

CHIBRI FARMLAND

Information Package



progressivetender.com



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Grant 780-871-4221

Vern 306-821-0611

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!

Land for Sale by Progressive Tender® Chibri Farmland - RM of Manitou Lake, Saskatchewan

This prime farmland comprising of 307 titled acres is located just two miles west of Neilburg in the Rural Municipality of Manitou Lake. SAMA profile for the NW 02-45-26-W3 indicates a total of 146 cultivated acres, with a Soil Final Rating on 136 acres ranging from 70 to 75, primarily Blaine Lake clay loam. The 2024 SAMA assessment is \$282,200 and property taxes in 2024 were \$1,812.

SAMA profile for the SW 02-45-26-W3 indicates a total of 145 cultivated acres with a Soil Final Rating of 76 on 127 acres, also Blaine Lake clay loam. The 2024 SAMA assessment is \$281,800 and property taxes in 2024 were \$1,810.

Proposed possession date is October 15, 2025 as the current tenant lease expires December 31, 2025. Vendor advises there is no Right of First Refusal. Actual croppable acres may vary with weather conditions and agronomic practice. Adjacent ten-acre parcel with house and shop also available.

**307 Titled Acres
of Prime Farmland**



Property Details

This half section of land will be sold via Progressive Tender®

Minimum Initial Offer: \$700,000 (plus GST)

All initial offers will be opened **Noon, Tuesday July 8, 2025** then followed by offer progression rounds until the final offers of all participants have been received. The Seller reserves the right to accept, reject, or counter any offer received.

Full information on the offering including maps and printable offer documents is available at www.chibriland.ca

**An additional 10 acre parcel with residence is also available for purchase from same vendor.*

For more details or inquiries, contact:

Grant McClelland 780-871-4221 | Vern McClelland 306-821-0611

RE/MAX Lloydminster 780-808-2700

**Located in RM of
Manitou Lake,
Saskatchewan**



Progressive Tender® Steps:

Step 1: Submit Offer Document

- Download the Initial Offer Document from the www.chibriland.com website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Buyers must be GST registrants and provide a GST number at completion.
- Participants are expected to have financing in place and submit unconditional offers.
- **Obtain a bank draft or certified cheque for \$20,000 made payable to "RE/MAX of Lloydminster in Trust."**
- Place both items in a sealed envelope and label it "Chibri Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 - 44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday July 8, 2025**. Attention: Grant McClelland.

Step 2: Round Table Activity

- After the initial offers are opened, the Broker will contact each Participant and inform them of the amount of the highest offer. Participants may submit a revised offer via phone, email, or text by noon the following business day.

Step 3: Final Offer

- The "round table" process continues daily until all participants submit a Final Offer.
- Participants who do not respond within the time limit, or do not increase their offer by at least 2% over the previous round's highest offer will have their last offer declared as their Final Offer.
- Matching offers are discouraged.

Progressive Tender® Steps (continued):

Step 4: Confidentiality

- Participant names are kept confidential throughout the process.
- Only the Seller will be informed of participant identities after the rounds conclude, along with the offer history, which remains the property of the Seller.

