

KG 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

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KG Land For Sale

by Progressive Tender® in the RM of Eldon No. 471

Asking Price:

\$315,000.00

NORTH SASKATCHEWAN RIVER FRONTAGE

114.47 ISC Acres | RM of Eldon No. 471

Progressive Tender is pleased to offer a combined total of 114.47 ISC acres located near Hillmond, Saskatchewan and within convenient driving distance of Lloydminster.

Offered as a single package, the property consists of NW 16-51-24 W3M Ext. 23 (20.13 ISC acres) and SW 16-51-24 W3M Ext. 24 (94.34 ISC acres).

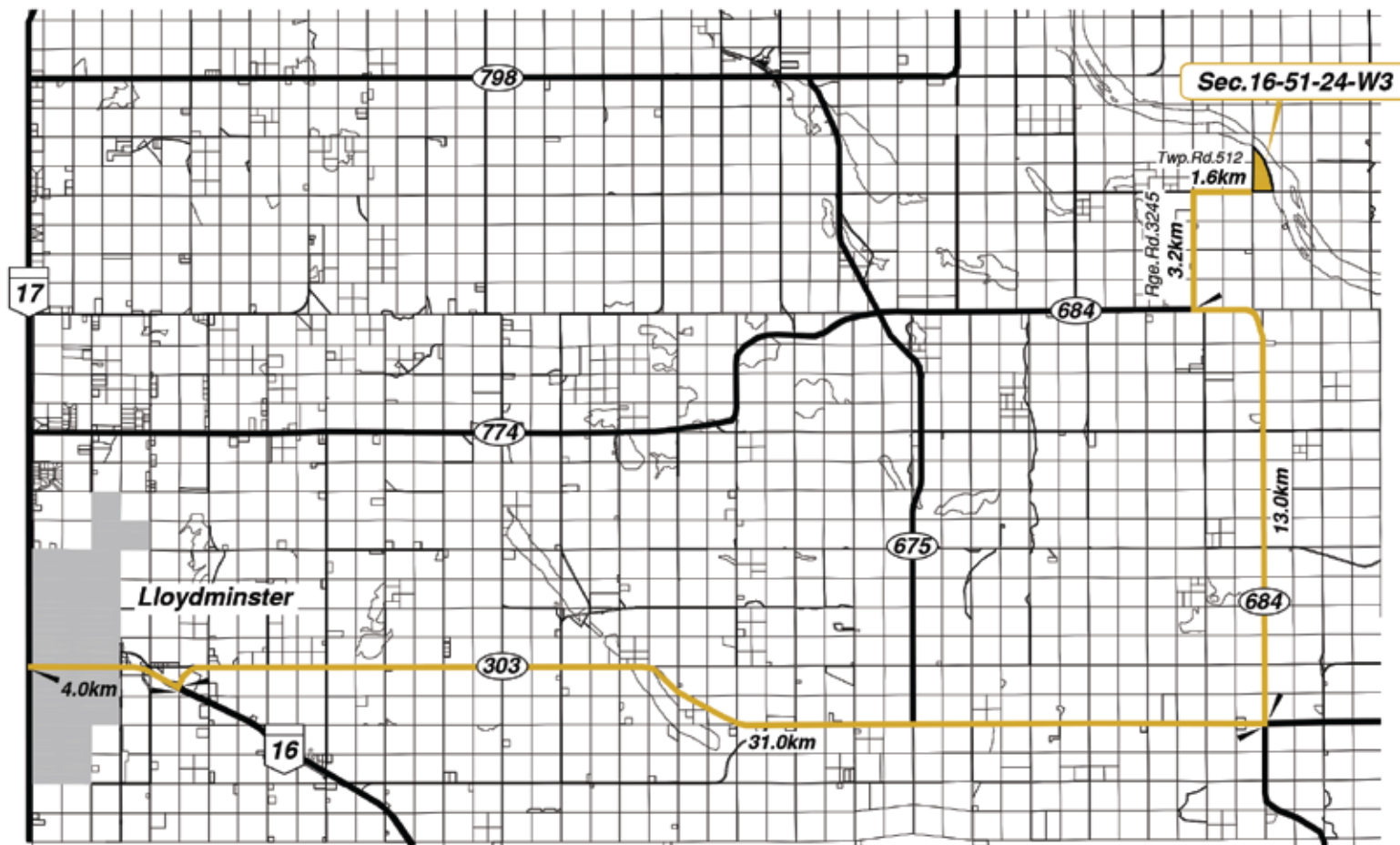
The North Saskatchewan River forms the entire eastern boundary of the property. Rolling hills, a mix of grassland and tree cover, additional grazing acres, strong recreational possibilities, and well-graded road access from the west boundary make this a unique North Saskatchewan River property.

