

Agricultural Land for Sale by Progressive Tender In the Saskatchewan Rural Municipality of Antelope Park & Milton

We are pleased to present the following land located approximately two miles southeast of Loverna, SK in the RM of Antelope Park and the RM of Milton, **for sale as separate parcels:**

Parcel One:

- **A portion of NE & SE 31-30-28-W3 Block B, Plan 102061426** – ISC 190.94 titled acres. Soil Final Rating ranges between 31 to 37; primarily Hatton fine sandy loam. SAMA profile designates 165.94 cultivated acres, with the balance wetlands. 2021 SAMA assessment is \$145,100. 2024 property taxes are \$472.44

Parcel Two:

- **SE 06-31-28-W3 Ext. 1** – ISC 151.57 titled acres. SAMA profile designates 73 cultivated acres, with the balance native grass or wetlands. Soil Final Rating ranges between 30 to 49; primarily Fox Valley silty clay loam. 2021 SAMA assessment is \$110,600.
 - **SW 17-31-28-W3 Ext. 2** – ISC 34.13 title acres. SAMA profile designates all as native grass. 2021 SAMA assessment is \$9,700.
 - **SE 17-31-28-W3 Ext. 25** – ISC 5.94 titled acres. SAMA profile designates all as native grass. 2021 SAMA assessment is \$2,400.
 - **NW 08-31-28-W3 Plan 102047925** – ISC 112.16 title acres. SAMA profile designates 72 acres native grass, with the balance cultivated grass or wetlands. 2021 SAMA assessment is \$50,400.
 - **NE 08-31-28-W3 Plan 102047925** – ISC 56.57 titles acres. SAMA profile designates 46 acres as native grass, with the balance cultivated grass. 2021 SAMA assessment is \$29,300.
- 2024 property taxes for Parcel Two are \$375.26 Vendor reports annual surface lease revenue of \$8,130 from three Baytex Energy sites and one Whitecap Resources site.

Initial bids must be submitted by Noon MST, Tuesday November 5, 2024; steps are detailed on the reverse of this document. Full information on the offering including maps and printable bid documents is available at www.peattender.ca For additional details or inquiries, contact Grant or Vern with The McClelland Group, RE/MAX of Lloydminster, (780) 808-2700 or email grant.m@progressivetender.com



Progressive Tender Steps:

Step 1: Submit Bid Document

- Download the Bid Document from the www.peattender.ca website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Fill out the required details. Buyers must be GST registrants and provide a GST number at completion.
- **Obtain a bank draft or certified cheque for \$10,000.00** made payable to "RE/MAX of Lloydminster in Trust."
- Place both items in a sealed envelope and label it "Peat Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 –44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday November 5, 2024**. Attention: McClelland Group.

Step 2: Round Table Activity

- After the initial offers are opened, the Broker will contact each Bidder and inform them of the amount of the highest bid. Bidders 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 for each parcel daily until every Bidder declares their Final Offer.
- If a Bidder doesn't respond within the time limit or increase their bid by a minimum amount of 2% over the previous round's highest offer, their last bid will automatically be declared as their Final Offer.
- Matching bids during progression rounds are discouraged.

Step 4: Confidentiality

- All Bidder names are kept confidential and only revealed to the Seller with the bid history when the progression rounds conclude. Bidder names and bid history are 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.
- The successful Bidder must complete a Purchase Contract with the Broker within two business days of acceptance; a draft of which is available on the website.
- Deposit is to be increased to 5% of sale price upon removal of conditions.
- Proposed completion date is December 13, 2024 unless otherwise agreed.

Step 6: Diligence Activity, Legal and Accounting Costs

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

Step 7: Notification

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

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!

**Grant McClelland – Direct (780) 871-4221 Email: grant.m@progressivetender.com
Vern McClelland - Direct (306) 821-0611 Email: vernmcclelland@remax.net**

Province of Saskatchewan Land Titles Registry Title

Title #: 152766805 **As of:** 19 Aug 2024 14:43:37
Title Status: Active **Last Amendment Date:** 15 May 2024 13:34:52.110
Parcel Type: Surface **Issued:** 20 Mar 2020 10:31:05.706
Parcel Value: \$119,338.00 CAD
Title Value: \$119,338.00 CAD **Municipality:** RM OF MILTON NO. 292
Converted Title: 88S08208 / 88S08209
Previous Title and/or Abstract #: 152350646

Chantelle Jane PEAT is the registered owner of Surface Parcel #165292599

Reference Land Description: Blk/Par B Plan No 102061426 Extension 0

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 #:
187510765

CNV Caveat

Value: N/A
Reg'd: 17 Apr 2000 00:00:05
Interest Register Amendment Date: N/A
Interest Assignment Date: 01 Dec 2022
09:30:21
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
GRIFFON PARTNERS OPERATION CORP.
2400, 525 8 AVENUE SW
CALGARY, Alberta, Canada T2P 1G1
Client #: 138299776

Int. Register #: 105413307
Converted Instrument #: 00MW05327

Interest #:
187510798

CNV Caveat

Value: N/A
Reg'd: 17 Apr 2000 00:00:05
Interest Register Amendment Date: N/A
Interest Assignment Date: 10 Jul 2014
14:04:55
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
Tamarack Valley Energy Ltd.
4300 Bankers Hall West, 888 - 3rd Street SW
Calgary, Alberta, Canada T2P 5C5
Client #: 120633027

Int. Register #: 106276732
Converted Instrument #: 00MW05328

Interest #:

187510787

Miscellaneous Interest

Value: N/A
Reg'd: 15 Jul 2004 12:35:54
Interest Register Amendment Date: N/A
Interest Assignment Date: 07 Jul 2016
 16:00:28
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

West Hoosier (8) Gas Well Pipeline Tie In 2004 - easement dated July 1, 2004 #189617

Holder:
 TEINE ENERGY LTD.
 4500, 855 - 2ND STREET S.W.
 CALGARY, Alberta, Canada T2P 4K7
Client #: 127829065

Int. Register #: 109131094

Interest #:
187510776

Miscellaneous Interest

Value: N/A
Reg'd: 25 Jul 2005 10:05:14
Interest Register Amendment Date: N/A
Interest Assignment Date: 11 Jul 2016
 16:20:18
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Hoosier Pipeline #1 - easement dated July 1, 2005 - #207242

Holder:
 TEINE ENERGY LTD.
 4500, 855 - 2ND STREET S.W.
 CALGARY, Alberta, Canada T2P 4K7
Client #: 127829065

Int. Register #: 109954806

Interest #:
187510754

Enforcement Charge -
Provincial Judgment

Value: \$25,312.07 CAD
Reg'd: 16 Nov 2017 15:37:45
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

JUDGMENT DATE: 14-NOV-2017 DEBTOR NAME: PEAT,NICHOLOUS /NICKCORP FARMS LTD. /PEAT,NICHOLOUS GORDON /NICKCORP FARMS LTD. /PEAT,NICHOLOUS /

Holder:
 FARM CREDIT CANADA
 1800 HAMILTON STREET PO BOX 4320
 REGINA, Saskatchewan, Canada S4P 4L3
Client #: 128249938

Int. Register #: 122607086
Judgment Registry #: 301699325

Addresses for Service:**Name****Address****Owner:**

Chantelle Jane PEAT
 Client #: 135598595

6018 - 18 Street Lloydminster, AB, Canada T9V 3T5

Notes:

Parcel Class Code: [Parcel \(Generic\)](#)



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Province of Saskatchewan Land Titles Registry Title

Title #: 152766782 **As of:** 19 Aug 2024 14:43:06
Title Status: Active **Last Amendment Date:** 15 May 2024 13:53:55.370
Parcel Type: Surface **Issued:** 20 Mar 2020 10:31:05.376
Parcel Value: \$35,357.00 CAD **Municipality:** RM OF ANTELOPE PARK NO. 322
Title Value: \$35,357.00 CAD
Converted Title: 71S07961
Previous Title and/or Abstract #: 152350602

Chantelle Jane PEAT is the registered owner of Surface Parcel #165126988

Reference Land Description: NE Sec 08 Twp 31 Rge 28 W 3 Plan No 102047925
Extension 0

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 #:
187510743

Enforcement Charge -
Provincial Judgment

Value: \$25,312.07 CAD
Reg'd: 16 Nov 2017 15:37:45
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

JUDGMENT DATE: 14-NOV-2017 DEBTOR NAME: PEAT,NICHOLOUS /NICKCORP FARMS LTD. /PEAT,NICHOLOUS GORDON /NICKCORP FARMS LTD. /PEAT,NICHOLOUS /

Holder:
FARM CREDIT CANADA
1800 HAMILTON STREET PO BOX 4320
REGINA, Saskatchewan, Canada S4P 4L3
Client #: 128249938

Int. Register #: 122607086
Judgment Registry #: 301699325

Addresses for Service:

Name	Address
Owner: Chantelle Jane PEAT Client #: 135598595	6018 - 18 Street Lloydminster, AB, Canada T9V 3T5

Notes:

Parcel Class Code: Parcel (Generic)



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Province of Saskatchewan Land Titles Registry Title

Title #: 152766760 **As of:** 19 Aug 2024 14:42:40
Title Status: Active **Last Amendment Date:** 15 May 2024 13:53:55.356
Parcel Type: Surface **Issued:** 20 Mar 2020 10:31:04.753
Parcel Value: \$70,100.00 CAD
Title Value: \$70,100.00 CAD **Municipality:** RM OF ANTELOPE PARK NO. 322
Converted Title: 71S07961
Previous Title and/or Abstract #: 152350590

Chantelle Jane PEAT is the registered owner of Surface Parcel #165126999

Reference Land Description: NW Sec 08 Twp 31 Rge 28 W 3 Plan No 102047925
Extension 0

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 #:
187510686

Lease - 10 years or more

Value: N/A
Reg'd: 19 Jan 2005 12:37:09
Interest Register Amendment Date: N/A
Interest Assignment Date: 03 Oct 2018
15:15:37
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

BAYTEX ENERGY LTD.
639 - 5th Avenue SW P.O. Box 138 Calgary Stn. Central
Calgary, Alberta, Canada T2P 2H6
Client #: 103093163

Int. Register #: 109507901

Interest #:
187510697

Lease - 10 years or more

Value: N/A
Reg'd: 19 Jan 2005 13:19:01
Interest Register Amendment Date: N/A
Interest Assignment Date: 03 Oct 2018
15:15:39
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

BAYTEX ENERGY LTD.
639 - 5th Avenue SW P.O. Box 138 Calgary Stn. Central
Calgary, Alberta, Canada T2P 2H6
Client #: 103093163

Int. Register #: 109508047

Interest #:
187510709

Lease - 10 years or more

Value: N/A
Reg'd: 27 Jan 2005 10:32:45
Interest Register Amendment Date: N/A
Interest Assignment Date: 03 Oct 2018 15:15:38
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
BAYTEX ENERGY LTD.
639 - 5th Avenue SW P.O. Box 138 Calgary Stn. Central
Calgary, Alberta, Canada T2P 2H6
Client #: 103093163

Int. Register #: 109524719

Interest #:
187510710

Enforcement Charge -
Provincial Judgment

Value: \$25,312.07 CAD
Reg'd: 16 Nov 2017 15:37:45
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

JUDGMENT DATE: 14-NOV-2017 DEBTOR NAME: PEAT,NICHOLOUS /NICKCORP FARMS LTD. /PEAT,NICHOLOUS GORDON /NICKCORP FARMS LTD. /PEAT,NICHOLOUS /

Holder:
FARM CREDIT CANADA
1800 HAMILTON STREET PO BOX 4320
REGINA, Saskatchewan, Canada S4P 4L3
Client #: 128249938

Int. Register #: 122607086
Judgment Registry #: 301699325

Addresses for Service:

Name	Address
Owner: Chantelle Jane PEAT Client #: 135598595	6018 - 18 Street Lloydminster, AB, Canada T9V 3T5

Notes:

Parcel Class Code: [Parcel \(Generic\)](#)



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Province of Saskatchewan Land Titles Registry Title

Title #: 152766715 **As of:** 19 Aug 2024 14:40:15
Title Status: Active **Last Amendment Date:** 15 May 2024 13:53:55.580
Parcel Type: Surface **Issued:** 20 Mar 2020 10:31:03.423
Parcel Value: \$94,732.00 CAD **Municipality:** RM OF ANTELOPE PARK NO. 322
Title Value: \$94,732.00 CAD
Converted Title: ST100549509
Previous Title and/or Abstract #: 152350488

Chantelle Jane PEAT is the registered owner of Surface Parcel #165050513

Reference Land Description: SE Sec 06 Twp 31 Rge 28 W 3 Extension 1

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 #:
187510563

Lease - 10 years or more

Value: N/A
Reg'd: 17 Oct 2011 10:00:29
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

Relentless Resources Ltd.
855, 700 - 4th Avenue S.W.
Calgary, Alberta, Canada T2P 3J4
Client #: 125793445

Int. Register #: 117808151

Interest #:
187510574

Enforcement Charge -
Provincial Judgment

Value: \$25,312.07 CAD
Reg'd: 16 Nov 2017 15:37:45
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

JUDGMENT DATE: 14-NOV-2017 DEBTOR NAME: PEAT,NICHOLOUS
/NICKCORP FARMS LTD. /PEAT,NICHOLOUS GORDON /NICKCORP FARMS
LTD. /PEAT,NICHOLOUS /

Holder:

FARM CREDIT CANADA
1800 HAMILTON STREET PO BOX 4320
REGINA, Saskatchewan, Canada S4P 4L3
Client #: 128249938

Int. Register #: 122607086
Judgment Registry #: 301699325

Addresses for Service:

Name

Owner:

Chantelle Jane PEAT
Client #: 135598595

Address

6018 - 18 Street Lloydminster, AB, Canada T9V 3T5

Notes:

Parcel Class Code: [Parcel \(Generic\)](#)



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Province of Saskatchewan Land Titles Registry Title

Title #: 152766737 **As of:** 19 Aug 2024 14:41:34
Title Status: Active **Last Amendment Date:** 15 May 2024 13:53:55.333
Parcel Type: Surface **Issued:** 20 Mar 2020 10:31:03.923
Parcel Value: \$3,713.00 CAD
Title Value: \$3,713.00 CAD **Municipality:** RM OF ANTELOPE PARK NO. 322
Converted Title: 71S06853
Previous Title and/or Abstract #: 152350523

Chantelle Jane PEAT is the registered owner of Surface Parcel #165149668

Reference Land Description: SE Sec 17 Twp 31 Rge 28 W 3 Extension 25
AS DESCRIBED ON CERTIFICATE OF TITLE 71S06853.

