

# SCHLEKEWY

## Information Package



**PROGRESSIVE  
TENDER**<sup>®</sup>

"HOW LAND CHANGES HANDS"

## Top Advisory For Land Buying & Selling

**Progressive Tender, Agricultural and Commercial Specialists with RE/MAX Lloydminster**

Offering a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan

 [progressivetender.com](http://progressivetender.com)

 [grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)



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

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# Land For Sale

by Progressive Tender® in the RM of Frenchman Butte, SK

Starting Price

**\$180,000**

**\$180,000** is the starting price / minimum opening offer for the following land located approximately five miles northwest of St. Walburg or nine miles northeast of Paradise Hill in the RM of Frenchman Butte for sale by Progressive Tender® with all initial offers opened **Noon MST, Tuesday January 6, 2026**.

#### **NE 16-54-23-W3 Extensions 1 & 2: ISC 156.47 titled acres.**

Property features an old yardsite with a great view of the valley below. Build a new home, have a private recreation retreat, or simply use the quarter for grazing.

Saskatchewan Assessment Management Agency property profile designates 64 acres as cultivated grass, with the balance pasture. The number of productive acres may change from year to year due to regional climatic conditions or agronomic practice.

Soil Final Rating for much of the land ranges from 23 to 36, primarily Waitville loam.

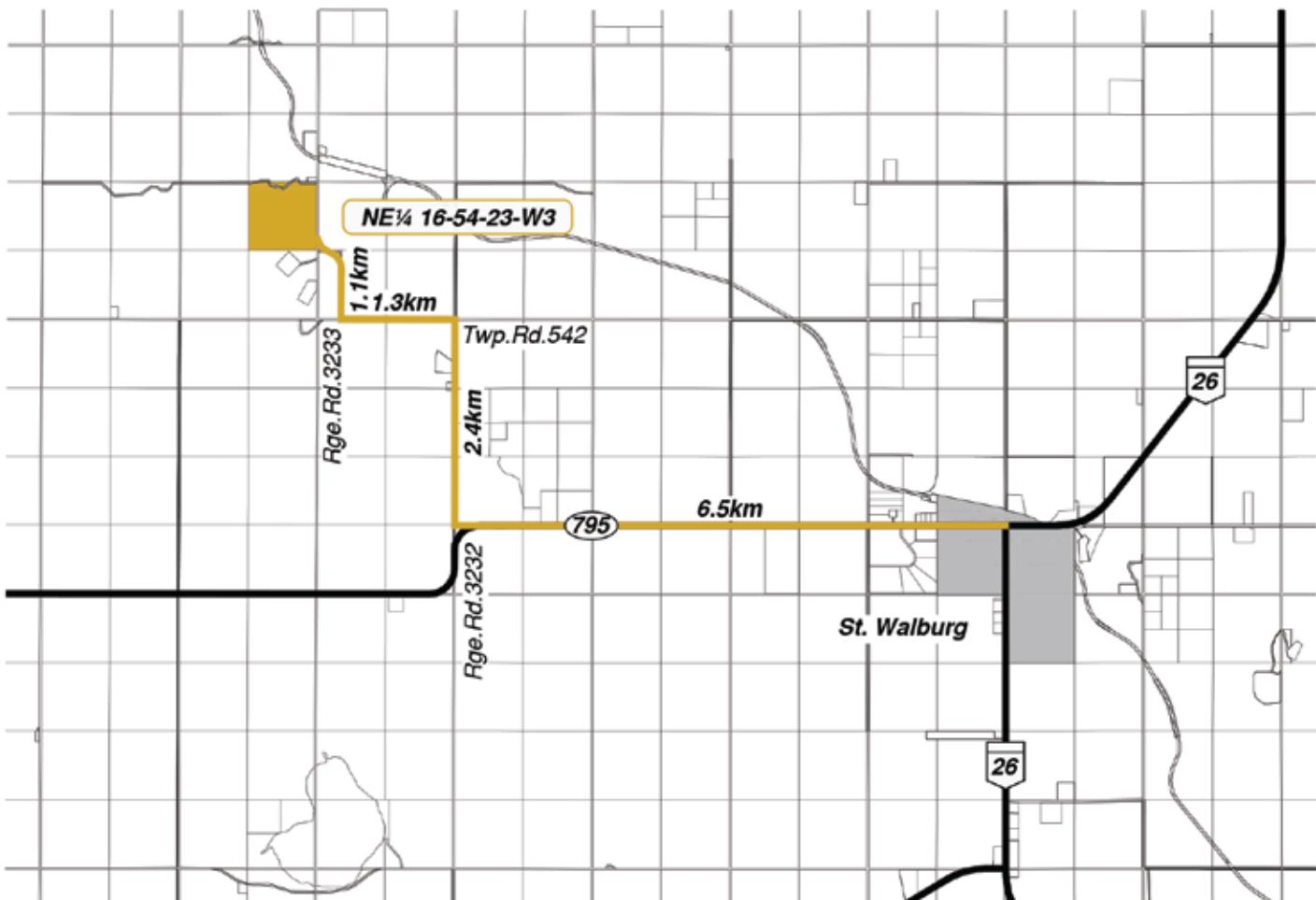
2025 SAMA assessment is \$111,000. 2025 property taxes are \$295.94

