

LEIPERT LAND

Information Package - MLS A2226997



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!

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.

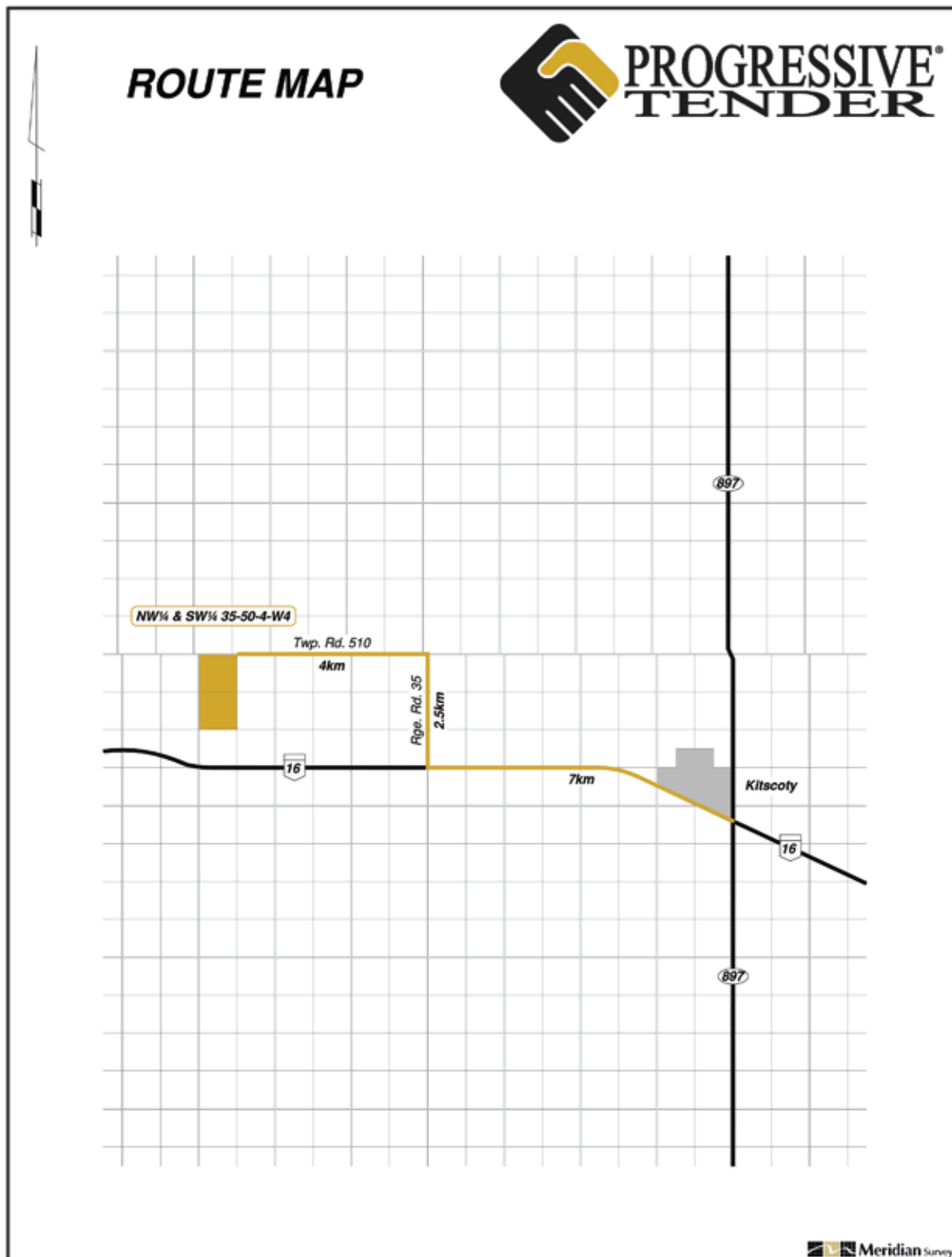
Contact Listing Office for a detailed information package, website address with photos, and mandatory offer requirements. Viewing on shop by appointment.

