


CARDINAL


Comprehensive Information Pkg for 528-Acre Ranch on Battle River



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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.

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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

528-acre ranch on the north side of the picturesque Battle River in the Rural Municipality of Wilton MLS A2190669

The following lands and improvements located just 10 km southeast of Lashburn, Saskatchewan are offered for sale as one block..

Asking price: Two Million One Hundred Thousand Dollars (\$2,100,000)

This well-maintained 528-acre ranch is nestled on the north side of the picturesque Battle River, offering an exceptional base package for farming or ranching. Combining functionality, productivity, and natural beauty, this property is located just 10 km southeast of Lashburn, SK, in the Rural Municipality of Wilton. Of the 528 total titled acres, the owner reports 265 in cultivation, with 150 currently cropped and the balance in hay. Approximately 30 cow-calf pairs can be accommodated on the two miles of riverfront pasture.

There is an older but recently updated 1,400 sq ft air-conditioned bungalow with three bedrooms and two bathrooms on the main floor plus a family room, one additional bedroom, and a bathroom in the basement.

Prime 528-Acre Ranch with
Riverfront Pasture
& Stunning Views



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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

528-acre ranch on the north side of the picturesque Battle River in the Rural Municipality of Wilton MLS A2190669

Asking price: Two Million One Hundred Thousand Dollars (\$2,100,000)

The showstopper, however, is the spectacular view from the living room over the valley to the south. The mature treed yard offers privacy and shelter along with multiple outbuildings, including a 40' x 40' heated shop, two additional cold storage shops of 50' x 100' and 40' x 40' plus covered breezeway, calving barn with maternity pen, and corrals. Eight Westeel Rosco bins with a total capacity of 20,400 bushels are included. Surface lease revenue of \$6,500 per year. Crop history – 2024 Wheat, 2023 Canola, 2022 Wheat. Exclude portable corral panels.

For more details and a comprehensive information package, please contact the listing office or visit <http://www.cardinalranch.ca/>

Versatile Ranch & Farmland
Opportunity Along
the Battle River





Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Energy Park

LASHBURN

MOOSOMIN INDIAN RESERVE

RGE 25

TWP 47

N

Map showing land parcels and owners in RGE 25, TWP 47. The map includes a grid with parcel numbers and names of landowners. Key areas include Lashburn, Moosomin Indian Reserve, and various agricultural lands. A north arrow is located in the bottom right corner.

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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - NE 10-47-25-3 Ext 20

10/28/24, 3:52 PM

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

Province of Saskatchewan

Land Titles Registry

Title

Title #: 131605387

Title Status: Active

Parcel Type: Surface

Parcel Value: \$0.00 CAD

Title Value: \$0.00 CAD

Converted Title: 02B06751(1)

Previous Title and/or Abstract #: 110398013

As of: 28 Oct 2024 15:52:21

Last Amendment Date: 16 Jan 2014 13:17:14.816

Issued: 08 Nov 2006 14:27:57.446

Municipality: RM OF WILTON NO. 472

Robert Myles Cardinal and Laurie Joyce Cardinal are the registered owners, as joint tenants, of Surface Parcel #161856445

Reference Land Description: NE Sec 10 Twp 47 Rge 25 W 3 Extension 20 AS DESCRIBED ON CERTIFICATE OF TITLE 02B06751(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 #:

135136098

CNV Caveat

Value: N/A

Reg'd: 08 Jun 1977 00:11:08

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

NE, NW

Holder:

CANADIAN NATURAL RESOURCES LIMITED

2100, 855 - 2ND ST SW

CALGARY, Alberta, Canada T2P 4J8

Client #: 138904667

Int. Register #: 103981990

Converted Instrument #: 77B06684

Interest #:

135136100

CNV Caveat

Value: N/A

Reg'd: 26 Mar 1997 00:07:19

Interest Register Amendment Date: N/A

Interest Assignment Date: 16 Jan 2014 13:17:15

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

NE, NW

Holder:

Canadian Natural Resources Limited

Box 6926, Station "D"

Calgary, AB, Canada T2P 2G1

Client #: 103636740

Int. Register #: 103982003

Converted Instrument #: 97B04394

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

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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - NE 10-47-25-3 Ext 20

10/28/24, 3:52 PM

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

Addresses for Service:

Name

Owner:

Robert Myles Cardinal

Client #: 106859650

Owner:

Laurie Joyce Cardinal

Client #: 106859661

Address

Box 568 Lashburn, Saskatchewan, Canada S0M 1H0

Box 568 Lashburn, Saskatchewan, Canada S0M 1H0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 161856489 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority.

