

Agricultural Land for Sale by Progressive Tender In the Saskatchewan Rural Municipality of Eldon

We are pleased to present the following land located approximately eighteen miles northeast of Maidstone in the RM of Eldon **for sale**:

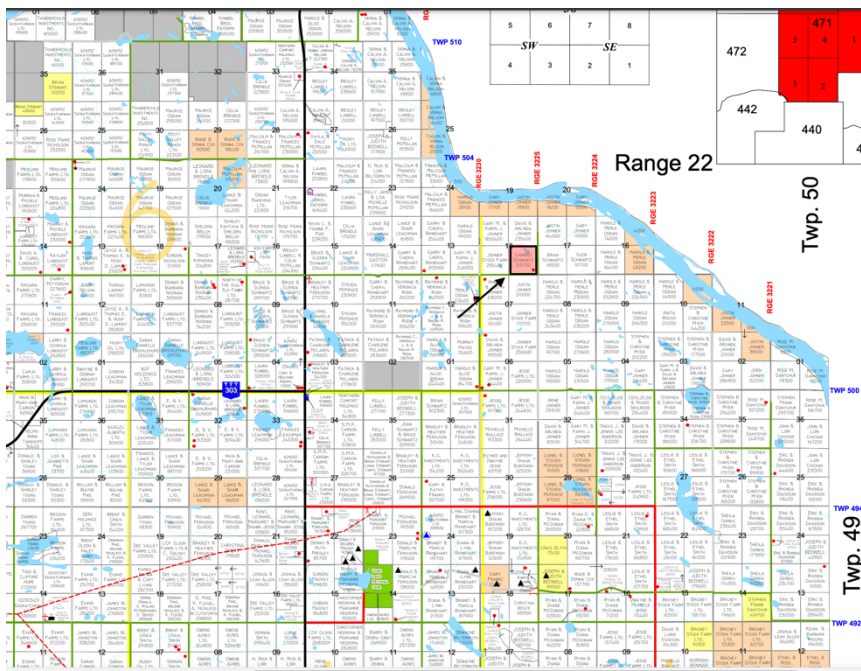
SE 18-50-22-W3: ISC 159.9 titled acres. Soil Final Rating range is 68, primarily Waseca loam. SAMA profile designates 103 cultivated acres, with the balance yardsite, pasture and wetlands. Current tenant reports 110 seeded acres in 2024. The number of productive acres may change from year to year due to regional climatic conditions or agronomic practice. There appears to be an opportunity for additional acres to be brought into production if the bush was cleared.

2024 SAMA assessment is \$264,000. 2024 property taxes are \$641.25. 2024 crop is Canola. Vendor reports annual surface lease revenue of \$11,550 from four Baytex sites. The yardsite has power, water, and telephone along with an older residential structure and outbuildings of no assigned value. Property is sold in “as is” condition.

Access is four miles east of Highway 21 North on Township Rd 502 to Range Road 3225.

Initial bids must be submitted by Noon MST, Tuesday October 22, 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.schwartztender.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.schwartztender.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 "Schwartz Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 –44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday October 22, 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 November 22, 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**



Surface Parcel Number: 128553576

REQUEST DATE: Tue Feb 20 15:30:45 GMT-06:00 2024



Owner Name(s) : Schwartz, Charles Dwight

Municipality : RM OF ELDON NO. 471

Title Number(s) : 111379372

Parcel Class : Parcel (Generic)

Land Description : SE 18-50-22-3 Ext 0

Source Quarter Section : SE-18-50-22-3

Commodity/Unit : Not Applicable

Area : 64.71 hectares (159.9 acres)

Converted Title Number : 93B02613

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 #: 157799187
Title Status: Active
Parcel Type: Surface
Parcel Value: \$461,200.00 CAD
Title Value: \$461,200.00 CAD
Converted Title: 93B02613
Previous Title and/or Abstract #: 111379372

As of: 15 Aug 2024 10:17:57
Last Amendment Date: 25 Jul 2024 15:43:24.220
Issued: 25 Jul 2024 15:43:23.336
Municipality: RM OF ELDON NO. 471

Terra Marie KRUCHKOWSKI as a personal representative for the estate of Charles Dwight Schwartz is the registered owner of Surface Parcel #128553576

Reference Land Description: SE Sec 18 Twp 50 Rge 22 W 3 Extension 0
As described on Certificate of Title 93B02613.

