

KLINGER

Comprehensive Information Pkg for Home Quarter



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www.progressivetender.com



grant.m@progressivetender.com



Grant (780) 871-4221

Vern (306) 821-0611

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!

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SW 7-47-25-W3 in the Rural Municipality of Manitou Lake MLS A2198663

The following lands and improvements located approximately ten miles south of the Town of Lashburn, Saskatchewan are offered for sale.

Asking price: One Million Four Hundred Thousand Dollars (\$1,400,000)

This stunning 158-acre property is located approximately ten miles south of the Town of Lashburn in the RM of Manitou Lake but within the Lashburn School attendance area. The hilltop location offers breathtaking views of the Battle River valley with a beautifully finished 2,596 sq. ft. 2006 bungalow, walkout basement and an attached 1,680 sq. ft. three-bay garage. The home has three bedrooms, three bathrooms, a spacious island kitchen, vaulted ceilings, and main-floor laundry on the main level plus two additional bedrooms, two bathrooms, a family room, and a versatile flex space below.

Premium Acreage
with Luxury Home &
Agricultural Potential



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Additional features include:

- Expansive decks and patio
- Hot tub, barn, corral, and livestock waterers
- Water supply is from a well and dugout supported by a full treatment system.
- Land has a Soil Final Rating of 69, primarily Waseca loam
- SAMA profile indicating 85 cultivated acres, with the balance yardsite and pasture.

Access:

Township Road 471, west of paved Secondary Highway #675, south of Highway #16.

*Opportunity for an additional 463 acres boasting two miles of riverfront is also available **for purchase or lease** from same vendor with purchase of home quarter.

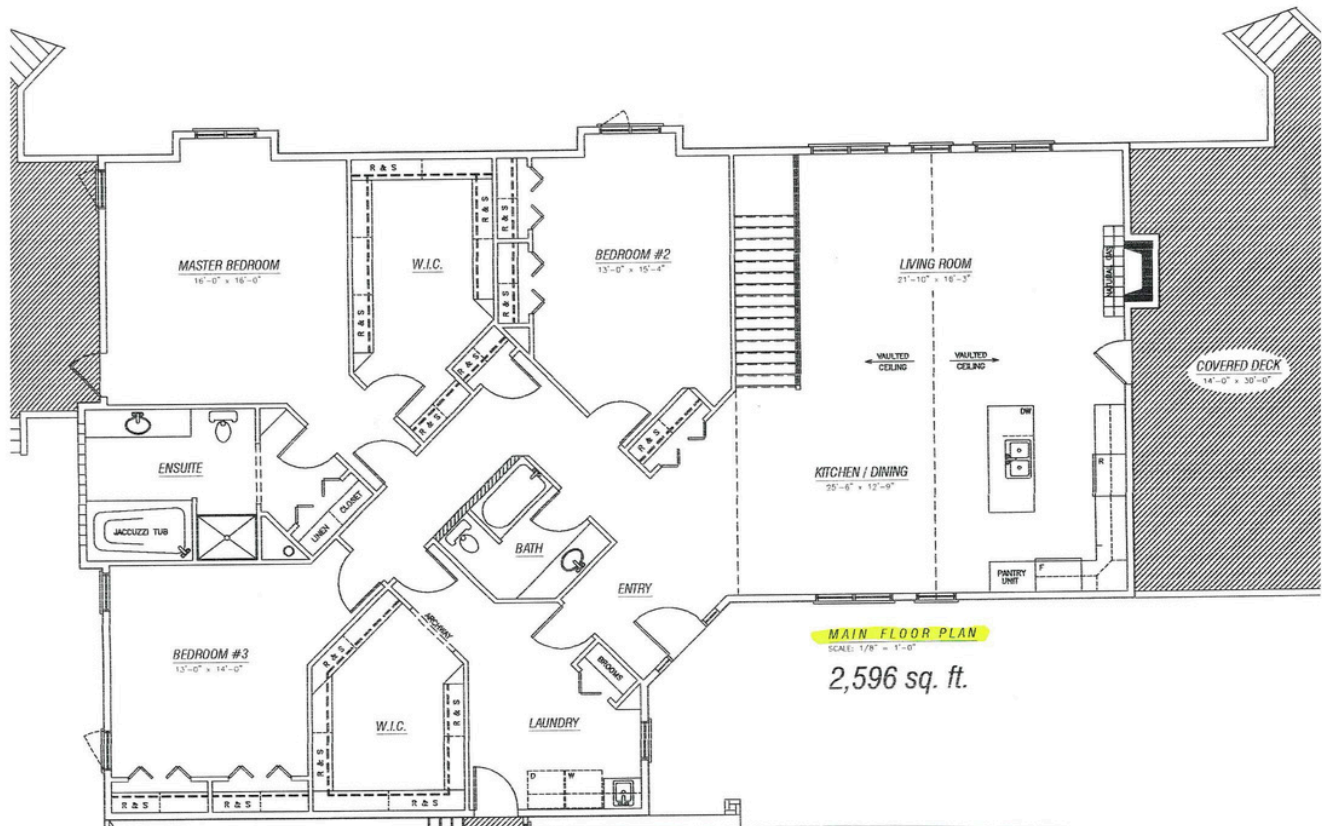
Breathtaking River
Valley Views &
Exceptional
Country Living



