







progressivetender.com
 grant.m@progressivetender.com
 Grant 780-871-4221

Vern 306-821-0611

Progressive Tender, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offer 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!

This information has been provided based on data received from third parties and is believed to be accurate. However, we cannot guarantee its completeness or correctness. Any discrepancies identified, either before or after the tender, will be resolved directly between the involved parties. Errors and omissions excepted (E, & O.E.), Copyright © 2025 Progressive Tender Inc. - All Rights Reserved.





LAND FOR SALE BY PROGRESSIVE TENDER® IN THE COUNTY OF VERMILION RIVER, AB

NW & SW 35-50-4-W4 to be sold by Progressive Tender[®]. This parcel of land is comprised of 236 titled acres and located on Highway #16 eight miles west of Kitscoty in the County of Vermilion River.

CVR Farmland Calculation Report indicates a potential of 212 cultivated acres, however the tenant reports 200 is currently being cropped. Actual acres under cultivation each year may vary with weather conditions and agronomic practice. Combined 2024 CVR assessment is \$22,500 for the NW 35 and \$16,960 for the SW 35. 2025 crop is canola on the NW with peas on the SW. Lease contract on land is in place until October 31, 2026 with semi-annual payments of \$8,500 due April 15 and October 31.

Property comes with a 40' x 60' structure, started in 2022, of which 40' x 40' is shop space plus 20' x 40' living quarters. Metal exterior, concrete floor, large bi-fold door, infloor boiler heat plus forced air, water well, septic system, and power. Propane tank is rented. Proposed possession date is September 1, 2025 unless otherwise agreed with fall rent accruing to incoming owner. All surface leases currently registered on title have been remediated resulting in no further revenue forthcoming.

Contact Listing Office for a detailed information package, website address with photos, and mandatory offer requirements. Viewing on shop by appointment.

Minimum Initial Offer: \$700,000 (plus GST)

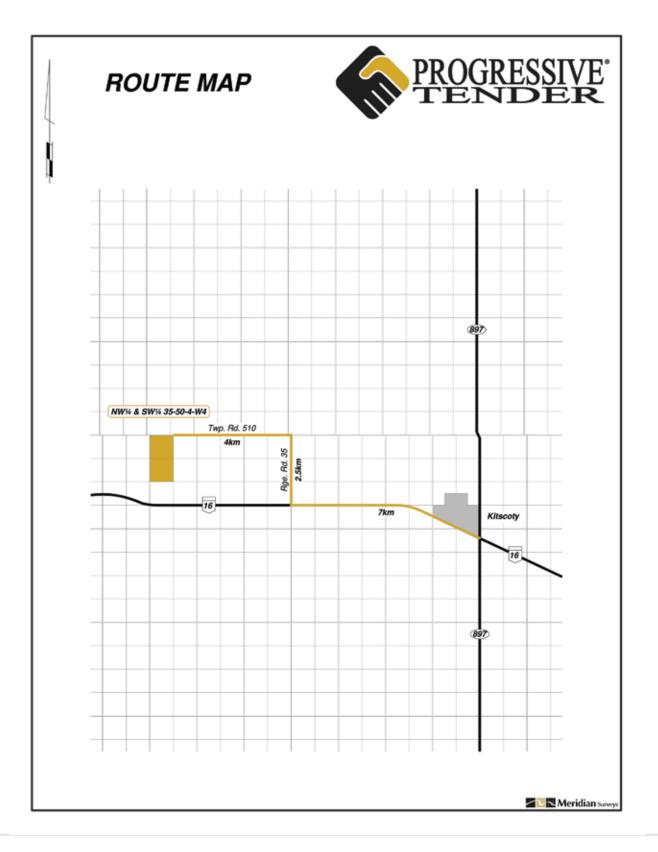
All initial offers will be opened **Noon**, **Tuesday**, **July 22**, **2025** then followed by offer progression rounds until the final offers of all participants have been received.

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.leipertland.ca**











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Progressive Tender® Steps:

Step 1: Submit Offer Document

 \cdot Download the Initial Offer Document from the www.leipertland.ca website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.

 \cdot Buyers must be GST registrants and provide a GST number at completion.

 \cdot Participants are expected to have financing in place and submit unconditional offers.

 \cdot Obtain a bank draft or certified cheque for \$30,000 made payable to "RE/MAX of Lloydminster in Trust."

