PID: 201019932



Civic Address:

Legal Location: Qtr SE Sec 16 Tp 48 Rg 26 W 3 Sup

Supplementary: ISC PCL #153369951

Title Acres: 160.83

School Division: 203

Neighbourhood: 472-101

Overall PUSE: 2000

Call Back Year:

Reviewed: 15-Mar-2005

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	
81.00	K - [CULTIVATED]	Soil association 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	2,911.69
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	77.44
		Soil texture 2	L - [LOAM]				
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	4-6	Natural hazard	NH: Natural Hazard Rate: 0.96		
5.00	K - [CULTIVATED]	Soil association 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	1,455.85
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	38.72
		Soil texture 2	L - [LOAM]	Phy. Factor 1	50% reduction due to SA5 - [50 : Salinity - Severe]		
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	4-6	Natural hazard	NH: Natural Hazard Rate: 0.96		
55.00	K - [CULTIVATED]	Soil association 1	WA - [WASECA]	Topography	T3 - Moderate Slopes	\$/ACRE	2,593.89
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	68.99
		Soil texture 2	L - [LOAM]				
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Soil association 2	WA - [WASECA]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
20	WASTE SLOUGH

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Data Source: SAMAVIEW

Property Report

Print Date: 30-May-2025

Page 2 of 2

Municipality Name: RM OF WILTON (RM)

Assessment ID Number : 472-001016300

PID: 201019932

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	\$386,000		1	Other Agricultural	55%	\$212,300				Taxable
Total of Assessed Values:	\$386,000				Total of Taxable/Exempt Values:	\$212,300				

Province of Saskatchewan Land Titles Registry Title

Title #: 127639255
Title Status: Active
Parcel Type: Surface
Parcel Value: \$0.00 CAD
Title Value: \$0.00 CAD
Converted Title: 02B02089B
Previous Title and/or Abstract #: 110387875

As of: 30 May 2025 11:46:17
Last Amendment Date: 05 May 2025 10:03:56.983
Issued: 23 Apr 2004 16:36:07.023
Municipality: RM OF WILTON NO. 472

SYNOD OF THE DIOCESE OF SASKATOON is the registered owner of Surface
Parcel #153369951

Reference Land Description: SE Sec 16 Twp 48 Rge 26 W 3 Extension 1
As shown on Plan 100295388

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 #:
124464067

CNV Easement

Value: N/A
Reg'd: 12 Apr 1988 00:07:51
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 #: 103972080
Converted Instrument #: 88B04710
Feature #: 100083507

Interest #:
124464078

CNV Caveat

Value: N/A
Reg'd: 07 May 1990 00:10:22
Interest Register Amendment Date: N/A
Interest Assignment Date: 05 May 2025
10:03:57
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 #: 124035588

Int. Register #: 103972091
Converted Instrument #: 90B06217

Interest #:
124464089

CNV Caveat

Value: N/A
Reg'd: 08 Jun 1990 00:13:19
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.
P.O. Box 766 225 - 6th Avenue S.W.
Calgary, Alberta, Canada T2P 0M5
Client #: 112342991

Int. Register #: 103972103
Converted Instrument #: 90B07990

Interest #:
124464090

CNV Caveat

Value: N/A
Reg'd: 28 Sep 1990 00:23:01
Interest Register Amendment Date: N/A
Interest Assignment Date: 05 May 2025
10:03:57
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 #: 124035588

Int. Register #: 103972114
Converted Instrument #: 90B13807

Interest #:
124464102

CNV Easement

Value: N/A
Reg'd: 01 Feb 1995 00:02:29
Interest Register Amendment Date: N/A
Interest Assignment Date: 05 May 2025
10:03:57
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 #: 124035588

Int. Register #: 103972125
Converted Instrument #: 95B01490

Interest #:
137465422

Miscellaneous Interest

Value: N/A
Reg'd: 24 Apr 2007 12:17:07
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

PIPELINE 2-21-48-26 W3 to 7-16-48-26-W3M CCS Landfill Services A
Division of CCS INC. Agreements signed - March 22, 2007 (4.185 acres)

Holder:
SECURE WASTE INFRASTRUCTURE CORP.
2300, 225 - 6 AVENUE SW
CALGARY, Alberta, Canada T2P 1N2
Client #: 137339017

Int. Register #: 112784250

Interest #:
137467312

Miscellaneous Interest

Value: N/A
Reg'd: 24 Apr 2007 13:16:59
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

SURFACE LEASE - DISPOSAL WELL CCS INC. SWD C7-16-48-26-W3M
(2.471 ACRES) Lease signed - March 22, 2007

Holder:
SECURE WASTE INFRASTRUCTURE CORP.
2300, 225 - 6 AVENUE SW
CALGARY, Alberta, Canada T2P 1N2
Client #: 137339017

Int. Register #: 112784429

Interest #:
168170092

Pipelines Act - Easement

Value: N/A
Reg'd: 29 Jul 2014 16:26:35
Interest Register Amendment Date: N/A
Interest Assignment Date: 25 Oct 2024
14:31:19
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SECURE WASTE INFRASTRUCTURE CORP.
2300, 225 - 6 AVENUE SW
CALGARY, Alberta, Canada T2P 1N2
Client #: 137339017

Int. Register #: 120218857

Addresses for Service:

Name	Address
Owner:	
SYNOD OF THE DIOCESE OF SASKATOON	1403 - 9TH AVE. N SASKATOON, Saskatchewan, Canada
Client #:	107741134

Notes:

Parcel Class Code: [Parcel \(Generic\)](#)

ImageGallery





**PROGRESSIVE
TENDER[®]**
"HOW LAND CHANGES HANDS"



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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