

# JACK 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](https://www.progressivetender.com)

 [grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)

 Grant 780-871-4221 | Vern 306-821-0611



# Jack Land For Sale

## by Progressive Tender® in the RM of Wilton, SK

Starting Price  
**\$900,000**

Land is located approximately six miles southeast of Lashburn in the RM of Wilton for sale by Progressive Tender®, sold as one block, with all initial offers opened Noon MST, Tuesday March 17, 2026.

**SW 14-47-25-W3 (East Portion):** Proposed subdivision of 66.20 titled acres.  
**SE 14-47-25-W3:** ISC 159.97 titled acres.

Saskatchewan Assessment Management Agency property profile designates approximately 200 cultivated acres, +/-, with the balance bush or grass. Approximately 160 acres were seeded to canola in 2025 with the remaining land in tame forage. The number of productive acres may change from year to year due to regional climatic conditions or agronomic practice.

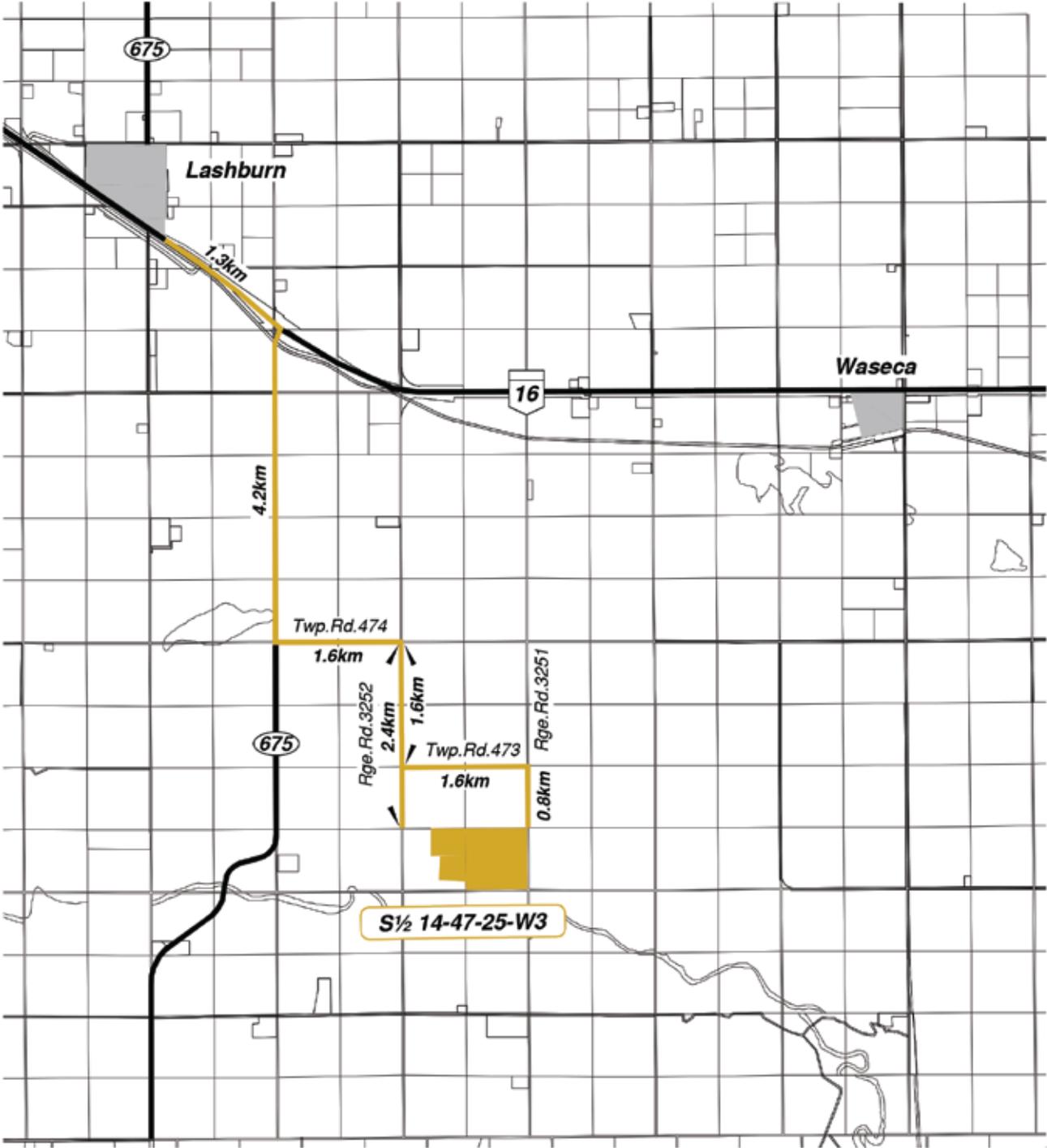
Soil Final Rating for much of the land ranges from 67 to 72, primarily Waseca Clay Loam. 2025 SAMA assessment of the combined parcels is estimated at \$499,610.

