

PKH 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

 vern.m@progressivetender.com

 Vern 306-821-0611 | REMAX 780-808-2700

The information and contents provided in this information package are for marketing purposes only and do not constitute legal, financial, or professional advice. While every effort has been made to ensure accuracy, Progressive Tender makes no warranties or representations as to the completeness or reliability of the information and accepts no liability for any errors, omissions, or misstatements contained herein.
Copyright © 2026 Progressive Tender Inc. - All Rights Reserved.



PKH Land For Sale

by Progressive Tender® in the RM of Manitou Lake

Suggested Opening Offer

\$800,000.00

458.72 Titled Acres | RM of Manitou Lake No. 442, Saskatchewan

Progressive Tender is pleased to present 458.72 titled acres of grazing land northwest of Marsden, Saskatchewan.

The property comprises six ISC titles in Sections 16 and 21 and is being offered for sale as one complete package through the Progressive Tender process.

LEGAL LAND DESCRIPTIONS

Ptn NE 16-45-27-W3: 6.39 titled acres

NE 21-45-27-W3: 159.18 titled acres

Pt NW 21-45-27-W3: 89.52 titled acres

SE 21-45-27-W3: 158.64 titled acres

Pt SW 21-45-27-W3: 44.99 titled acres

PROPERTY FEATURES

The property features rolling pasture that is largely open, with areas of natural tree cover. The grass is currently in excellent condition, and the entire property is being grazed during the 2026 season.

Property features include:

- Well-maintained perimeter fencing
- Some cross-fencing
- Gathering pen and load-out chutes
- Two dugouts
- Seasonal natural water
- Maintained road access from three sides

The property is currently rented for grazing. The grazing arrangement will end before completion, and the purchaser will receive vacant possession and occupancy on November 6, 2026.

SAMA AND PROPERTY TAXES

Although the property is currently used for grazing, SAMA property information identifies approximately 248 cultivated acres, 140 pasture/native acres, and 63 waste acres. The cultivated portions have final SAMA soil ratings ranging from 43.42 to 53.65.

Total 2026 property taxes are \$3,074.18, with no arrears reported.



SAMA acreages and soil ratings are assessment information only. They should not be interpreted as surveyed measurements or guarantees of land quality, productivity, or suitability for a particular use.

REGISTERED INTERESTS

Certain titles contain registered interests in favour of Fallon Energy Inc. There is no current oil production from the property. Fallon Energy has not responded to current inquiries, and the status of any related land-rent payments could not be verified.

Participants should review the land titles and supporting documents and complete their own due diligence concerning all registered interests.

TENDER INFORMATION

Suggested Opening Offer: \$800,000

The Suggested Opening Offer is provided as guidance only and is not a mandatory minimum. All offers received will be presented to the Seller. If multiple offers are received, Participants will enter the Progressive Tender rounds. The Seller reserves the right to consider any offer received and is not obligated to accept the highest offer or any offer.

Initial offers must be received by Progressive Tender no later than:

12:00 noon MST, Tuesday, September 22, 2026

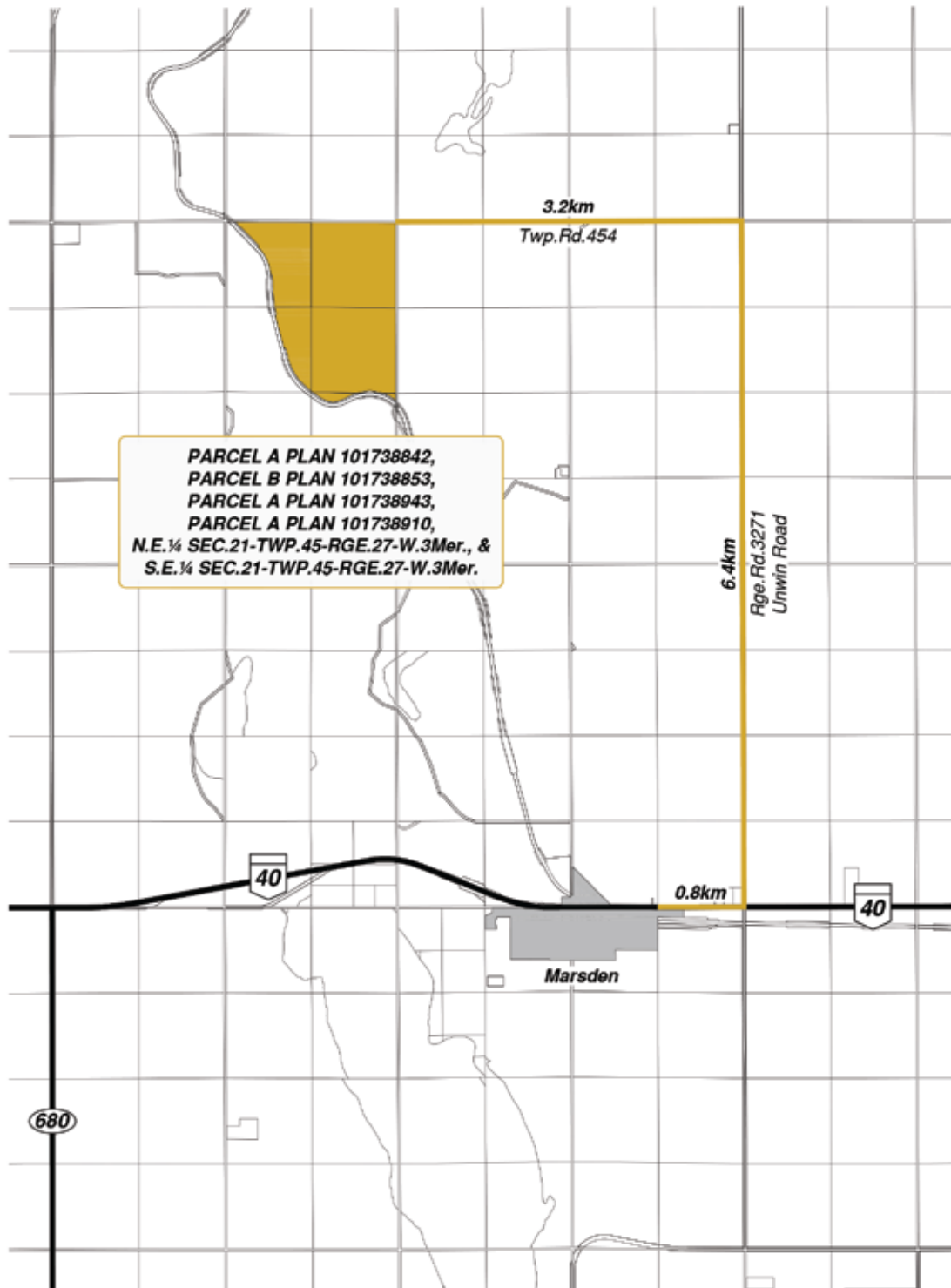
Proposed completion, vacant possession, and occupancy: November 6, 2026

