

WEREMCHUK

Information Package



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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!

Pasture Land For Sale by Progressive Tender® in the RM of Loon Lake, SK

\$200,000 is the starting price / minimum opening offer for the following land located approximately sixteen miles north of St. Walburg in the RM of Loon Lake for sale by Progressive Tender®:

NE 24-56-22-W3: ISC 157.87 titled acres.

Saskatchewan Assessment Management Agency property profile designates 152 cultivated acres, with the balance pasture, bush, and wetlands; however there has been encroachment of brush on the land over time. The number of productive acres may change from year to year due to regional climatic conditions or agronomic practice.

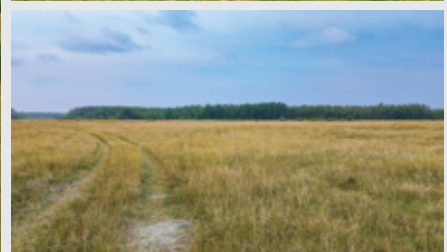
Soil Final Rating ranges from 33 to 40, primarily Loon River loam.

2025 SAMA assessment is \$210,900. 2025 property taxes are \$781.63.

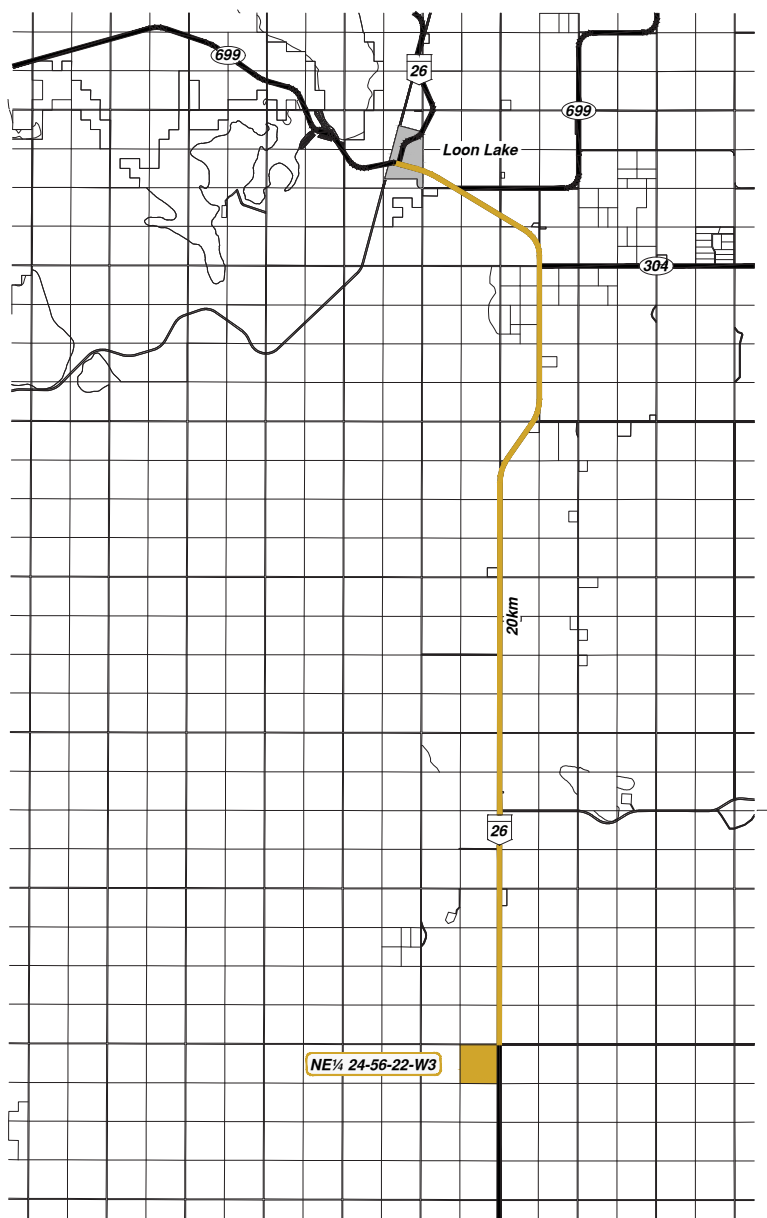
Access is from either Highway 26 on the east boundary or Township Road #564 on the north boundary.

Initial offers must be submitted by Noon MST, Tuesday October 21, 2025.

For additional details and updates visit: www.weremchukland.ca



ROUTE MAP



Meridian surveys

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N.E. ¼ SEC.24-TWP.56-RGE.22-W.3Mer. EXT.0

TITLE #: 120558438

PARCEL #: 130187673

OWNERS: Bruce Weremchuk
Marilen Weremchuk

AREA: ±63.9ha. ±158acres



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8/19/25, 11:35 AM

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

Province of Saskatchewan Land Titles Registry Title

Title #: 120558438
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 99B17390
Previous Title and/or Abstract #: 99B17390

As of: 19 Aug 2025 11:35:53
Last Amendment Date: 10 Jan 2005 13:53:41.560
Issued: 21 Jan 2003 23:37:54.286
Municipality: RM OF LOON LAKE NO. 561

Bruce Weremchuk and Marilen Weremchuk are the registered owners, as joint tenants, of Surface Parcel #130187673

Reference Land Description: NE Sec 24 Twp 56 Rge 22 W 3 Extension 0
As described on Certificate of Title 99B17390.

