

# 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](https://progressivetender.com)

 [vern.m@progressivetender.com](mailto: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

Minimum Initial Offer

**\$300,000.00**

## NORTH SASKATCHEWAN RIVER FRONTAGE

114.47 ISC Acres | RM of Eldon No. 471

Progressive Tender is pleased to present 114.47 ISC acres located in the RM of Eldon No. 471, Saskatchewan.

Offered as one combined package, the property consists of two separate titled parcels:

- **NW 16-51-24 W3M Ext. 23 — 20.13 ISC acres**
- **SW 16-51-24 W3M Ext. 24 — 94.34 ISC acres**

Together, these parcels create a unique North Saskatchewan River landholding featuring rolling hills, a balanced mix of grassland and tree cover, and extensive river frontage. The North Saskatchewan River forms the entire eastern boundary of the property, creating a setting that is increasingly difficult to find within convenient driving distance of Lloydminster.

The property offers additional grazing acres for agricultural operators while also providing strong recreational possibilities. With pasture land, natural topography, tree cover, river frontage, and well-graded road access from the west boundary, this offering may appeal to neighbouring agricultural operations and those exploring a potential future country residential opportunity, subject to buyer due diligence and all applicable approvals.

Located near Hillmond, Saskatchewan and within convenient driving distance of Lloydminster, this is a rare opportunity to acquire a complete riverfront landholding in west-central Saskatchewan.