For property information or to arrange a viewing, contact:

Grant McClelland

Progressive Tender

780-871-4221



**PARCEL A PLAN 101738842, PARCEL B PLAN 101738853,
PARCEL A PLAN 101738943, PARCEL A PLAN 101738910,
N.E.¼ SEC.21-TWP.45-RGE.27-W.3Mer., &
S.E.¼ SEC.21-TWP.45-RGE.27-W.3Mer.**



Meridian Surveys

PARCEL A PLAN 101738842 EXT.48

TITLE #: 119262405

PARCEL #: 149791438

OWNERS: Richard Hugh Polkinghorne
Lois May Polkinghorne

AREA: ±2.2ha. ±5.5acres



Meridian Surveys

SurfaceParcel



Property Report

Print Date: 10-Jul-2026

Page 1 of 1

Municipality Name: RM OF MANITOU LAKE (RM)

Assessment ID Number : 442-000816100

PID: 201220928



Civic Address:

Legal Location: Qtr PT NE Sec 16 Tp 45 Rg 27 W 3 Sup 00

Supplementary: 7 ACS N OF RR

Title Acres: 7.00

School Division: 203

Neighbourhood: 442-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 12-Feb-1996

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL WASTE LAND

Acres	Waste Type
7	WASTE

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	\$100		1	Non-Arable (Range)	45%	\$45				Taxable
Total of Assessed Values:	\$100					\$45				
Total of Taxable/Exempt Values:						\$45				

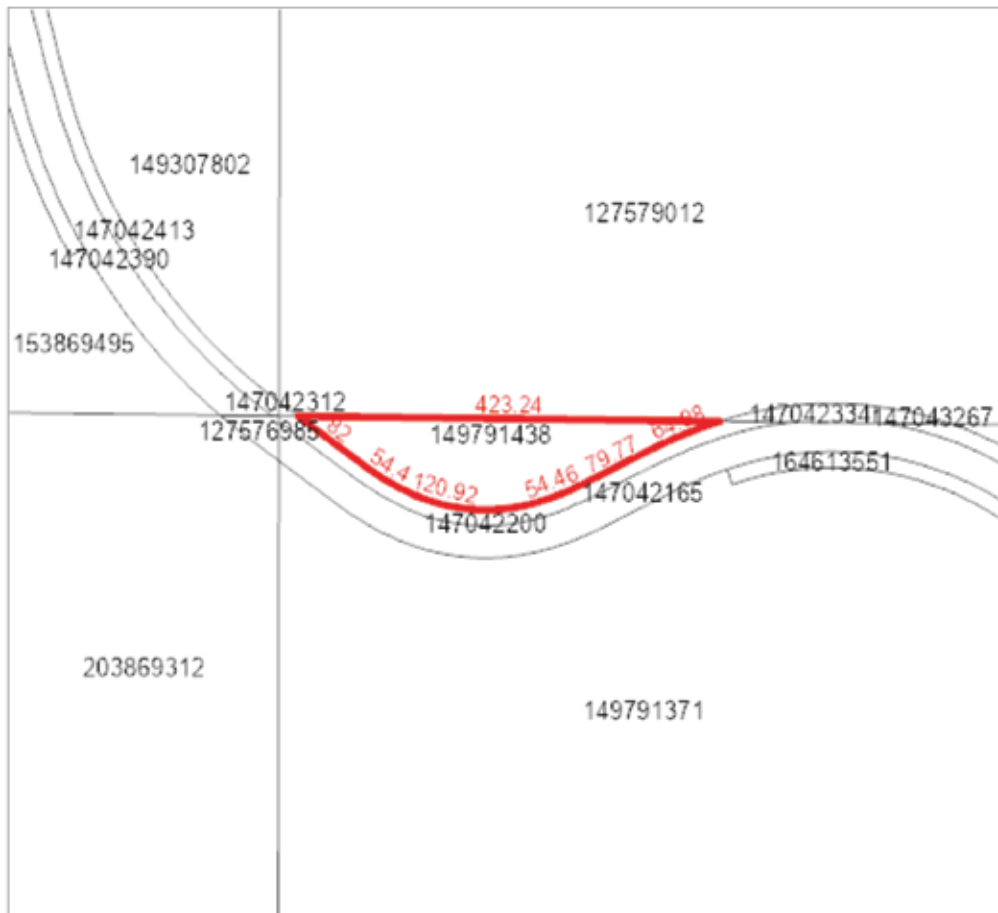
© 2026 Saskatchewan Assessment Management Agency, All Rights Reserved.

Data Source: SAMAVIEW



Surface Parcel Number: 149791438

REQUEST DATE: Fri Jul 10 08:26:48 GMT-06:00 2026



Owner Name(s) : Polkinghorne, Lois May, Polkinghorne, Richard Hugh

Municipality : RM OF MANITOU LAKE NO. 442

Area : 2.204 hectares (5.45 acres)

Title Number(s) : 119262405

Converted Title Number : 91B02498

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Blk/Par A-Plan 101738842 Ext 48

Source Quarter Section : NE-16-45-27-3

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 #: 119262405

Title Status: Active

Parcel Type: Surface

Parcel Value: N/A

Title Value: N/A

Converted Title: 91B02498

Previous Title and/or Abstract #: 91B02498

As of: 10 Jul 2026 08:27:42

Last Amendment Date: 06 Jun 2016 08:27:55.366

Issued: 31 Dec 2002 19:57:55.276

Municipality: RM OF MANITOU LAKE NO. 442

Richard Hugh Polkinghorne and Lois May Polkinghorne are the registered owners, as joint tenants, of Surface Parcel #149791438

Reference Land Description: Blk/Par A Plan No 101738842 Extension 48
As described on Certificate of Title 91B02498, description 48.