· Place both items in a sealed envelope and label it "Leipert Tender."

• Deliver the envelope to RE/MAX of Lloydminster at 5726 –44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday July 22, 2025**. Attention: Grant McClelland.

Step 2: Round Table Activity

 \cdot 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.

 \cdot Matching offers during progression rounds are discouraged.

Step 4: Confidentiality

 \cdot 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.





Progressive Tender® Steps (continued):

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.
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.

 \cdot Completion for possession is set for September 1, 2025 unless otherwise agreed.

Step 6: Diligence Activity, Legal and Accounting Costs

 \cdot All properties are sold "as is" and Participants are encouraged to conduct their own diligence including appraisal for value and survey / real property reports.

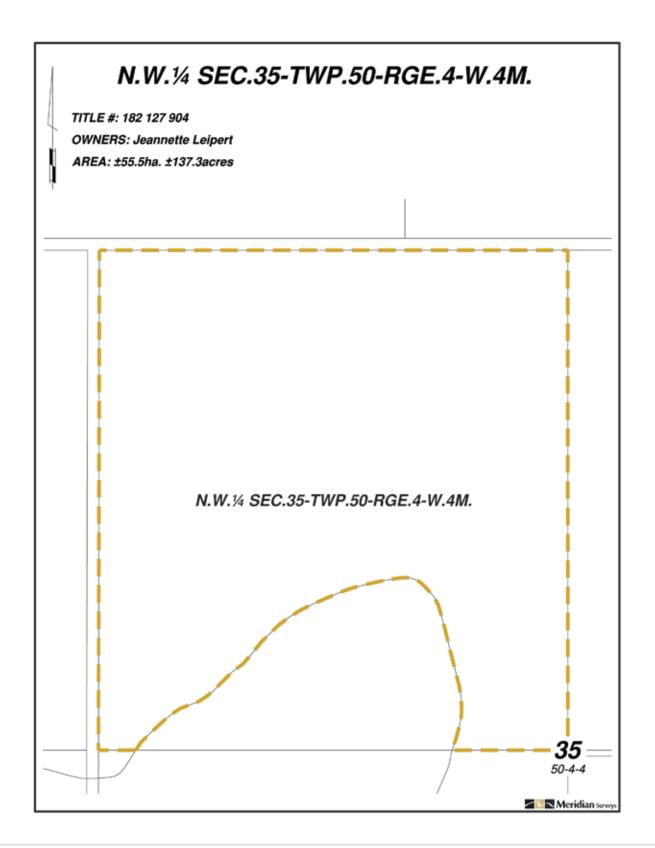
 \cdot Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

Step 7: Notification

 \cdot 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.