An active Baytex surface lease currently generates approximately \$1,593 annually. Buyers should note that the existing Cenovus access road is currently associated with an estate-held surface lease arrangement.

For information regarding the property or to arrange a viewing, contact Grant McClelland at 780-871-4221.

For complete property information, maps, supporting documentation, and updates, visit:

kgland.ca



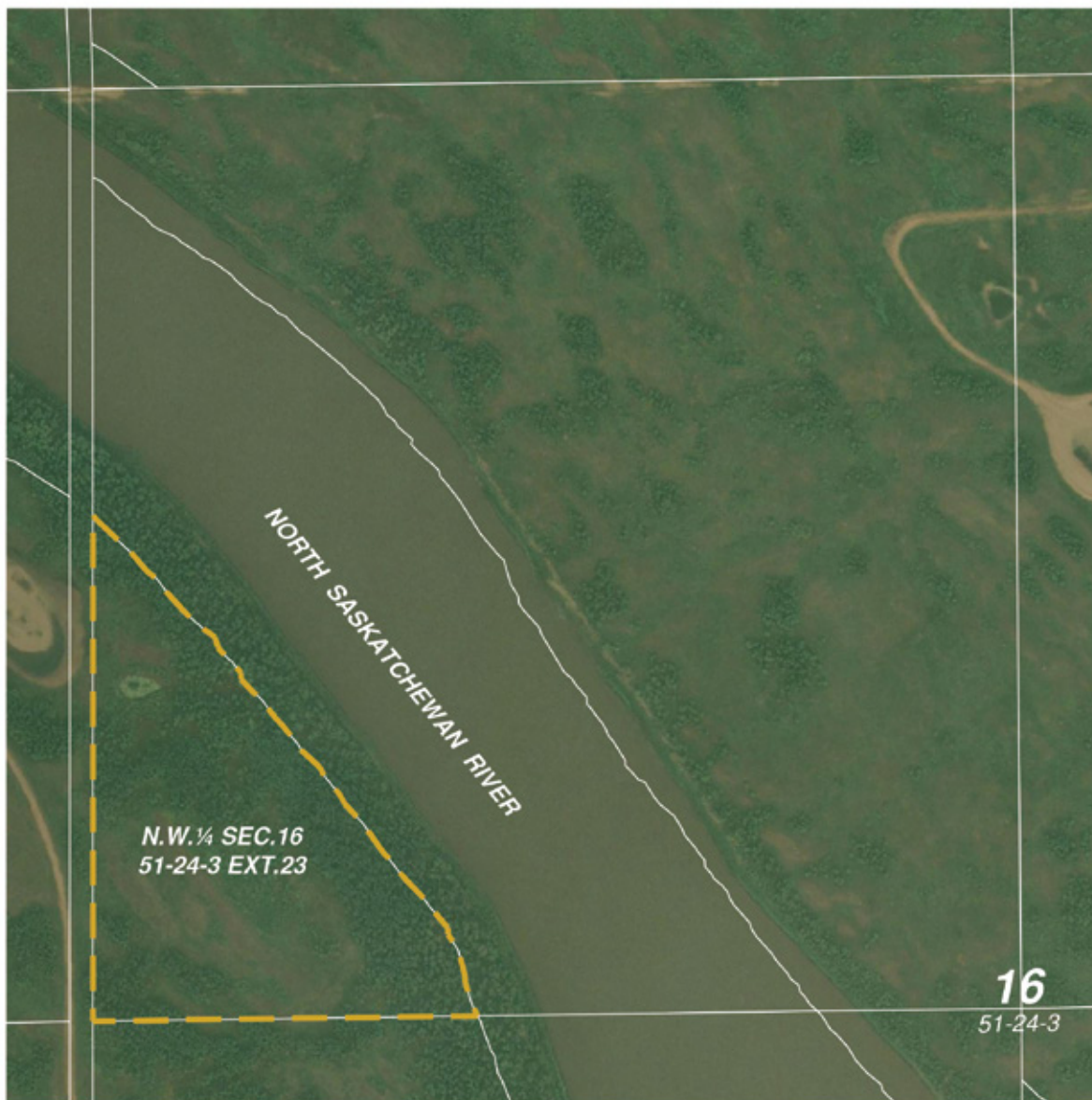
N.W.¼ SEC.16-TWP.51-RGE.24-W.3Mer. EXT.23