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:

None

Addresses for Service:

Name

Owner:

Richard Hugh Polkinghorne

Client #: 111301029

Owner:

Lois May Polkinghorne

Client #: 111301030

Address

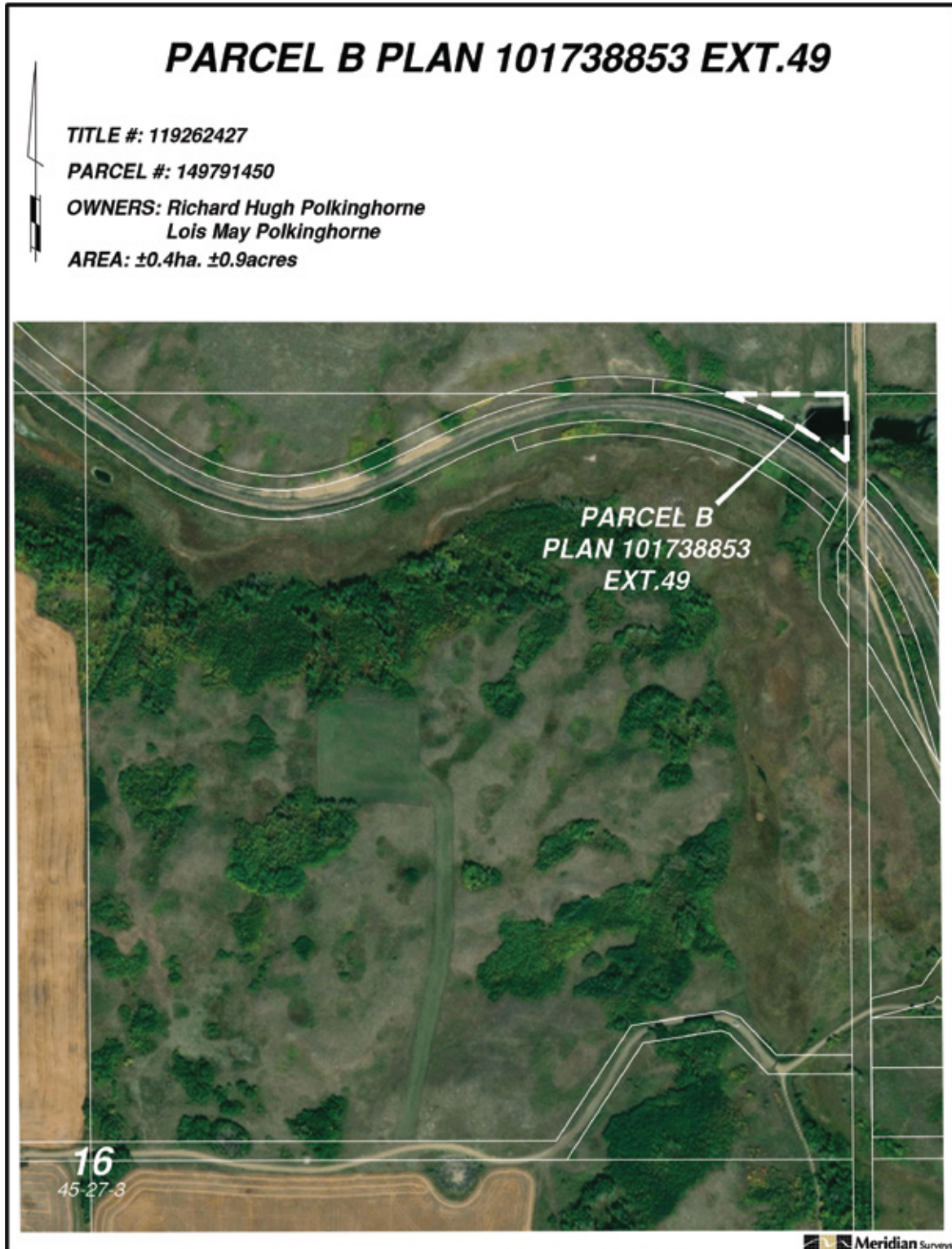
302 Clubhouse Blvd Warman, Saskatchewan, Canada S0K 4S1

302 Clubhouse Blvd Warman, Saskatchewan, Canada S0K 4S1

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 149791450 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

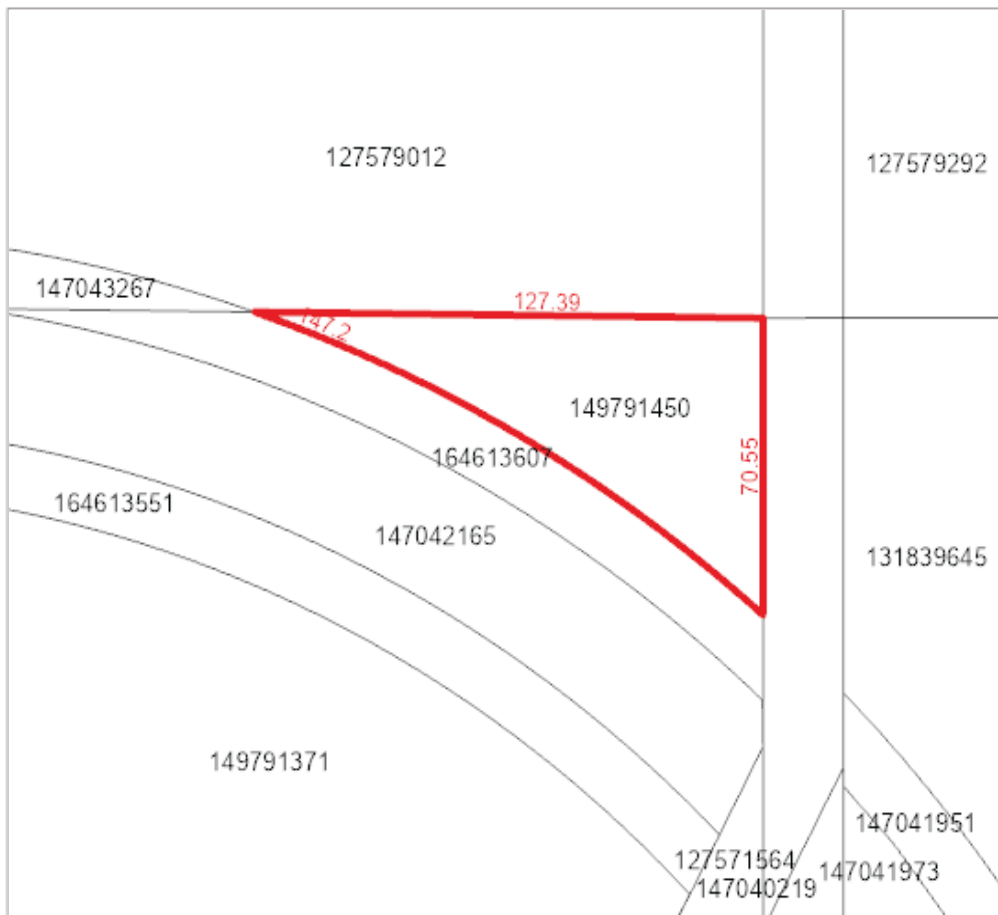
Parcel Class Code: Parcel (Generic)





