

SCHLEKEWY


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

 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.

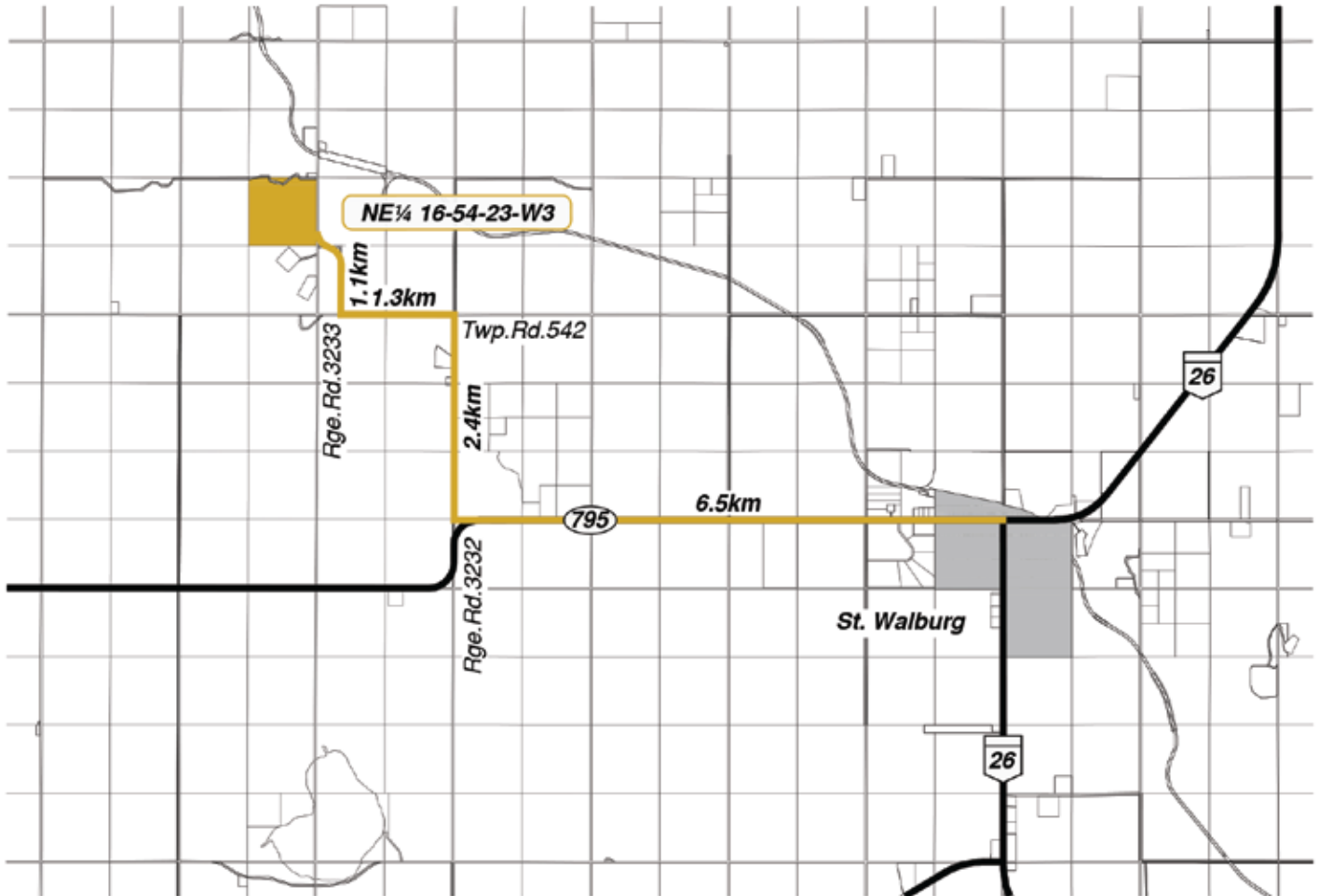
Soil Final Rating for much of the land ranges from 23 to 36, primarily Waitville loam.