Step 5: Finalizing the Purchase

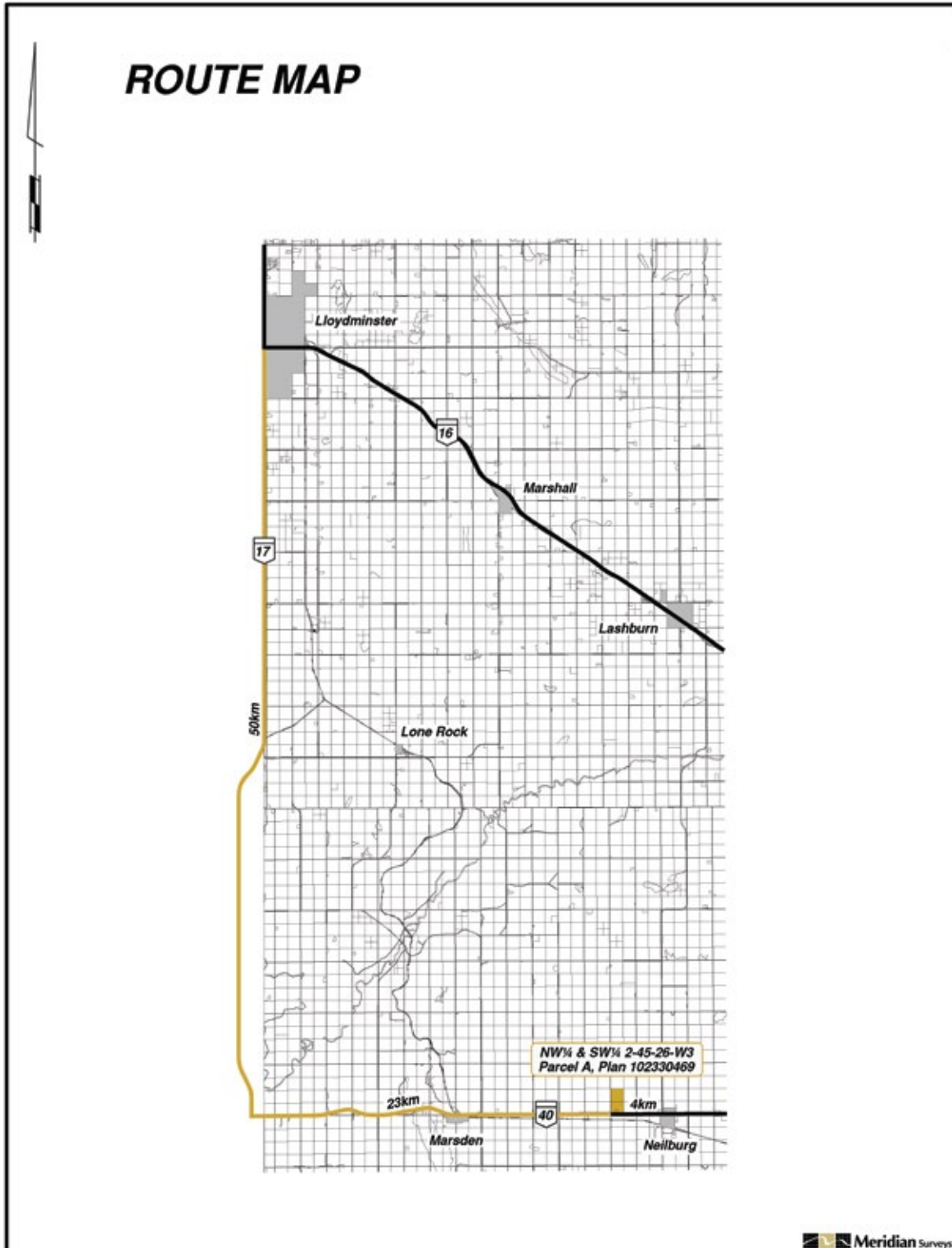
- The Seller reserves the right to:
 - Reject any or all offers
 - Negotiate further on price or terms
 - Select a Buyer of their choice
- The successful Buyer must:
 - Complete an unconditional Purchase Contract within 2 business days of acceptance. A draft is available on the website.
 - The offer deposit shall increase to 5% of the purchase price and be submitted with the Purchase Contract.
- Completion for possession is set for October 15, 2025 unless otherwise agreed.

Step 6: Due Diligence, Legal & Accounting

- All properties are sold "as is."
- Participants are encouraged to conduct their own due diligence (e.g., appraisal, survey, real property report).
- Each party is responsible for their own legal and accounting costs.
- No buyer transaction fee.

Step 7: Notification

- All participants will be notified once a Purchase Contract is completed.
- Deposits from unsuccessful participants will be returned promptly by the Broker after contract completion.



N.W.¼ SEC.2-TWP.45-RGE.26-W.3Mer. EXT.0

TITLE #: 110315225

PARCEL #: 127598125

OWNERS: Richard Lindsay Chibri
Margaret Joyce Chibri

AREA: ±64.8ha. ±160.1acres



 Meridian Surveys

NW 2-45-26-3

3/3/25, 1:47 PM

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

Province of Saskatchewan Land Titles Registry Title

Title #: 110315225
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 88B11951
Previous Title and/or Abstract #: 88B11951

As of: 03 Mar 2025 14:46:51
Last Amendment Date: 11 Feb 2011 08:51:33.570
Issued: 03 Jul 2002 18:56:57.390
Municipality: RM OF MANITOU LAKE NO. 442

Richard Lindsay Chibri and Margaret Joyce Chibri are the registered owners, as joint tenants, of Surface Parcel #127598125

Reference Land Description: NW Sec 02 Twp 45 Rge 26 W 3 Extension 0
 As described on Certificate of Title 88B11951.