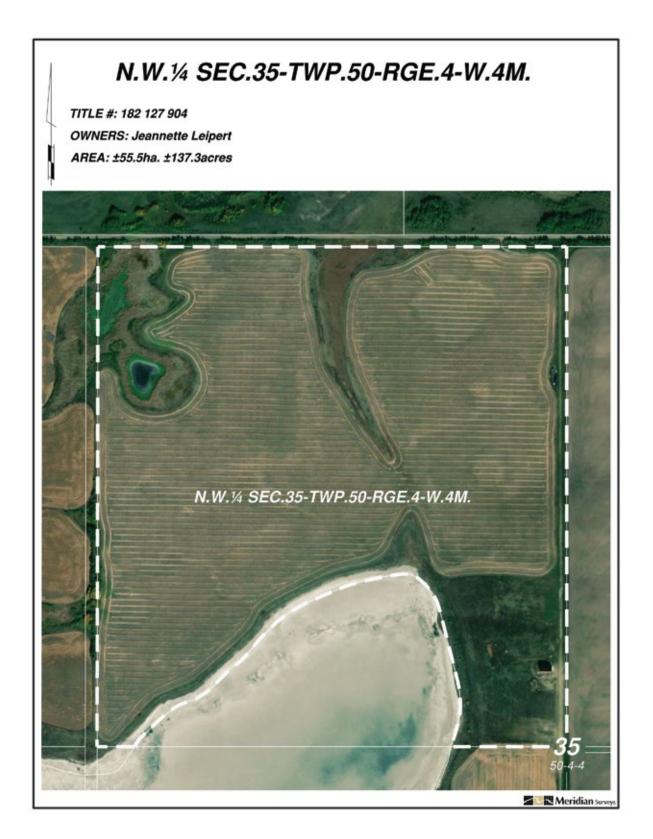






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LAND TITLE CERTIFICATE

LINC SHORT LEGAL 0016 301 054 4;4;50;35;NW TITLE NUMBER 182 127 904

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FIVE (35) TOWNSHIP FIFTY (50) RANGE FOUR (4) WEST OF THE FOURTH MERIDIAN NOT COVERED BY THE WATERS OF TWIN LAKE AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 14TH DAY OF APRIL A.D. 1904, CONTAINING 55.52 HECTARES (137.3 ACRES) MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 962 280 234

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 127 904 02/06/2018 TRANSFER OF LAND \$350,000 SEE INSTRUMENT

OWNERS

JEANNETTE LEIPERT OF BOX 629 CLANDONALD ALBERTA TOB 0X0

_____ ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS

852 235 726 29/10/1985 UTILITY RIGHT OF WAY GRANTEE - ALBERTA GOVERNMENT TELEPHONES. "PART"





	EN	CUMBRANCES, LIENS & INTERESTS PAGE 2
REGISTRATION NUMBER		# 182 127 904 PARTICULARS
022 421 713	05/11/2002	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. ATTN: LAND DEPT P.O. BOX 6926, STN D CALGARY ALBERTA T2P2G1 (DATA UPDATED BY: TRANSFER OF CAVEAT 052055472) (DATA UPDATED BY: TRANSFER OF CAVEAT 192158062)
022 479 851	16/12/2002	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. ATTN: LAND DEPT P.O. BOX 6926, STN D CALGARY ALBERTA T2P2G1 (DATA UPDATED BY: TRANSFER OF CAVEAT 052055472) (DATA UPDATED BY: TRANSFER OF CAVEAT 192158064)
212 074 337	25/03/2021	MORTGAGE MORTGAGEE - MICHAEL MELENKA BOX 1205 VEGREVILLE ALBERTA T9C1S4 ORIGINAL PRINCIPAL AMOUNT: \$75,000
212 074 338	25/03/2021	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - MICHAEL MELENKA BOX 1205 VEGREVILLE ALBERTA T9C1S4 AGENT - CHRISTOPHER G HOOSE
212 074 339	25/03/2021	MORTGAGE MORTGAGEE - RIVERVIEW CONTROLS & MAINTENANCE LTD. BOX 1205 VEGREVILLE ALBERTA T9C1S4 ORIGINAL PRINCIPAL AMOUNT: \$125,000
212 074 340	25/03/2021	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - RIVERVIEW CONTROLS & MAINTENANCE LTD.





ENCUMBRANCES, LIENS & INTERESTS PAGE 3 REGISTRATION # 182 127 904 NUMBER DATE (D/M/Y) PARTICULARS ------BOX 1205 VEGREVILLE ALBERTA T9C1S4 AGENT - CHRISTOPHER G HOOSE 222 014 426 21/01/2022 MORTGAGE MORTGAGEE - RIVERVIEW CONTROLS & MAINTENANCE LTD. BOX 1205 VEGREVILLE ALBERTA T9C1S4 ORIGINAL PRINCIPAL AMOUNT: \$60,000 222 014 427 21/01/2022 CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - RIVERVIEW CONTROLS & MAINTENANCE LTD. BOX 1205 VEGREVILLE ALBERTA T9C1S4 AGENT - CHRISTOPHER G HOOSE TOTAL INSTRUMENTS: 009 THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF MAY, 2025 AT 02:58 P.M. ORDER NUMBER: 53701703 CUSTOMER FILE NUMBER: *END OF CERTIFICATE*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

berta

Water Well Drilling Report

The driller supplies the data contained in this report. The Province disclaims responsibility for its

