

KING 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

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Land For Sale

by Progressive Tender® in the RM of Wilton, SK

Asking Price

\$495,000

\$495,000 is the asking price for the following land located approximately two miles east of Lloydminster in the RM of Wilton:

NW 32-49-27-W3 Extension 51: ISC 136.05 titled acres.

The Saskatchewan Assessment Management Agency property profile designates 120 cultivated acres, with the balance draw and wetlands. The number of productive acres may change from year to year due to regional climatic conditions or agronomic practice.

Soil Final Rating is 65, primarily Waseca loam. Currently seeded to tame forage and used for pasture.

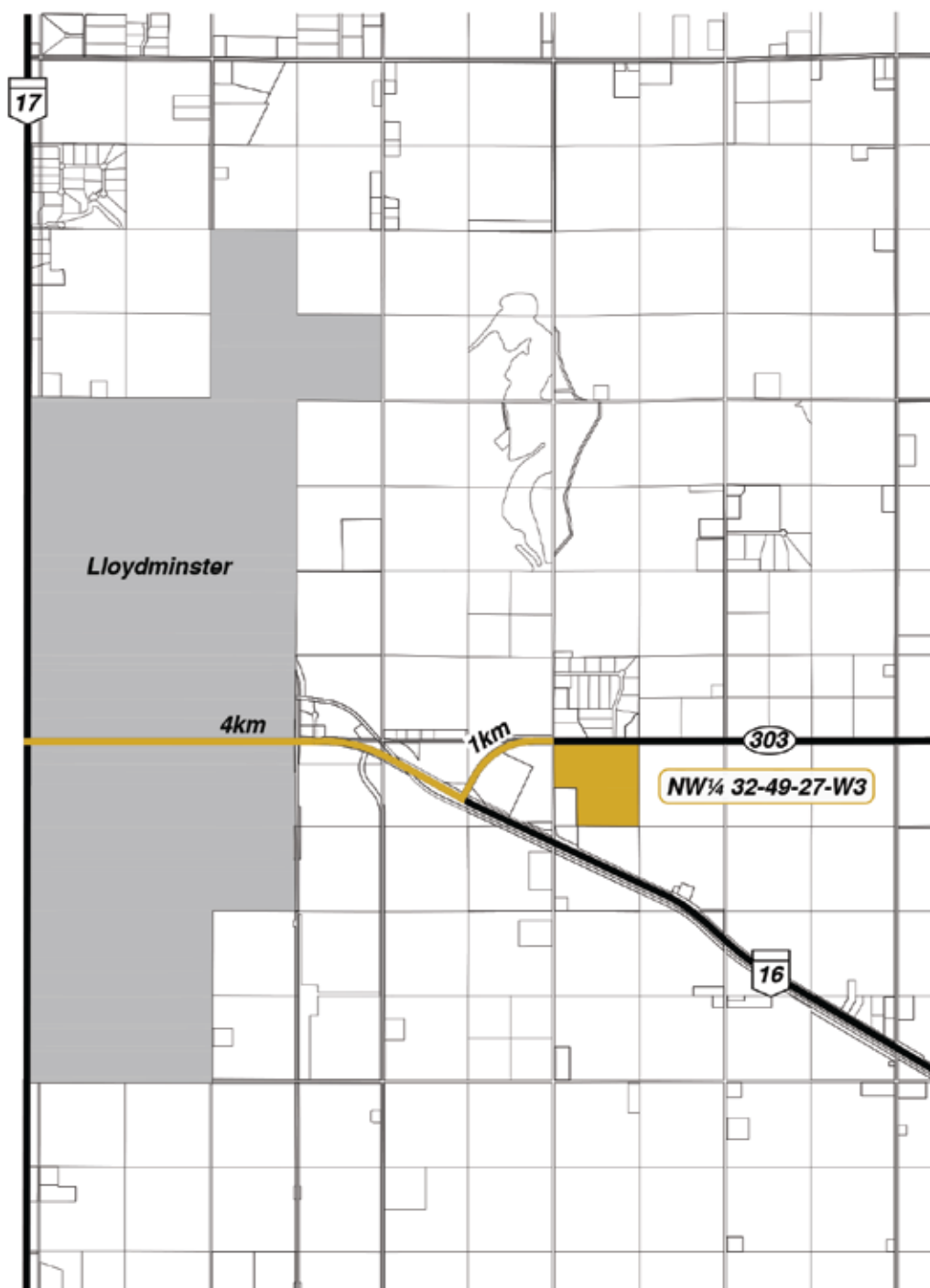
2025 SAMA assessment is \$293,700. 2025 property taxes are \$1,335.89

Access is from either Highway 303 on the north boundary or range road 3275 on the west boundary, which also serves as a link to the Trans-Canada Yellowhead Highway 16 to the south.