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 #:
110053178 CNV Easement

Value: N/A
Reg'd: 22 Sep 1970 00:12:08
Interest Register Amendment Date: N/A
Interest Assignment Date: 11 Feb 2011 08:51:34
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

NW
Holder:
 PLAINS MIDSTREAM CANADA ULC
 2900 - 550 BURRARD STREET
 VANCOUVER, British Columbia, Canada V6C 0A3
Client #: 140016653

Int. Register #: 103943640
Converted Instrument #: 70B07284
Feature #: 100080784

Addresses for Service:

Name	Address
Owner: Richard Lindsay Chibri Client #: 106801747	N/A Neilburg, Saskatchewan, Canada
Owner: Margaret Joyce Chibri Client #: 106801758	N/A Neilburg, Saskatchewan, Canada

Notes:

Parcel Class Code: Parcel (Generic)



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

1/2

NW 2-45-26-3



Surface Parcel Number: 127598125

REQUEST DATE: Mon Mar 3 14:45:51 GMT-06:00 2025



Owner Name(s) : Chibri, Margaret Joyce, Chibri, Richard Lindsay

Municipality : RM OF MANITOU LAKE NO. 442

Area : 64.803 hectares (160.13 acres)

Title Number(s) : 110315225

Converted Title Number : 88B11951

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 02-45-26-3 Ext 0

Source Quarter Section : NW-02-45-26-3

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.

NW 2-45-26-3

Property Report

Print Date: 03-Mar-2025

Page 1 of 2

Municipality Name: RM OF MANITOU LAKE (RM)		Assessment ID Number : 442-000702200		PID: 201217569	
		Civic Address: Legal Location: Qtr NW Sec 02 Tp 45 Rg 26 W 3 Sup Supplementary:		Title Acres: 160.13 School Division: 203 Neighbourhood: 442-100 Overall PUSE: 2000 Call Back Year:	
				Reviewed: 21-Dec-2018 Change Reason: Maintenance Year / Frozen ID: 2024/-32560 Predom Code: Method in Use: C.A.M.A. - Cost	