Access is by Range Road 3233 along the east boundary north of Township Road 542.

Initial offers must be submitted by **Noon MST, Tuesday January 6, 2026**. For additional details or inquiries, contact Grant or Vern McClelland, RE/MAX of Lloydminster, (780) 808-2700 or email [grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)

[www.schlekyewyland.ca](http://www.schlekyewyland.ca)

# RouteMap



# AerialView



**N.E. 1/4 SEC. 16-TWP.54-RGE.23-W.3Mer. EXT.1**

**N.E. 1/4 SEC. 16-TWP.54-RGE.23-W.3Mer. EXT.2**

**TITLE #:** EXT.1 157750364  
EXT.2 157750386

**PARCEL #:** EXT.1 127761790  
EXT.2 127854243

**OWNERS:** Brian David Schlekewy  
Georgia Ann Maria Schlekewy

**AREA:** EXT.1  $\pm 0.98$ ha.  $\pm 2.4$ acres  
EXT.2  $\pm 62.3$ ha.  $\pm 154$ acres

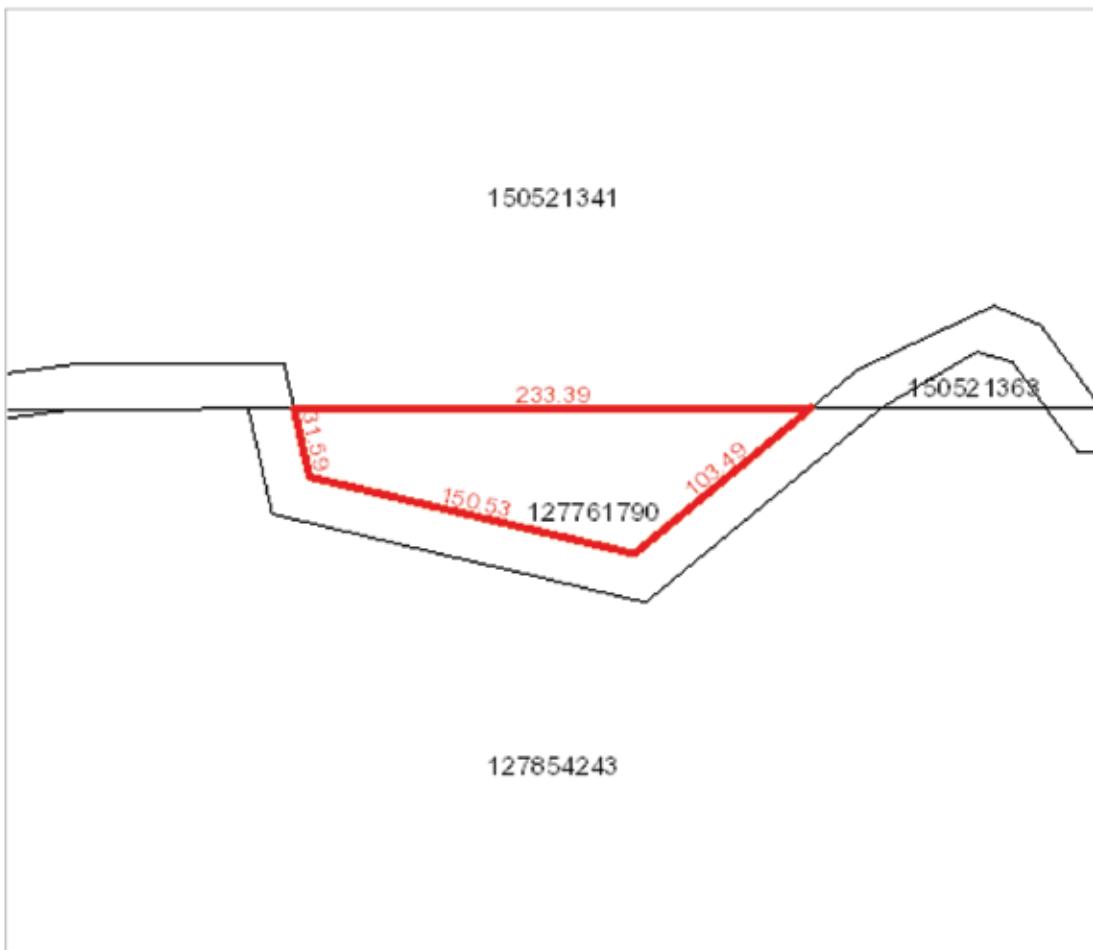


# SurfaceParcel



Surface Parcel Number: 127761790

REQUEST DATE: Mon Apr 28 08:02:39 GMT-06:00 2025



**Owner Name(s) :** Schlekewy, Brian David, Schlekewy, Georgia Ann Maria

**Municipality :** RM OF FRENCHMAN BUTTE NO. 501      **Area :** 0.979 hectares (2.42 acres)

**Title Number(s) :** 157750364

**Converted Title Number :** 91B04374

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NE 16-54-23-3 Ext 1