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 #:
199722415

CNV Caveat

Value: N/A
Reg'd: 01 Apr 1999 00:07:44
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
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 #: 110267771

Int. Register #: 104356324
Converted Instrument #: 99B04639

Interest #:
199722426

CNV Caveat

Value: N/A
Reg'd: 20 May 1999 00:12:33
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
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 #: 110267771

Int. Register #: 104356335
Converted Instrument #: 99B07530

Interest #:

199722437

CNV Caveat

Value: N/A
Reg'd: 09 Sep 1999 00:23:20
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
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 #: 110267771

Int. Register #: 104356346
Converted Instrument #: 99B13997

Interest #:
199722448

CNV Caveat

Value: N/A
Reg'd: 05 May 2000 00:10:43
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
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 #: 110267771

Int. Register #: 104356357
Converted Instrument #: 00B06430

Interest #:
199722459

CNV Caveat

Value: N/A
Reg'd: 20 Oct 2000 00:26:48
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
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 #: 110267771

Int. Register #: 104356368
Converted Instrument #: 00B16077

Interest #:
199722460

Mortgage

Value: \$50,000.00 CAD
Reg'd: 22 Sep 2022 15:13:26
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

Mountain Investment Corp.
#2299 - 246 Stewart Green S.W.
Calgary, Alberta, Canada T3H 3C8

Client #: [134012865](#)**Int. Register #:** [125309246](#)**Addresses for Service:****Name****Address****Owner:**[Terra Marie KRUCHKOWSKI](#)[1888 Northern Flicker Court Kelowna, BC, Canada V1V 0G3](#)Client #: [140396159](#)**Notes:**Parcel Class Code: [Parcel \(Generic\)](#)**Back to top**



Property Report

Print Date: 20-Feb-2024

Municipality Name: ELDON (RM)

Assessment ID Number: 471-000918300

PID: 201062791

Civic Address:

Legal Location: Qtr SE Sec 18 Tp 50 Rg 22 W 3 Sup

Supplementary :

Title Acres: 159.00

Reviewed: 14-Mar-2017

School Division: 203 Change Reason: Maintenance

Neighbourhood: 471-100 Year / Frozen ID: 2023/-3

Puse Code: 0360 Predom Code: SR002 Single Family Dwell

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
20.00	K - [CULTIVATED]	Soil association 1	WA - [WASECA]			Topography Stones (qualities)	T2 - Gentle Slopes S3 - Moderate	\$/ACRE Final	1,841.12 68.55
		Soil texture 1	L - [LOAM]						
		Soil texture 2	LL - [LIGHT LOAM]						
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]						
		Top soil depth	4-6						
83.00	K - [CULTIVATED]	Soil association 1	WA - [WASECA]			Topography Stones (qualities)	T2 - Gentle Slopes S3 - Moderate	\$/ACRE Final	1,841.12 68.55
		Soil texture 1	L - [LOAM]						
		Soil texture 2	LL - [LIGHT LOAM]						
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]						
		Top soil depth	4-6						

AGRICULTURAL PASTURE LAND

Acres		Land Use		Productivity Determining Factors			Productivity Determining Factors			Rating	
38.00	ASP - [ASPEN PASTURE]	Soil association 1	WA - [WASECA]	Range site	L: LOAMY			\$/ACRE	397.86		
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]						
		Soil texture 2	LL - [LIGHT LOAM]	Pasture Topography	T2: Gentle 3-5% Slopes						
				Grazing water source	WS: Slough						
				Pasture Tree Cover	ASP - [ASPEN]						
				Aum/Acre	0.20						
				Aum/Quarter	31.68						

AGRICULTURAL WASTE LAND

Acres	Waste Type
15	WASTE SLOUGH BUSH

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors		Other Information	Subdivision	Class	Tax Status
/ 1	Country Residential	Acreage	Prime Rate:	\$3,600.00	Std.Parcel Size:	10.00	R	Taxable
		Width(ft)	Urban - Acreage		Land Size Multiplier:	127		
		Side 1 (ft)			Adjustment reason:			
		Side 2 (ft)						
		Area/Units	3.00					