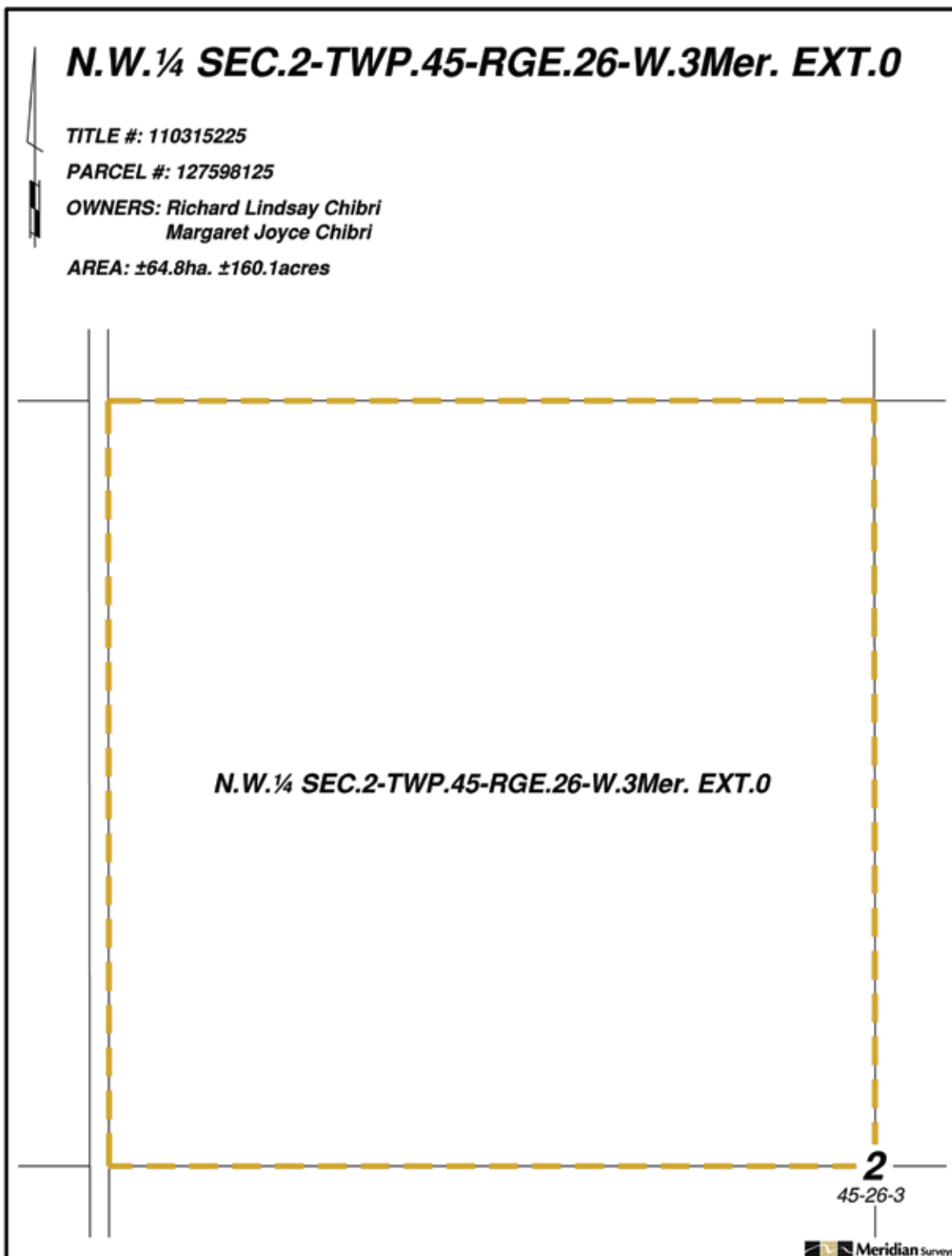
AGRICULTURAL ARABLE LAND

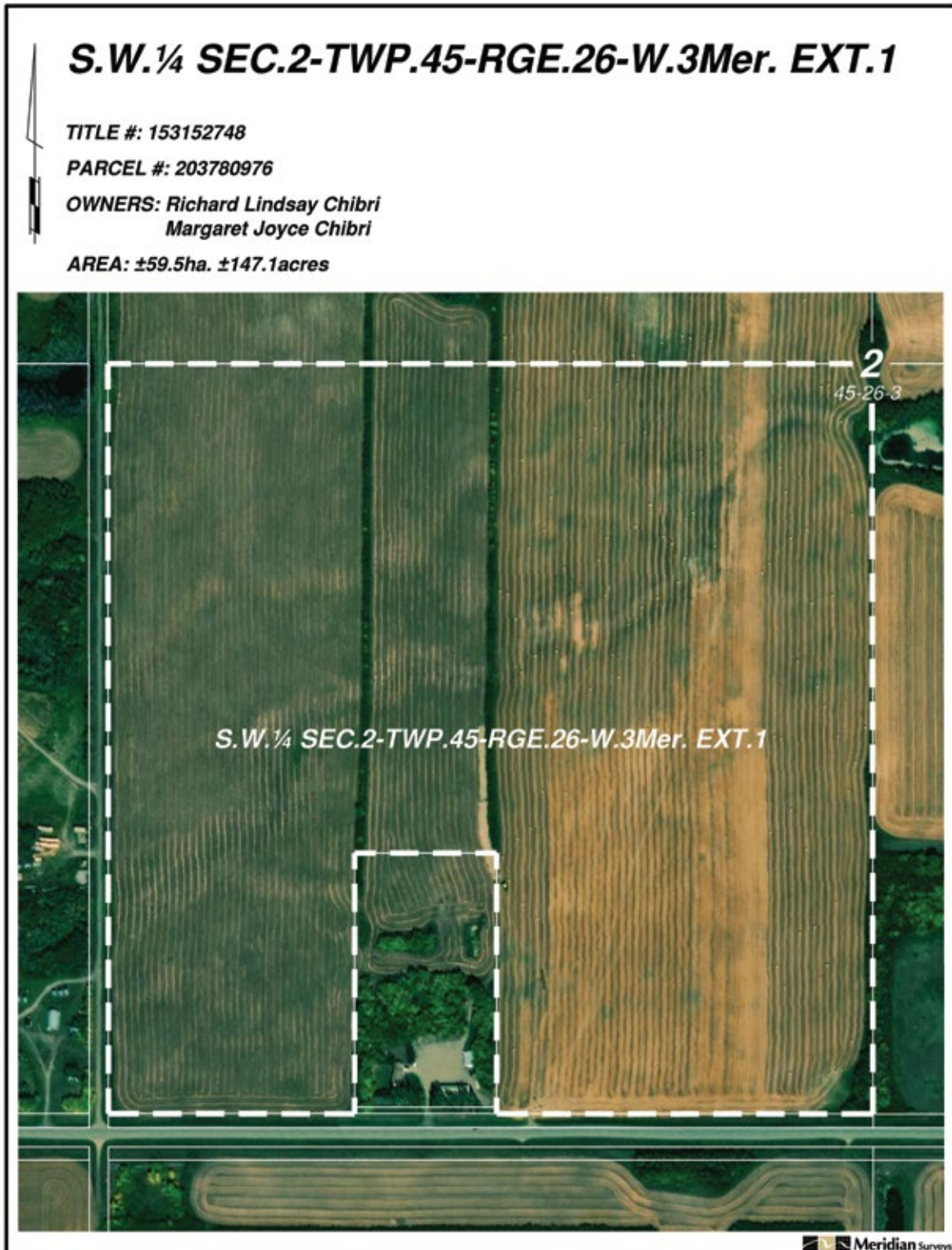
Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
10.00	K - [CULTIVATED]	Soil association 1	BB - [BLAINE LAKE]	Topography	T2 - Gentle Slopes	\$/ACRE	1,132.94
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	42.18
		Soil texture 2		Phy. Factor 1	25% reduction due to SA3 - [75 : Salinity - Strong]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Phy. Factor 2	25% reduction due to PD3 - [75 : Poor Int. Drain - Strong]		
				Natural hazard	WS: Waste Slough Rate: 0.98		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	6+				
26.00	K - [CULTIVATED]	Soil association 1	BB - [BLAINE LAKE]	Topography	T2 - Gentle Slopes	\$/ACRE	1,892.21
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	70.45
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	WS: Waste Slough Rate: 0.98		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	4-6				
110.00	K - [CULTIVATED]	Soil association 1	BB - [BLAINE LAKE]	Topography	T2 - Gentle Slopes	\$/ACRE	2,014.11
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	74.99
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	WS: Waste Slough Rate: 0.98		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	6+				