Surface Parcel Number: 149791450

REQUEST DATE: Fri Jul 10 08:29:02 GMT-06:00 2026



Owner Name(s) : Polkinghorne, Lois May, Polkinghorne, Richard Hugh

Municipality : RM OF MANITOU LAKE NO. 442

Area : 0.38 hectares (0.94 acres)

Title Number(s) : 119262427

Converted Title Number : 91B02498

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Blk/Par B-Plan 101738853 Ext 49

Source Quarter Section : NE-16-45-27-3

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 #: 119262427

Title Status: Active

Parcel Type: Surface

Parcel Value: N/A

Title Value: N/A

Converted Title: 91B02498

Previous Title and/or Abstract #: 91B02498

As of: 10 Jul 2026 08:29:35

Last Amendment Date: 06 Jun 2016 08:27:55.376

Issued: 31 Dec 2002 19:58:06.323

Municipality: RM OF MANITOU LAKE NO. 442

Richard Hugh Polkinghorne and Lois May Polkinghorne are the registered owners, as joint tenants, of Surface Parcel #149791450

Reference Land Description: Blk/Par B Plan No 101738853 Extension 49
As described on Certificate of Title 91B02498, description 49.

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:

None

Addresses for Service:

Name

Owner:

Richard Hugh Polkinghorne

Client #: 111301029

Owner:

Lois May Polkinghorne

Client #: 111301030

Address

302 Clubhouse Blvd Warman, Saskatchewan, Canada S0K 4S1

302 Clubhouse Blvd Warman, Saskatchewan, Canada S0K 4S1

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 149791438 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

Parcel Class Code: Parcel (Generic)

PARCEL A PLAN 101738943 EXT.32

TITLE #: 118293633

PARCEL #: 149307802

OWNERS: Richard Hugh Polkinghorne
Lois May Polkinghorne

AREA: ±18.2ha. ±45.0acres



Meridian Surveys

SurfaceParcel



Property Report

Print Date: 10-Jul-2026

Page 1 of 1

Municipality Name: RM OF MANITOU LAKE (RM)

Assessment ID Number : 442-000821400

PID: 201221306



Civic Address:

Legal Location: Qtr PT SW Sec 21 Tp 45 Rg 27 W 3 Sup 00

Supplementary: 38 ACS E OF RR

Title Acres: 38.00

School Division: 203

Neighbourhood: 442-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 15-Aug-1982

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
6.00	K - [CULTIVATED]	Soil association 1 OX - [OXBOW] Soil texture 1 L - [LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Topography T3 - Moderate Slopes Stones (qualities) S4 - Strong	\$/ACRE	2,017.07
				Final	53.65

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating	
32.00	NG - [NATIVE GRASS]	Soil association 1 OX - [OXBOW] 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

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	\$37,400		1	Non-Arable (Range)	45%	\$16,830				Taxable
Total of Assessed Values:	\$37,400				Total of Taxable/Exempt Values:	\$16,830				

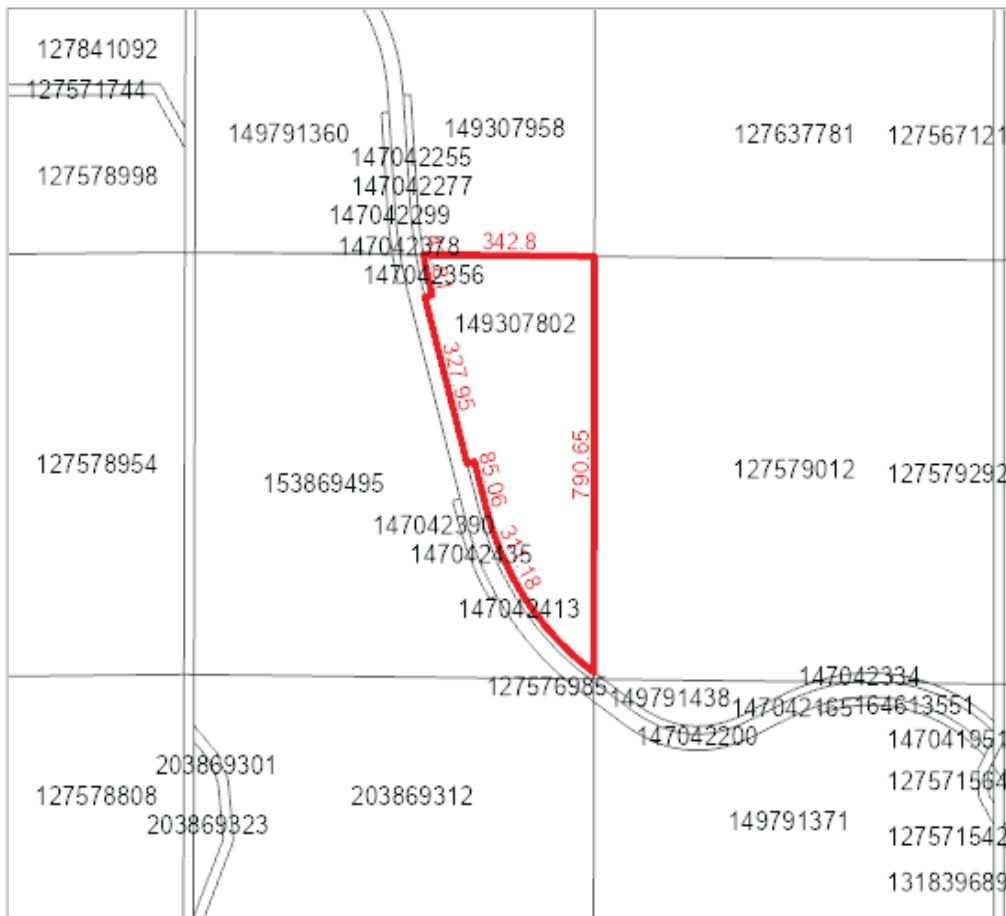
© 2026 Saskatchewan Assessment Management Agency, All Rights Reserved.