TITLE #: 151599077

PARCEL #: 131797020

OWNERS: Kelly John Joseph Green

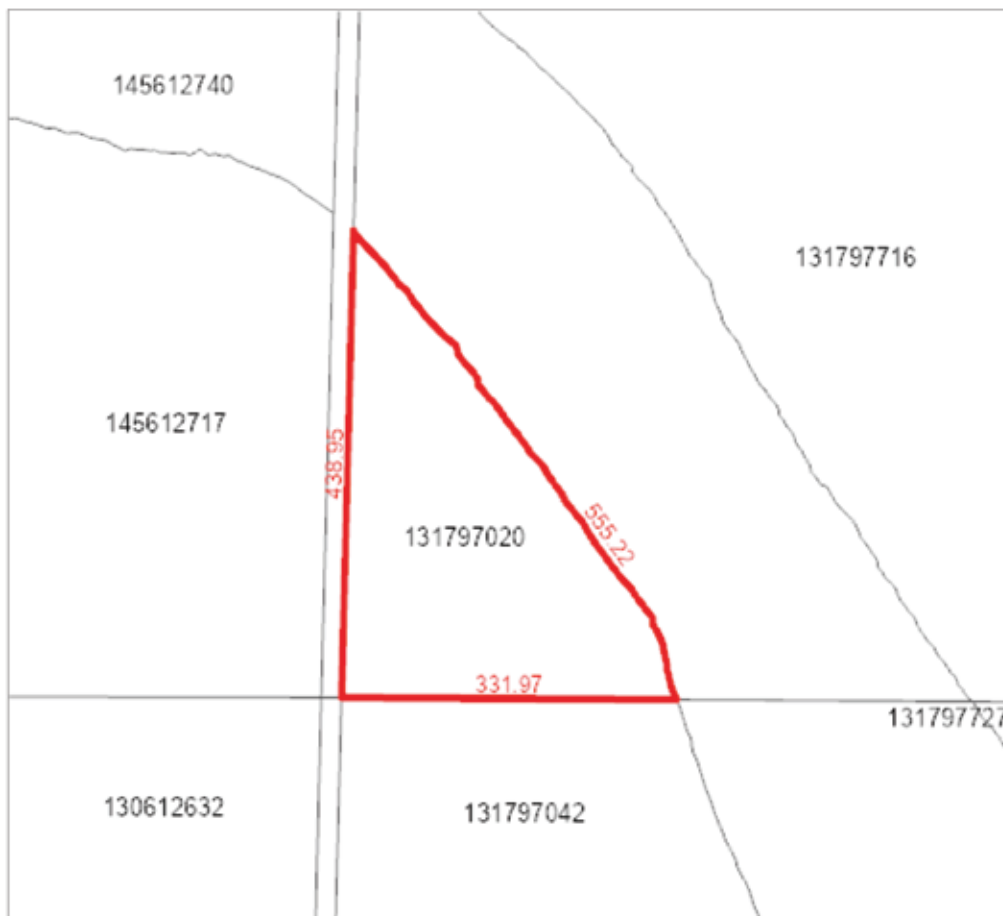
AREA: ±8.1ha, ±20acres





Surface Parcel Number: 131797020

REQUEST DATE: Thu May 28 15:00:45 GMT-06:00 2026



Owner Name(s) : Green, Kelly John Joseph

Municipality : RM OF ELDON NO. 471

Title Number(s) : 151599077

Parcel Class : Parcel (Generic)

Land Description : NW 16-51-24-3 Ext 23

Source Quarter Section : NW-16-51-24-3

Commodity/Unit : Not Applicable

Area : 8.146 hectares (20.13 acres)

Converted Title Number : 94B06955

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.

Province of Saskatchewan Land Titles Registry Title

Title #: 151599077
Title Status: Active
Parcel Type: Surface
Parcel Value: \$4,000.00 CAD
Title Value: \$4,000.00 CAD
Converted Title: 94B06955
Previous Title and/or Abstract #: 135373798
As of: 28 May 2026 15:01:06
Last Amendment Date: 01 Feb 2024 14:26:53.893
Issued: 27 Feb 2019 11:36:13.543
Municipality: RM OF ELDON NO. 471

Kelly John Joseph Green is the registered owner of Surface Parcel #131797020

Reference Land Description: NW Sec 16 Twp 51 Rge 24 W 3 Extension 23
As described on Certificate of Title 94B06955, description 23.

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 #:
198442716 Mortgage
Value: \$125,000.00 CAD
Reg'd: 01 Feb 2024 14:26:53
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 Peter Vleeming
 305, 85 Cranford Way
 Sherwood Park, AB, Canada T8H 0H9
Client #: 139904051

Int. Register #: 125970745

Interest #:
198442749 Assignment of Rents
Value: N/A
Reg'd: 01 Feb 2024 14:26:53