View in Metric Export to Excel

1502530

GoA Well Tag No. Drilling Company Well ID

GIC Well ID

accuracy. The information on this report will be retained in a public database GOWN ID Date Report Received 2018/08/01 Well Identification and Location Measurement in Imperial Postal Code Owner Name Address Town Province Country LEIPERT, SHAWN / TWIN LAKE P.O. BOX 629 CLANDONALD ALBERTA CANADA T0B 0X0 FARMS 1/4 or LSD SEC TWP RGE W of MER Block Plan Additional Description Lot Location 11 35 50 4 4 GPS Coordinates in Decimal Degrees (NAD 83) Measured from Boundary of Latitude 53.359526 Longitude -110.482503 Elevation 2014.00 ft ft from How Elevation Obtained How Location Obtained ft from Hand held autonomous GPS 20-30m Hand held autonomous GPS 20-30m **Drilling Information** Method of Drilling Type of Work Rotary - Mud New Well Proposed Well Use Domestic Formation Log Measurement in Imperial Yield Test Summary Measurement in Imperial Recommended Pump Rate 10.00 igpm Water Depth from Lithology Description Water Removal Rate (igpm) Static Water Level (ft) ground level (ft) Bearing Test Date 18.00 Brown Till 2018/06/18 10.00 48.32 35.00 Medium Grained Sand Well Completion Measurement in Imperial Total Depth Drilled Finished Well Depth Start Date End Date 73.00 Gray Till 103.00 ft 92.00 ft 2018/06/18 2018/06/18 80.00 Medium Grained Sand Borehole 81.00 Gray Shale Diameter (in) From (ft) To (ft) 88.00 Gray Coarse Grained Sandstone 6.25 0.00 103.00 89.00 Siltstone Surface Casing (if applicable) Well Casing/Liner 92.00 Dirty Sandstone Plastic Size OD : in Size OD : 5.56 in 98.00 Sandy Shale 0.258 in Wall Thickness : in Wall Thickness 99.00 Siltstone Bottom at : ft Top at -2.00 ft 103.00 Gray Shale Bottom at 82.00 ft Perforations Hole or Slot Diameter or Slot Length To (ft) From (ft) Slot Width(in) (in) Interval(in) Perforated by Annular Seal Bentonite Chips Placed from 0.00 ft to 70.00 ft Amount 25.00 Gallons Other Seals Type At (ft) Screen Type Stainless Steel Size OD : 3.00 in From (ft) To (ft) Slot Size (in) 82.00 92.00 0.015 Attachment Attached To Casing Top Fittings Coupler Bottom Fittings Plug Pack Type Artificial Grain Size 16/30 Amount 600.00 Pounds Contractor Certification Certification No Name of Journeyman responsible for drilling/construction of well 78082A

Company Name MCALLISTER DRILLING INC.

Printed on 5/22/2025 9:32:27 AM

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Date approval holder signed

2018/06/19

Copy of Well report provided to owner

Yes

Water Well Drilling Report View in Metric Export to Excel

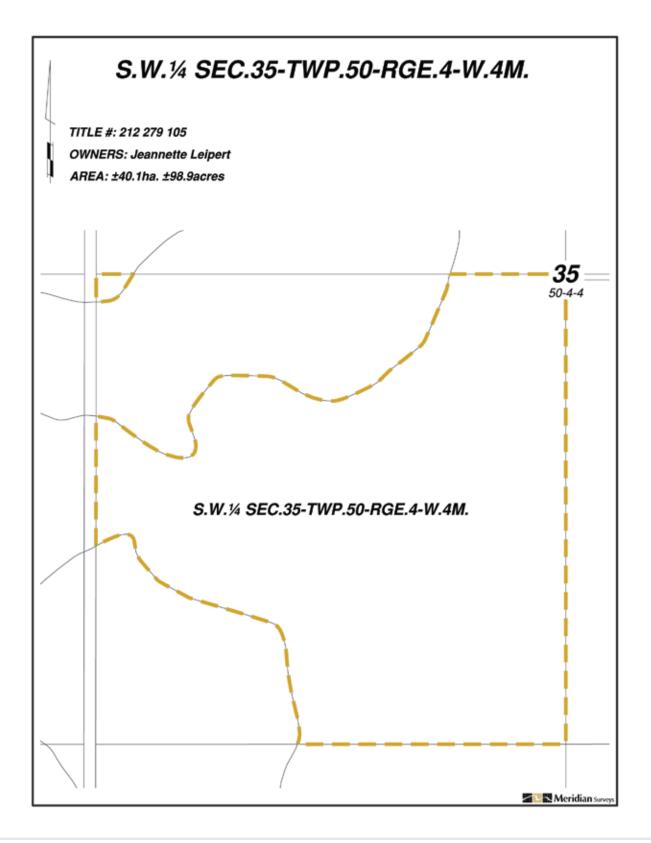
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Contractor Certification		
Name of Journeyman responsible for drilling/construction of well SHAUN ERB	Certification No 78082A	
Company Name MCALLISTER DRILLING INC.	Copy of Well report provided to owner Yes	Date approval holder signed 2018/06/19