**Source Quarter Section :** NE-16-54-23-3

**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.

## Province of Saskatchewan Land Titles Registry Title

**Title #:** [157750364](#)

**Title Status:** Active

**Parcel Type:** Surface

**Parcel Value:** \$75,000.00 CAD

**Title Value:** \$75,000.00 CAD

**Converted Title:** 91B04374

**Previous Title and/or Abstract #:** [119150625](#)

**As of:** 28 Apr 2025 08:03:43

**Last Amendment Date:** 10 Jul 2024 10:13:30.843

**Issued:** 10 Jul 2024 10:13:30.783

**Municipality:** RM OF FRENCHMAN BUTTE NO. 501

Brian David Schlekewy and Georgia Ann Maria Schlekewy are the registered owners, as joint tenants, of Surface Parcel #127761790

Reference Land Description: NE Sec 16 Twp 54 Rge 23 W 3 Extension 1  
As described on Certificate of Title 91B04374 which describes this parcel and other parcel(s) with the same land description tied to this one.

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:**

None

### **Addresses for Service:**

#### **Name**

#### **Owner:**

Brian David Schlekewy

Client #: [111250730](#)

#### **Owner:**

Georgia Ann Maria Schlekewy

Client #: [114807540](#)

#### **Address**

PO Box 581 St. Walburg, Saskatchewan, Canada S0M 2T0

Box 581 St. Walburg, Saskatchewan, Canada S0M 2T0

### **Notes:**

Under The Planning and Development Act, 2007, the title for this parcel and parcels 127854243 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.

