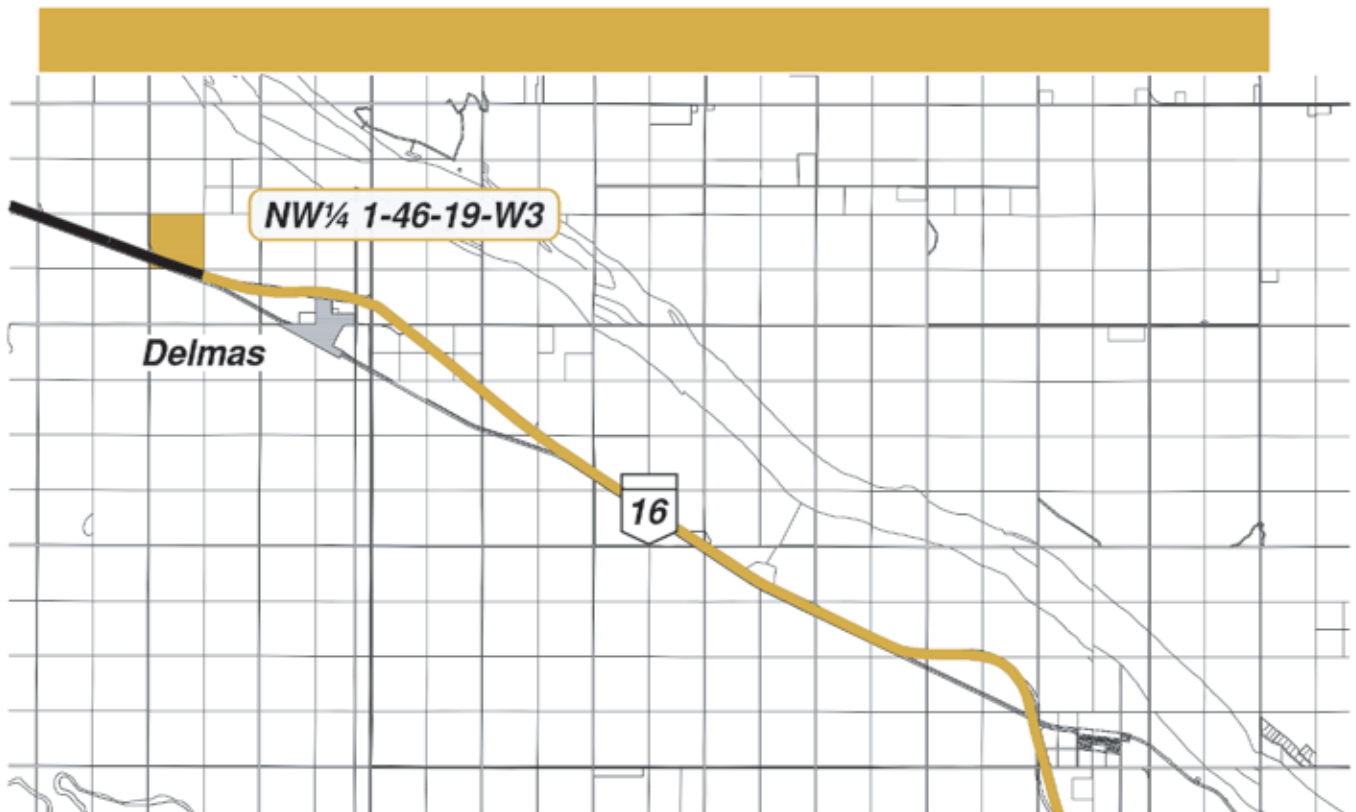


BLAIS LAND


Information Package - MLS A2226931



 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!

AGRICULTURE LAND FOR SALE BY PROGRESSIVE TENDER® IN THE SASKATCHEWAN RURAL MUNICIPALITY OF BATTLE RIVER

MLS A2226931

Starting price/minimum opening offer of \$250,000 (plus GST)

NW 01-46-19-W3 to be sold by Progressive Tender®

This parcel of land is comprised of 143 titled acres and located on Trans-Canada Yellowhead Highway #16 just one mile west of Delmas in the Rural Municipality of Battle River. The Saskatchewan Assessment Management Agency profile indicates a total of 86 cultivated acres, however the owner reports 100 is currently in crop. Actual croplable acres may vary with weather conditions and agronomic practice. Soil Final Rating ranges from 46 to 66, primarily light loam. 2024 SAMA assessment is \$205,600. 2025 crop is canola. 2024 crop was barley.