AGRICULTURAL WASTE LAND

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Data Source: SAMAVIEW





SW 2-45-26-3 Ext 1

3/3/25, 1:48 PM

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

Province of Saskatchewan Land Titles Registry Title

Title #: 153152748
Title Status: Active
Parcel Type: Surface
Parcel Value: \$0.00 CAD
Title Value: \$0.00 CAD
Converted Title: 88B11951
Previous Title and/or Abstract #: 110315247
As of: 03 Mar 2025 14:48:12
Last Amendment Date: 12 Aug 2020 09:36:49.943
Issued: 12 Aug 2020 09:36:49.723
Municipality: RM OF MANITOU LAKE NO. 442

Richard Lindsay Chibri and Margaret Joyce Chibri are the registered owners, as joint tenants, of Surface Parcel #203780976

Reference Land Description: SW Sec 02 Twp 45 Rge 26 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 #:
188473539

CNV Easement

Value: N/A
Reg'd: 09 Jan 1986 00:00:44
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

SW
Holder:
 TRANSGAS LIMITED
 700 - 1777 Victoria Ave
 Regina, Saskatchewan, Canada S4P 4K5
Client #: 105200985

Int. Register #: 103943673
Converted Instrument #: 86B00436
Feature #: 100082944

Interest #:
188473540

CNV Easement

Value: N/A
Reg'd: 23 Sep 1991 00:22:40
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

SW
Holder:
 TRANSGAS LIMITED
 700 - 1777 Victoria Ave
 Regina, Saskatchewan, Canada S4P 4K5
Client #: 105200985