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.

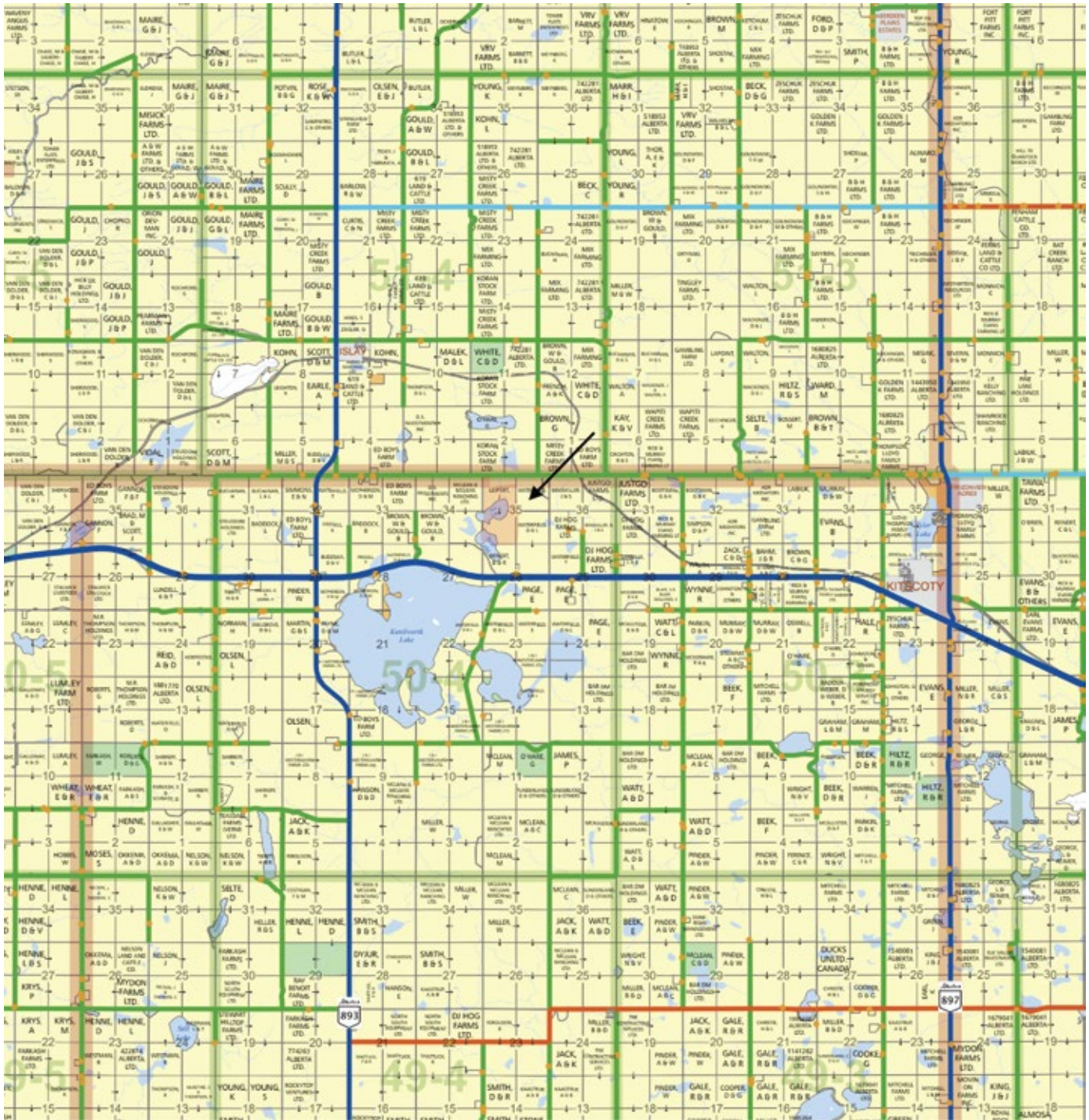
The seller reserves the right to accept, reject, or counter any offer received.