2025 property taxes for both parcels were approximately \$2907. The successful buyer will be responsible for the 2026 taxes. Zoned Agricultural. Access is by range road along the east boundary.

**Initial offers must be submitted by Noon MST, Tuesday March 17, 2026.** For additional details or inquiries, contact Grant or Vern McClelland, RE/MAX of Lloydminster, (780) 808-2700 or email [grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)

[www.jackland.ca](http://www.jackland.ca)

# RouteMap



## **S.E.¼ SEC.14-TWP.47-RGE.25-W.3Mer. EXT.0**

**TITLE #:** 158908786

**PARCEL #:** 130565011

**OWNERS:** Tamara Camille Jack

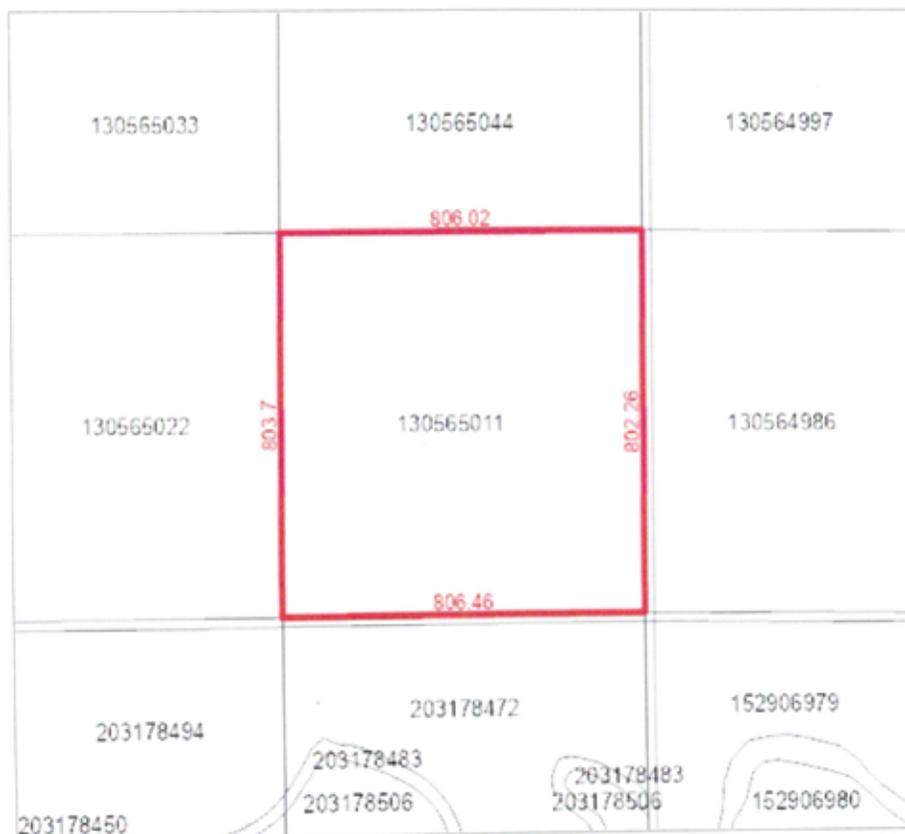
**AREA:** ±64.7ha. ±160acres





## Surface Parcel Number: 130565011

REQUEST DATE: Sat Jan 3 14:44:02 GMT-06:00 2026



**Owner Name(s) :** Jack, Tamara Camille

**Municipality :** RM OF WILTON NO. 472

**Title Number(s) :** 158908786

**Parcel Class :** Parcel (Generic)

**Land Description :** SE 14-47-25-3 Ext 0

**Source Quarter Section :** SE-14-47-25-3

**Commodity/Unit :** Not Applicable

**Area :** 64.739 hectares (159.97 acres)

**Converted Title Number :** 00B17777

**Ownership Share :** 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consideration 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 #:** 158908786  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$650,000.00 CAD  
**Title Value:** \$650,000.00 CAD  
**Converted Title:** 00B17777  
**Previous Title and/or Abstract #:** 118346957