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 Peter Vleeming
 305, 85 Cranford Way
 Sherwood Park, AB, Canada T8H 0H9
Client #: 139904051

Int. Register #: 125970756

Addresses for Service:

Name	Address
Owner: Kelly John Joseph Green	2729 - 57A Avenue Close Lloydminster, AB, Canada T9V 2N3
Client #: 134967033	

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 131797042 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)

PropertyAssessment



Property Report

Print Date: 28-May-2026

Page 1 of 1

Municipality Name: RM OF ELDON (RM)

Assessment ID Number : 471-001316201

PID: 201076205



Civic Address:

Legal Location: Qtr PT NW Sec 16 Tp 51 Rg 24 W 3 Sup 01

Supplementary: SW OF NORTH SASK RIVER

Title Acres: 24.00

School Division: 203

Neighbourhood: 471-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 15-Feb-1995

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

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

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratio	
24.00	ASP - [ASPEN PASTURE]	Soil association 1	WA - [WASECA]	Range site	TH: THIN	\$/ACRE	322.52
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T6: Severe 21-30% Slopes		
				Grazing water source	RI: River		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.10		
				Aum/Quarter	15.84		
		Soil association 2	ON - [ONION LAKE]				
		Soil texture 3	C - [CLAY]				
		Soil texture 4	CL - [CLAY 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	\$7,700		1	Non-Arable (Range)	45%	\$3,465				Grazing Lease
Total of Assessed Values:	\$7,700					Total of Taxable/Exempt Values:	\$3,465			