RESIDENTIAL IMPROVEMENTS SUMMARY

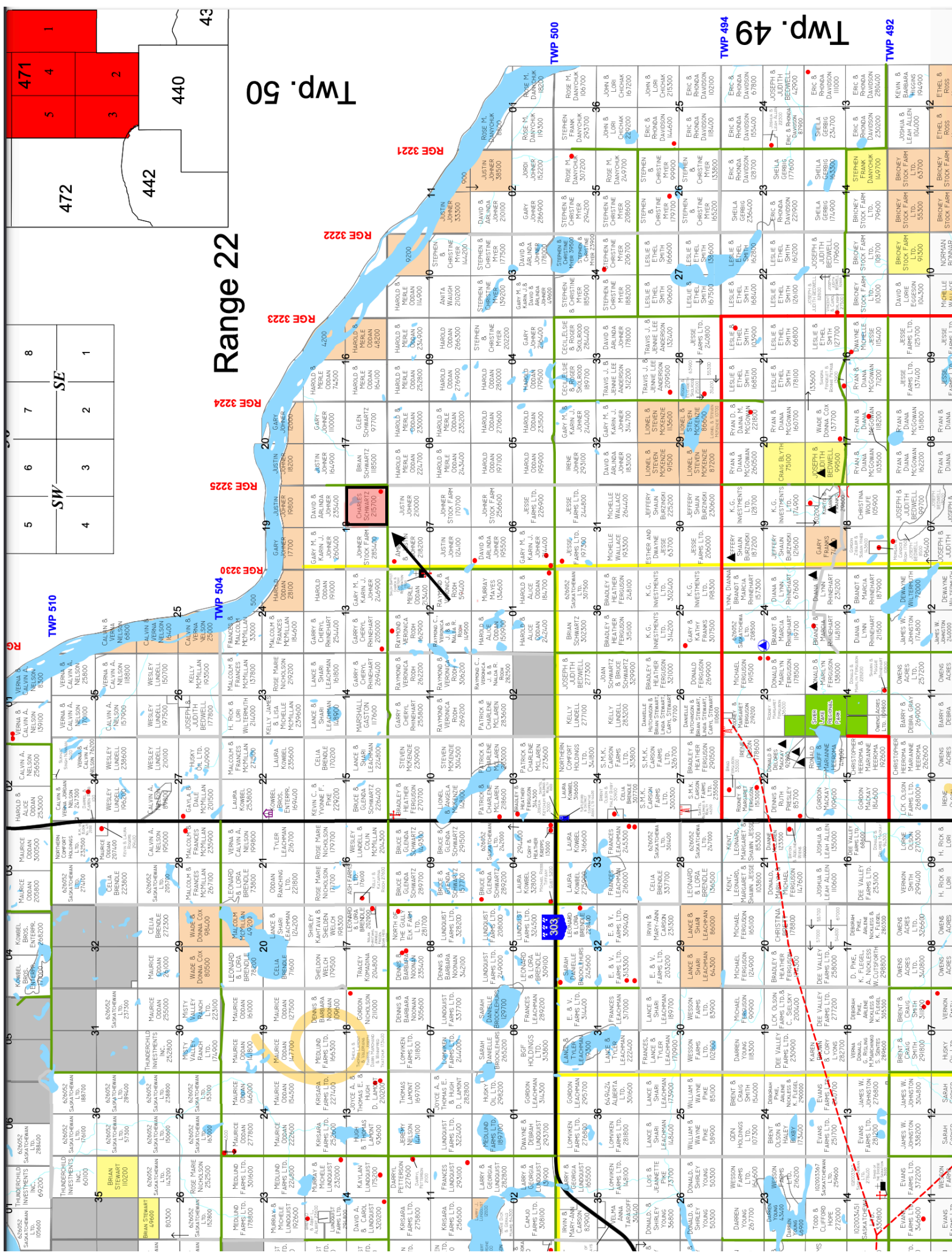
Building ID & Sequence	Quality	Condition Rating	Physical Depreciation		Functional Obsolescence	MAF	Liability Subdivision		Tax Status	
			72	0			2.72	1	R	Taxable
4080083	0	2 - Low	(0.9) - Above Average							
		Area Code(s):	Base Area		Year Built	Unfin%	Dimensions			
		SFR - 1 Storey	480		1926		480			

RESIDENTIAL IMPROVEMENTS DETAILS

Section: SFR - 1 Storey		Building ID: 4080083.0		Section Area: 480	
Quality : 2 - Low		Res Effective Rate : Structure Rate		Res Wall Height : 08 ft	
Heating / Cooling Adjustment : Heating Only		Res Hillside Adj :		Res Incomplete Adj :	
Plumbing Fixture Default : Low (5 Fixtures)		Plumbing Fixture Adj :		Number of Fireplaces :	
Basement Rate :		Basement Height :		Basement Room Rate :	
Percent of Basement Area :		Att/B-In Garage Rate :		Garage Finish Rate :	
Garage Wall Height Adjustment :		Garage Floor Adj :		Incomplete Adjustment :	
Detached Garage Rate :		Garage Finish Rate :		Garage Wall Height Adjustment :	
Garage Floor Adj :		Incomplete Adjustment :		Shed Rate :	
Porch/Closed Ver Rate :		Deck Rate :			

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	\$204,900		1	Other Agricultural	55%	\$112,695				Taxable
Improvement	\$48,300		1	Residential	80%	\$0	Z	\$38,640	Z	Taxable
Non-Agricultural	\$10,800		1	Residential	80%	\$8,640				Taxable
Total of Assessed Values:					Total of Taxable/Exempt Values:	\$121,335		\$38,640		



Range 22

Twp. 50

Twp. 49

TWP 492

Bid Document
SCHWARTZ – RM of Eldon

Name of Bidder: _____

Mailing Address: _____

Contact Name if Company: _____

Cellular Phone: (____) _____ - _____

Residence Phone: (____) _____ - _____

Email: _____@_____

My GST Registration Number is: _____

My opening offer for SE 18-50-22-W3 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 October 22, 2024** to the offices of:

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

Attention: McClelland Group