All initial offers will be opened Noon, Tuesday, July 15, 2025 then followed by offer progression rounds until the final offers of all participants have been received.

Proposed possession date is **October 15, 2025**. Contact Listing Office for a detailed information package, website address with photos, and mandatory offer requirements.

The Seller reserves the right to accept, reject, or counter any offer received. Full information on the offering including maps and printable offer documents is available at www.blaisland.ca

For additional details or inquiries, contact:

Grant McClelland - Direct 780-871-4221 | Email: grant.m@progressivetender.com or

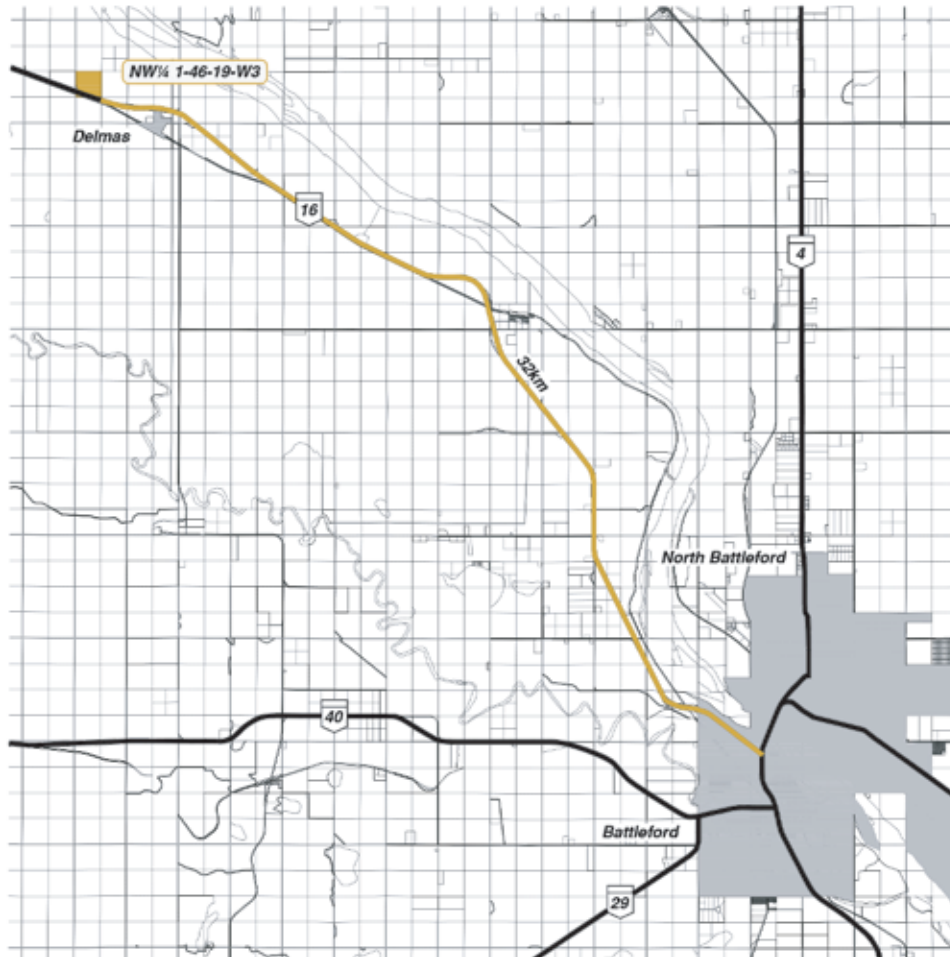
Vern McClelland - Direct 306-821-0611 | Email: vernmcclelland@remax.net

BLAIS LAND

Information Package



ROUTE MAP



Meridian Surveys

BLAIS LAND

Information Package



Progressive Tender® Steps:

Step 1: Submit Offer Document

- Download the Initial Offer Document from the www.blaisland.com website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Buyers must be GST registrants and provide a GST number at completion.
- Participants are expected to have financing in place and submit unconditional offers.
- **Obtain a bank draft or certified cheque for \$10,000 made payable to "RE/MAX of Lloydminster in Trust."**
- Place both items in a sealed envelope and label it "Blais Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 –44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday July 15, 2025**. Attention: Grant McClelland.