Int. Register #: 103943684
Converted Instrument #: 91B13604
Feature #: 100085183

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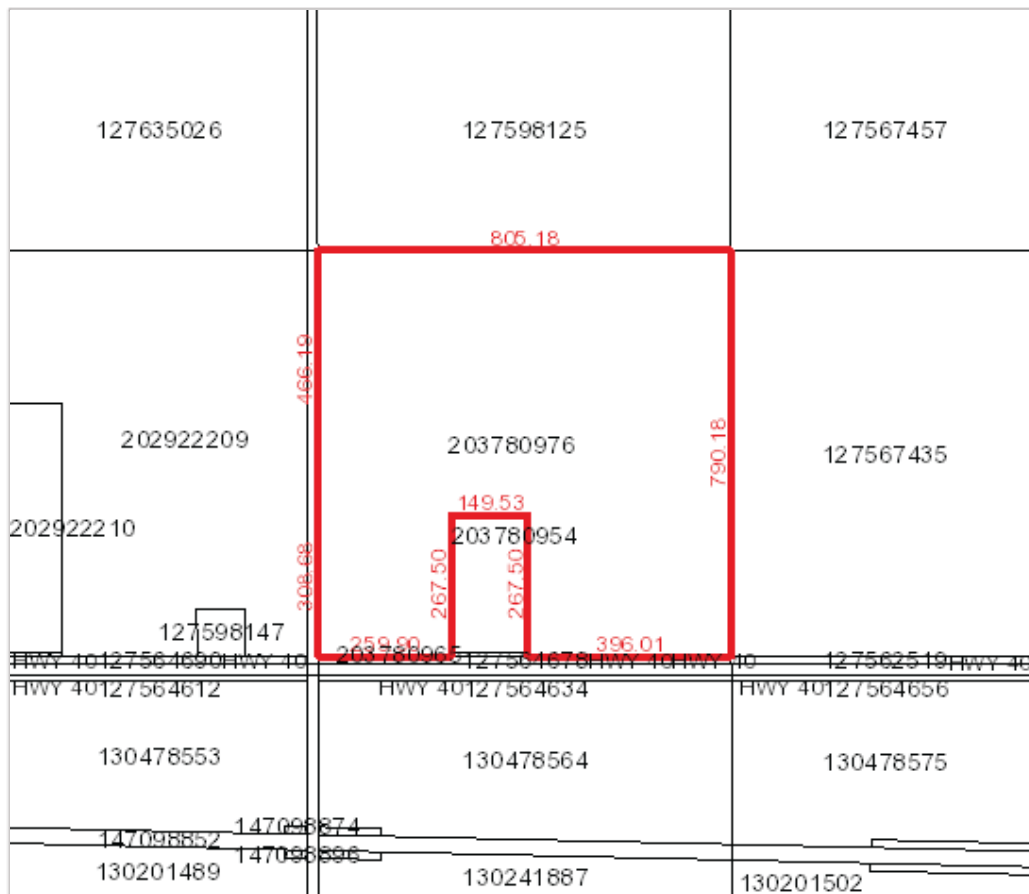
1/2

SW 2-45-26-3 Ext 1



Surface Parcel Number: 203780976

REQUEST DATE: Mon Mar 3 14:47:52 GMT-06:00 2025



Owner Name(s) : Chibri, Margaret Joyce, Chibri, Richard Lindsay

Municipality : RM OF MANITOU LAKE NO. 442

Area : 59.518 hectares (147.07 acres)

Title Number(s) : 153152748

Converted Title Number : 88B11951

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 02-45-26-3 Ext 1

Source Quarter Section : SW-02-45-26-3

Commodity/Unit : Not Applicable


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SW 2-45-26-3 Ext 1

Property Report

Print Date: 03-Mar-2025

Page 1 of 1

Municipality Name: RM OF MANITOU LAKE (RM)		Assessment ID Number : 442-000702400		PID: 201217544	
		Civic Address:	Title Acres: 147.07	Reviewed:	04-Jan-2021
Legal Location: Qtr SW Sec 02 Tp 45 Rg 26 W 3 Sup 00			School Division: 203	Change Reason:	Maintenance
Supplementary: EXCEPT: 9.88ac Pcd A yardsite subdivision & Hwy#40. ISC PCL 203780976			Neighbourhood: 442-100	Year / Frozen ID:	2024/-32560
			Overall PUSE: 2000	Predom Code:	
			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	
127.00	K - [CULTIVATED]	Soil association 1	BB - [BLAINE LAKE]	Topography	T2 - Gentle Slopes	\$/ACRE	2,055.22
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	76.52
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	6+				
18.00	K - [CULTIVATED]	Soil association 1	BB - [BLAINE LAKE]	Topography	T2 - Gentle Slopes	\$/ACRE	1,156.06
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	43.04
		Soil texture 2		Phy. Factor 1	25% reduction due to SA3 - [75 : Salinity - Strong]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Phy. Factor 2	25% reduction due to PD3 - [75 : Poor Int. Drain - Strong]		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	6+				