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 #:
187510585

Enforcement Charge -
Provincial Judgment

Value: \$25,312.07 CAD
Reg'd: 16 Nov 2017 15:37:45
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

JUDGMENT DATE: 14-NOV-2017 DEBTOR NAME: PEAT,NICHOLOUS
/NICKCORP FARMS LTD. /PEAT,NICHOLOUS GORDON /NICKCORP FARMS
LTD. /PEAT,NICHOLOUS /

Holder:
FARM CREDIT CANADA
1800 HAMILTON STREET PO BOX 4320
REGINA, Saskatchewan, Canada S4P 4L3
Client #: 128249938

Int. Register #: 122607086
Judgment Registry #: 301699325

Addresses for Service:

Name	Address
Owner: Chantelle Jane PEAT Client #: 135598595	6018 - 18 Street Lloydminster, AB, Canada T9V 3T5

Notes:

Parcel Class Code: Parcel (Generic)



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Province of Saskatchewan Land Titles Registry Title

Title #: 152766748 **As of:** 19 Aug 2024 14:42:14
Title Status: Active **Last Amendment Date:** 15 May 2024 13:53:55.343
Parcel Type: Surface **Issued:** 20 Mar 2020 10:31:04.206
Parcel Value: \$21,332.00 CAD
Title Value: \$21,332.00 CAD **Municipality:** RM OF ANTELOPE PARK NO. 322
Converted Title: ST100549483
Previous Title and/or Abstract #: 152350578

Chantelle Jane PEAT is the registered owner of Surface Parcel #165003285

Reference Land Description: SW Sec 17 Twp 31 Rge 28 W 3 Extension 2
AS DESCRIBED ON CERTIFICATE OF TITLE ST100549483.

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 #:
187510596 CNV Caveat

Value: N/A
Reg'd: 29 Jul 1983 02:18:52
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 Westburne Petroleum & Minerals Ltd.
 Hleck et al 1500 Chestermere Plaza 2500 Victoria Ave
 Regina, Saskatchewan, Canada S4P 3X2
Client #: 104830949

Int. Register #: 105840727
Converted Instrument #: 83S31987

Interest #:
187510608 Lease - 10 years or more

Value: N/A
Reg'd: 27 Jan 2005 10:32:45
Interest Register Amendment Date: N/A
Interest Assignment Date: 03 Oct 2018
 15:15:38
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 BAYTEX ENERGY LTD.
 639 - 5th Avenue SW P.O. Box 138 Calgary Stn. Central
 Calgary, Alberta, Canada T2P 2H6
Client #: 103093163

Int. Register #: 109524719

Interest #:

187510619

Enforcement Charge -
Provincial Judgment

Value: \$25,312.07 CAD
Reg'd: 16 Nov 2017 15:37:45
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

JUDGMENT DATE: 14-NOV-2017 DEBTOR NAME: PEAT,NICHOLOUS /NICKCORP FARMS LTD. /PEAT,NICHOLOUS GORDON /NICKCORP FARMS LTD. /PEAT,NICHOLOUS /

Holder:
FARM CREDIT CANADA
1800 HAMILTON STREET PO BOX 4320
REGINA, Saskatchewan, Canada S4P 4L3
Client #: 128249938

Int. Register #: 122607086
Judgment Registry #: 301699325

Addresses for Service:

Name

Address

Owner:

Chantelle Jane PEAT
Client #: 135598595

6018 - 18 Street Lloydminster, AB, Canada T9V 3T5

Notes:

Parcel Class Code: [Parcel \(Generic\)](#)

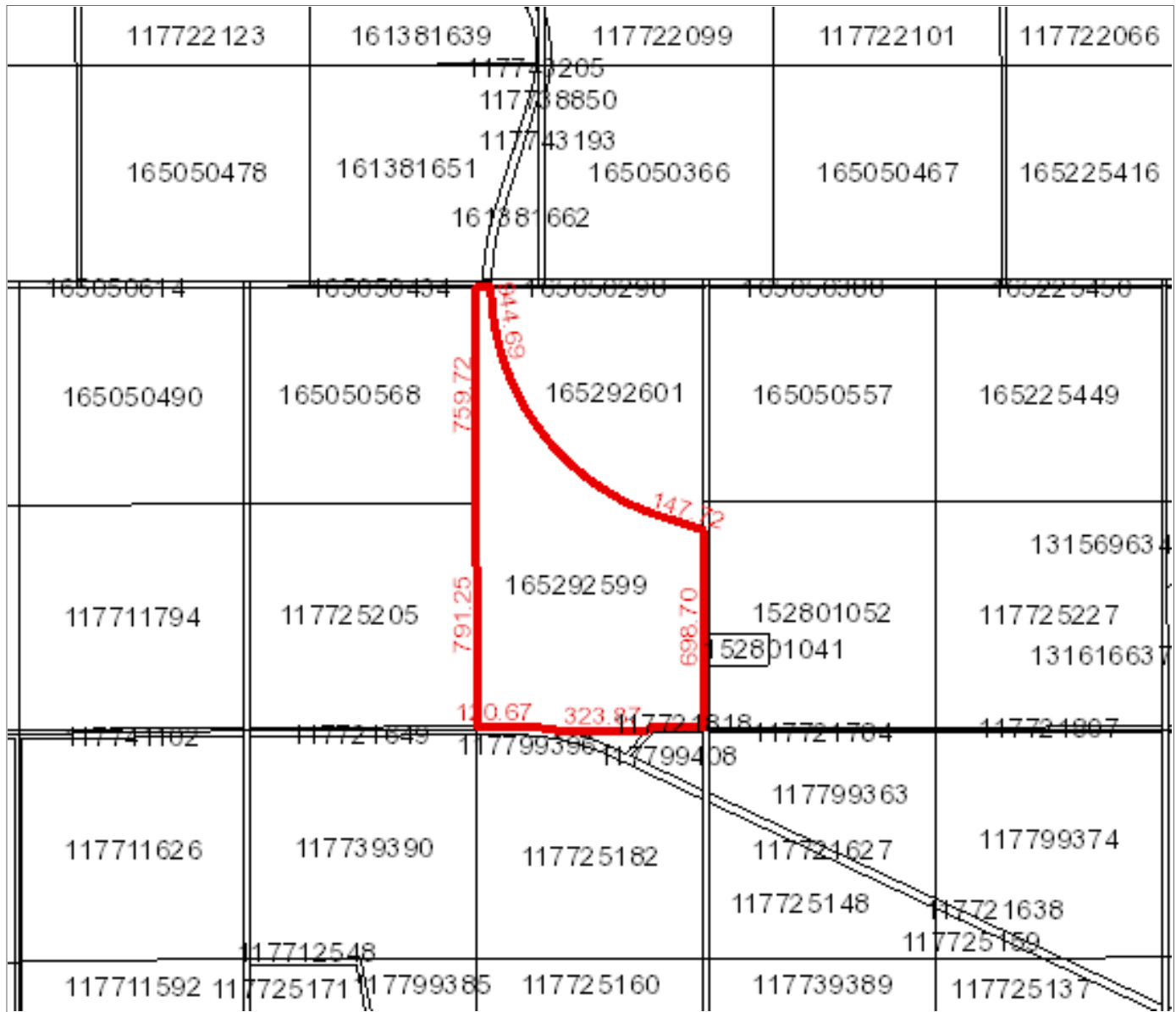


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Surface Parcel Number: 165292599