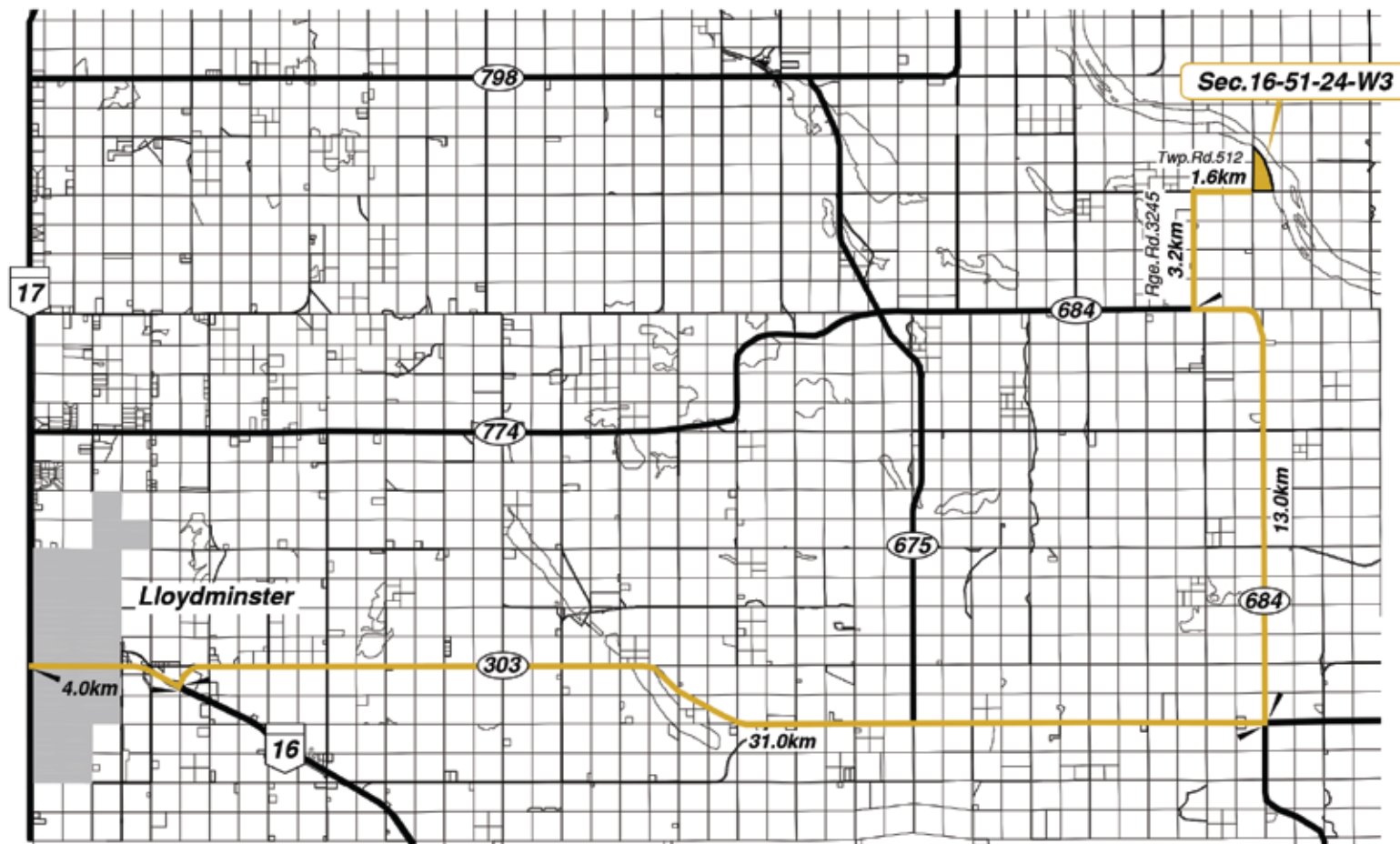
## OIL & SURFACE LEASE INFORMATION

- Active Baytex surface lease generating approximately \$1,593 annually
- Buyers should note that the existing Cenovus access road is currently associated with an estate-held surface lease arrangement
- Supporting documentation is available upon request
- Buyers are encouraged to complete their own due diligence regarding all surface lease interests, access, lease revenue, and related agreements

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

Additional information is available at:

**[www.kgland.ca](http://www.kgland.ca)**



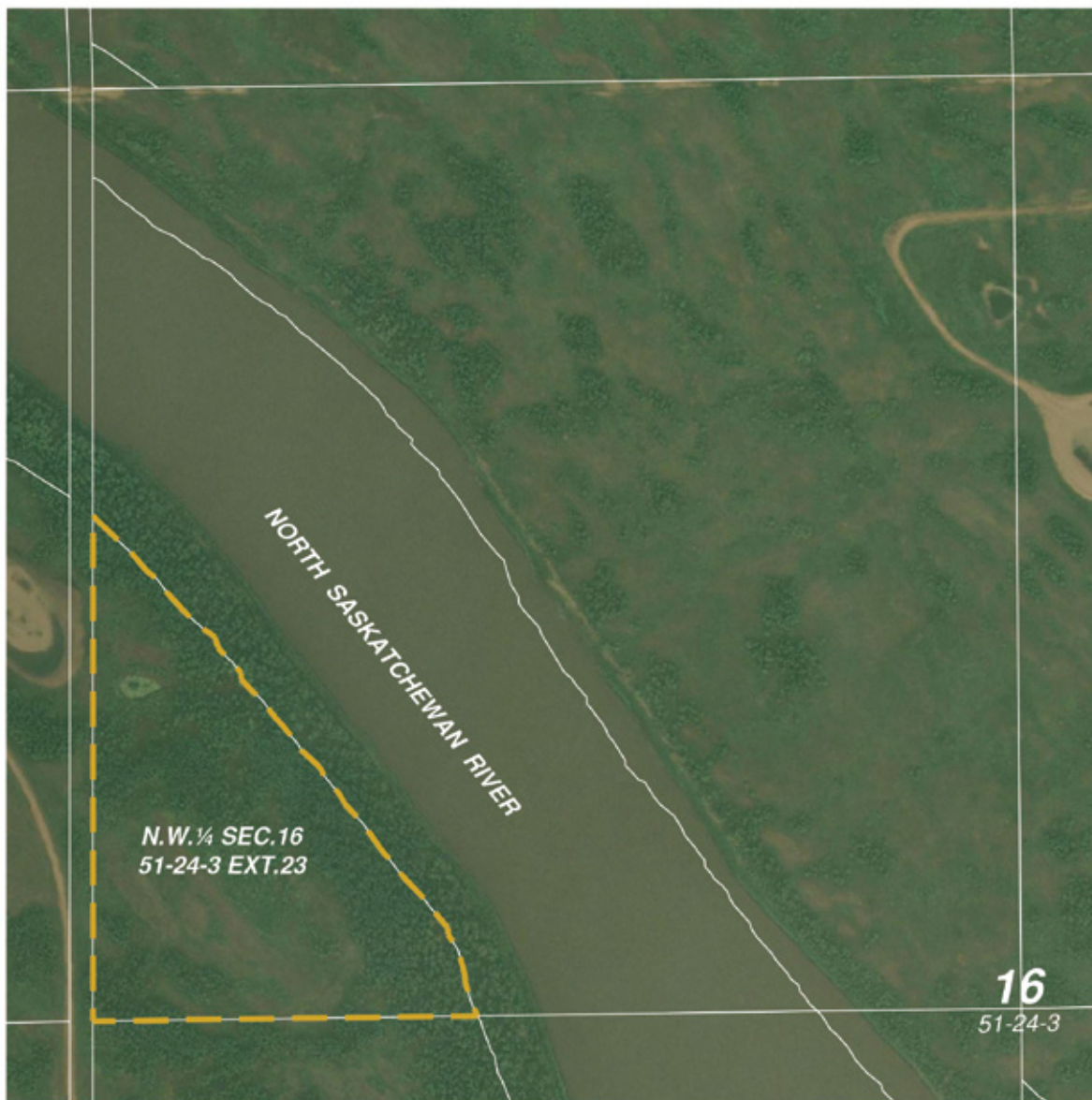
## ***N.W.¼ SEC.16-TWP.51-RGE.24-W.3Mer. EXT.23***