AGRICULTURAL WASTE LAND

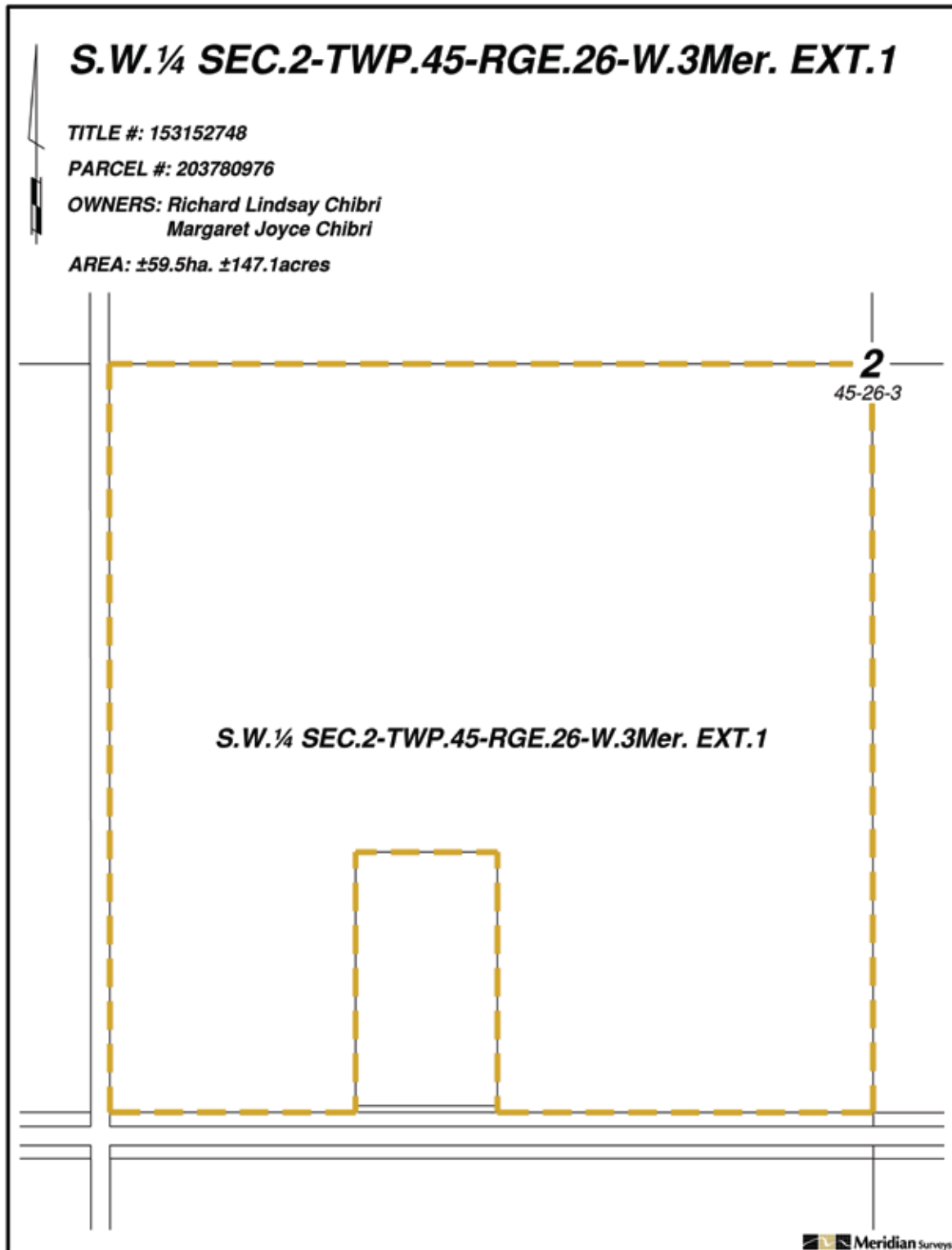
Acres	Waste Type
2	WASTE SLOUGH BUSH

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	\$281,800		1	Other Agricultural	55%	\$154,990				Taxable
Total of Assessed Values:	\$281,800			Total of Taxable/Exempt Values:		\$154,990				