**As of:** 03 Jan 2026 14:31:46  
**Last Amendment Date:** 18 Jul 2025 14:18:10.570  
**Issued:** 18 Jul 2025 14:18:10.163

**Municipality:** RM OF WILTON NO. 472

Tamara Camille Jack is the registered owner of Surface Parcel #130565011

Reference Land Description: SE Sec 14 Twp 47 Rge 25 W 3 Extension 0  
As described on Certificate of Title 00B17777.

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 #:**  
202327602

CNV Certificate of Chief  
Engineer

**Value:** N/A  
**Reg'd:** 18 Apr 1977 00:07:05  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

SE  
**Holder:**  
SASKATCHEWAN WATER CORPORATION  
200 - 111 FAIRFORD STREET EAST  
MOOSE JAW, SK, Canada S6H 1C8  
**Client #:** 100313143

**Int. Register #:** 106378308  
**Converted Instrument #:** 77B04252

**Interest #:**  
202327613

Miscellaneous Interest

**Value:** N/A  
**Reg'd:** 26 Jun 2004 08:08:06  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** 07 May 2025  
15:53:43  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
Cenovus Energy Inc.

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails>

P.O. Box 766 225 - 6th Avenue S.W.  
Calgary, Alberta, Canada T2P 0M5  
Client #: 124035588

Int. Register #: 109056315

**Addresses for Service:**

**Name**

**Owner:**

Tamara Camille Jack

Client #: 141390772

**Address**

Box 389 Lashburn, Saskatchewan, Canada S0M 1H0

**Notes:**

Parcel Class Code: Parcel (Generic)



# Property Assessment



## Property Report

Print Date: 17-Jan-2026

Page 1 of 1

Municipality Name: RM OF WILTON (RM)

Assessment ID Number : 472-000514300

PID: 201008117



Civic Address:  
 Legal Location: Qtr SE Sec 14 Tp 47 Rg 25 W 3 Sup  
 Supplementary:

Title Acres: 160.00 Reviewed: 05-Jul-2000  
 School Division: 203 Change Reason:  
 Neighbourhood: 472-101 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	
100.00	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL]	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight  Natural hazard NH: Natural Hazard Rate: 0.92	S/ACRE Final	2,678.75 71.24
33.00	K - [CULTIVATED]	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 NH: Natural Hazard Rate: 0.92	S/ACRE Final	2,583.09 68.70

### AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH BUSH
22	WASTE KNOLL

### 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	\$353,400		1	Other Agricultural	55%	\$194,370				Taxable
Total of Assessed Values:	\$353,400				Total of Taxable/Exempt Values:	\$194,370				

