

# KING LAND

## Information Package



**PROGRESSIVE  
TENDER**<sup>®</sup>

"HOW LAND CHANGES HANDS"

## Top Advisory For Land Buying & Selling

**Progressive Tender, Agricultural and Commercial Specialists with RE/MAX Lloydminster**

Offering a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan

 [progressivetender.com](http://progressivetender.com)

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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

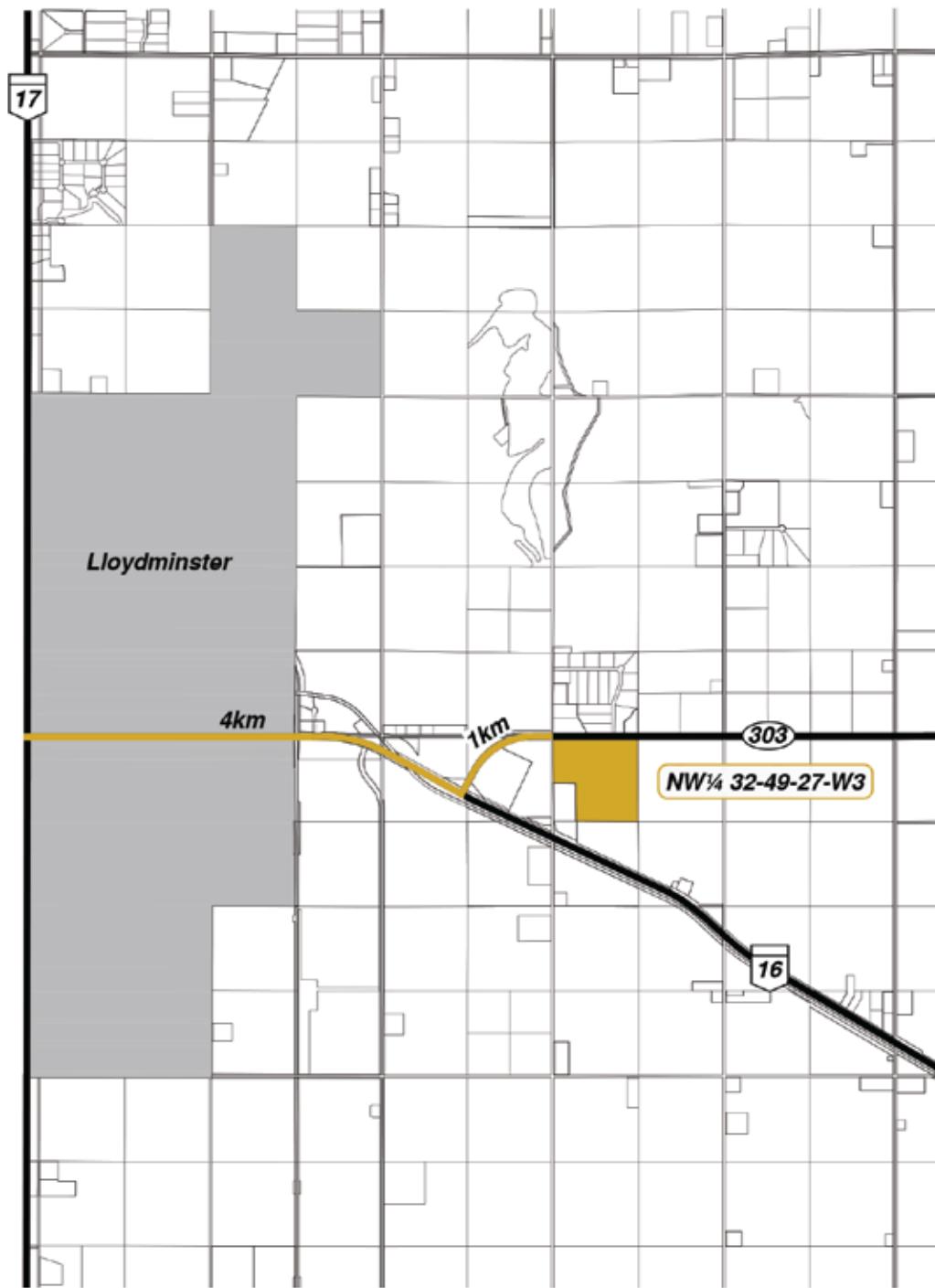
Access is from either Highway 303 on the north boundary or range road 3275 on the west boundary, which also serves as a link to the Trans-Canada Yellowhead Highway 16 to the south.