Data Source: SAMAVIEW



Surface Parcel Number: 149307802

REQUEST DATE: Fri Jul 10 08:23:34 GMT-06:00 2026



Owner Name(s) : Polkinghorne, Lois May, Polkinghorne, Richard Hugh

Municipality : RM OF MANITOU LAKE NO. 442

Area : 18.209 hectares (44.99 acres)

Title Number(s) : 118293633

Converted Title Number : 91B02497

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Blk/Par A-Plan 101738943 Ext 32

Source Quarter Section : SW-21-45-27-3

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 #: 118293633
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 91B02497
Previous Title and/or Abstract #: 91B02497

As of: 10 Jul 2026 08:24:24
Last Amendment Date: 31 Mar 2022 14:14:07.346
Issued: 10 Dec 2002 22:01:48.556
Municipality: RM OF MANITOU LAKE NO. 442

Richard Hugh Polkinghorne and Lois May Polkinghorne are the registered owners, as joint tenants, of Surface Parcel #149307802

Reference Land Description: Blk/Par A Plan No 101738943 Extension 32
 As described on Certificate of Title 91B02497, description 32.

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 #:
126590205

Lease - 10 years or more

Value: N/A
Reg'd: 08 Nov 2004 12:34:19
Interest Register Amendment Date: N/A
Interest Assignment Date: 23 Mar 2022 09:54:31
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FALLON ENERGY INC.
 5014 48 STREET, 2ND FLOOR
 LLOYDMINSTER, Alberta, Canada T9V 0H8
Client #: 135652147

Int. Register #: 109382104

Interest #:
193430369

Miscellaneous Interest

Value: N/A
Reg'd: 13 Dec 2012 15:15:56
Interest Register Amendment Date: N/A
Interest Assignment Date: 31 Mar 2022 14:13:24
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FALLON ENERGY INC.
 5014 48 STREET, 2ND FLOOR
 LLOYDMINSTER, Alberta, Canada T9V 0H8
Client #: 135652147

Int. Register #: 118851611

Interest #:
 10/26, 8:24 AM
128199189

Miscellaneous Interest

Value: N/A
Reg'd: 02 May 2005 09:21:44
Interest Register Amendment Date: N/A
Interest Assignment Date: 31 Mar 2022 14:14:07
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FALLON ENERGY INC.
 5014 48 STREET, 2ND FLOOR
 LLOYDMINSTER, Alberta, Canada T9V 0H8
Client #: 135652147

Int. Register #: 109744049

Addresses for Service:

Name	Address
Owner: Richard Hugh Polkinghorne Client #: 110936965	302 Clubhouse Blvd Warman, Saskatchewan, Canada S0K 4S1
Owner: Lois May Polkinghorne Client #: 110936976	302 Clubhouse Blvd E Warman, Saskatchewan, Canada S0K 4S1

Notes:

Parcel Class Code: Parcel (Generic)

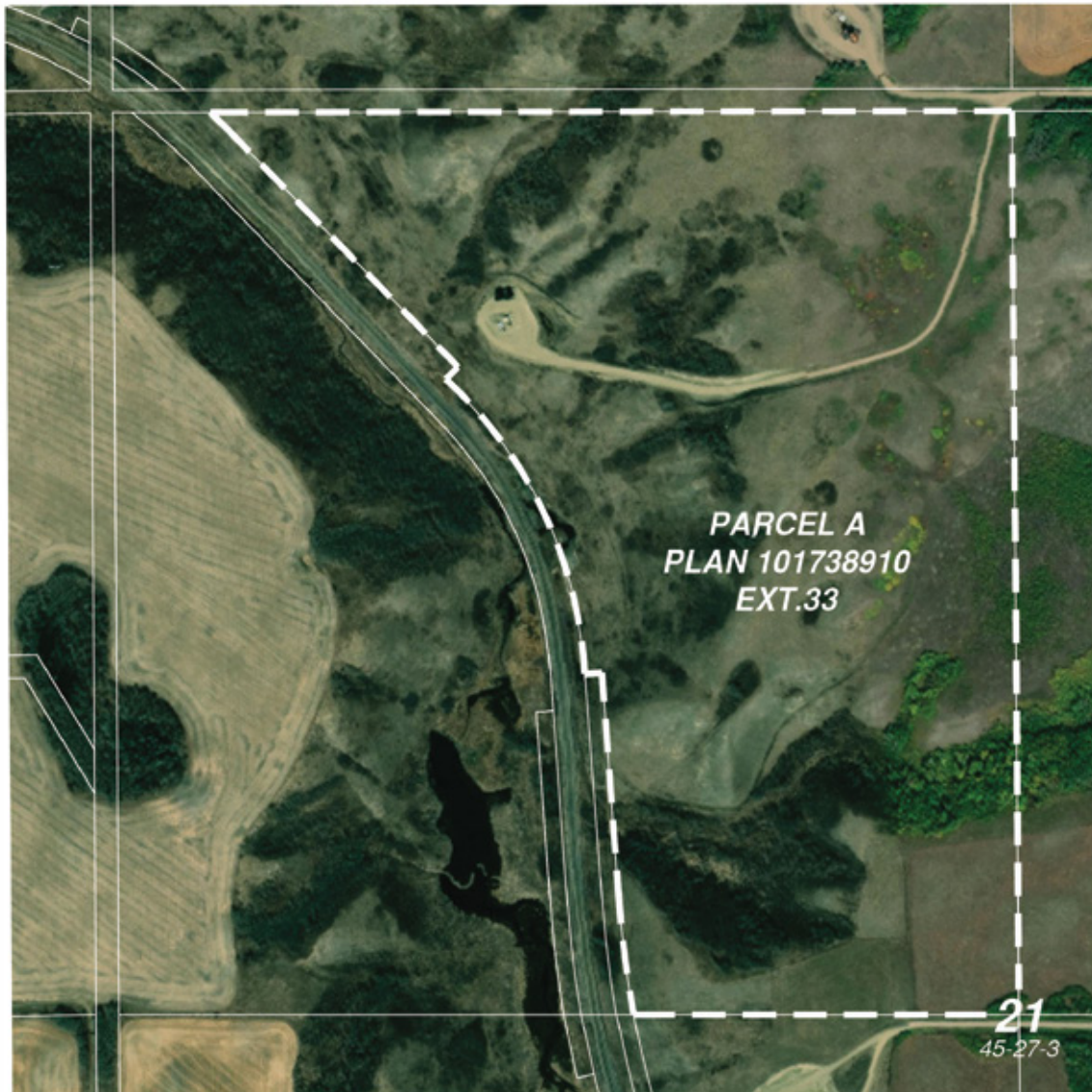
PARCEL A PLAN 101738910 EXT.33

TITLE #: 118293969

PARCEL #: 149307958

OWNERS: Richard Hugh Polkinghorne
Lois May Polkinghorne

AREA: ±36.2ha. ±89.5acres



Meridian Surveys

SurfaceParcel



Property Report

Print Date: 10-Jul-2026

Page 1 of 2

Municipality Name: RM OF MANITOU LAKE (RM)