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Data Source: SAMAVIEW



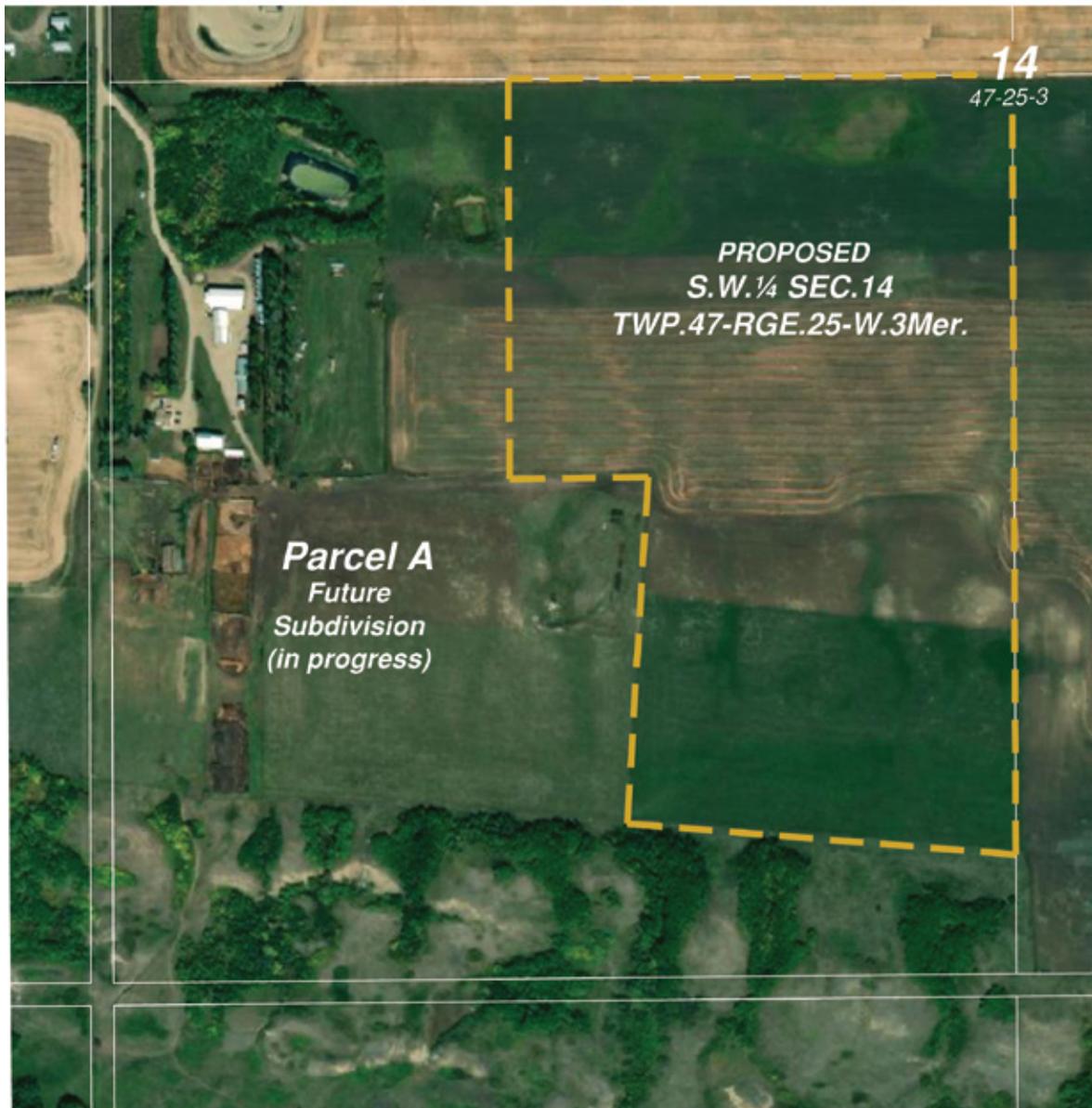
## **S.W.¼ SEC.14-TWP.47-RGE.25-W.3Mer.**

**TITLE #:** N/A

**PARCEL #:** NEW

**OWNERS:** Tamara Camille Jack

**AREA:** ±26.8ha. ±66.2acres





**Surface Parcel Number: 130565022**

REQUEST DATE: Sat Jan 3 14:28:08 GMT-06:00 2026



**Owner Name(s) :** Jack, Tamara Camille

**Municipality :** RM OF WILTON NO. 472

**Title Number(s) :** 158908775

**Parcel Class :** Parcel (Generic)

**Land Description :** SW 14-47-25-3 Ext 0

**Source Quarter Section :** SW-14-47-25-3

**Commodity/Unit :** Not Applicable

**Area :** 64.855 hectares (160.26 acres)

**Converted Title Number :** 02B06751(1)

**Ownership Share :** 1:1

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 #:** 158908775  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$1,050,000.00 CAD  
**Title Value:** \$1,050,000.00 CAD  
**Converted Title:** 02B06751(1)  
**Previous Title and/or Abstract #:** 110398057

**As of:** 16 Jan 2026 11:06:54  
**Last Amendment Date:** 16 Jan 2026 10:07:38.773  
**Issued:** 18 Jul 2025 14:18:09.803

**Municipality:** RM OF WILTON NO. 472

Tamara Camille Jack is the registered owner of Surface Parcel #130565022

Reference Land Description: SW Sec 14 Twp 47 Rge 25 W 3 Extension 0  
As described on Certificate of Title 02B06751(1).