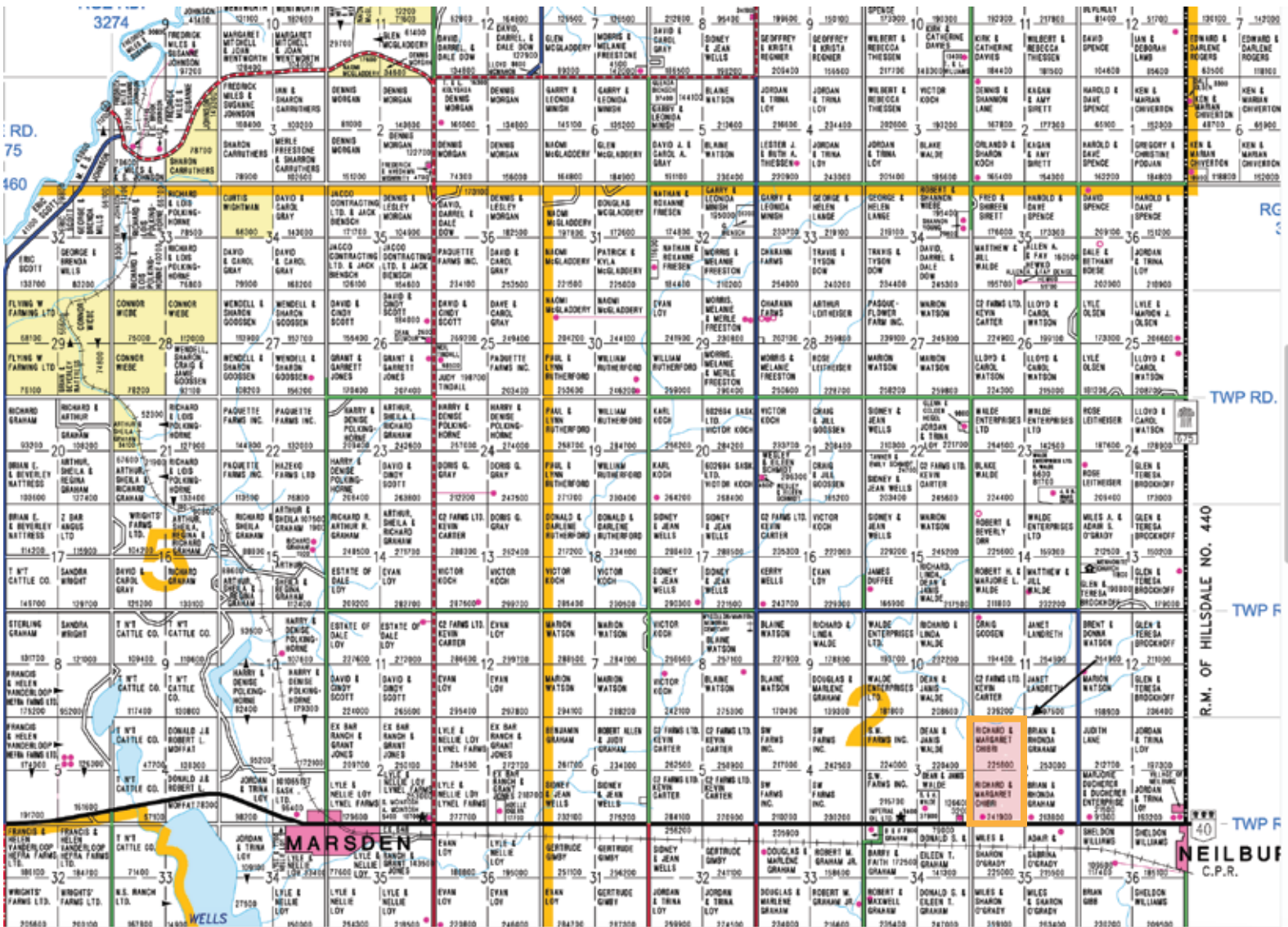
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Data Source: SAMAVIEW

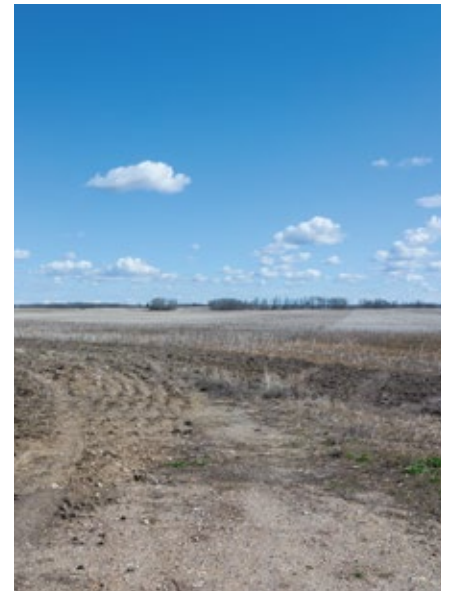


CHIBRI

Information Package



Images



Images



For additional details or to schedule a viewing, please contact
Grant McClelland at 780-871-4221

Grant McClelland

Field Agent | Progressive Tender
780-871-4221

Vern McClelland

Transaction Broker Agent | Progressive Tender
306-821-0611

RE/MAX of Lloydminster | 780-808-2700





**PROGRESSIVE
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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