**TITLE #:** 151599077

**PARCEL #:** 131797020

**OWNERS:** Kelly John Joseph Green

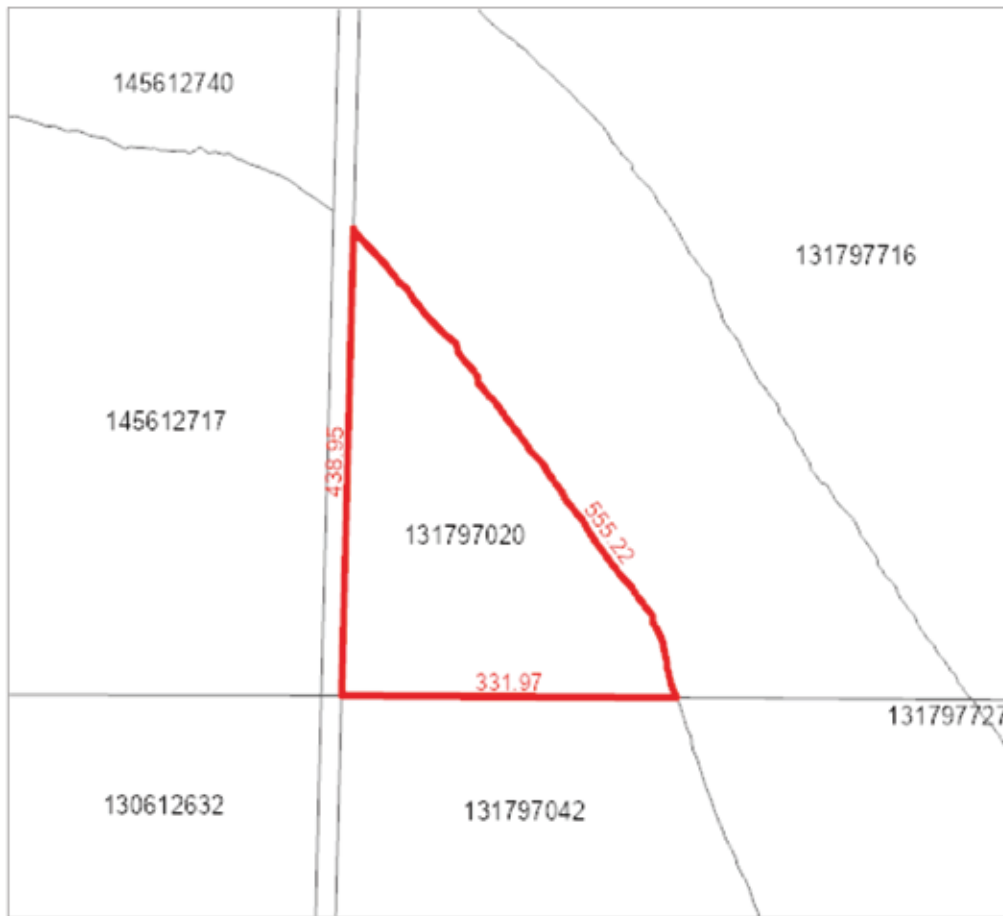
**AREA:** ±8.1ha, ±20acres





**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                                                  |
|------------------------------------------|----------------------------------------------------------|
| <b>Owner:</b><br>Kelly John Joseph Green | 2729 - 57A Avenue Close Lloydminster, AB, Canada T9V 2N3 |
| <b>Client #:</b> 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          |               |                       |                    |                     | \$3,465 |               |        |               |               |