REQUEST DATE: Fri Aug 16 16:11:25 GMT-06:00 2024



Owner Name(s) : PEAT, Chantelle Jane

Municipality : RM OF MILTON NO. 292

Title Number(s) : 152766805

Parcel Class : Parcel (Generic)

Land Description : Blk/Par B-Plan 102061426 Ext 0

Source Quarter Section : SE-31-30-28-3,NE-31-30-28-3

Commodity/Unit : Not Applicable

Area : 77.271 hectares (190.94 acres)

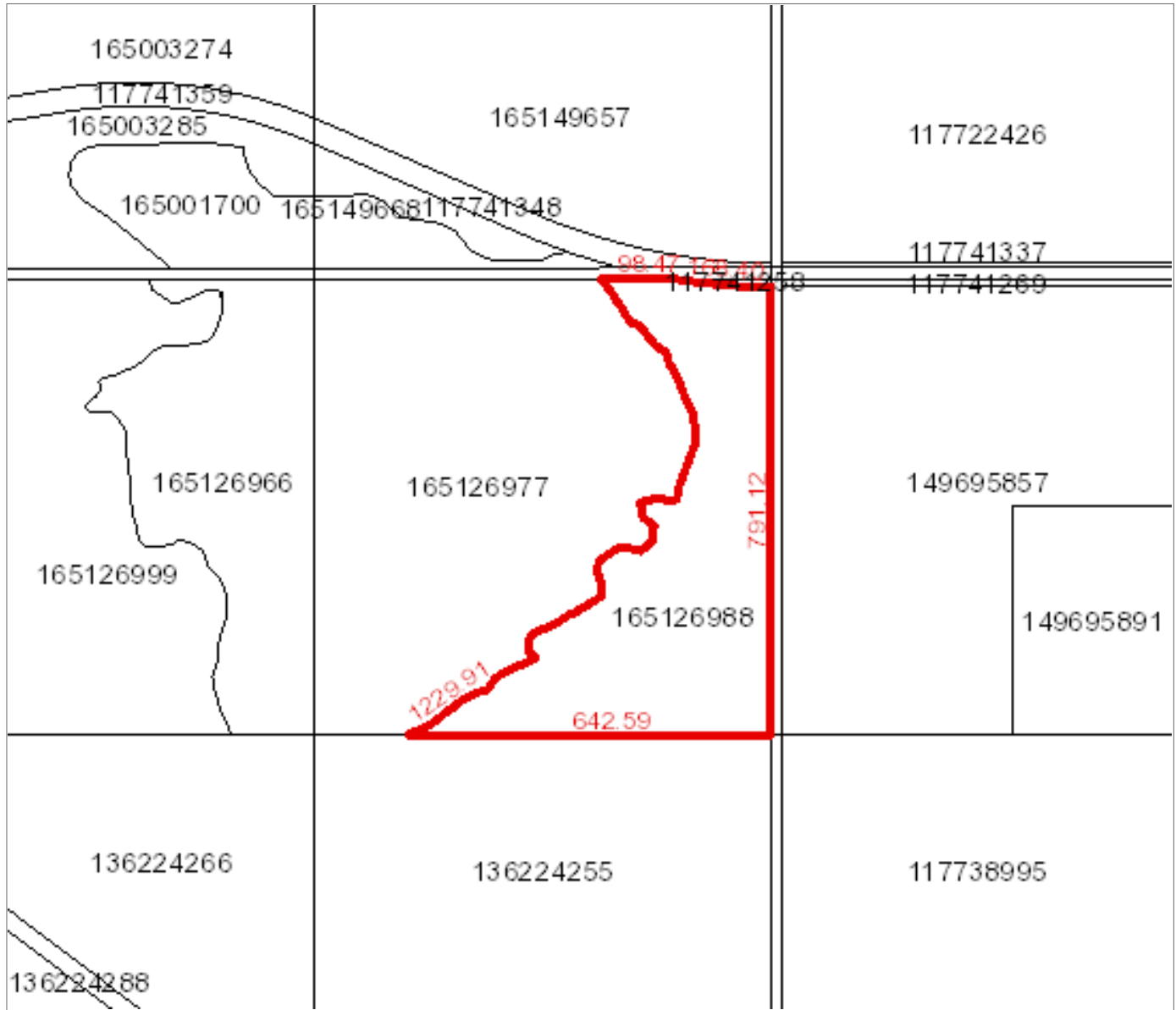
Converted Title Number : 88S08208 / 88S08209

Ownership Share : 1:1



Surface Parcel Number: 165126988

REQUEST DATE: Fri Aug 16 16:11:57 GMT-06:00 2024



Owner Name(s) : PEAT, Chantelle Jane

Municipality : RM OF ANTELOPE PARK NO. 322

Area : 22.892 hectares (56.57 acres)

Title Number(s) : 152766782

Converted Title Number : 71S07961

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 08-31-28-3 Plan 102047925 Ext 0