Step 2: Round Table Activity

- After the initial offers are opened, the Broker will contact each Participant and inform them of the amount of the highest offer. Participants will have until noon the following business day to submit a revised offer by phone, email, or text if they wish.

Step 3: Final Offer

- This "round table" process continues daily until every Participant declares their Final Offer.
- If a Participant doesn't respond within the time limit or increase their offer by a minimum amount of 2% over the previous round's highest offer, their last offer will automatically be declared as their Final Offer.
- Matching offers during progression rounds are discouraged.

Step 4: Confidentiality

- All Participants names are kept confidential and only revealed to the Seller with the offer history when the progression rounds conclude. Offer history is the sole possession of the Seller.

Step 5: Finalizing Purchase

- The Seller reserves the right to reject any or all offers, engage in further negotiations on price or terms, and may award the sale of the subject property to the buyer of their choice.

Progressive Tender® Steps (continued):

- The successful buyer must complete an unconditional Purchase Contract with the Broker within two business days of acceptance; a draft of which is available on the website.
- The offer deposit shall increase to 5% of the purchase price and be submitted with the Purchase Contract.
- Completion for possession is set for October 15, 2025 unless otherwise agreed.

Step 6: Diligence Activity, Legal and Accounting Costs

- All properties are sold "as is" and Participants are encouraged to conduct their own diligence including appraisal for value and survey / real property reports.
- Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

Step 7: Notification

- All Participants will be notified about the outcome once a Purchase Contract is completed between the successful Buyer and Seller. Deposits from unsuccessful Participants will be released in a timely manner by the Broker once the Purchase Contract is in place.