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Data Source: SAMAVIEW

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

**TITLE #:** 151599088

**PARCEL #:** 131797042

**OWNERS:** Kelly John Joseph Green

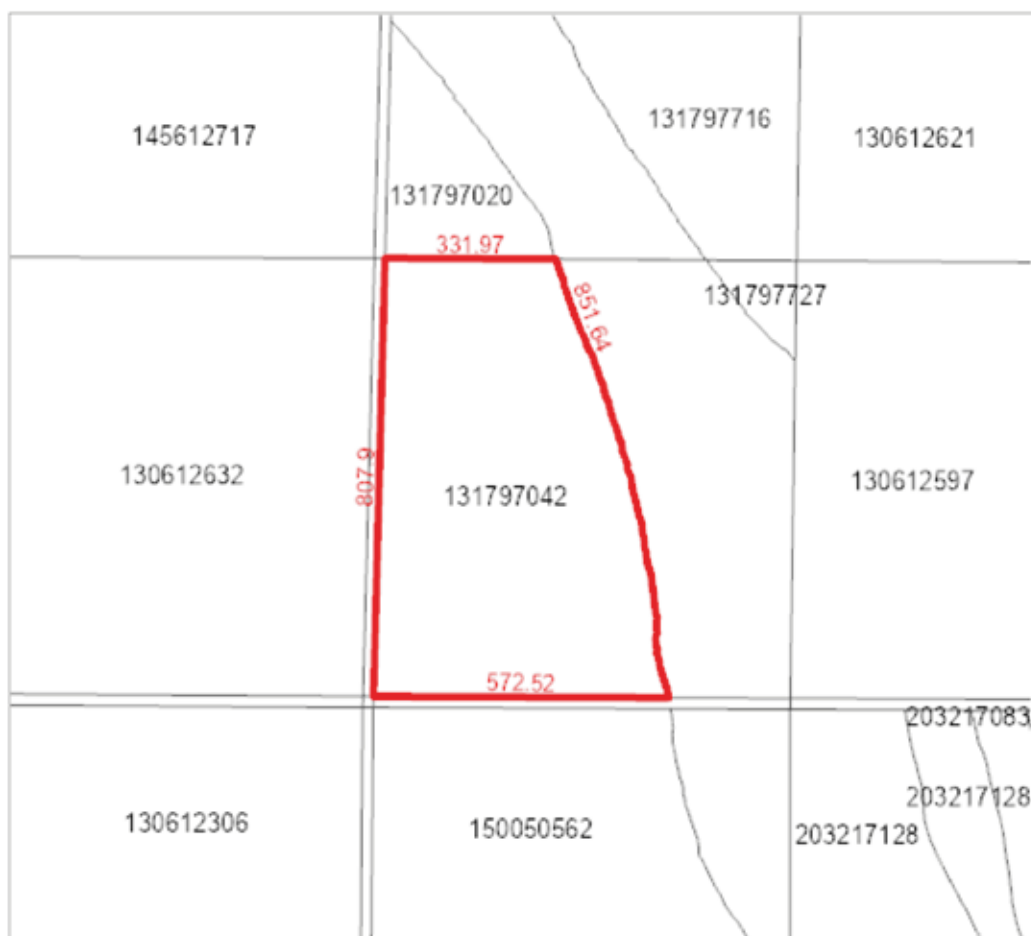
**AREA:** ±38.2a. ±94acres





**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

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## 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                                                  |
|-----------------------------------------------------------------|----------------------------------------------------------|
| <b>Owner:</b><br>Kelly John Joseph Green<br>Client #: 134967033 | 2729 - 57A Avenue Close Lloydminster, AB, Canada T9V 2N3 |

**Notes:**

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# 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:

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

Supplementary: EXCEPT: NORTH SASK RIVER

Title Acres: 96.50

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   |        |
|-------|-----------------------|----------------------------------|-------------------|----------------------------------|--------------------------|---------|--------|
| 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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# PROGRESSIVE TENDER<sup>®</sup>

**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



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### WEBSITE



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### ADDRESS



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