Full information on the offering including maps and printable offer documents is available at **www.leipertland.ca**



LEIPERT

Information Package



Progressive Tender® Steps:

Step 1: Submit Offer Document

- 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.
- 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 \$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

- 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.

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

Step 6: Diligence Activity, Legal and Accounting Costs

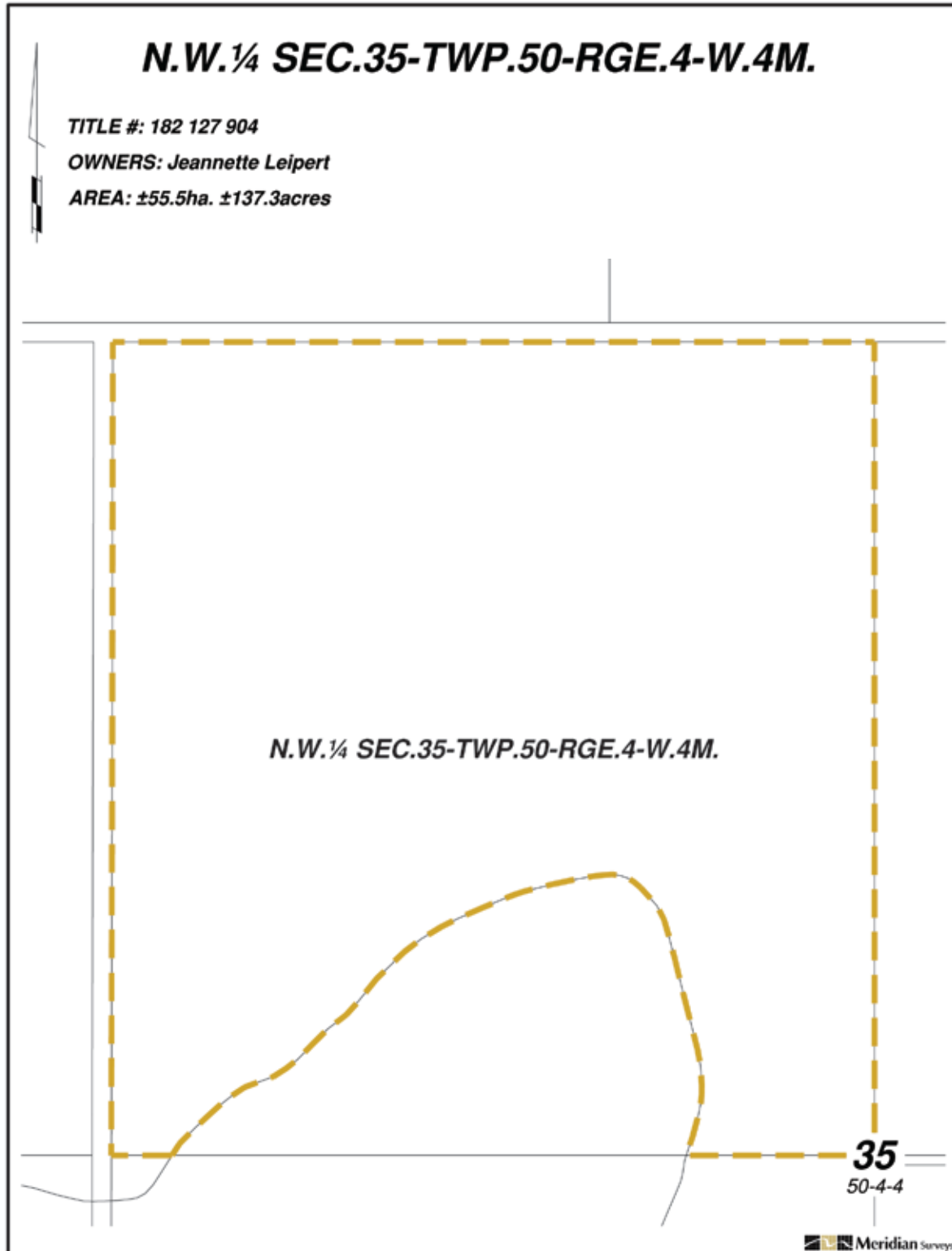
- All properties are sold "as is" and Participants are encouraged to conduct their own diligence including appraisal for value and survey / real property reports.
- Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