BLAIS LAND

Information Package



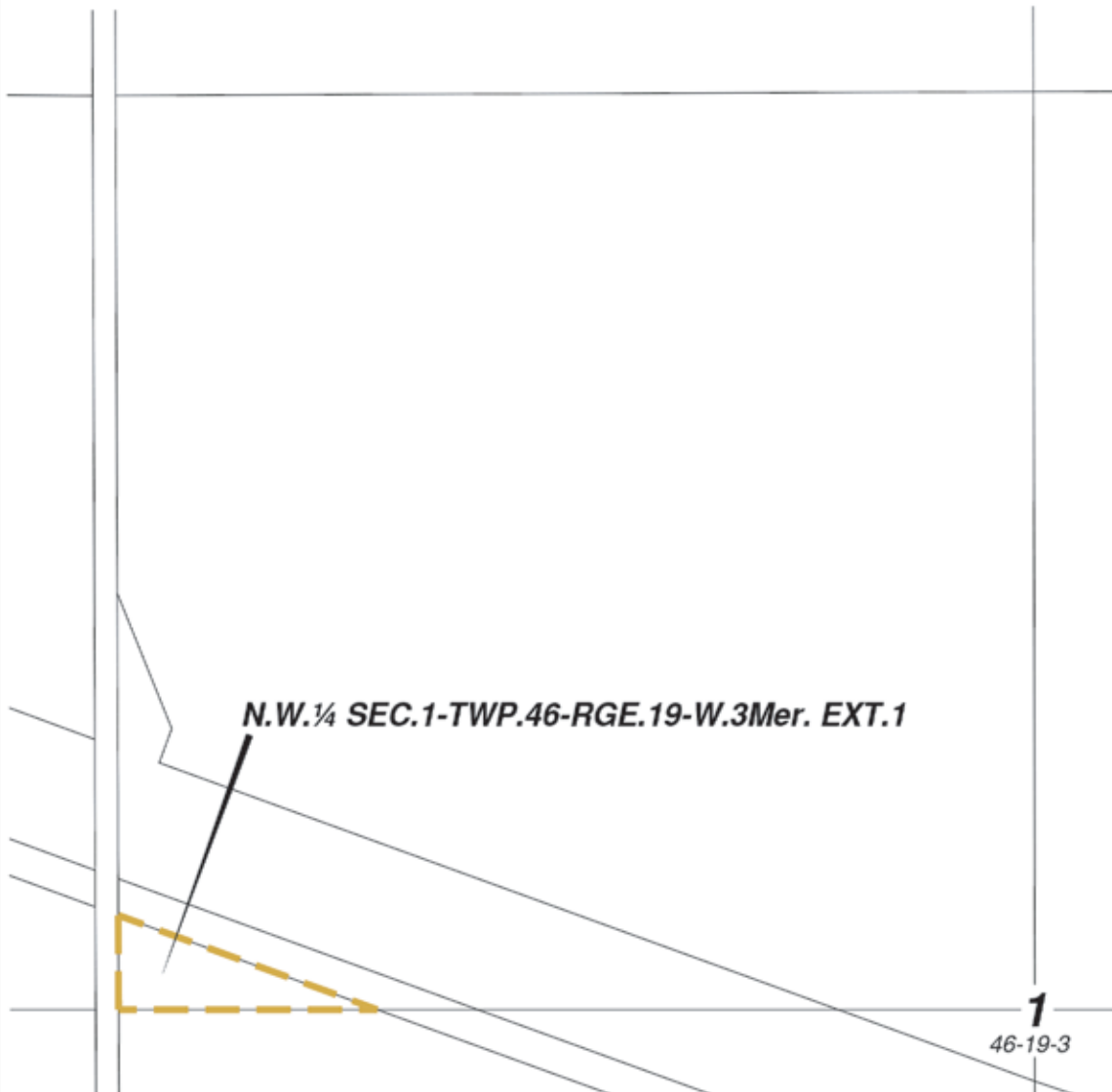
N.W.¼ SEC.1-TWP.46-RGE.19-W.3Mer. EXT.1

TITLE #: 132129345

PARCEL #: 128189852

OWNERS: Jean-Paul Daniel Blais

AREA: ±0.9ha. ±2.3acres



Meridian surveys

BLAIS LAND

Information Package



N.W. ¼ SEC.1-TWP.46-RGE.19-W.3Mer. EXT.1

TITLE #: 132129345

PARCEL #: 128189852

OWNERS: Jean-Paul Daniel Blais

AREA: ±0.9ha. ±2.3acres



Meridian Surveys

5/26/25, 10:19 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Province of Saskatchewan Land Titles Registry Title

Title #: 132129345 **As of:** 26 May 2025 10:19:01
Title Status: Active **Last Amendment Date:** 27 May 2010 11:45:41.110
Parcel Type: Surface **Issued:** 01 Mar 2007 14:11:09.190
Parcel Value: \$475.00 CAD
Title Value: \$475.00 CAD **Municipality:** RM OF BATTLE RIVER NO. 438
Converted Title: 02B05871
Previous Title and/or Abstract #: 118883201

Jean-Paul Daniel Blais is the registered owner of Surface Parcel #128189852

Reference Land Description: NW Sec 01 Twp 46 Rge 19 W 3 Extension 1
As described on Certificate of Title 02B05871 which describes this parcel and other parcel(s) with the same land description tied to this one.

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 #:
136972615 CNV Easement **Value:** N/A
Reg'd: 24 Mar 1952 01:11:16
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
Saskatchewan Power Corporation
N/A
N/A, Saskatchewan, Canada
Client #: 100869880

Int. Register #: 106500091
Converted Instrument #: BR4276

Interest #:
136972839 Mortgage **Value:** \$92,000.00 CAD
Reg'd: 01 Mar 2007 14:11:11
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 #: 112671592