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](http://www.dkland.ca)**

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

# RouteMap



# AerialView



## **N.W. 1/4 SEC.32-TWP.49-RGE.27-W.3Mer. EXT.51**

**TITLE #:** 155743296

**PARCEL #:** 150517953

**OWNERS:** Darren Edward King

**AREA:** ±55.0ha. ±136acres

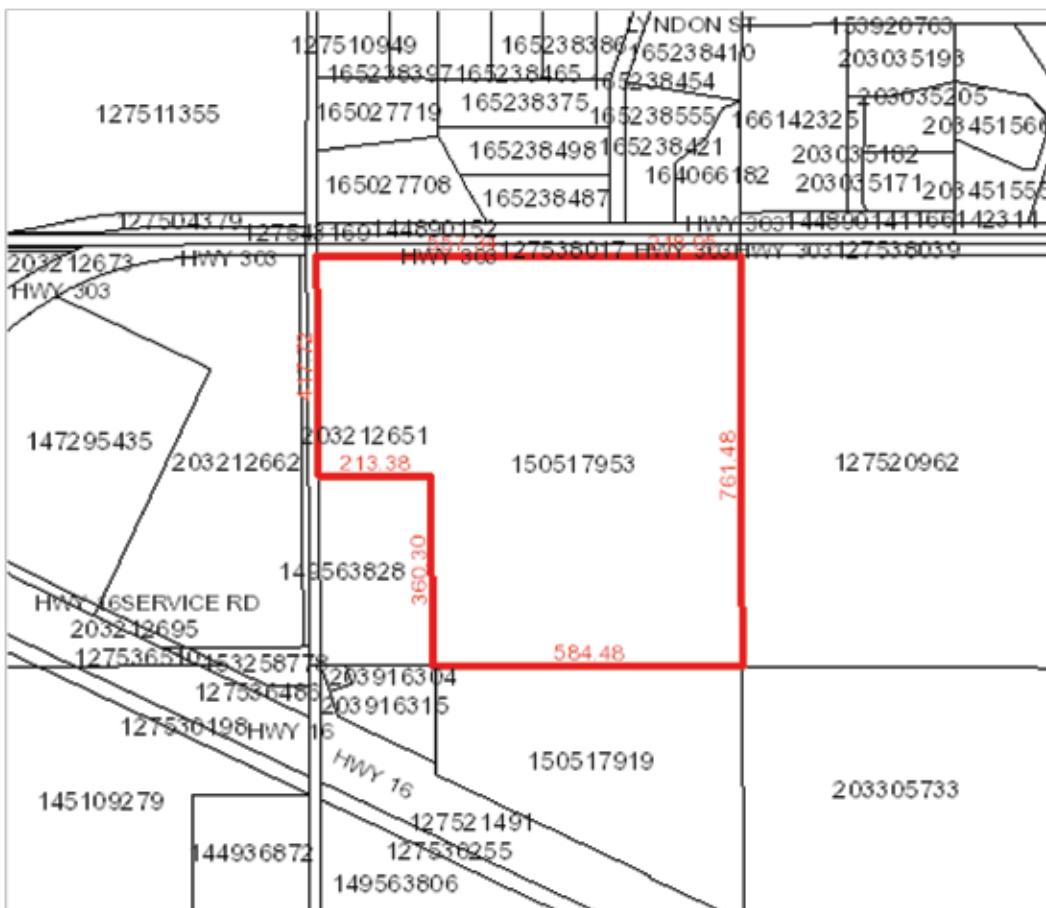


# SurfaceParcel



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

Area : 55.057 hectares (136.05 acres)

Title Number(s) : 155743296

Converted Title Number : 88B07899

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

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

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

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.

## **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 #:** 95B09656  
**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**

**Address**

**Owner:**

Darren Edward King  
**Client #:** 138527534

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

**Notes:**

Parcel Class Code: **Parcel (Generic)**

# Property Assessment



## Property Report

Municipality Name: RM OF WILTON (RM)		Assessment ID Number : 472-001532200	Print Date: 28-Apr-2025	Page 1 of 1
	<b>Civic Address:</b>	Title Acres: 136.05	Reviewed: 19-Dec-2016	
	<b>Legal Location:</b> Qtr NW Sec 32 Tp 49 Rg 27 W 3 Sup 00	School Division: 203	Change Reason: Maintenance	
	<b>Supplementary:</b> EXCEPT: 19AC PCL 'A' PLAN 101805724 LOCATED IN SW CORNER OF QTR. ISC PCL 150517953	Neighbourhood: 472-110	Year / Frozen ID: 2025-/32560	
		Overall PUSE: 2000	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
120.05	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 Z-SL - [CHERN SOLONETZ SL] Top soil depth 4-6	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to SA1 - [ 95 : Salinity - Slight] Natural hazard NIH: Natural Hazard Rate: 0.88	\$/ACRE Final 2,445.04 65.03

## 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				

# Image Gallery



# Image Gallery



# Image Gallery





## 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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