Parcel Class Code: Parcel (Generic)

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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - NE 10-47-25-3 Ext 24

10/28/24, 3:53 PM

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

Province of Saskatchewan

Land Titles Registry

Title

Title #: 131605578

Title Status: Active

Parcel Type: Surface

Parcel Value: \$0.00 CAD

Title Value: \$0.00 CAD

Converted Title: 02B06751(1)

Previous Title and/or Abstract #: 110398013

As of: 28 Oct 2024 15:53:40

Last Amendment Date: 16 Jan 2014 13:17:14.833

Issued: 08 Nov 2006 14:27:58.306

Municipality: RM OF WILTON NO. 472

Robert Myles Cardinal and Laurie Joyce Cardinal are the registered owners, as joint tenants, of Surface Parcel #161856489

Reference Land Description: NE Sec 10 Twp 47 Rge 25 W 3 Extension 24
AS DESCRIBED ON CERTIFICATE OF TITLE 02B06751(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 #:
135136234

CNV Caveat

Value: N/A

Reg'd: 08 Jun 1977 00:11:08

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

NE, NW

Holder:

CANADIAN NATURAL RESOURCES LIMITED

2100, 855 - 2ND ST SW

CALGARY, Alberta, Canada T2P 4J8

Client #: 138904667

Int. Register #: 103981990

Converted Instrument #: 77B06684

Interest #:
135136245

CNV Caveat

Value: N/A

Reg'd: 26 Mar 1997 00:07:19

Interest Register Amendment Date: N/A

Interest Assignment Date: 16 Jan 2014 13:17:15

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

NE, NW

Holder:

Canadian Natural Resources Limited

Box 6926, Station "D"

Calgary, AB, Canada T2P 2G1

Client #: 103636740

Int. Register #: 103982003

Converted Instrument #: 97B04394

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

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - NE 10-47-25-3 Ext 24

10/28/24, 3:53 PM [apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#](#)

Addresses for Service:

Name	Address
Owner: Robert Myles Cardinal Client #: 106859650	Box 568 Lashburn, Saskatchewan, Canada S0M 1H0
Owner: Laurie Joyce Cardinal Client #: 106859661	Box 568 Lashburn, Saskatchewan, Canada S0M 1H0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 161856445 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority.

Parcel Class Code: Parcel (Generic)

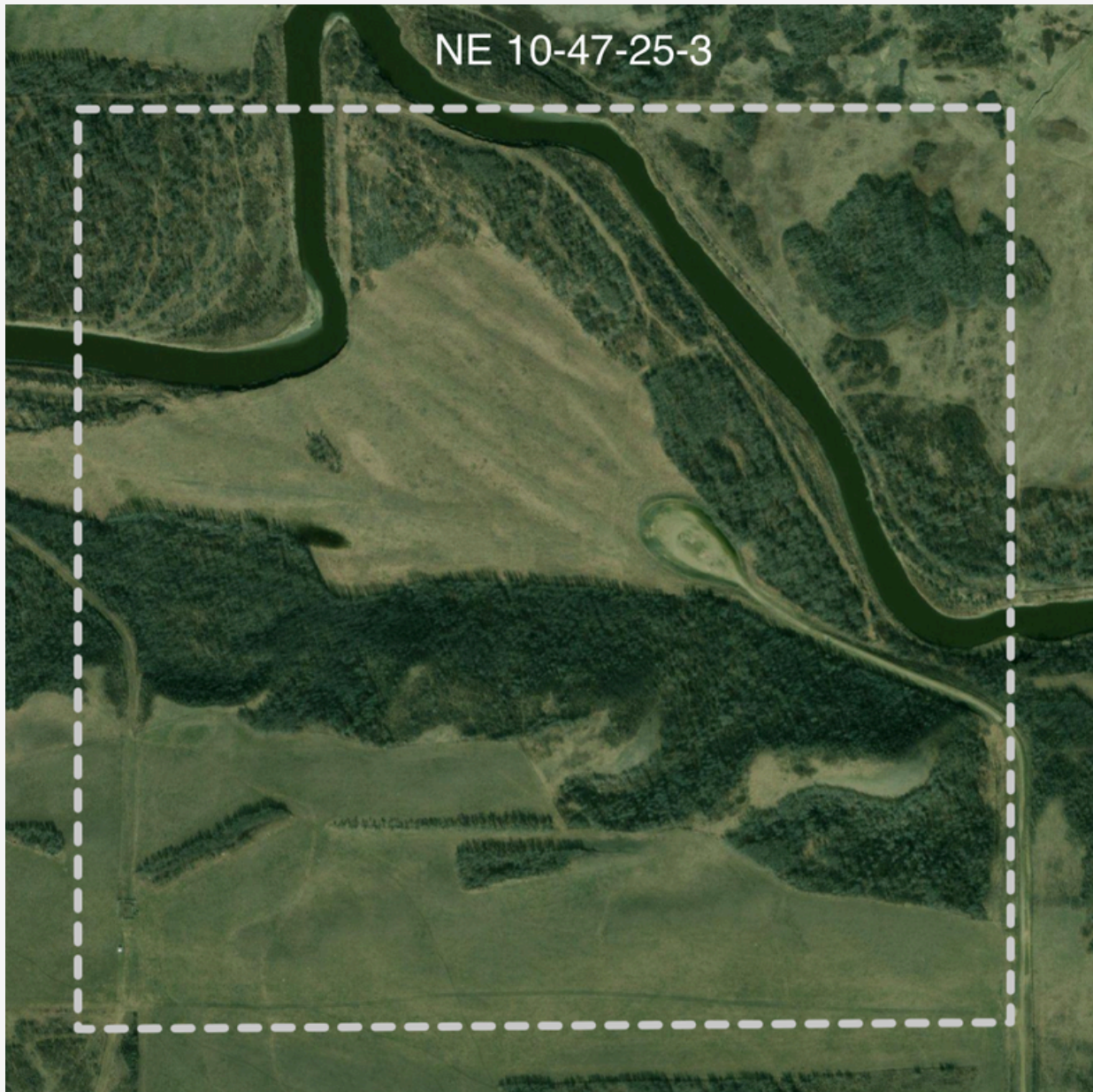
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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Satellite View - NE 10-47-25-3