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 #:**  
202327567

CNV Caveat

**Value:** N/A  
**Reg'd:** 21 May 1982 00:11:00  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

SW  
**Holder:**  
EXXONMOBIL CANADA LTD.  
505 Quarry Park Blvd SE  
Calgary, Alberta, Canada T2C 5N1  
**Client #:** 100010710

**Int. Register #:** 103982014  
**Converted Instrument #:** 82B06602

**Interest #:**  
202327578

CNV Caveat

**Value:** N/A  
**Reg'd:** 19 Mar 1999 00:06:33  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

SW  
**Holder as Tenant in Common**  
**Interest Share:** 1/2  
**Interest Share Number:** 221033203  
**Holder:**  
Exxonmobil Canada Ltd.  
PO Box 2480 Station M  
Calgary, Alberta, Canada T2P 3M9  
**Client #:** 106295687

**Holder as Tenant in Common**  
**Interest Share: 1/2**  
**Interest Share Number: 221033214**  
**Holder:**  
EXXONMOBIL CANADA RESOURCES COMPANY  
P.O. BOX 997  
HALIFAX, Nova Scotia, Canada B3J 2X2  
**Client #:** 132586162

**Int. Register #:** 103982025  
**Converted Instrument #:** 99B03928

**Addresses for Service:**

**Name**  
**Owner:**  
Tamara Camille Jack  
Client #: 141390772

**Address**  
Box 389 Lashburn, Saskatchewan, Canada S0M 1H0

**Notes:**

Parcel Class Code: Parcel (Generic)



# Property Assessment



## Property Report

Print Date: 17-Jan-2026

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Municipality Name: RM OF WILTON (RM)

Assessment ID Number : 472-000514400

PID: 201008133



Civic Address:

Legal Location: Qtr SW Sec 14 Tp 47 Rg 25 W 3 Sup 00

Supplementary:

Title Acres: 160.00

School Division: 203

Neighbourhood: 472-101

Overall PUSE: 0360

Call Back Year:

Reviewed: 14-Dec-2016

Change Reason: Maintenance

Year / Frozen ID: 2025/-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
28.00	K - [CULTIVATED]	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 NH: Natural Hazard Rate: 0.94	\$/ACRE 2,639.24 Final 70.19
25.00	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL]  Top soil depth 4-6	Topography T3 - Moderate Slopes Stones (qualities) S2 - Slight  Natural hazard NH: Natural Hazard Rate: 0.94	\$/ACRE 2,519.72 Final 67.01
54.00	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 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 NH: Natural Hazard Rate: 0.94	\$/ACRE 2,736.99 Final 72.79

### AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
20.00	NG - [NATIVE GRASS]	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 NO - [NO] Aum/Acre 0.30 Aum/Quarter 48.00	\$/ACRE 791.64

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Data Source: SAMAVIEW



# Property Assessment



## Property Report

Print Date: 17-Jan-2026

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<b>Municipality Name: RM OF WILTON (RM)</b>		<b>Assessment ID Number : 472-000514400</b>		<b>PID: 201008133</b>			
20.00	ASP - [ASPEN PASTURE]	Soil association 1	WA - [WASECA]	Range site	TH: THIN	\$/ACRE	322.52
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T6: Severe 21-30% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.10		
				Aum/Quarter	15.84		

### AGRICULTURAL WASTE LAND

Acres	Waste Type
10	WASTE SLOUGH

### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/ 1	Country Residential	Acreage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	Prime Rate: \$9,245.75 Urban - Acreage	Std.Parcel Size: 11.12 Land Size Multiplier: 172 Adjustment reason:	1	R	Taxable
		3.00					

### RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4081825 0	4 - Average	0.9	66	0	1.39	1	R	Exempt
	<b>Area Code(s):</b>		<b>Base Area (sq.ft)</b>	<b>Year Built</b>	<b>Unfin%</b>	<b>Dimensions</b>		
	SFR - 1 Storey		1452	1960		44.0 X 28.0 + 10.0 X 22.0		
	Basement		1452	1960		44.0 X 28.0 + 10.0 X 22.0		
	Deck		260	1960		10.0 X 26.0		