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.

LEIPERT

Information Package



LEIPERT

Information Package



N.W.¼ SEC.35-TWP.50-RGE.4-W.4M.

TITLE #: 182 127 904

OWNERS: Jeannette Leipert

AREA: ±55.5ha. ±137.3acres



35
50-4-4

Meridian Surveys



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0016 301 054	4;4;50;35;NW	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 T0B 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"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS			PAGE 2
REGISTRATION			# 182 127 904
NUMBER	DATE (D/M/Y)	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.	
(CONTINUED)			

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

182 127 904

REGISTRATION

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).



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1502530
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 2018/08/01

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial	
Owner Name		Address		Town		Province		Country		Postal Code	
LEIPERT, SHAWN / TWIN LAKE FARMS		P.O. BOX 629		CLANDONALD		ALBERTA		CANADA		T0B 0X0	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	11	35	50	4	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
ft from					Latitude 53.359526 Longitude -110.482503					Elevation 2014.00 ft	
ft from					How Location Obtained					How Elevation Obtained	
					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		
Depth from ground level (ft)	Water Bearing	Lithology Description			
18.00		Brown Till			
35.00		Medium Grained Sand			
73.00		Gray Till			
80.00		Medium Grained Sand			
81.00		Gray Shale			
88.00		Gray Coarse Grained Sandstone			
89.00		Siltstone			
92.00		Dirty Sandstone			
98.00		Sandy Shale			
99.00		Siltstone			
103.00		Gray Shale			