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Floor Plan





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05

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ISC Title - SW 7-47-25-W3

7/2/24, 2:43 PM

apps.isc.ca/LAND/TPS/QuickSearchTitleDetails

Province of Saskatchewan Land Titles Registry Title

Title #: 129682042 **Title Status:** Active **Parcel:** 130564740 **Registered:** 05 Jun 2024 14:43:24
Type: Surface **Parcel Value:** \$80,000.00 **Last Amendment Date:** 25 Jan 2024 09:59:28.206
Title Value: \$80,000.00 CAD **Considered:** 14 Sep 2005 10:46:11.900
Title: 90B09479 **Previous Title:** 90B09479 **Municipality:** RM OF MANITOU LAKE NO. 442
Abstract #: 118347105

Jory Clair Klinger and Rita Michelle Klinger are the registered owners, as joint tenants, of Surface Parcel #130564740

Reference Land Description: SW Sec 07 Twp 47 Rge 25 W 3 Extension 0
 As described on Certificate of Title 90B09479.

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 #:
198389389

Mortgage

Value: \$650,000.00 CAD
Reg'd: 25 Jan 2024 09:59:28
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

The Toronto-Dominion Bank
 500 Edmonton City Centre East 10205 - 101 Street, 5th Floor
 Edmonton, Alberta, Canada T5J 5E8
Client #: 103736077

Int. Register #: 125960227

Addresses for Service:

Name

Owner:

Jory Clair Klinger
 Client #: 115250712

Owner:

Rita Michelle Klinger
 Client #: 115250734

Address

Box 626 Lashburn, Saskatchewan, Canada S0M 1H0

Box 626 Lashburn, Saskatchewan, Canada S0M 1H0

Notes:

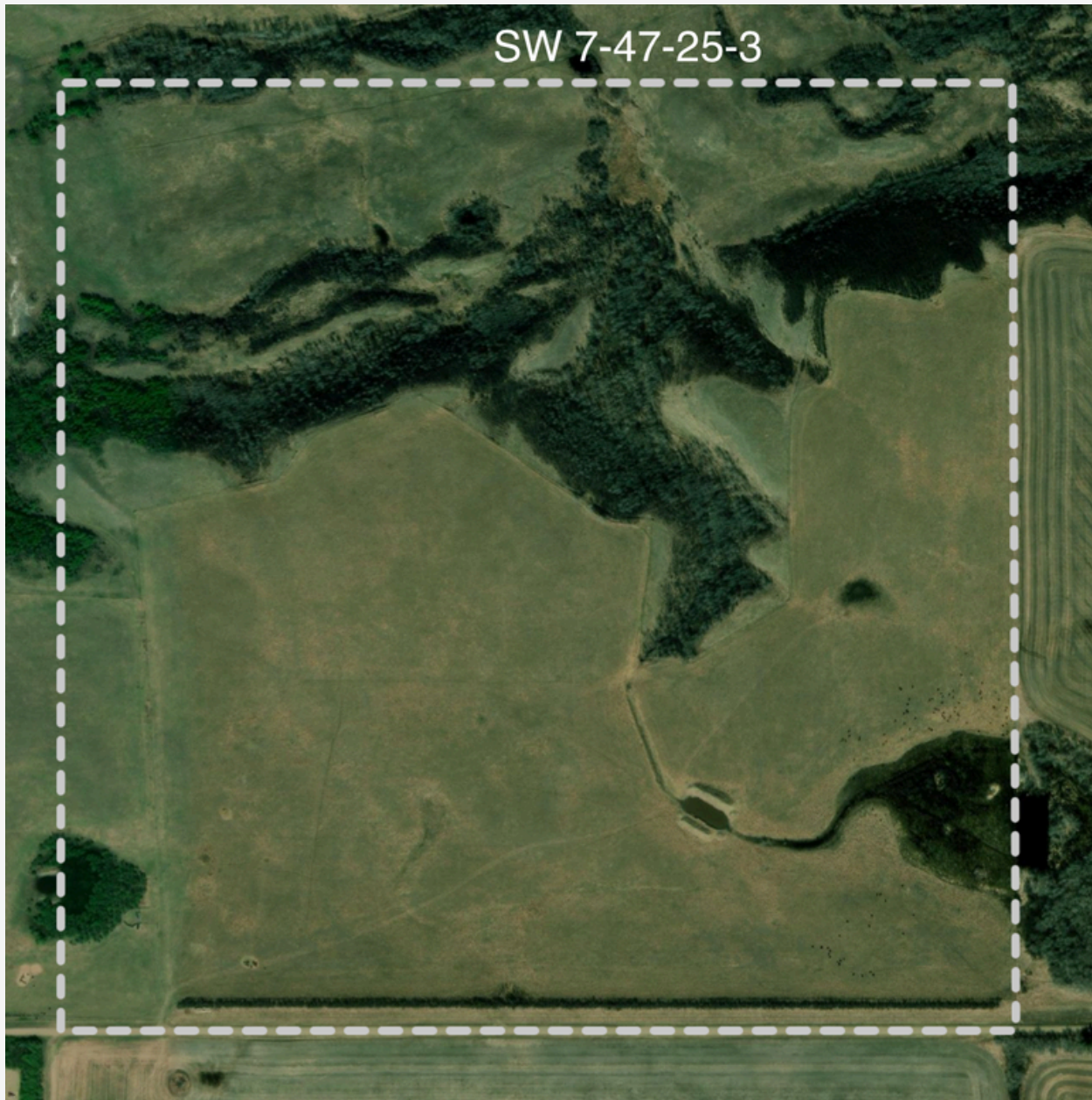
Parcel Class Code: Parcel (Generic)



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Satellite View - SW 7-47-25-W3



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SAMA Report - SW 7-47-25-W3

Property Report

Print Date: 05-Jun-2024

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Municipality Name: RM OF MANITOU LAKE (RM)

Assessment ID Number : 442-001407400

PID: 201227170



Civic Address: 326077 471 TWP-RD

Legal Location: Qtr SW Sec 07 Tp 47 Rg 25 W 3 Sup

Supplementary:

Title Acres: 158.11

School Division: 203

Neighbourhood: 442-100

Overall PUSE: 0360

Call Back Year:

Reviewed: 11-Apr-2018

Change Reason: Maintenance

Year / Frozen ID: 2024/-32560

Predom Code: SR002 Single Family Dwell

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
85.11	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL]	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard RV: Ravine Rate: 0.98	\$/ACRE Final	1,867.95 69.54
3.00	A - [OCCUPIED YARD SITE]	Top soil depth 4-6 Soil association 1 WA - [WASECA] Soil texture 1 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL] Top soil depth 4-6	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard RV: Ravine Rate: 0.98	\$/ACRE Final	1,867.95 69.54

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating	
23.00	NG - [NATIVE GRASS]	Soil association 1 WA - [WASECA] Soil texture 1 L - [LOAM] Soil texture 2	Range site L: LOAMY Pasture Type N - [Native] Pasture Topography T3: Moderate 6-9% Slopes Grazing water source WS: Slough Pasture Tree Cover NO - [NO] 0.00 Aum/Acre 0.00 Aum/Quarter	\$/ACRE	837.60
42.00	ASP - [ASPEN PASTURE]	Soil association 2 OX - [OXBOW] Soil texture 3 L - [LOAM] Soil texture 4 Soil association 1 WA - [WASECA] Soil texture 1 L - [LOAM] Soil texture 2	Range site TH: THIN Pasture Type N - [Native] Pasture Topography T6: Severe 21-30% Slopes Grazing water source WS: Slough Pasture Tree Cover ASP - [ASPEN]	\$/ACRE	230.34