Source Quarter Section : NE-08-31-28-3

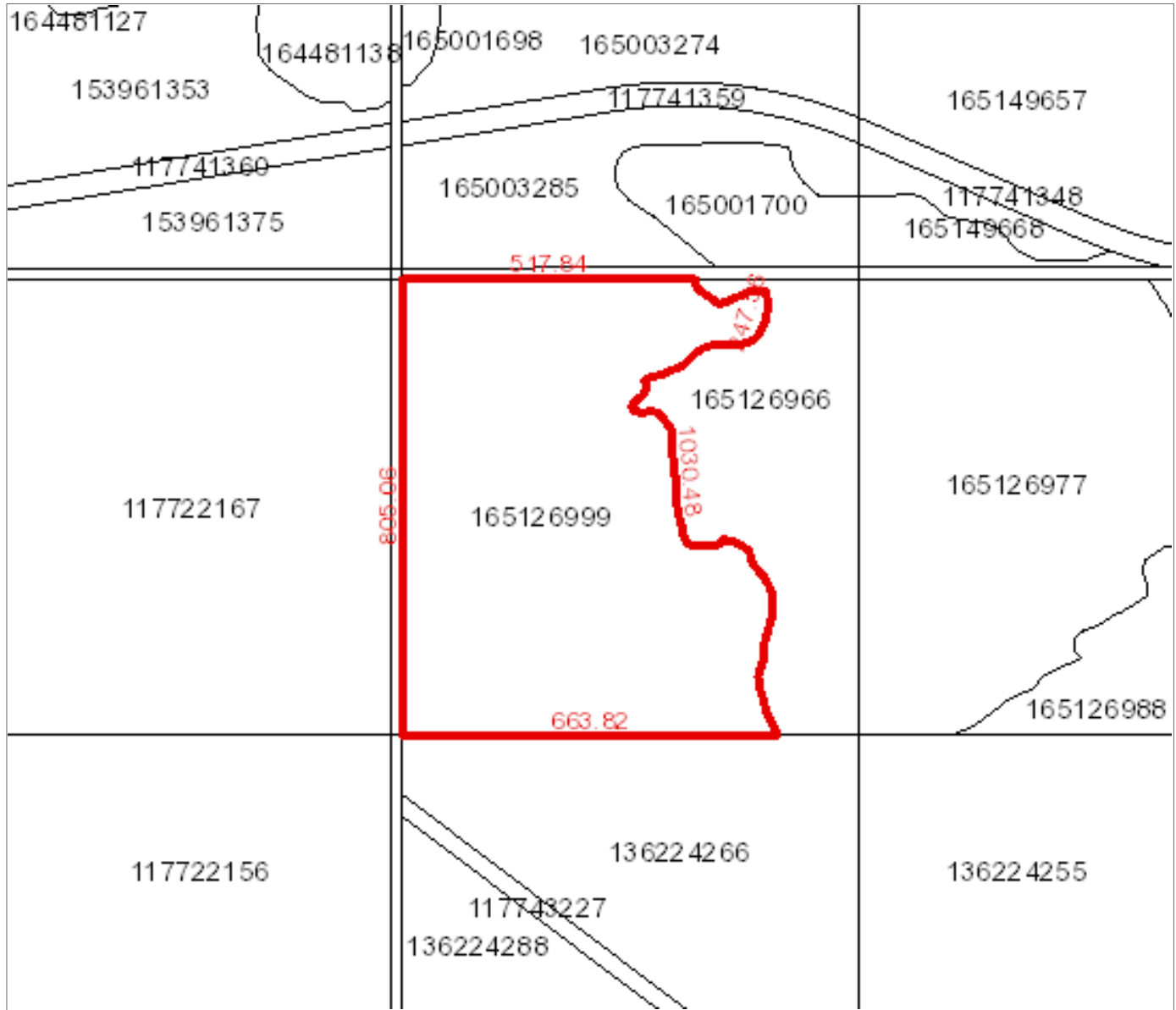
Commodity/Unit : Not Applicable

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.



Surface Parcel Number: 165126999

REQUEST DATE: Fri Aug 16 16:11:49 GMT-06:00 2024



Owner Name(s) : PEAT, Chantelle Jane

Municipality : RM OF ANTELOPE PARK NO. 322

Title Number(s) : 152766760

Parcel Class : Parcel (Generic)

Land Description : NW 08-31-28-3 Plan 102047925 Ext 0

Source Quarter Section : NW-08-31-28-3

Commodity/Unit : Not Applicable

Area : 45.388 hectares (112.16 acres)

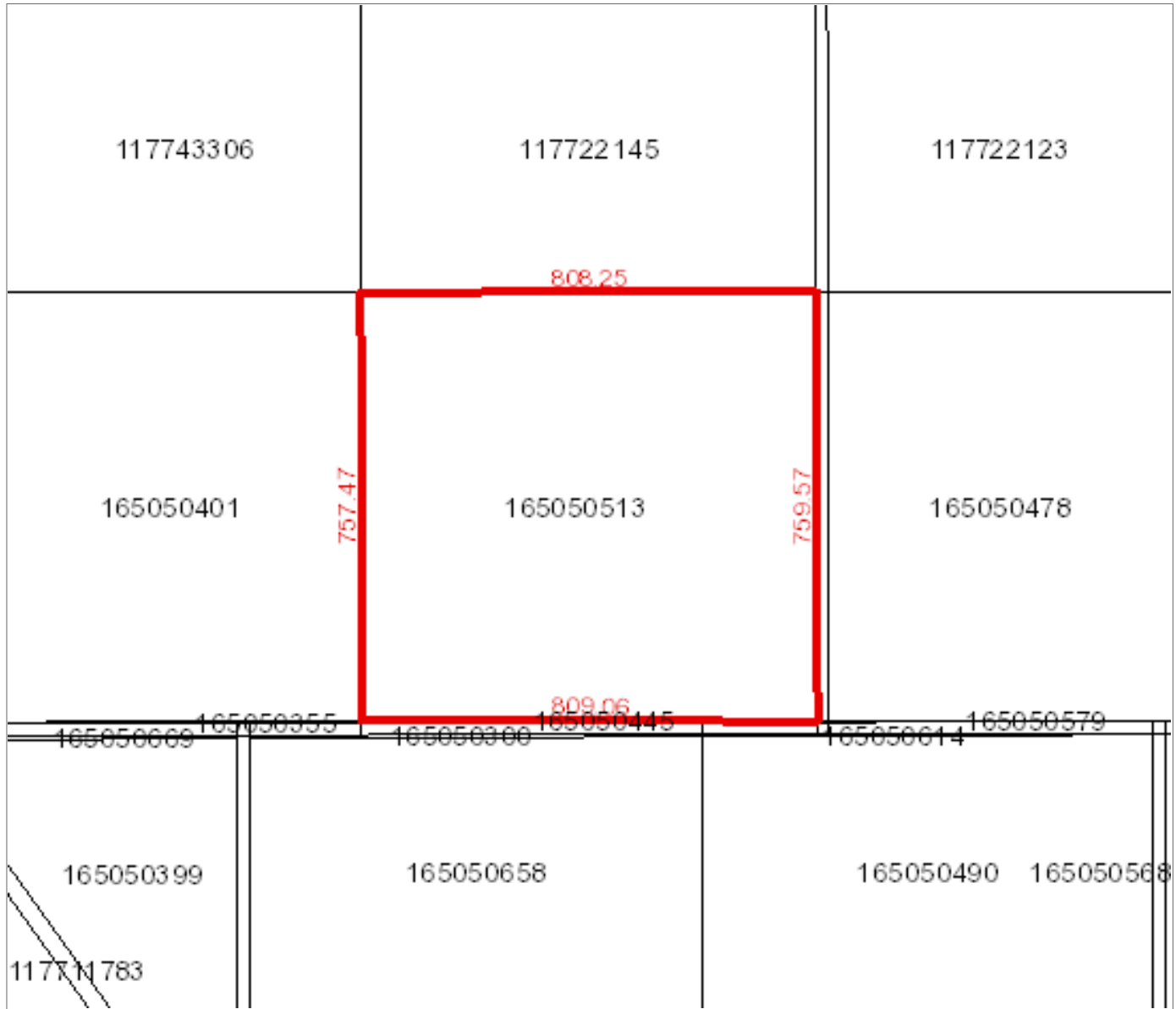
Converted Title Number : 71S07961

Ownership Share : 1:1



Surface Parcel Number: 165050513

REQUEST DATE: Fri Aug 16 16:14:06 GMT-06:00 2024



Owner Name(s) : PEAT, Chantelle Jane

Municipality : RM OF ANTELOPE PARK NO. 322

Title Number(s) : 152766715

Parcel Class : Parcel (Generic)

Land Description : SE 06-31-28-3 Ext 1

Source Quarter Section : SE-06-31-28-3

Commodity/Unit : Not Applicable

Area : 61.338 hectares (151.57 acres)