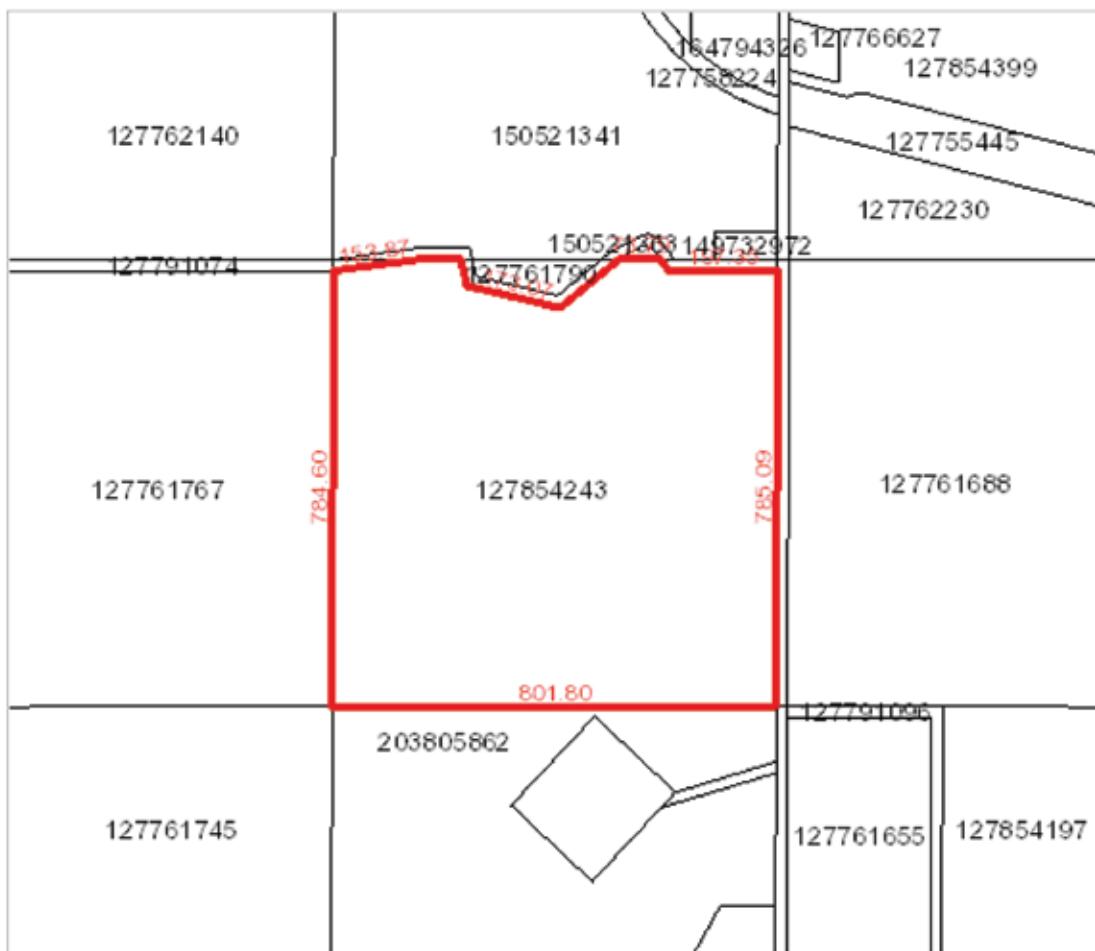
Parcel Class Code: [Parcel \(Generic\)](#)

# SurfaceParcel



Surface Parcel Number: 127854243

REQUEST DATE: Mon Apr 28 08:04:29 GMT-06:00 2025



Owner Name(s) : Schlekewy, Brian David, Schlekewy, Georgia Ann Maria

Municipality : RM OF FRENCHMAN BUTTE NO. 501      Area : 62.341 hectares (154.05 acres)

Title Number(s) : 157750386

Converted Title Number : 91B04374

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 16-54-23-3 Ext 2

Source Quarter Section : NE-16-54-23-3

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.

## Province of Saskatchewan Land Titles Registry Title

**Title #:** 157750386

**Title Status:** Active

**Parcel Type:** Surface

**Parcel Value:** \$75,000.00 CAD

**Title Value:** \$75,000.00 CAD

**Converted Title:** 91B04374

**Previous Title and/or Abstract #:** 119150636

**As of:** 28 Apr 2025 08:04:53

**Last Amendment Date:** 10 Jul 2024 10:13:30.970

**Issued:** 10 Jul 2024 10:13:30.910

**Municipality:** RM OF FRENCHMAN BUTTE NO. 501

Brian David Schlekewy and Georgia Ann Maria Schlekewy are the registered owners, as joint tenants, of Surface Parcel #127854243

Reference Land Description: NE Sec 16 Twp 54 Rge 23 W 3 Extension 2  
As described on Certificate of Title 91B04374 which describes this parcel and other parcel(s) with the same land description tied to this one.