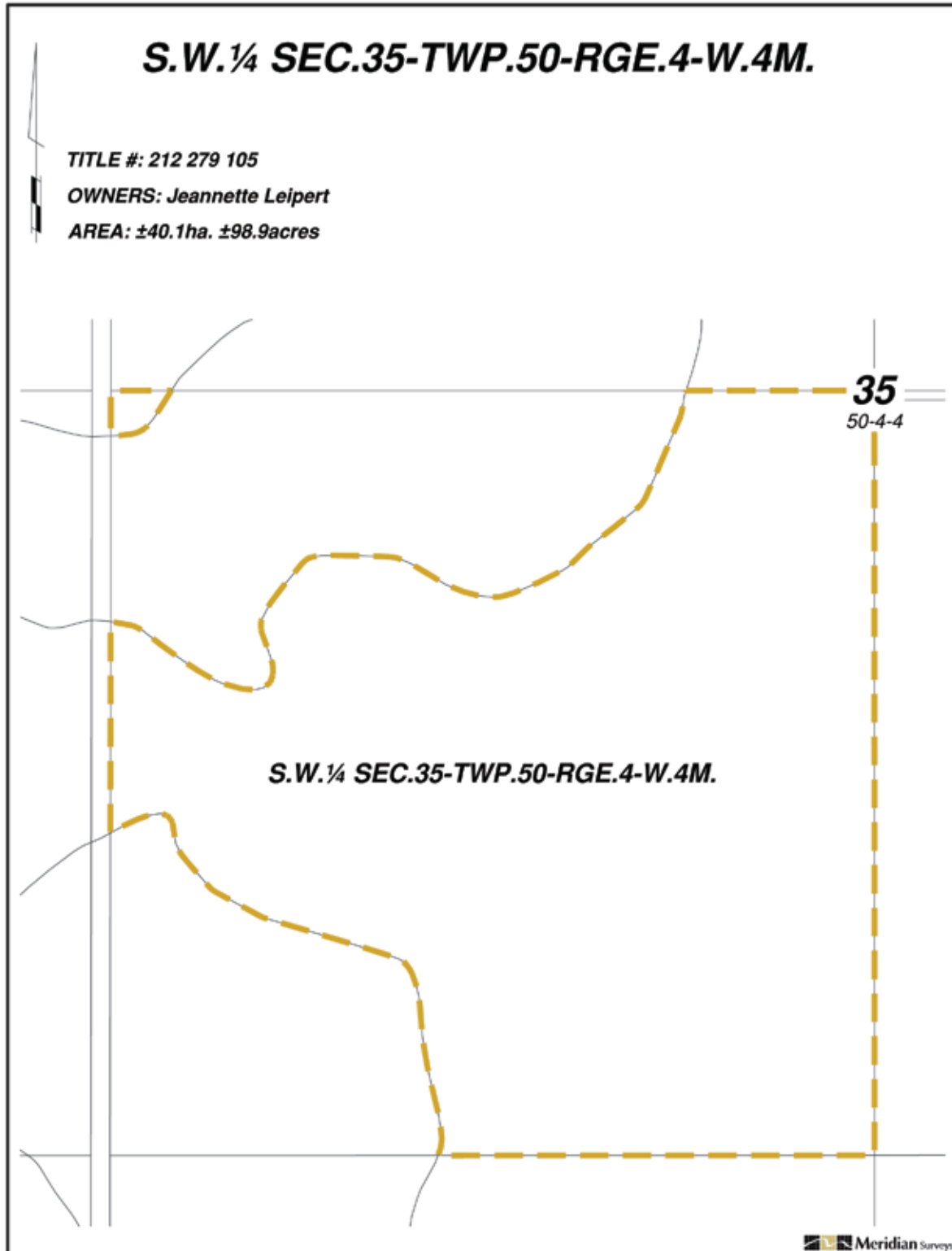
Yield Test Summary			Measurement in Imperial		
Recommended Pump Rate 10.00 igpm					
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)			
2018/06/18	10.00	48.32			

Well Completion			Measurement in Imperial		
Total Depth Drilled	Finished Well Depth	Start Date	End Date		
103.00 ft	92.00 ft	2018/06/18	2018/06/18		
Borehole					
Diameter (in)	From (ft)	To (ft)			
6.25	0.00	103.00			
Surface Casing (if applicable)			Well Casing/Liner		
			Plastic		
Size OD :	in	Size OD :	5.56 in		
Wall Thickness :	in	Wall Thickness :	0.258 in		
Bottom at :	ft	Top at :	-2.00 ft		
			Bottom at : 82.00 ft		
Perforations					
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot 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			
Name of Journeyman responsible for drilling/construction of well		Certification No	
SHAUN ERB		78082A	
Company Name		Copy of Well report provided to owner	
MCALLISTER DRILLING INC.		Date approval holder signed	
		2018/06/19	

LEIPERT

Information Package



LEIPERT

Information Package



S.W.¼ SEC.35-TWP.50-RGE.4-W.4M.

TITLE #: 212 279 105

OWNERS: Jeannette Leipert

AREA: ±40.1ha. ±98.9acres



Meridian Surveys



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 T0B 0X0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
022 421 707	05/11/2002	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

212 279 105

REGISTRATION

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 T0B2J0

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

(CONTINUED)

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) .





**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.



TELEPHONE



Grant 780-871-4221
Vern 306-821-0611
Office 780-808-2700

EMAIL



grant.m@progressivetender.com
vernmccllland@remax.net

WEBSITE



progressivetender.com

ADDRESS



RE/MAX of Lloydminster
5726 44th Street
Lloydminster, AB T9V 0B6