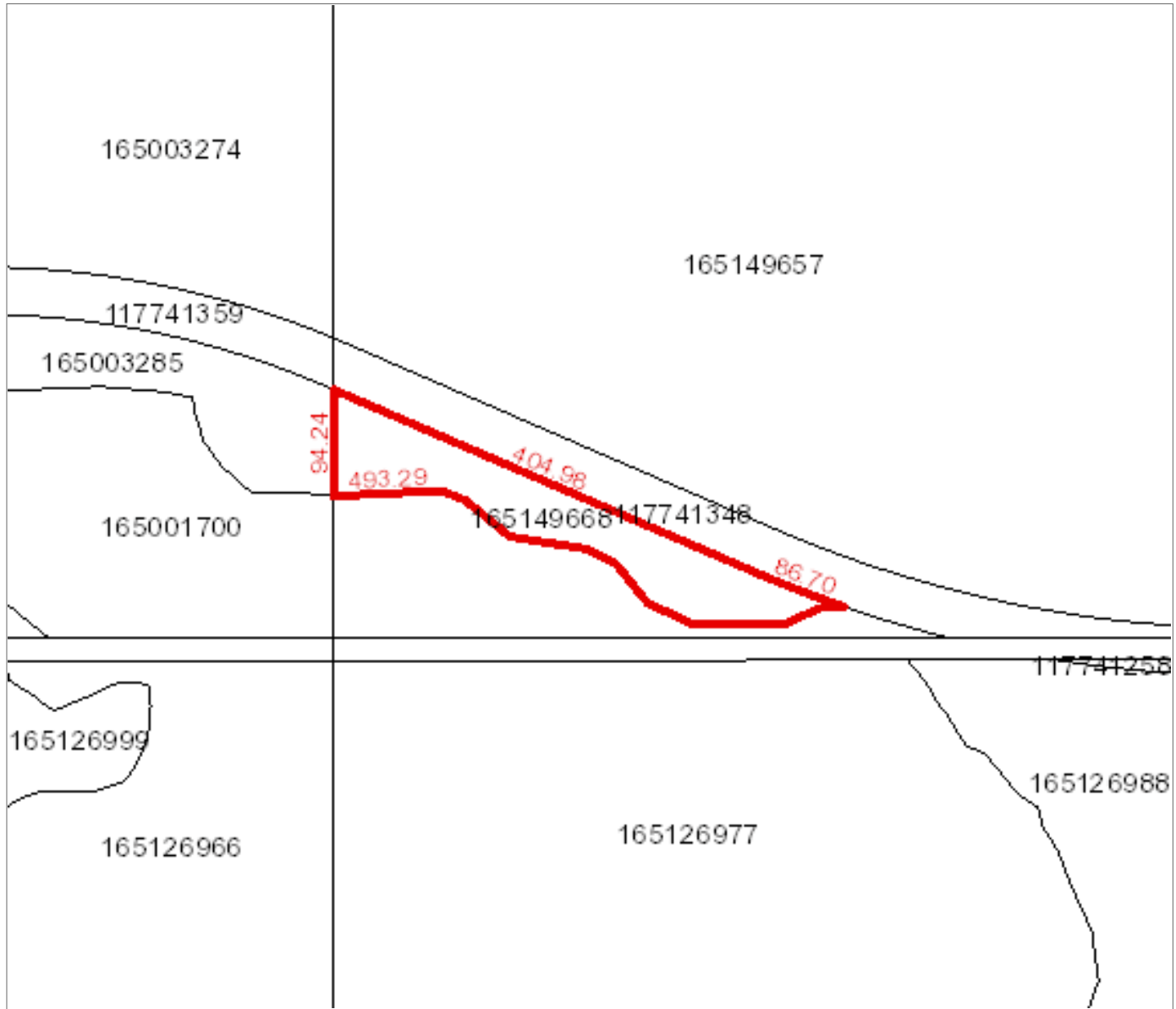
Converted Title Number : ST100549509

Ownership Share : 1:1



Surface Parcel Number: 165149668

REQUEST DATE: Fri Aug 16 16:11:43 GMT-06:00 2024



Owner Name(s) : PEAT, Chantelle Jane

Municipality : RM OF ANTELOPE PARK NO. 322

Title Number(s) : 152766737

Parcel Class : Parcel (Generic)

Land Description : SE 17-31-28-3 Ext 25

Source Quarter Section : SE-17-31-28-3

Commodity/Unit : Not Applicable

Area : 2.406 hectares (5.94 acres)

Converted Title Number : 71S06853

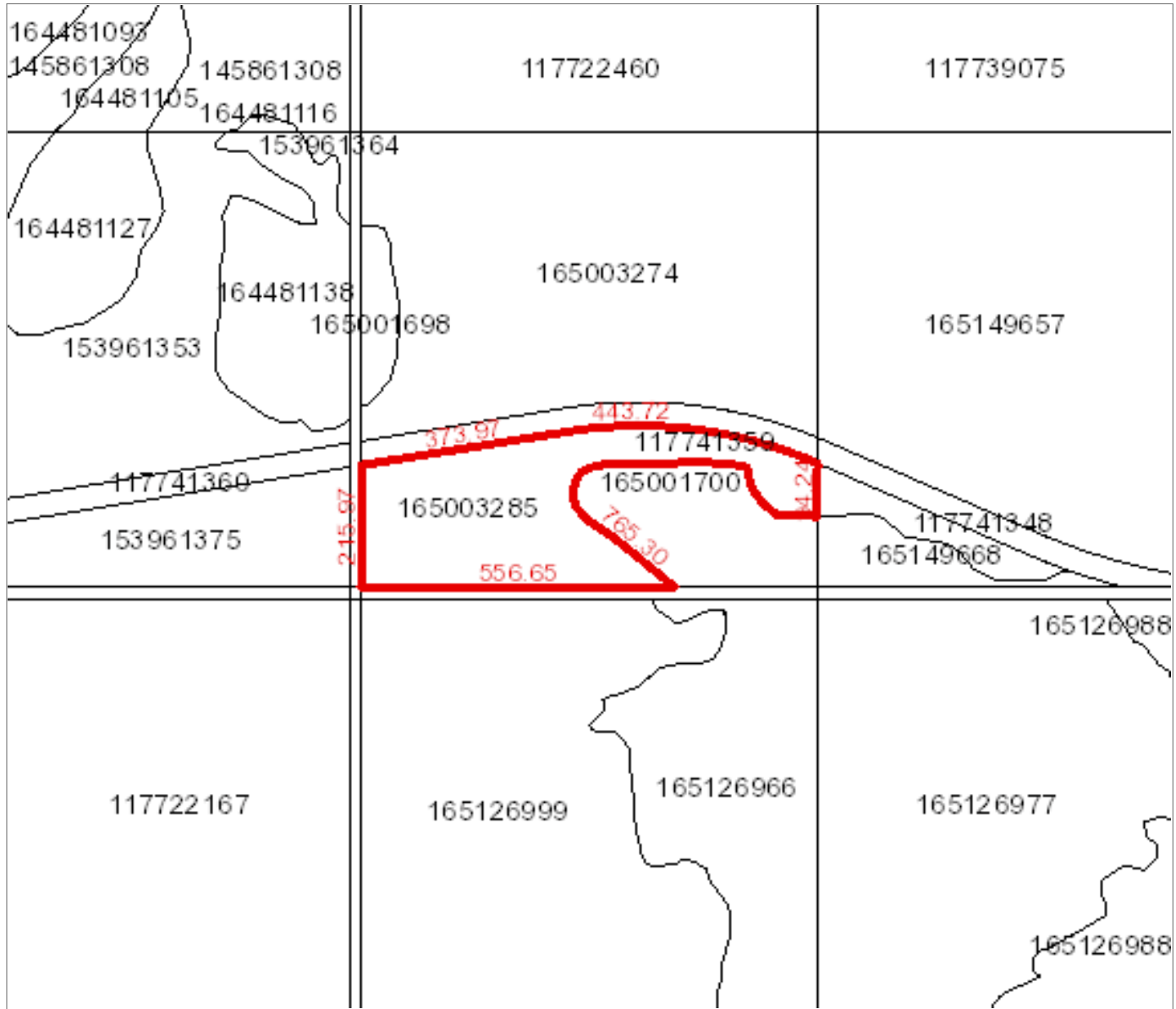
Ownership Share : 1:1

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.