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SAMA Report - SW 7-47-25-W3

Property Report

Print Date: 05-Jun-2024

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Municipality Name: RM OF MANITOU LAKE (RM)	Assessment ID Number : 442-001407400	PID: 201227170
	Aum/Acre 0.00	
	Aum/Quarter 0.00	
Soil association 2 OX - [OXBOW]		
Soil texture 3 L - [LOAM]		
Soil texture 4		

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID& Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
5034765 0	6 - Very Good	(1.0) - Average	8	0	1.06	1	R	Taxable
	Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
	SFR - 1 Storey		2596	2006		30.0 X 26.0		
						OFD(1816) ADD(RU11.1;7.9) TXT(OFD -> 36.0 X 44.0 + 6.0 X 30.0 + 52.0)		
	Basement		2596	2006		30 X 26 + 36 X 44 + 6 X 30 + 52		
	Attached Garage		1174	2006		28.0 X 41.0 + 2.0 X 13.0		

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 5034765.0	Section Area: 2596
Quality: 6 - Very Good	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :
Plumbing Fixture Default: Very Good (14 Fixtures)	Plumbing Fixture Adj: -6	Number of Fireplaces : 1
Basement Rate: Basement	Basement Height: 08 ft	Basement Room Rate :
Percent of Basement Area:	Att/B-In Garage Rate: Attached Garage	Garage Finish Rate : Interior Lining
Garage Wall Height Adjustment: 10	Garage Floor Adj:	Incomplete Adjustment :
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :
Porch/Closed Ver Rate:	Deck Rate:	
Section: Basement	Building ID: 5034765.0	Section Area: 2596
Basement Rate: Basement	Basement Height: 08 ft	Basement Garage :
Basement Walkout Adj:	Basement Room Rate:	Percent of Basement Area :
Section: Attached Garage	Building ID: 5034765.0	Section Area: 1174

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Data Source: SAMAVIEW

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Comprehensive Information Pkg for Home Quarter

SAMA Report - SW 7-47-25-W3

Property Report

Print Date: 05-Jun-2024

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Municipality Name: RM OF MANITOU LAKE (RM)	Assessment ID Number : 442-001407400	PID: 201227170
Att/B-In Garage Rate: Attached Garage	Garage Finish Rate: Interior Lining	Garage Wall Height Adjustment : 10
Garage Floor Adj:	Incomplete Adjustment:	

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	\$5,600		1	Residential	80%	\$4,480				Taxable
Agricultural	\$188,000		1	Other Agricultural	55%	\$103,400				Taxable
Improvement	\$648,300		1	Residential	80%	\$279,620	Z	\$239,020	Z	Taxable
Total of Assessed Values:	\$841,900					\$387,500		\$239,020		
Total of Taxable/Exempt Values:						\$387,500		\$239,020		

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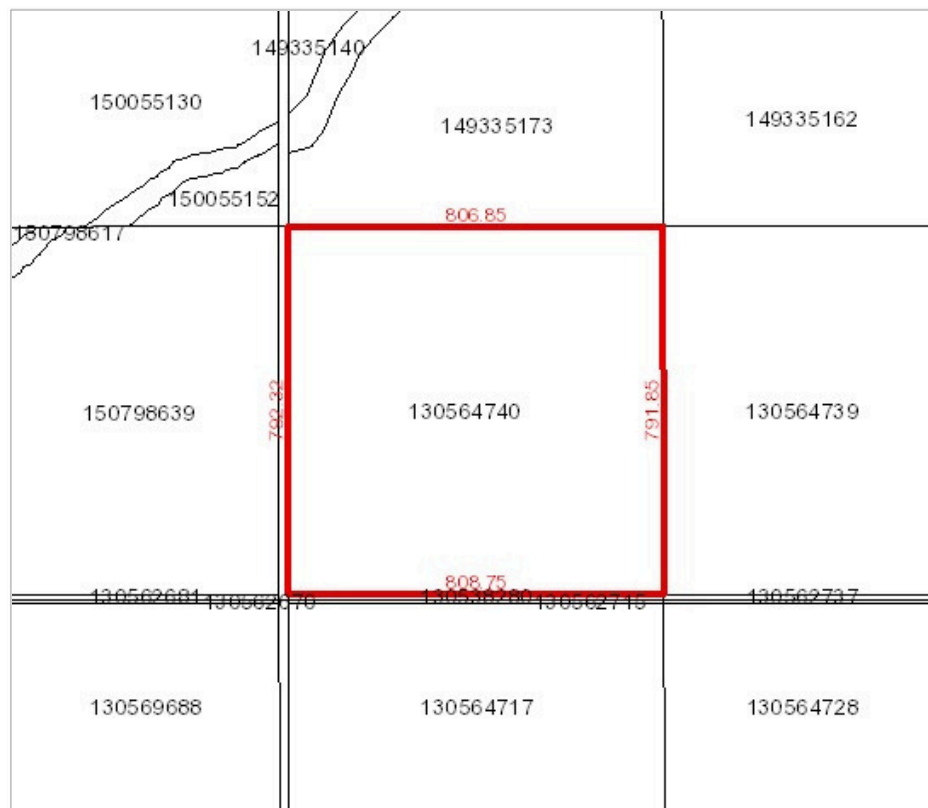
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Parcel Map - SW 7-47-25-W3