### RESIDENTIAL IMPROVEMENTS Details

<b>Section:</b> SFR - 1 Storey	<b>Building ID:</b> 4081825.0	<b>Section Area:</b> 1452
<b>Quality:</b> 4 - Average	<b>Res Effective Rate:</b> Structure Rate	<b>Res Wall Height :</b> 08 ft
<b>Heating / Cooling Adjustment:</b> Heating Only	<b>Res Hillside Adj:</b>	<b>Res Incomplete Adj :</b>
<b>Plumbing Fixture Default:</b> Average (8 Fixtures)	<b>Plumbing Fixture Adj:</b> -3	<b>Number of Fireplaces :</b>
<b>Basement Rate:</b> Basement	<b>Basement Height:</b> 08 ft	<b>Basement Room Rate :</b>
<b>Percent of Basement Area:</b>	<b>Att/B-In Garage Rate:</b>	<b>Garage Finish Rate :</b>
<b>Garage Wall Height Adjustment:</b>	<b>Garage Floor Adj:</b>	<b>Incomplete Adjustment :</b>
<b>Detached Garage Rate:</b>	<b>Garage Finish Rate:</b>	<b>Garage Wall Height Adjustment :</b>

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Data Source: SAMAVIEW



# Property Assessment



## Property Report

Print Date: 17-Jan-2026

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<b>Municipality Name: RM OF WILTON (RM)</b>		<b>Assessment ID Number : 472-000514400</b>		<b>PID: 201008133</b>
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :		
Porch/Closed Ver Rate:	Deck Rate: Deck with Roof			
<b>Section: Basement</b>	<b>Building ID: 4081825.0</b>	<b>Section Area: 1452</b>		
Basement Rate: Basement	Basement Height: 08 ft	Basement Garage :		
Basement Walkout Adj:	Basement Room Rate:	Percent of Basement Area :		
<b>Section: Deck</b>	<b>Building ID: 4081825.0</b>	<b>Section Area: 260</b>		
Deck Rate: Deck with Roof				

### COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Eff. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub ST
471 - Light Commercial Utility Building Occupancy - Base Rate	DP (Pole Frame)	C	2910174	0	2012	1.0	5000	5000			17		139	R	1 Exempt
Dimensions: 50.0 X 100.0															

### COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 471 - Light Commercial Utility Building	Type: Occupancy - Base Rate	Building ID & Seq: 2910174/0	Section Area/Vol: 5000	Perimeter: 300
Act. Year Built: 2012				
<b>Description:</b>		<b>Occupancy Type:</b> Occupancy - Base Rate		<b>Construction Class :</b> DP (Pole Frame)
<b>Construction Quality:</b> C - Low Cost		<b>Missing Floor Area:</b>		<b>Heating Type 1 :</b> 100% - No Heating
<b>Heating Type 2:</b>		<b>Ventilation 1:</b> 100% - No Ventilation		<b>Ventilation 2 :</b>
<b>Air Conditioning Type 1:</b> 100% - No Air Conditioning		<b>Air Conditioning Type 2:</b>		<b>Sprinklers 1 :</b> 100% - No Sprinklers
<b>Sprinklers 2:</b>		<b>Dock Height Area:</b>		<b>Storey Height :</b> 16
<b>Total # of Storeys:</b> Section: 01 Storey		<b>Total # of Storeys:</b> Building: 01 Storey		<b>Physical Condition :</b> 1.0
<b>CAF Adjustment:</b> 100				

### 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	\$307,100		1	Other Agricultural	55%	\$168,905				Taxable
Improvement	\$320,000		1	Residential	80%	\$0		\$256,000		Exempt
Non-Agricultural	\$27,700		1	Residential	80%	\$22,160				Taxable
<b>Total of Assessed Values:</b>	<b>\$654,800</b>					<b>\$191,065</b>		<b>\$256,000</b>		
<b>Total of Taxable/Exempt Values:</b>						<b>\$191,065</b>		<b>\$256,000</b>		

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Data Source: SAMAVIEW





# PROGRESSIVE TENDER<sup>®</sup>

## 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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Lloydminster, AB T9V 0B6