This property is currently zoned agricultural but provides an opportunity to establish a residential acreage within the Lloydminster School Division, or a commercial site with easy access to both highways, plus with the quality of soil, optimize the balance of the property for annual crop production.

For additional details and updates visit: www.dkland.ca

Contact Grant McClelland or Vern McClelland, RE/MAX of Lloydminster, (780) 808-2700 or email grant.m@progressivetender.com



N.W.¼ SEC.32-TWP.49-RGE.27-W.3Mer. EXT.51

TITLE #: 155743296

PARCEL #: 150517953

OWNERS: Darren Edward King

AREA: ±55.0ha. ±136acres

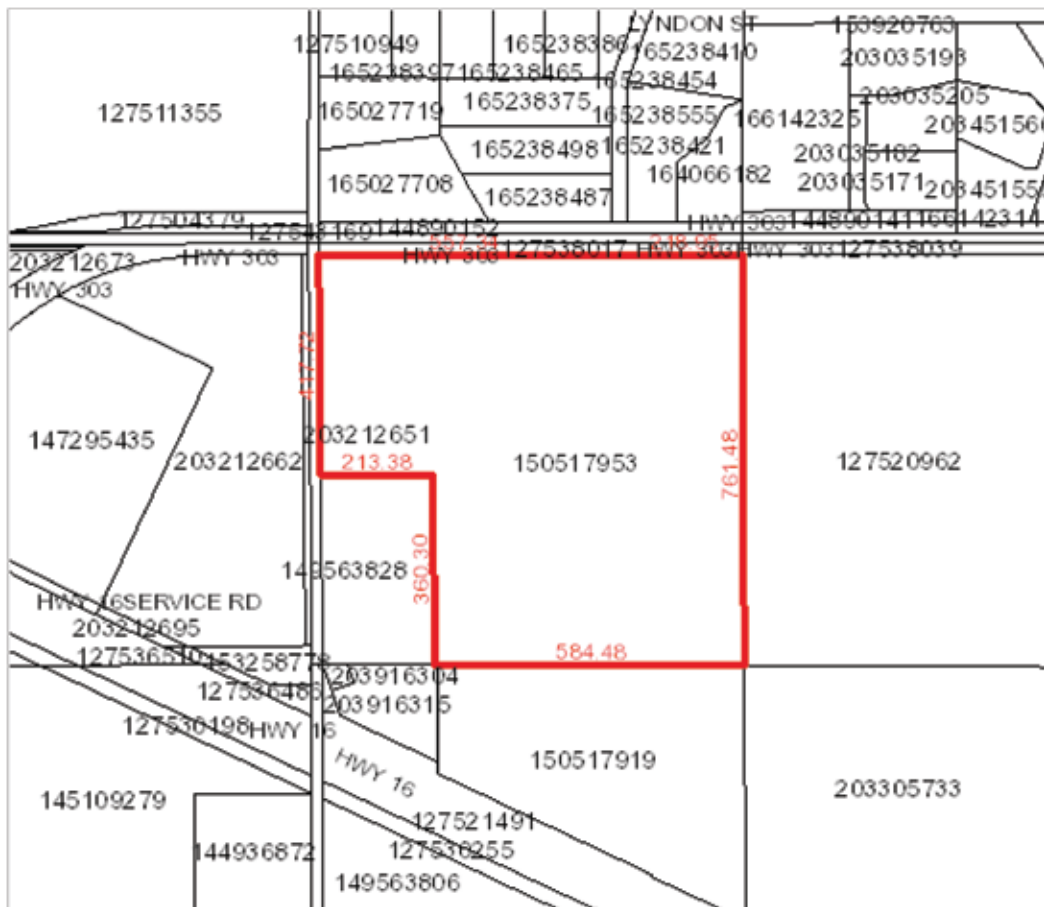


Meridian Surveys



Surface Parcel Number: 150517953

REQUEST DATE: Mon Apr 28 14:51:52 GMT-06:00 2025



Owner Name(s) : King, Darren Edward

Municipality : RM OF WILTON NO. 472

Title Number(s) : 155743296

Parcel Class : Parcel (Generic)