S.W.¼ SEC.16-TWP.51-RGE.24-W.3Mer. EXT.24

TITLE #: 151599088

PARCEL #: 131797042

OWNERS: Kelly John Joseph Green

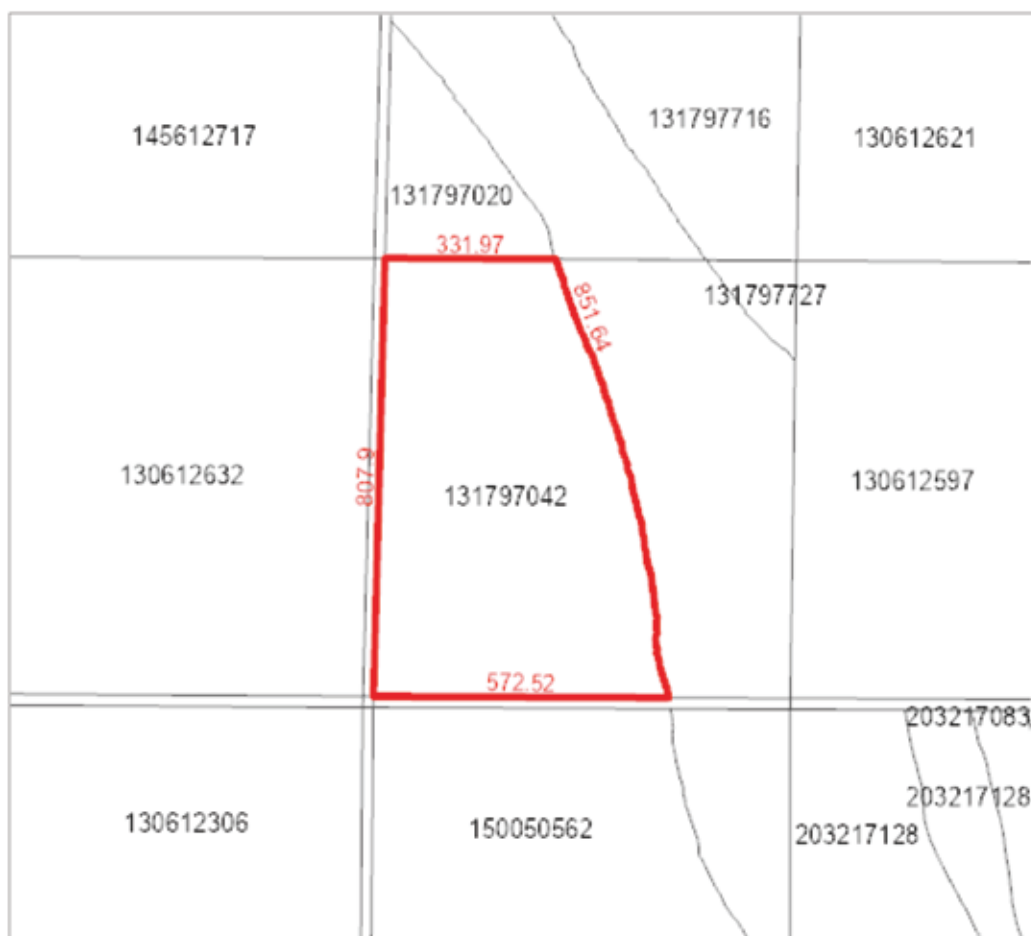
AREA: ±38.2a. ±94acres





Surface Parcel Number: 131797042

REQUEST DATE: Thu May 28 14:59:31 GMT-06:00 2026



Owner Name(s) : Green, Kelly John Joseph

Municipality : RM OF ELDON NO. 471

Title Number(s) : 151599088

Parcel Class : Parcel (Generic)

Land Description : SW 16-51-24-3 Ext 24

Source Quarter Section : SW-16-51-24-3

Commodity/Unit : Not Applicable

Area : 38.177 hectares (94.34 acres)

Converted Title Number : 94B06955

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.