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

www.schlekeyland.ca



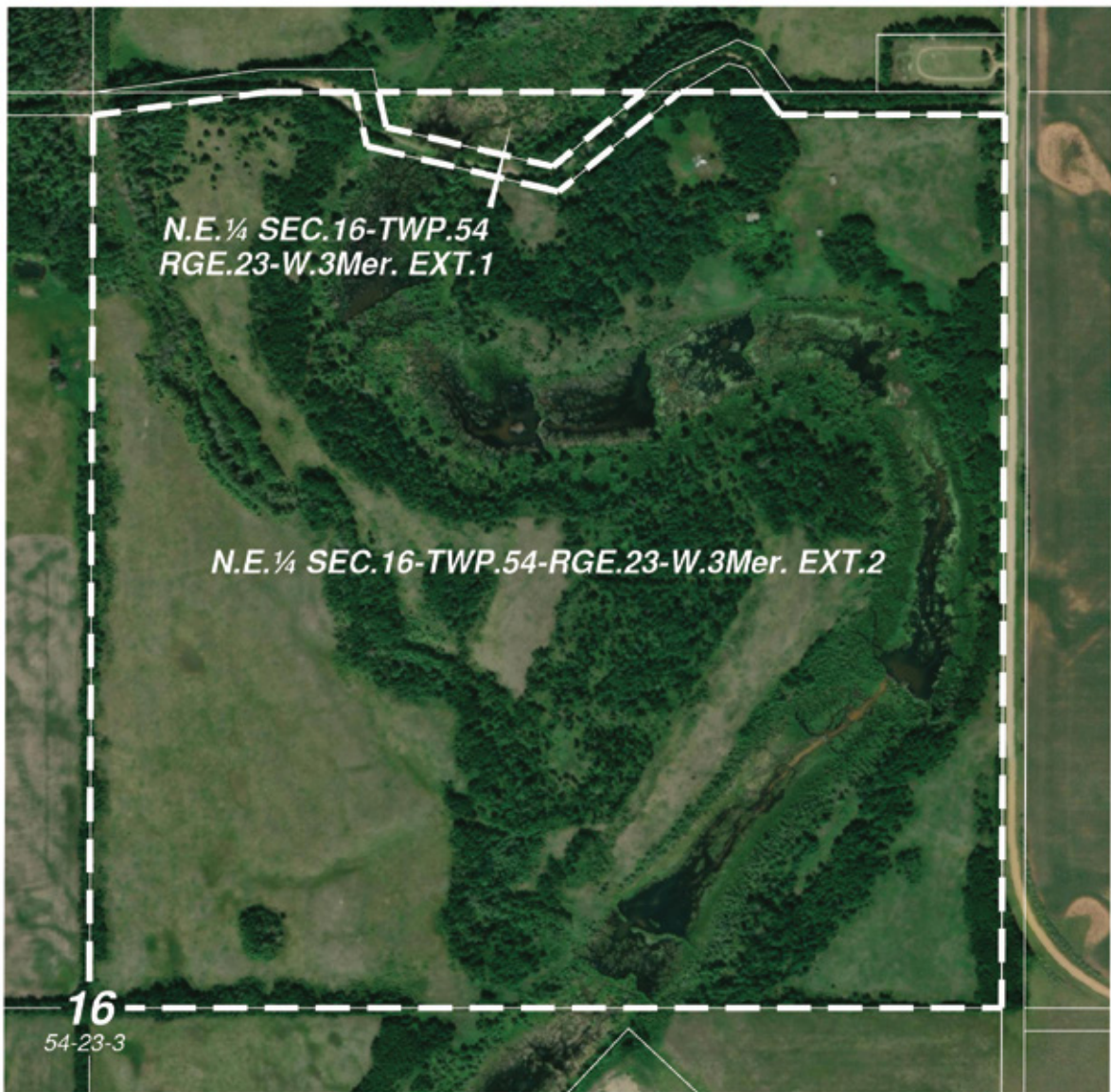
N.E. ¼ SEC.16-TWP.54-RGE.23-W.3Mer. EXT.1
N.E. ¼ SEC.16-TWP.54-RGE.23-W.3Mer. EXT.2