Assessment ID Number : 442-000821200

PID: 201221223



Civic Address:

Legal Location: Qtr PT NW Sec 21 Tp 45 Rg 27 W 3 Sup 00

Supplementary: 89 ACS E OF RR

Title Acres: 89.00

School Division: 203

Neighbourhood: 442-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 10-Aug-1982

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
12.00	K - [CULTIVATED]	Soil association 1 OX - [OXBOW] Soil texture 1 L - [LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T4 - Strg Slopes Stones (qualities) S4 - Strong Natural hazard NH: Natural Hazard Rate: 0.92	\$/ACRE Final	1,632.68 43.42
		Soil association 2 OX - [OXBOW] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10			

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating	
17.00	ASP - [ASPEN PASTURE]	Soil association 1 OX - [OXBOW] Soil texture 1 L - [LOAM] Soil texture 2	Range site L/TH: LOAMY/THIN Pasture Type N - [Native] Pasture Topography T5: Very Strong 16-20% SI Grazing water source WS: Slough Pasture Tree Cover ASP - [ASPEN] Aum/Acre 0.15 Aum/Quarter 23.80	\$/ACRE	439.60
60.00	NG - [NATIVE GRASS]	Soil association 1 OX - [OXBOW] Soil texture 1 L - [LOAM] Soil texture 2	Range site L/TH: LOAMY/THIN Pasture Type N - [Native] Pasture Topography T5: Very Strong 16-20% SI Grazing water source WS: Slough Pasture Tree Cover NO - [NO] Aum/Acre 0.43 Aum/Quarter 68.00	\$/ACRE	1,026.20

© 2026 Saskatchewan Assessment Management Agency, All Rights Reserved.

Data Source: SAMAVIEW

Property Report

Print Date: 10-Jul-2026

Page 2 of 2

Municipality Name: RM OF MANITOU LAKE (RM)

Assessment ID Number : 442-000821200

PID: 201221223

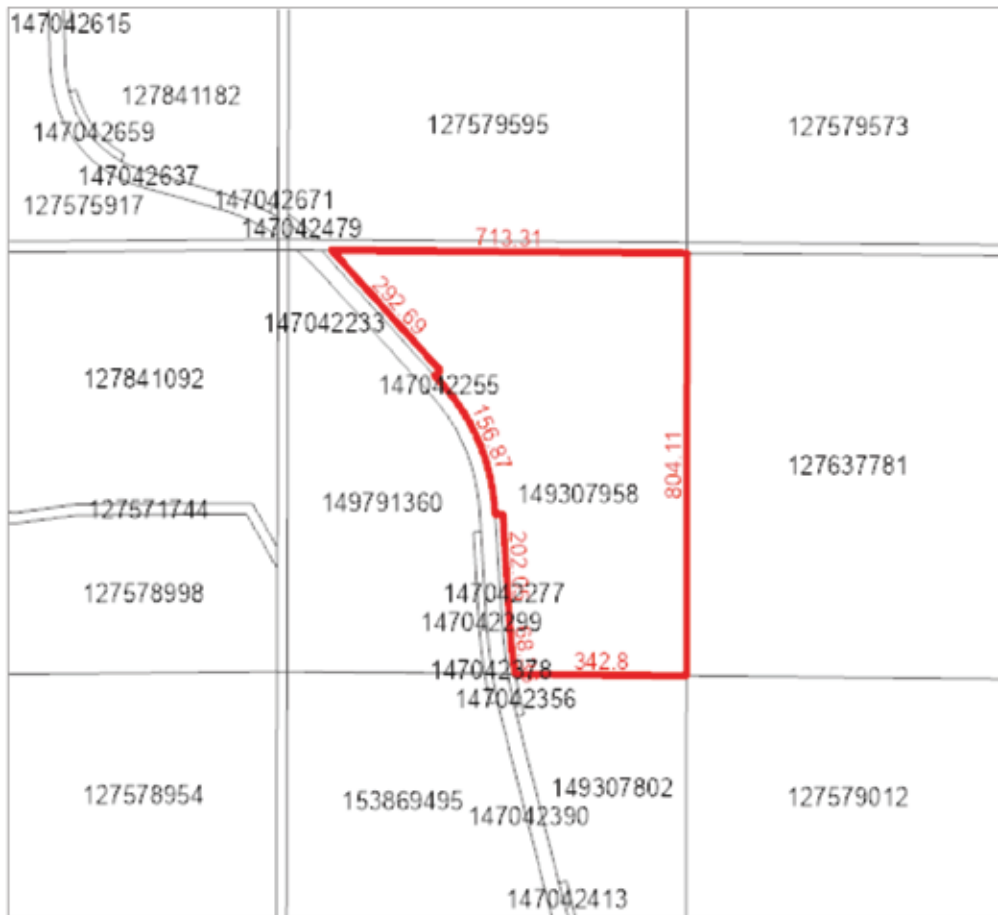
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$88,600		1	Non-Arable (Range)	45%	\$39,870				Taxable
Total of Assessed Values:	\$88,600				Total of Taxable/Exempt Values:	\$39,870				



Surface Parcel Number: 149307958

REQUEST DATE: Fri Jul 10 08:34:26 GMT-06:00 2026



Owner Name(s) : Polkinghorne, Lois May, Polkinghorne, Richard Hugh

Municipality : RM OF MANITOU LAKE NO. 442

Area : 36.228 hectares (89.52 acres)

Title Number(s) : 118293969

Converted Title Number : 91B02495

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Blk/Par A-Plan 101738910 Ext 33

Source Quarter Section : NW-21-45-27-3

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 #: 118293969
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 91B02495
Previous Title and/or Abstract #: 91B02495

As of: 10 Jul 2026 08:35:29
Last Amendment Date: 23 Mar 2022 09:36:45.363
Issued: 10 Dec 2002 22:04:19.653
Municipality: RM OF MANITOU LAKE NO. 442

Richard Hugh Polkinghorne and Lois May Polkinghorne are the registered owners, as joint tenants, of Surface Parcel #149307958

Reference Land Description: Blk/Par A Plan No 101738910 Extension 33
As described on Certificate of Title 91B02495, description 33.