Interest #:
151592711 Mortgage

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

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BLAIS LAND

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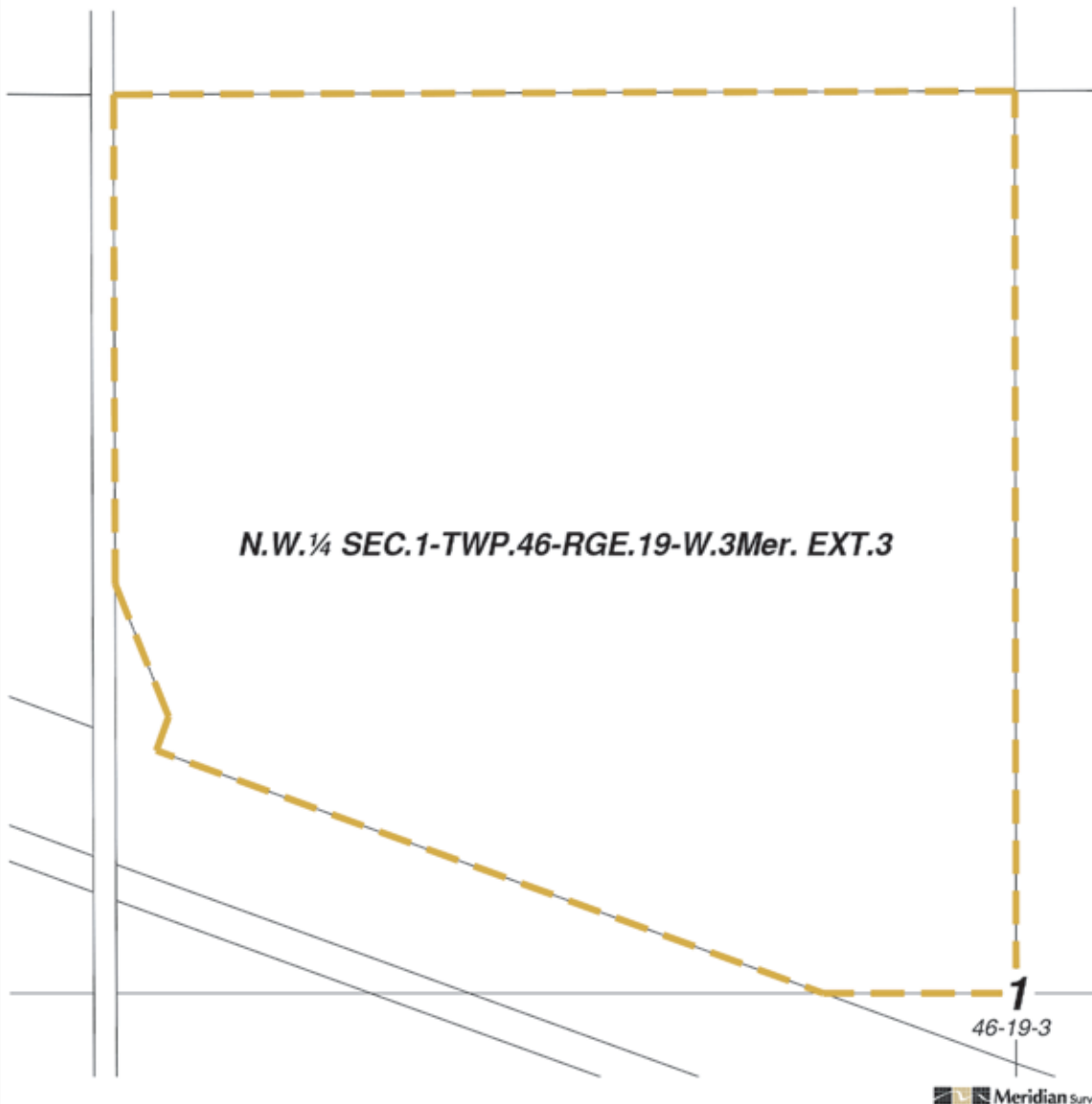
N.W.¼ SEC.1-TWP.46-RGE.19-W.3Mer. EXT.3

TITLE #: 132129367

PARCEL #: 161573878

OWNERS: Jean-Paul Daniel Blais

AREA: ±57.1ha. ±141.1acres



BLAIS LAND

Information Package



N.W.¼ SEC.1-TWP.46-RGE.19-W.3Mer. EXT.3

TITLE #: 132129367

PARCEL #: 161573878

OWNERS: Jean-Paul Daniel Blais

AREA: ±57.1ha. ±141.1acres



Meridian Surveys

5/26/25, 10:19 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

Province of Saskatchewan Land Titles Registry Title

Title #: 132129367 **As of:** 26 May 2025 10:19:50
Title Status: Active **Last Amendment Date:** 27 May 2010 11:45:41.270
Parcel Type: Surface **Issued:** 01 Mar 2007 14:11:09.956
Parcel Value: \$33,425.00 CAD
Title Value: \$33,425.00 CAD **Municipality:** RM OF BATTLE RIVER NO. 438
Converted Title: 02805871
Previous Title and/or Abstract #: 130233349

Jean-Paul Daniel Blais is the registered owner of Surface Parcel #161573878

Reference Land Description: NW Sec 01 Twp 46 Rge 19 W 3 Extension 3
 As shown on Plan 101872953