Surface Parcel Number: 130564740

REQUEST DATE: Wed Jun 5 14:36:20 GMT-06:00 2024



Owner Name(s) : Klinger, Jory Clair, Klinger, Rita Michelle

Municipality : RM OF MANITOU LAKE NO. 442

Area : 63.985 hectares (158.11 acres)

Title Number(s) : 129682042

Converted Title Number : 90B09479

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 07-47-25-3 Ext 0

Source Quarter Section : SW-07-47-25-3

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.

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Experience breathtaking Battle River valley views, a luxurious walkout bungalow, and prime agricultural land—the perfect blend of rural living, comfort, and opportunity. Don't miss this rare opportunity!

For additional details or to schedule a viewing,
please visit www.klingerland.ca or contact:

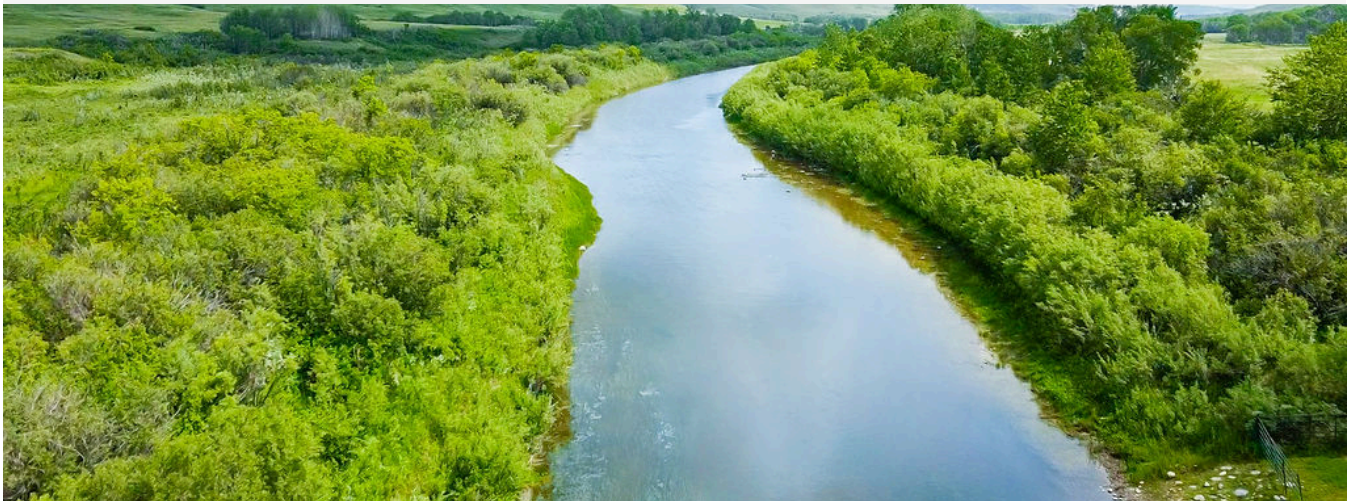
Grant McClelland

Field Agent/ Progressive Tender
780-871-4221
grant.m@progressivetender.com

Vern McClelland

Associate Broker/ Progressive Tender
306-821-0611
mcclv@sasktel.net

RE/MAX of Lloydminster
(780) 808-2700





CONTACT US

BECAUSE, 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.



TELEPHONE

Grant (780) 871-4221
Vern (306) 821-0611
Office (780) 808-2700



EMAIL

grant.m@progressivetender.com
mcclv@sasktel.net



WEBSITE

www.progressivetender.com



ADDRESS

RE/MAX of Lloydminster
5726 44th Street
Lloydminster AB T9V 0B6