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 ±0.98ha. ±2.4acres
 EXT.2 ±62.3ha. ±154acres

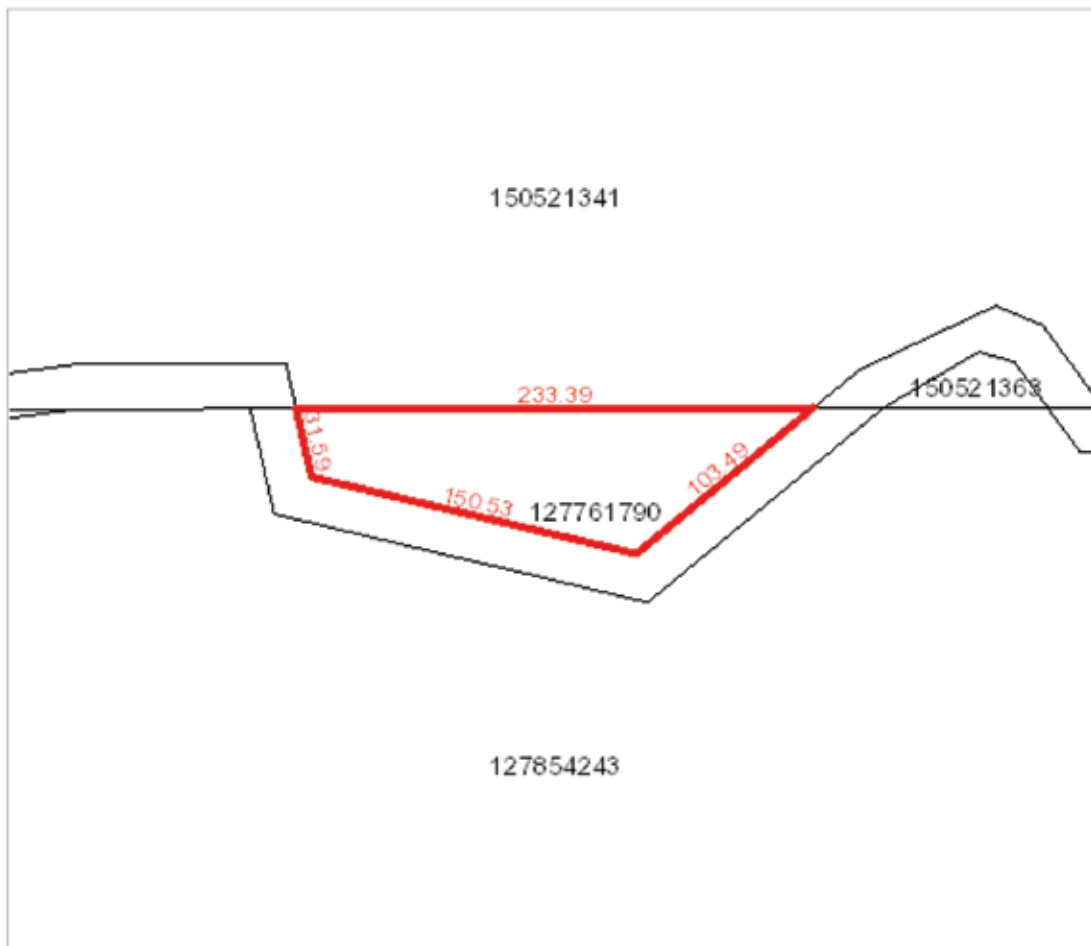


Meridian Surveys



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:

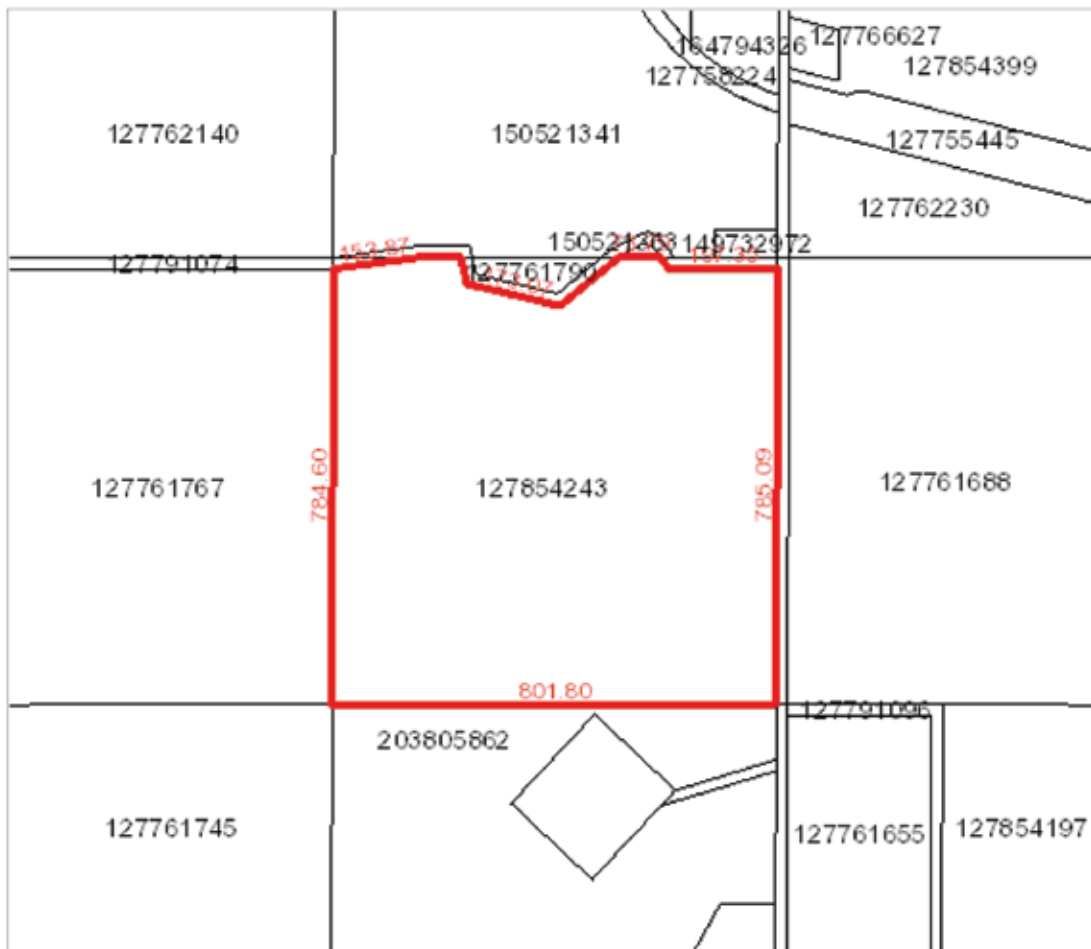
Under The Planning and Development Act, 2007, the title for this parcel and parcels 127854243 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

Parcel Class Code: Parcel (Generic)



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

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 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)

PropertyAssessment



Property Report

Print Date: 31-Oct-2025

Page 1 of 2

Municipality Name: RM OF FRENCHMAN BUTTE (RM)

Assessment ID Number : 501-001916100

PID: 200081016



Civic Address:

Legal Location: Qtr NE Sec 16 Tp 54 Rg 23 W 3 Sup

Supplementary:

Title Acres: 154.00

School Division: 203

Neighbourhood: 501-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 01-Nov-1981

Change Reason:

Year / Frozen ID: 2025/-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	
43.00	KG - [CULTIVATED GRASS]	Soil association 1	WV1 - [WAITVILLE (OG)]	Topography	T2 - Gentle Slopes	\$/ACRE	1,347.08
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	35.83
		Soil texture 2	LL - [LIGHT LOAM]	Phy. Factor 1	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
		Soil profile 1	GW - [GRAY WOODED]				
		Top soil depth	2/4	Natural hazard	NH: Natural Hazard Rate: 0.94		
5.00	KG - [CULTIVATED GRASS]	Soil association 1	WV1 - [WAITVILLE (OG)]	Topography	T2 - Gentle Slopes	\$/ACRE	955.78
		Soil texture 1	L - [LOAM]	Stones (qualities)	S4 - Strong	Final	25.42
		Soil profile 1	GW - [GRAY WOODED]				
		Top soil depth	2/4	Natural hazard	NH: Natural Hazard Rate: 0.60		
16.00	KG - [CULTIVATED GRASS]	Soil association 1	GB - [GLENBUSH]	Topography	T1 - Level / Nearly Level	\$/ACRE	877.88
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S3 - Moderate	Final	23.35
		Soil texture 2	LS - [LOAMY SAND]	Phy. Factor 1	10% reduction due to SD2 - [90 : Sand Pockets - Moderate]		
		Soil profile 1	DG10 - [DG CHERNOZEM 9-12]				
		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]	Range site	WET3: WETLAND 3	\$/ACRE 381.16
		Soil texture 1	SL - [SANDY LOAM]	Pasture Type	N - [Native]	
		Soil texture 2	LS - [LOAMY SAND]	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	

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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

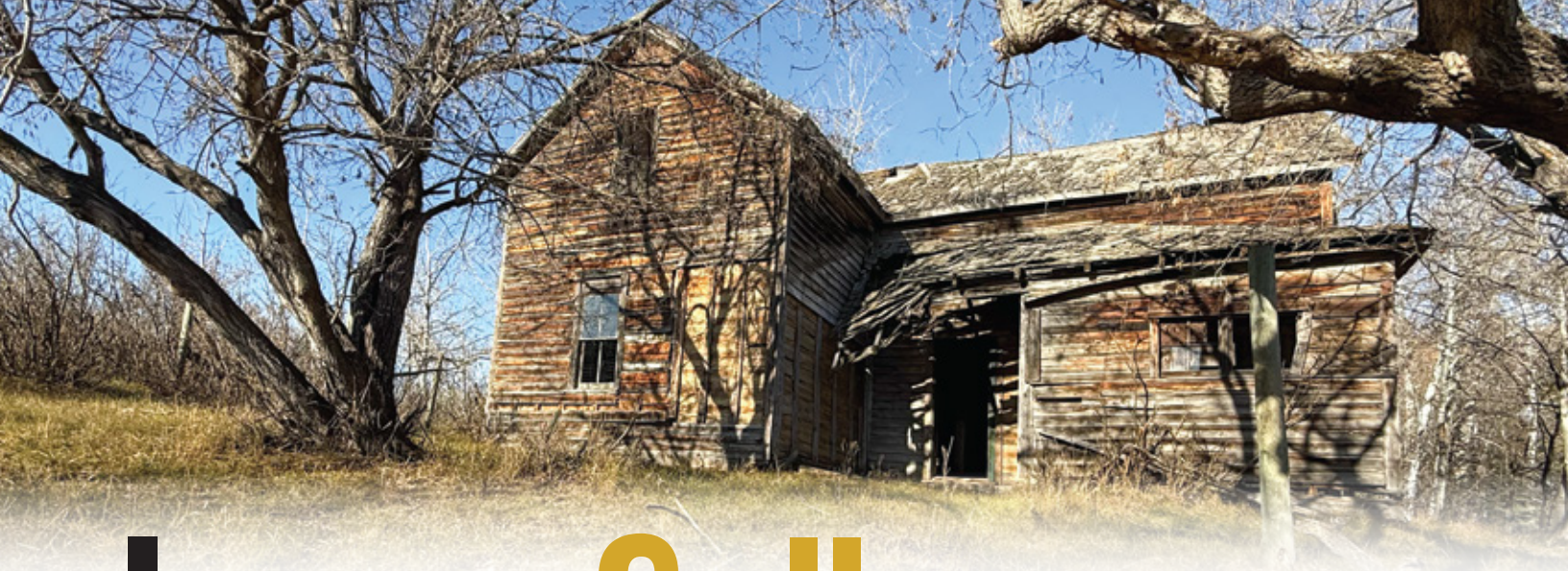
PID: 200081016

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	\$111,000		1	Non-Arable (Range)	45%	\$49,950				Taxable
Total of Assessed Values:	\$111,000					Total of Taxable/Exempt Values:	\$49,950			

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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