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:

None

### Addresses for Service:

#### **Name**

#### **Address**

#### **Owner:**

Brian David Schlekewy

PO Box 581 St. Walburg, Saskatchewan, Canada S0M 2T0

Client #: 111250730

#### **Owner:**

Georgia Ann Maria Schlekewy

Box 581 St. Walburg, Saskatchewan, Canada S0M 2T0

Client #: 114807540

### Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 127761790 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)

# Property Assessment



## Property Report

Print Date: 31-Oct-2025

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Municipality Name: RM OF FRENCHMAN BUTTE (RM)		Assessment ID Number : 501-001916100	PID: 200081016
	<b>Civic Address:</b> Legal Location: Qtr NE Sec 16 Tp 54 Rg 23 W 3 Sup Supplementary:	<b>Title Acres:</b> 154.00 <b>School Division:</b> 203 <b>Neighbourhood:</b> 501-100 <b>Overall PUSE:</b> 2100  <b>Call Back Year:</b>	<b>Reviewed:</b> 01-Nov-1981 <b>Change Reason:</b> <b>Year / Frozen ID:</b> 2025/32560 <b>Predom Code:</b> <b>Method in Use:</b> C.A.M.A. - Cost

## AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
43.00	KG - [CULTIVATED GRASS]	Soil association 1 WV1 - [WAITVILLE (OG)] Soil texture 1 L - [LOAM] Soil texture 2 LL - [LIGHT LOAM] Soil profile 1 GW - [GRAY WOODED]	Topography T2 - Gentle Slopes Stones (qualities) S4 - Strong Phy. Factor 1 5% reduction due to G1 - [95 : Gravel Pockets - Slight]	\$/ACRE Final 1,347.08 35.83
5.00	KG - [CULTIVATED GRASS]	Top soil depth 2/4 Soil association 1 WV1 - [WAITVILLE (OG)] Soil texture 1 L - [LOAM] Soil profile 1 GW - [GRAY WOODED]	Topography T2 - Gentle Slopes Stones (qualities) S4 - Strong	\$/ACRE Final 955.78 25.42
16.00	KG - [CULTIVATED GRASS]	Top soil depth 2/4 Soil association 1 GB - [GLENBUSH] Soil texture 1 SL - [SANDY LOAM] Soil texture 2 LS - [LOAMY SAND] Soil profile 1 DG10 - [DG CHERNOZEM 9-12]	Topography T1 - Level / Nearly Level Stones (qualities) S3 - Moderate Phy. Factor 1 10% reduction due to SD2 - [90 : Sand Pockets - Moderate]	\$/ACRE Final 877.88 23.35
		Top soil depth 4-6	Natural hazard NH: Natural Hazard Rate: 0.60	

## AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
90.00	NG - [NATIVE GRASS]	Soil association 1 GB - [GLENBUSH] Soil texture 1 SL - [SANDY LOAM] Soil texture 2 LS - [LOAMY SAND]	Range site WET3: WETLAND 3 Pasture Type N - [Native] Pasture Topography T4: Strong 10-15% Slopes Grazing water source CK: Creek Pasture Tree Cover NO - [NO] Aum/Acre 0.13 Aum/Quarter 21.00	\$/ACRE 381.16

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Data Source: SAMAVIEW

## Property Report

Print Date: 31-Oct-2025

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Municipality Name: RM OF FRENCHMAN BUTTE (RM)		Assessment ID Number : 501-001916100	PID: 200081016
<b>Assessed &amp; Taxable/Exempt Values (Summary)</b>			
Description	Appraised Values	Adjust Reason	Liability Subdivision
Agricultural	\$111,000	1	Non-Arable (Range)
Total of Assessed Values:	\$111,000		Total of Taxable/Exempt Values: \$49,950

# Image Gallery





# Image Gallery





## 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.



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