Land Description : NW 32-49-27-3 Ext 51

Source Quarter Section : NW-32-49-27-3

Commodity/Unit : Not Applicable

Area : 55.057 hectares (136.05 acres)

Converted Title Number : 88B07899

Ownership Share : 1:1

Province of Saskatchewan Land Titles Registry Title

Title #: 155743296
Title Status: Active
Parcel Type: Surface
Parcel Value: \$500,000.00 CAD
Title Value: \$500,000.00 CAD
Converted Title: 88B07899
Previous Title and/or Abstract #: 154167622

As of: 28 Apr 2025 14:54:03
Last Amendment Date: 30 Aug 2022 14:08:00.880
Issued: 30 Aug 2022 14:07:59.820
Municipality: RM OF WILTON NO. 472

Darren Edward King is the registered owner of Surface Parcel #150517953

Reference Land Description: NW Sec 32 Twp 49 Rge 27 W 3 Extension 51
As described on Certificate of Title 88B07899, description 51.

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 #:
194829621

CNV Easement

Value: N/A
Reg'd: 06 Apr 1990 00:08:02
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 #: 106939187
Converted Instrument #: 90B04821
Feature #: 100084249

Interest #:
194829609

CNV Caveat

Value: N/A
Reg'd: 22 May 1991 00:11:36
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

Her Majesty the Queen (Saskatchewan)
Dept of Highways & Transportation 10th Fl 1855 Victoria Ave
Regina, Saskatchewan, Canada S4P 3V5
Client #: 101083227

Int. Register #: 106939165
Converted Instrument #: 91B06962

Interest #:

194829610

CNV Easement

Value: N/A
Reg'd: 10 Jul 1995 00:16:06
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 #: 106939176
Converted Instrument #: 95809656
Feature #: 100084249

Interest #:
 194829632

Mortgage

Value: \$500,000.00 CAD
Reg'd: 30 Aug 2022 14:08:01
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FARM CREDIT CANADA
 12040 - 149 Street NW
 Edmonton, AB, Canada T5V 1P2
Client #: 101944201

Int. Register #: 125274517

Addresses for Service:

Name

Owner:

Darren Edward King
Client #: 138527534

Address

PO Box 11159, RPO 10 Lloydminster, AB, Canada T9V 3B5

Notes:

Parcel Class Code: Parcel (Generic)

PropertyAssessment



Property Report

Print Date: 28-Apr-2025

Page 1 of 1

Municipality Name: RM OF WILTON (RM)

Assessment ID Number : 472-001532200

PID: 201051315



Civic Address:

Legal Location: Qtr NW Sec 32 Tp 49 Rg 27 W 3 Sup 00

Supplementary: EXCEPT: 19AC PCL 'A' PLAN 101805724 LOCATED IN SW CORNER OF QTR.
ISC PCL 150517953

Title Acres: 136.05

School Division: 203

Neighbourhood: 472-110

Overall PUSE: 2000

Call Back Year:

Reviewed: 19-Dec-2016

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	
120.05	K - [CULTIVATED]	Soil association 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	2,445.04
		Soil texture 1	L - [LOAM]	Stones (qualities)	S1 - None to Few	Final	65.03
		Soil texture 2		Phy. Factor 1	5% reduction due to SA1 - [95 : Salinity - Slight]		
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]	Natural hazard	NH: Natural Hazard Rate: 0.88		
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
16	WS & DRAW

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	\$293,700		1	Other Agricultural	55%	\$161,535				Taxable
Total of Assessed Values:	\$293,700				Total of Taxable/Exempt Values:	\$161,535				

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Data Source: SAMAVIEW

ImageGallery





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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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