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 #: 136972648 **Value:** N/A
 CNV Easement **Reg'd:** 24 Mar 1952 01:11:16
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 Saskatchewan Power Corporation
 N/A
 N/A, Saskatchewan, Canada
Client #: 100869880

Int. Register #: 106500091
Converted Instrument #: BR4276

Interest #: 136972840 **Value:** \$92,000.00 CAD
 Mortgage **Reg'd:** 01 Mar 2007 14:11:11
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 #: 112671592

Interest #: 151592722 **Value:** \$50,000.00 CAD
 Mortgage

https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

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BLAIS LAND


Information Package



Property Report

Print Date: 26-May-2025

Page 1 of 2

Municipality Name: RM OF BATTLE RIVER (RM)		Assessment ID Number : 438-001401200		PID: 202055158	
 <p>Civic Address: Legal Location: Qtr PT NW Sec 01 Tp 46 Rg 19 W3 Sup 00 Supplementary: EXCEPT: HWY #16 AND RR 141.13 AC N OF HWY 2.33 AC S OF RR</p>		<p>Title Acres: 143.46 School Division: 202 Neighbourhood: 438-100 Overall PUSE: 2000</p>		<p>Reviewed: 11-May-2004 Change Reason: Reinspection Year / Frozen ID: 2025/-32560 Predom Code: Method in Use: C.A.M.A. - Cost</p>	
		Call Back Year:			

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
38.00	KG - [CULTIVATED GRASS]	Soil association 1 CF - [CUTKNIFE] Soil texture 1 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Soil association 2 HM - [HAMLIN] Soil texture 3 LL - [LIGHT LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.96 Man made hazard RR/RD: Railroad/Road Rate: 0.96	\$/ACRE 2,499.65 Final 66.48
40.00	KG - [CULTIVATED GRASS]	Soil association 1 WS - [WHITESAND] Soil texture 1 GL - [GRAVELLY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T2 - Gentle Slopes Stones (qualities) S3 - Moderate Natural hazard NH: Natural Hazard Rate: 0.96 Man made hazard RR/RD: Railroad/Road Rate: 0.96	\$/ACRE 1,628.10 Final 43.30
8.00	KG - [CULTIVATED GRASS]	Soil association 1 MF - [MAYFAIR] Soil texture 1 LL - [LIGHT LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Soil association 2 WS - [WHITESAND] Soil texture 3 GSL - [GRAVELLY SANY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard NH: Natural Hazard Rate: 0.96 Man made hazard RR/RD: Railroad/Road Rate: 0.96	\$/ACRE 1,809.05 Final 48.11

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
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Data Source: SAMAVIEW

BLAIS LAND

Information Package



Property Report

Print Date: 26-May-2025

Page 2 of 2

Municipality Name: RM OF BATTLE RIVER (RM)				Assessment ID Number : 438-001401200		PID: 202055158	
14.00	NG - [NATIVE GRASS]	Soil association 1 Soil texture 1 Soil texture 2	WS - [WHITESAND] GL - [GRAVELLY LOAM]	Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover Aum/Acre Aum/Quarter	SY: SANDY N - [Native] T2: Gentle 3-5% Slopes N: No SH - [SHRUB] 0.20 31.68	\$/ACRE	557.08
13.00	ASP - [ASPEN PASTURE]	Soil association 1 Soil texture 1 Soil texture 2	WS - [WHITESAND] GL - [GRAVELLY LOAM]	Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover Aum/Acre Aum/Quarter	SY: SANDY N - [Native] T2: Gentle 3-5% Slopes N: No ASP - [ASPEN] 0.20 31.68	\$/ACRE	557.08
15.00	NG - [NATIVE GRASS]	Soil association 1 Soil texture 1 Soil texture 2	WS - [WHITESAND] GL - [GRAVELLY LOAM]	Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover Aum/Acre Aum/Quarter	SY: SANDY N - [Native] T2: Gentle 3-5% Slopes N: No NO - [NO] 0.45 72.00	\$/ACRE	1,055.52

AGRICULTURAL WASTE LAND

Acre	Waste Type
10	WS & WN
5	RAVINE

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	\$205,600		1	Other Agricultural	55%	\$113,080				Taxable
Total of Assessed Values:	\$205,600					Total of Taxable/Exempt Values: \$113,080				



**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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