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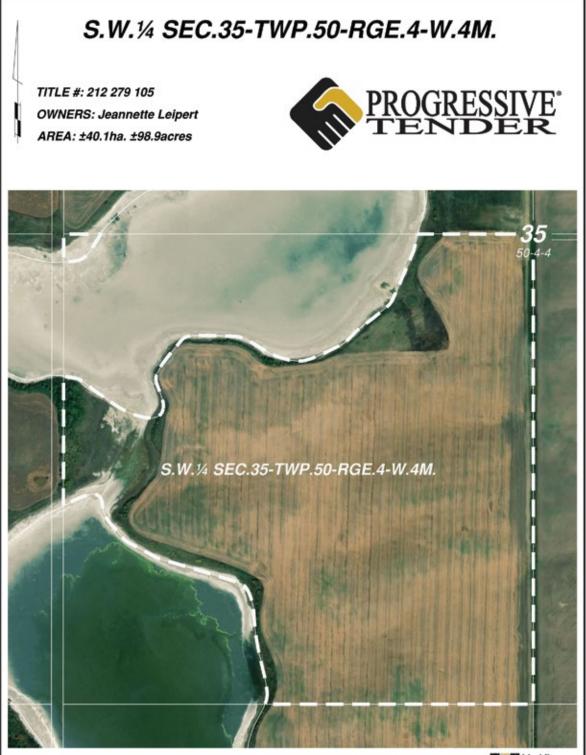


















LAND TITLE CERTIFICATE

s LINC SHORT LEGAL TITLE NUMBER 0016 301 020 4;4;50;35;SW 212 279 105 LEGAL DESCRIPTION ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION THIRTY FIVE (35) TOWNSHIP FIFTY (50) RANGE FOUR (4) WEST OF THE FOURTH MERIDIAN NOT COVERED BY THE WATERS OF TWIN LAKE, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 14TH DAY OF APRIL A.D. 1904, LYING TO THE EAST OF SAID TWIN LAKE, CONTAINING 40.1 HECTARES (98.9 ACRES), MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS ESTATE: FEE SIMPLE MUNICIPALITY: COUNTY OF VERMILION RIVER REFERENCE NUMBER: 202 120 106 +2 _____ REGISTERED OWNER(S) REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION _____ 212 279 105 14/12/2021 TRANSFER OF LAND \$150,000 NIL OWNERS JEANNETTE LEIPERT OF BOX 629 CLANDONALD ALBERTA TOB 0X0 ENCUMBRANCES, LIENS & INTERESTS REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS -----022 421 707 05/11/2002 CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.





_____ ENCUMBRANCES, LIENS & INTERESTS PAGE 2 REGISTRATION # 212 279 105 NUMBER DATE (D/M/Y) PARTICULARS _____ ATTN: LAND DEPT P.O. BOX 6926, STN D CALGARY ALBERTA T2P2G1 (DATA UPDATED BY: TRANSFER OF CAVEAT 052055472) (DATA UPDATED BY: TRANSFER OF CAVEAT 192158061) 212 169 768 06/08/2021 CAVEAT **RE : LEASE INTEREST** CAVEATOR - ED BOYS FARM LTD. BOX 117 ISLAY ALBERTA TOB2JO 232 051 475 14/02/2023 MORTGAGE MORTGAGEE - MICHAEL MELENKA BOX 1205 VEGREVILLE ALBERTA T9C1S4 ORIGINAL PRINCIPAL AMOUNT: \$125,000 232 051 476 14/02/2023 CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - MICHAEL MELENKA BOX 1205 VEGREVILLE ALBERTA T9C1S4 AGENT - CHRISTOPHER G HOOSE TOTAL INSTRUMENTS: 004 THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF MAY, 2025 AT 02:58 P.M. ORDER NUMBER: 53701703 CUSTOMER FILE NUMBER: *END OF CERTIFICATE*





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