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 #:
115967021

CNV Caveat

Value: N/A
Reg'd: 13 Oct 1998 00:24:47
Interest Register Amendment Date: N/A
Interest Assignment Date: 23 Mar 2022 09:36:45
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FALLON ENERGY INC.
 5014 48 STREET, 2ND FLOOR
 LLOYDMINSTER, Alberta, Canada T9V 0H8
Client #: 135652147

Int. Register #: 106371817
Converted Instrument #: 98B14870

Addresses for Service:

Name	Address
Owner: Richard Hugh Polkinghorne Client #: 110937225	302 Clubhouse Blvd E Warman, Saskatchewan, Canada S0K 4S1
Owner: Lois May Polkinghorne Client #: 110937236	302 Clubhouse Blvd Warman, Saskatchewan, Canada S0K 4S1

Notes:

Parcel Class Code: Parcel (Generic)

N.E.¼ SEC.21-TWP.45-RGE.27-W.3Mer. EXT.0

TITLE #: 118293947

PARCEL #: 127637781

OWNERS: Richard Hugh Polkinghorne
Lois May Polkinghorne

AREA: ±64.4ha. ±159.2acres



Meridian Surveys

SurfaceParcel



Property Report

Print Date: 10-Jul-2026

Page 1 of 1

Municipality Name: RM OF MANITOU LAKE (RM)

Assessment ID Number : 442-000821100

PID: 201221199



Civic Address:

Legal Location: Qtr NE Sec 21 Tp 45 Rg 27 W 3 Sup

Supplementary:

Title Acres: 158.00

School Division: 203

Neighbourhood: 442-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 10-Aug-1982

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
126.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T4 - Strg Slopes	\$/ACRE	1,774.65
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	47.20
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
32	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	\$223,900		1	Other Agricultural	55%	\$123,145				Taxable
Total of Assessed Values:	\$223,900				Total of Taxable/Exempt Values:	\$123,145				

© 2026 Saskatchewan Assessment Management Agency, All Rights Reserved.

Data Source: SAMAVIEW



Surface Parcel Number: 127637781

REQUEST DATE: Fri Jul 10 08:31:04 GMT-06:00 2026



Owner Name(s) : Polkinghorne, Lois May, Polkinghorne, Richard Hugh

Municipality : RM OF MANITOU LAKE NO. 442

Area : 64.418 hectares (159.18 acres)

Title Number(s) : 118293947

Converted Title Number : 91B02499

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 21-45-27-3 Ext 0

Source Quarter Section : NE-21-45-27-3

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 #: 118293947
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 91B02499
Previous Title and/or Abstract #: 91B02499

As of: 10 Jul 2026 08:33:03
Last Amendment Date: 23 Mar 2022 10:05:04.260
Issued: 10 Dec 2002 22:04:16.560
Municipality: RM OF MANITOU LAKE NO. 442

Richard Hugh Polkinghorne and Lois May Polkinghorne are the registered owners, as joint tenants, of Surface Parcel #127637781

Reference Land Description: NE Sec 21 Twp 45 Rge 27 W 3 Extension 0
 As described on Certificate of Title 91B02499.

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 #:
119108415

Lease - 10 years or more

Value: N/A
Reg'd: 17 Mar 2003 16:39:26
Interest Register Amendment Date: N/A
Interest Assignment Date: 23 Mar 2022 09:42:17
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FALLON ENERGY INC.
 5014 48 STREET, 2ND FLOOR
 LLOYDMINSTER, Alberta, Canada T9V 0H8
Client #: 135652147

Int. Register #: 107632560

Interest #:
136125536

Lease - 10 years or more

Value: N/A
Reg'd: 14 Dec 2006 13:28:19
Interest Register Amendment Date: N/A
Interest Assignment Date: 23 Mar 2022 09:59:49
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FALLON ENERGY INC.
 5014 48 STREET, 2ND FLOOR
 LLOYDMINSTER, Alberta, Canada T9V 0H8
Client #: 135652147

Int. Register #: 112385055

Interest #:
 10/26, 8:33 AM
141428998

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

Lease - 10 years or more

Value: N/A
Reg'd: 17 Jan 2008 16:20:29
Interest Register Amendment Date: N/A
Interest Assignment Date: 23 Mar 2022 10:05:04
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FALLON ENERGY INC.
 5014 48 STREET, 2ND FLOOR
 LLOYDMINSTER, Alberta, Canada T9V 0H8
Client #: 135652147

Int. Register #: 114037983

Addresses for Service:

Name	Address
Owner: Richard Hugh Polkinghorne Client #: 110937203	302 Clubhouse Blvd Warman, Saskatchewan, Canada S0K 4S1
Owner: Lois May Polkinghorne Client #: 110937214	302 Clubhouse Blvd Warman, Saskatchewan, Canada S0K 4S1

Notes:

Parcel Class Code: Parcel (Generic)

S.E.¼ SEC.21-TWP.45-RGE.27-W.3Mer. EXT.0

TITLE #: 118293611

PARCEL #: 127579012

OWNERS: Richard Hugh Polkinghorne
Lois May Polkinghorne

AREA: ±64.2ha. ±158.6acres



 Meridian Surveys

SurfaceParcel



Property Report

Print Date: 10-Jul-2026

Page 1 of 1

Municipality Name: RM OF MANITOU LAKE (RM)			Assessment ID Number : 442-000821300		PID: 201221215	
	Civic Address:		Title Acres:	159.00	Reviewed:	08-Feb-1996
	Legal Location: Qtr SE Sec 21 Tp 45 Rg 27 W 3 Sup		School Division:	203	Change Reason:	
	Supplementary:		Neighbourhood:	442-100	Year / Frozen ID:	2026/-32560
			Overall PUSE:	2000	Predom Code:	
			Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
104.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T3 - Moderate Slopes	\$/ACRE	2,017.07
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	53.65
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
31.00	NG - [NATIVE GRASS]	Soil association 1	OX - [OXBOW]	Range site	TH: THIN	\$/ACRE	791.64
		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	NO - [NO]		
				Aum/Acre	0.30		
				Aum/Quarter	48.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
24	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	\$234,600		1	Other Agricultural	55%	\$129,030				Taxable
Total of Assessed Values:	\$234,600				Total of Taxable/Exempt Values:	\$129,030				