Surface Parcel Number: 165003285

REQUEST DATE: Fri Aug 16 16:11:33 GMT-06:00 2024



Owner Name(s) : PEAT, Chantelle Jane

Municipality : RM OF ANTELOPE PARK NO. 322

Title Number(s) : 152766748

Parcel Class : Parcel (Generic)

Land Description : SW 17-31-28-3 Ext 2

Source Quarter Section : SW-17-31-28-3

Commodity/Unit : Not Applicable

Area : 13.811 hectares (34.13 acres)

Converted Title Number : ST100549483

Ownership Share : 1:1

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Municipality Name: **RM OF MILTON (RM)**

Assessment ID Number : **292-000831300**

PID: **201662996**



Civic Address:

Legal Location: Parcel B Block Plan 102061426 Sup

Supplementary: PT NE & PT SE 31-30-28-3; includes ARW and all land south

Title Acres: 190.94

Reviewed: 22-Nov-2011

School Division: 207

Change Reason: Maintenance

Neighbourhood: 292-100

Year / Frozen ID: 2024/-32560

Overall PUSE: 2000

Predom Code:

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

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
140.94	K - [CULTIVATED]	Soil association 1 HT - [HATTON] Soil texture 1 FL - [FINE SANDY LOAM] Soil texture 2 SL - [SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T3 - Moderate Slopes Stones (qualities) S1 - None to Few	\$/ACRE 847.38 Final 31.55

Natural hazard WS: Waste Slough Rate: 0.98

- Soil association 2 BY - [BIRSAY]
- Soil texture 3 FL - [FINE SANDY LOAM]
- Soil texture 4
- Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)]
- Top soil depth ER10
- Soil association 1 HR - [HAVERHILL]
- Soil texture 1 L - [LOAM]
- Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]

25.00	K - [CULTIVATED]	Soil association 2 BY - [BIRSAY] Soil texture 3 FL - [FINE SANDY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T3 - Moderate Slopes Stones (qualities) S2 - Slight	\$/ACRE 1,015.65 Final 37.81
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Natural hazard WS: Waste Slough Rate: 0.98

AGRICULTURAL WASTE LAND

Acres	Waste Type
25	WS & WN

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

Property Report

Print Date: 19-Aug-2024

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Municipality Name: RM OF MILTON (RM) **Assessment ID Number : 292-000831300** **PID: 201662996**

Agricultural \$145,100 1 Other Agricultural \$79,805 Crown Agric.

Total of Assessed Values: \$145,100 Total of Taxable/Exempt Values: \$79,805

Municipality Name: **RM OF ANTELOPE PARK (RM)**

Assessment ID Number : **322-000208100**

PID: **201697141**



Civic Address:

Legal Location: Qtr NE Sec 08 Tp 31 Rg 28 W 3 Sup 00
 Supplementary: EXCEPT: LAKE (104AC) ISC 165126977

Title Acres: 56.57
 School Division: 207
 Neighbourhood: 322-100
 Overall PUSE: 2100
 Reviewed: 30-May-2022
 Change Reason: Reinspection
 Year / Frozen ID: 2024/-32560
 Predom Code:
 Method in Use: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Productivity Determining Factors	Ratio
46.00	NG - [NATIVE GRASS]	Soil association 1 FX - [FOX VALLEY] Soil texture 1 SICL - [SILTY CLAY LOAM] Soil texture 2 CL - [CLAY LOAM]	Range site L/SA: LOAMY/SALINE UPLAND Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source LAKE: Lake Pasture Tree Cover NO - [NO]	Range site L/SA: LOAMY/SALINE UPLAND Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source LAKE: Lake Pasture Tree Cover NO - [NO]	523.50
10.00	KG - [CULT GRASS]	Soil association 1 FX - [FOX VALLEY] Soil texture 1 SICL - [SILTY CLAY LOAM] Soil texture 2 CL - [CLAY LOAM]	Range site L/SA: LOAMY/SALINE UPLAND Pasture Type IR - [Improved/Reverting] Pasture Topography T3: Moderate 6-9% Slopes Grazing water source LAKE: Lake Pasture Tree Cover NO - [NO]	Range site L/SA: LOAMY/SALINE UPLAND Pasture Type IR - [Improved/Reverting] Pasture Topography T3: Moderate 6-9% Slopes Grazing water source LAKE: Lake Pasture Tree Cover NO - [NO]	523.50
			Aum/Acre 0.28 Aum/Quarter 44.00	Aum/Acre 0.28 Aum/Quarter 44.00	

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Tax Status
Agricultural	\$29,300		1	Non-Arable (Range)	45%	\$13,185			Taxable
Total of Assessed Values:	\$29,300					\$13,185			
						Total of Taxable/Exempt Values: \$13,185			

Municipality Name: **RM OF ANTELOPE PARK (RM)**

Assessment ID Number : **322-000208200**

PID: **201697174**



Civic Address:

Legal Location: Qtr NW Sec 08 Tp 31 Rg 28 W 3 Sup 00
 Supplementary: EXCEPT: CROWN LAND

Title Acres: 112.16 Reviewed: 30-May-2022
 School Division: 207 Change Reason: Reinspection
 Neighbourhood: 322-100 Year / Frozen ID: 2024/-32560
 Overall PUSE: 2100 Predom Code:
 Method in Use: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Productivity Determining Factors	Ratio
72.00	NG - [NATIVE GRASS]	Soil association 1 HR - [HAVERHILL] Soil texture 1 LL - [LIGHT LOAM] Soil texture 2		Range site L/SA: LOAMY/SALINE UPLAND Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source LAKE: Lake Pasture Tree Cover NO - [NO] Aum/Acre 0.28 Aum/Quarter 44.00	\$/ACRE 523.50
26.00	KG - [CULT GRASS]	Soil association 2 HT - [HATTON] Soil texture 3 FL - [FINE SANDY LOAM] Soil texture 4 Soil association 1 HT - [HATTON] Soil texture 1 FL - [FINE SANDY LOAM] Soil texture 2 SL - [SANDY LOAM]		Range site SY/SA: SANDY/SALINE UPLAN Pasture Type IR - [Improved/Reverting] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source LAKE: Lake Pasture Tree Cover NO - [NO] Aum/Acre 0.25 Aum/Quarter 40.00	\$/ACRE 481.62
		Soil association 2 CH - [CHAPLIN] Soil texture 3 FL - [FINE SANDY LOAM] Soil texture 4 SL - [SANDY LOAM]			

AGRICULTURAL WASTE LAND

Acres	Waste Type
14	WASTE SLOUGH1

Municipality Name: RM OF ANTELOPE PARK (RM)

Assessment ID Number : 322-000208200

PID: 201697174

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	\$50,400		1	Non-Arable (Range)	45%	\$22,680				Grazing Lease
Total of Assessed Values:	\$50,400					\$22,680				
Total of Taxable/Exempt Values:						\$22,680				

Municipality Name: **RM OF ANTELOPE PARK (RM)**

Assessment ID Number : **322-000206300**

PID: **201696994**



Civic Address:

Legal Location: Ctr SE Sec 06 Tp 31 Rg 28 W 3 Sup

Supplementary:

Title Acres: 151.57
 School Division: 207
 Neighbourhood: 322-100
 Overall PUSE: 2100
 Reviewed: 24-May-2022
 Change Reason: Reinspection
 Year / Frozen ID: 2024/-32560
 Predom Code:
 Method in Use: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
11.00	K - [CULTIVATED]	Soil association 1 HT - [HATTON] Soil texture 1 FL - [FINE SANDY LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T3 - Moderate Slopes Stones (qualities) S1 - None to Few Natural hazard WS: Waste Slough Rate: 0.98	\$/ACRE 825.40 Final 30.73

29.00	K - [CULTIVATED]	Soil association 2 HT - [HATTON] Soil texture 3 FL - [FINE SANDY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10 Soil association 1 HT - [HATTON] Soil texture 1 FL - [FINE SANDY LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard WS: Waste Slough Rate: 0.98	\$/ACRE 906.62 Final 33.75
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33.00	K - [CULTIVATED]	Soil association 2 HT - [HATTON] Soil texture 3 FL - [FINE SANDY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5 Soil association 1 FX - [FOX VALLEY] Soil texture 1 SICL - [SILTY CLAY LOAM] Soil texture 2 CL - [CLAY LOAM] Soil profile 1 CAL10 - [CHERN-CAL (CA 9-12)]	Topography T3 - Moderate Slopes Stones (qualities) S1 - None to Few Natural hazard WS: Waste Slough Rate: 0.98	\$/ACRE 1,321.01 Final 49.18
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		Soil association 2 FX - [FOX VALLEY] Soil texture 3 SICL - [SILTY CLAY LOAM] Soil texture 4 CL - [CLAY LOAM] Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth ER10		
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AGRICULTURAL PASTURE LAND

Property Report

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Municipality Name: RM OF ANTELOPE PARK (RM)

Assessment ID Number : 322-000206300

PID: 201696994

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Ratio
60.00	NG - [NATIVE GRASS]	Soil association 1 HT - [HATTON]	L/SA: LOAMY/SALINE UPLAND	\$/ACRE 523.50
		Soil texture 1 FL - [FINE SANDY LOAM]	N - [Native]	
		Soil texture 2	T2: Gentle 3-5% Slopes	
			Grazing water source WS: Slough	
			Pasture Tree Cover NO - [NO]	
			Aum/Acre 0.28	
			Aum/Quarter 44.00	

AGRICULTURAL WASTE LAND

Acres	Waste Type
19	WASTE SLOUGH1

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$110,600		1	Non-Arable (Range)	45%		\$49,770		Cultivation Lease
Total of Assessed Values:	\$110,600						\$49,770		
Total of Taxable/Exempt Values:							\$49,770		

Municipality Name: **RM OF ANTELOPE PARK (RM)**

Assessment ID Number : **322-000217301**

PID: **511007469**



Civic Address:

Legal Location: Qtr SE Sec 17 Tp 31 Rg 28 W 3 Sup
 Supplementary: S OF ROAD

Title Acres: 5.94 Reviewed: 07-Jun-2022
 School Division: 207 Change Reason: Reinspection
 Neighbourhood: 322-100 Year / Frozen ID: 2024/-32560
 Overall PUSE: 2100 Predom Code:
 Method in Use: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Ratio
6.00	NG - [NATIVE GRASS]	Soil association 1 CH - [CHAPLIN] Soil texture 1 FL - [FINE SANDY LOAM] Soil texture 2 SL - [SANDY LOAM]	Range site G/SD: GRAVELLY/SANDS Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source LAKE: Lake Pasture Tree Cover NO - [NO] Aum/Acre 0.21 Aum/Quarter 34.00	\$/ACRE 397.86

Soil association 2 HT - [HATTON]
 Soil texture 3 FL - [FINE SANDY LOAM]
 Soil texture 4 SL - [SANDY LOAM]

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	\$2,400		1	Non-Arable (Range)	45%	\$1,080				Grazing Lease
Total of Assessed Values:	\$2,400					\$1,080				
						Total of Taxable/Exempt Values:		\$1,080		

Municipality Name: **RM OF ANTELOPE PARK (RM)**

Assessment ID Number : **322-000217400**

PID: **201697893**



Civic Address:

Legal Location: Qtr SW Sec 17 Tp 31 Rg 28 W 3 Sup 00
 Supplementary: S OF ROAD.
 ISC # 165003285

Title Acres: 34.13
 School Division: 207
 Neighbourhood: 322-100
 Overall PUSE: 2100
 Call Back Year: 2098

Reviewed: 07-Jun-2022
 Change Reason: Reinspection
 Year / Frozen ID: 2024/-32560
 Predom Code:
 Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Productivity Determining Factors	Ratio	
13.00	NG - [NATIVE GRASS]	Soil association 1 Soil texture 1 Soil texture 2	HR - [HAVERHILL] FL - [FINE SANDY LOAM] SL - [SANDY LOAM]	Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover Aum/Acre Aum/Quarter	L/SA: LOAMY/SALINE UPLAND N - [Native] T1: Level 0-2.5% Slopes LAKE: Lake NO - [NO] 0.24 38.00	439.74
21.00	NG - [NATIVE GRASS]	Soil association 2 Soil texture 3 Soil texture 4	HT - [HATTON] FL - [FINE SANDY LOAM]	Range site Pasture Type Pasture Topography Grazing water source Pasture Tree Cover Aum/Acre Aum/Quarter	SAW: SALINE WASTE IR - [Improved/Reverting] T1: Level 0-2.5% Slopes LAKE: Lake NO - [NO] 0.09 14.00	188.46
		Soil association 2 Soil texture 3 Soil texture 4	CH - [CHAPLIN] FL - [FINE SANDY LOAM] SL - [SANDY LOAM]			

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	\$9,700		1	Non-Arable (Range)	45%	\$4,365				Grazing Lease
Total of Assessed Values:	\$9,700			Total of Taxable/Exempt Values:		\$4,365				

Loverna



Bid Document
PEAT – RM of Antelope Lake & RM of Milton

Name of Bidder: _____

Mailing Address: _____

Contact Name if Company: _____

Cellular Phone: (____) _____ - _____

Residence Phone: (____) _____ - _____

Email: _____@_____

My GST Registration Number is: _____

My opening offer for Parcel One: Block B Plan 102061426 is \$_____.

My opening offer for Parcel Two: NW 08-31-28-W3 Plan 102047925, NE 08-31-28-W3 Plan 102047925, SE 06-31-28-W3 Ext.1, SW 17-31-28-W3 Ext.2, and SE 17-31-28-W3 Ext.25 is \$_____.

Enclosed is a bank draft or certified cheque for \$10,000 payable to RE/MAX of Lloydminster representing my initial deposit.

I hereby submit my initial proposal to purchase the identified lands along with any subsequent amendments I may make during the progression rounds, subject to the terms and conditions listed on the tender website, which I have read and understood.

I specifically acknowledge the right of the Seller to 1) not accept any or all offers received, 2) further negotiate price, terms, or conditions, and 3) award the sale of the subject property to the Buyer of their choice.

If my final proposal is accepted, I agree to submit an offer to purchase within two business days of acceptance.

Date

Signature

Bid is to be mailed or delivered by **Noon MST Tuesday November 5, 2024** to the offices of:

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

Attention: McClelland Group