Province of Saskatchewan Land Titles Registry Title

Title #: 151599088
Title Status: Active
Parcel Type: Surface
Parcel Value: \$18,000.00 CAD
Title Value: \$18,000.00 CAD
Converted Title: 94B06955
Previous Title and/or Abstract #: 135373765
As of: 28 May 2026 15:00:02
Last Amendment Date: 01 Feb 2024 14:26:53.866
Issued: 27 Feb 2019 11:36:13.683
Municipality: RM OF ELDON NO. 471

Kelly John Joseph Green is the registered owner of Surface Parcel #131797042

Reference Land Description: SW Sec 16 Twp 51 Rge 24 W 3 Extension 24
 As described on Certificate of Title 94B06955, description 24.

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 #:
184347096

CNV Caveat

Value: N/A
Reg'd: 16 May 1996 00:11:48
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

SW 16
Holder:
 CENOVUS ENERGY INC.
 P.O. Box 766 225 - 6th Avenue S.W.
 Calgary, Alberta, Canada T2P 0M5
Client #: 112342991

Int. Register #: 103464727
Converted Instrument #: 96B07079

Interest #:
184347108

CNV Caveat

Value: N/A
Reg'd: 11 May 1998 00:10:48
Interest Register Amendment Date: N/A
Interest Assignment Date: 31 Jul 2008
 11:22:52
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

SW
Holder:
 Baytex Energy Ltd
 639 - 5th Avenue SW P.O. Box 138 Calgary Stn Central
 Calgary, Alberta, Canada T2P 2H6
Client #: 110267771

Int. Register #: 103464738
Converted Instrument #: 98B06478

Interest #:
198442705

Mortgage

Value: \$125,000.00 CAD
Reg'd: 01 Feb 2024 14:26:53
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
Peter Vleeming
305, 85 Cranford Way
Sherwood Park, AB, Canada T8H 0H9
Client #: 139904051

Int. Register #: 125970745

Interest #:
198442750

Assignment of Rents

Value: N/A
Reg'd: 01 Feb 2024 14:26:53
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
Peter Vleeming
305, 85 Cranford Way
Sherwood Park, AB, Canada T8H 0H9
Client #: 139904051

Int. Register #: 125970756

Addresses for Service:

Name	Address
Owner: Kelly John Joseph Green Client #: 134967033	2729 - 57A Avenue Close Lloydminster, AB, Canada T9V 2N3

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 131797020 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)

PropertyAssessment



Property Report

Print Date: 28-May-2026

Page 1 of 1

Municipality Name: RM OF ELDON (RM)		Assessment ID Number : 471-001316401		PID: 201076254	
Civic Address:		Title Acres: 96.50		Reviewed: 15-Feb-1995	
Legal Location: Qtr PT SW Sec 16 Tp 51 Rg 24 W 3 Sup 01		School Division: 203		Change Reason:	
Supplementary: EXCEPT: NORTH SASK RIVER		Neighbourhood: 471-100		Year / Frozen ID: 2026/-32560	
		Overall PUSE: 2100		Predom Code:	
		Call Back Year:		Method in Use: C.A.M.A. - Cost	



AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
96.00	ASP - [ASPEN PASTURE]	Soil association 1	WA - [WASECA]	Range site	TH: THIN	\$/ACRE	322.52
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T6: Severe 21-30% Slopes		
				Grazing water source	RI: River		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.10		
				Aum/Quarter	15.84		
		Soil association 2	ON - [ONION LAKE]				
		Soil texture 3	C - [CLAY]				
		Soil texture 4	CL - [CLAY 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	\$31,000		1	Non-Arable (Range)	45%	\$13,950				Grazing Lease
Total of Assessed Values:	\$31,000				Total of Taxable/Exempt Values:	\$13,950				



ImageGallery





ImageGallery



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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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