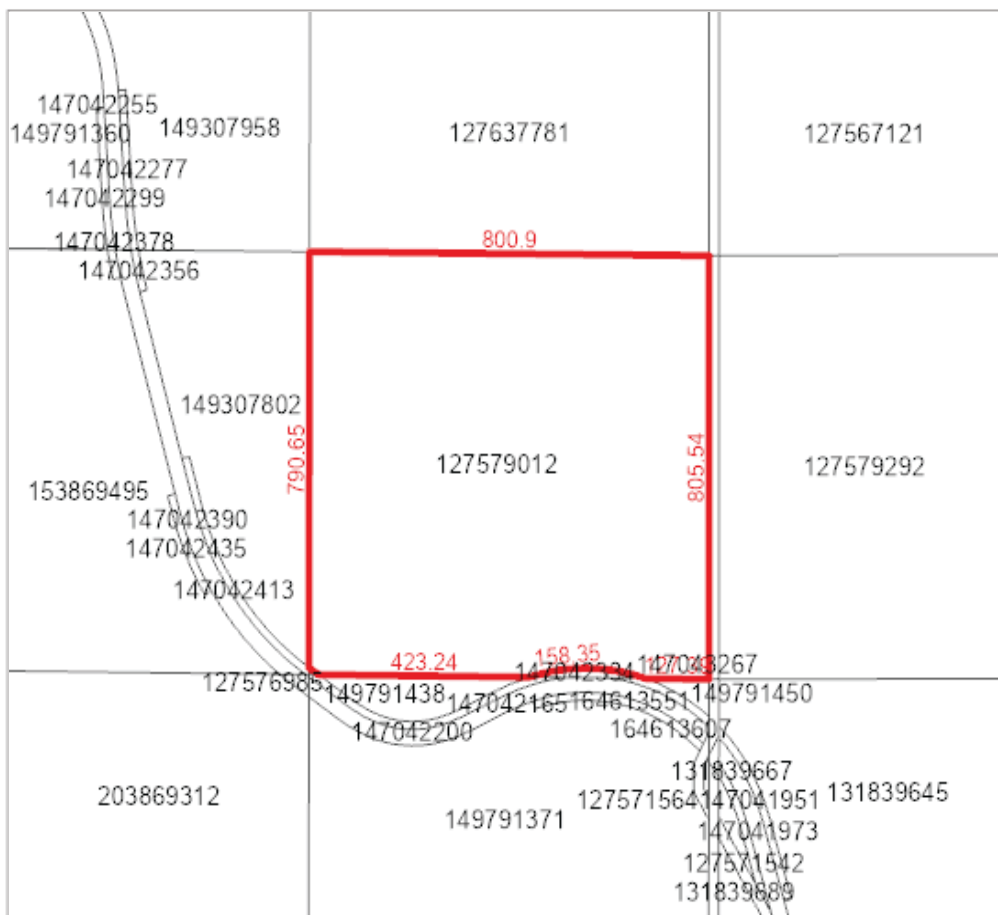
© 2026 Saskatchewan Assessment Management Agency, All Rights Reserved.

Data Source: SAMAVIEW



Surface Parcel Number: 127579012

REQUEST DATE: Fri Jul 10 08:20:04 GMT-06:00 2026



Owner Name(s) : Polkinghorne, Lois May, Polkinghorne, Richard Hugh

Municipality : RM OF MANITOU LAKE NO. 442

Area : 64.199 hectares (158.64 acres)

Title Number(s) : 118293611

Converted Title Number : 91B02496

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SE 21-45-27-3 Ext 0

Source Quarter Section : SE-21-45-27-3

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 #: 118293611
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 91B02496
Previous Title and/or Abstract #: 91B02496

As of: 10 Jul 2026 08:21:58
Last Amendment Date: 31 Mar 2022 14:14:07.410
Issued: 10 Dec 2002 22:01:37.240
Municipality: RM OF MANITOU LAKE NO. 442

Richard Hugh Polkinghorne and Lois May Polkinghorne are the registered owners, as joint tenants, of Surface Parcel #127579012

Reference Land Description: SE Sec 21 Twp 45 Rge 27 W 3 Extension 0
 As described on Certificate of Title 91B02496.

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 #:
126590216 Lease - 10 years or more

Value: N/A
Reg'd: 08 Nov 2004 12:34:19
Interest Register Amendment Date: N/A
Interest Assignment Date: 23 Mar 2022 09:54:31
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FALLON ENERGY INC.
 5014 48 STREET, 2ND FLOOR
 LLOYDMINSTER, Alberta, Canada T9V 0H8
Client #: 135652147

Int. Register #: 109382104

Interest #:
193430370 Miscellaneous Interest

Value: N/A
Reg'd: 13 Dec 2012 15:15:56
Interest Register Amendment Date: N/A
Interest Assignment Date: 31 Mar 2022 14:13:24
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FALLON ENERGY INC.
 5014 48 STREET, 2ND FLOOR
 LLOYDMINSTER, Alberta, Canada T9V 0H8
Client #: 135652147

Int. Register #: 118851611

Interest #:
 10/26, 8:22 AM
128199190 Miscellaneous Interest

Value: N/A
Reg'd: 02 May 2005 09:21:44
Interest Register Amendment Date: N/A
Interest Assignment Date: 31 Mar 2022 14:14:07
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FALLON ENERGY INC.
 5014 48 STREET, 2ND FLOOR
 LLOYDMINSTER, Alberta, Canada T9V 0H8
Client #: 135652147

Int. Register #: 109744049

Addresses for Service:

Name	Address
Owner: Richard Hugh Polkinghorne Client #: 110936943	302 Clubhouse Blvd Warman, Saskatchewan, Canada S0K 4S1
Owner: Lois May Polkinghorne Client #: 110936954	302 Clubhouse Blvd Warman, Saskatchewan, Canada S0K 4S1

Notes:

Parcel Class Code: Parcel (Generic)



ImageGallery





ImageGallery





**ORIGINAL.
PROVEN.
TRUSTED.**

ProgressiveTender.com

Looking for Land?
We're just a click away

progressivetender.com



PROGRESSIVE TENDER[®]

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.



TELEPHONE



Vern 306-821-0611
Office 780-808-2700

EMAIL



vern.m@progressivetender.com

WEBSITE



progressivetender.com

ADDRESS



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