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	Address
Owner: Bruce Weremchuk Client #: 111789333	Box 436 Loon Lake, Saskatchewan, Canada S0M 1L0
Owner: Marilen Weremchuk Client #: 111789344	Box 436 Loon Lake, Saskatchewan, Canada S0M 1L0

Notes:

Parcel Class Code: Parcel (Generic)



Back to top

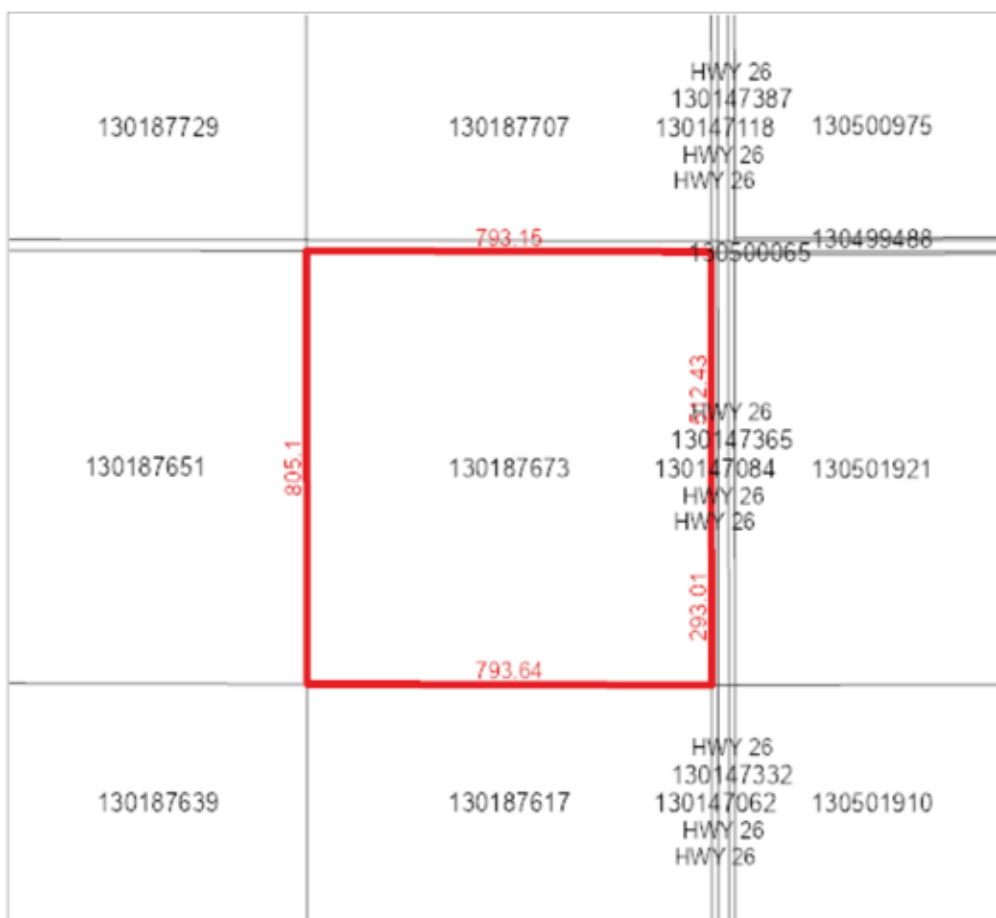
<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

1/1



Surface Parcel Number: 130187673

REQUEST DATE: Tue Aug 19 11:35:01 GMT-06:00 2025



Owner Name(s) : Weremchuk, Bruce, Weremchuk, Marilen

Municipality : RM OF LOON LAKE NO. 561

Area : 63.889 hectares (157.87 acres)

Title Number(s) : 120558438

Converted Title Number : 99B17390

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 24-56-22-3 Ext 0

Source Quarter Section : NE-24-56-22-3

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.

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Property Report

Print Date: 19-Aug-2025

Page 1 of 1

Municipality Name: RM OF LOON LAKE (RM)

Assessment ID Number : 561-000424100

PID: 203201926



Civic Address:

Legal Location: Qtr NE Sec 24 Tp 56 Rg 22 W 3 Sup 00

Supplementary: EXCEPT: HWY #26

Title Acres: 157.40

School Division: 203

Neighbourhood: 561-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 10-Sep-2008

Change Reason: Reinspection

Year / Frozen ID: 2025/-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	
40.00	K - [CULTIVATED]	Soil association 1	LN1 - [LOON RIVER (OG)]	Topography	T2 - Gentle Slopes	\$/ACRE	1,321.58
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S3 - Moderate	Final	35.15
		Soil profile 1	GW - [GRAY WOODED]				
		Soil association 2	BD1 - [BODMIN (OG)]				
		Soil texture 3	SL - [SANDY LOAM]				
		Soil texture 4					
		Soil profile 2	GW - [GRAY WOODED]				
		Top soil depth	2/4				
67.00	K - [CULTIVATED]	Soil association 1	LN1 - [LOON RIVER (OG)]	Topography	T2 - Gentle Slopes	\$/ACRE	1,514.63
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	40.28
		Soil profile 1	GW - [GRAY WOODED]				
		Top soil depth	2/4				
45.00	K - [CULTIVATED]	Soil association 1	LN1 - [LOON RIVER (OG)]	Topography	T2 - Gentle Slopes	\$/ACRE	1,256.03
		Soil texture 1	L - [LOAM]	Stones (qualities)	S5 - Very Strg	Final	33.41
		Soil profile 1	GW - [GRAY WOODED]				
		Top soil depth	2/4				

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH BUSH

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	\$210,900		1	Other Agricultural	55%	\$115,995				Taxable
Total of Assessed Values:	\$210,900			Total of Taxable/Exempt Values:		\$115,995				

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Data Source: SAMAVIEW

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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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