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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - NE 10-47-25-3

Property Report

Print Date: 11-Mar-2025

Page 1 of 1

Municipality Name: RM OF WILTON (RM)	Assessment ID Number : 472-000510100	PID: 201007978
	Civic Address: Legal Location: Qtr PT NE & NW Sec 10 Tp 47 Rg 25 W 3 Sup 00 Supplementary: NORTH OF BATTLE RIVER INCLUDES ISC PCL'S 161856445 (17.92 AC); 161856489 (5.61 AC) & 135897766 (22.10 AC)	Title Acres: 45.63 School Division: 203 Neighbourhood: 472-101 Overall PUSE: 2100 Call Back Year:
		Reviewed: 07-Dec-2006 Change Reason: Maintenance Year / Frozen ID: 2025/-32560 Predom Code: Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rate
46.00	ASP - [ASPEN PASTURE]	Soil association 1	BL - [BLACK (ALLUVIUM)]	Range site	L/SY: LOAMY/SANDY	\$/ACRE 557.08
		Soil texture 1	LL - [LIGHT LOAM]	Pasture Type	N - [Native]	
		Soil texture 2	SL - [SANDY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes	
				Grazing water source	RI: River	
				Pasture Tree Cover	ASP - [ASPEN]	
				Aum/Acre	0.20	
				Aum/Quarter	32.00	

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	\$25,600		1	Non-Arable (Range)	45%	\$11,520				Taxable
Total of Assessed Values:	\$25,600				Total of Taxable/Exempt Values:	\$11,520				

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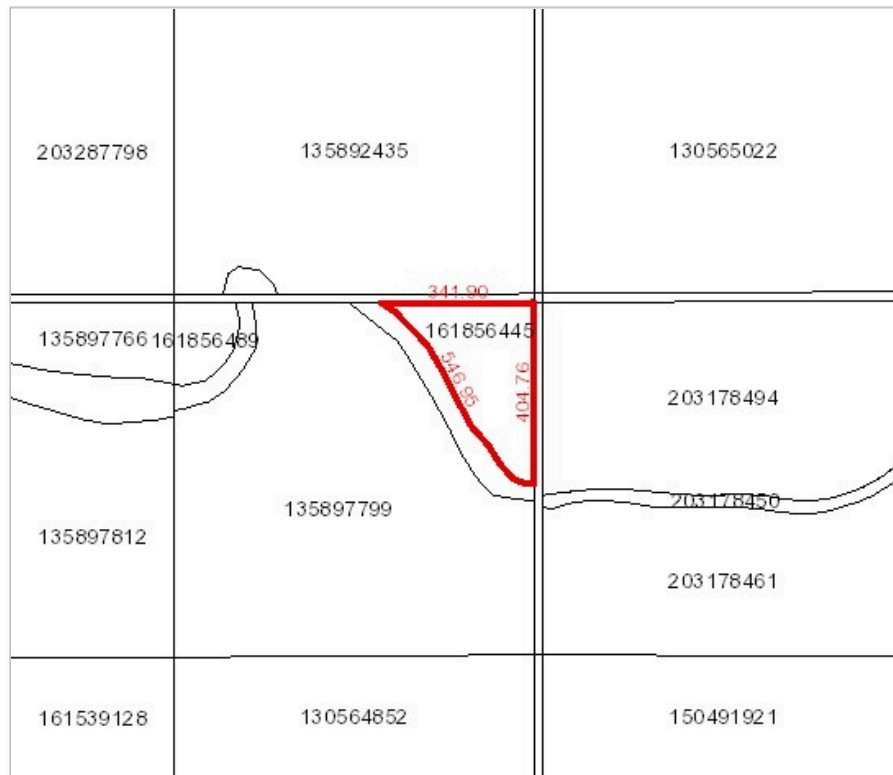
Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Parcel Map - NE 10-47-25-3 Ext 20



Surface Parcel Number: 161856445

REQUEST DATE: Mon Oct 28 15:50:07 GMT-06:00 2024



Owner Name(s) : Cardinal, Laurie Joyce, Cardinal, Robert Myles

Municipality : RM OF WILTON NO. 472

Area : 7.25 hectares (17.92 acres)

Title Number(s) : 131605387

Converted Title Number : 02B06751(1)

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 10-47-25-3 Ext 20

Source Quarter Section : NE-10-47-25-3

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.

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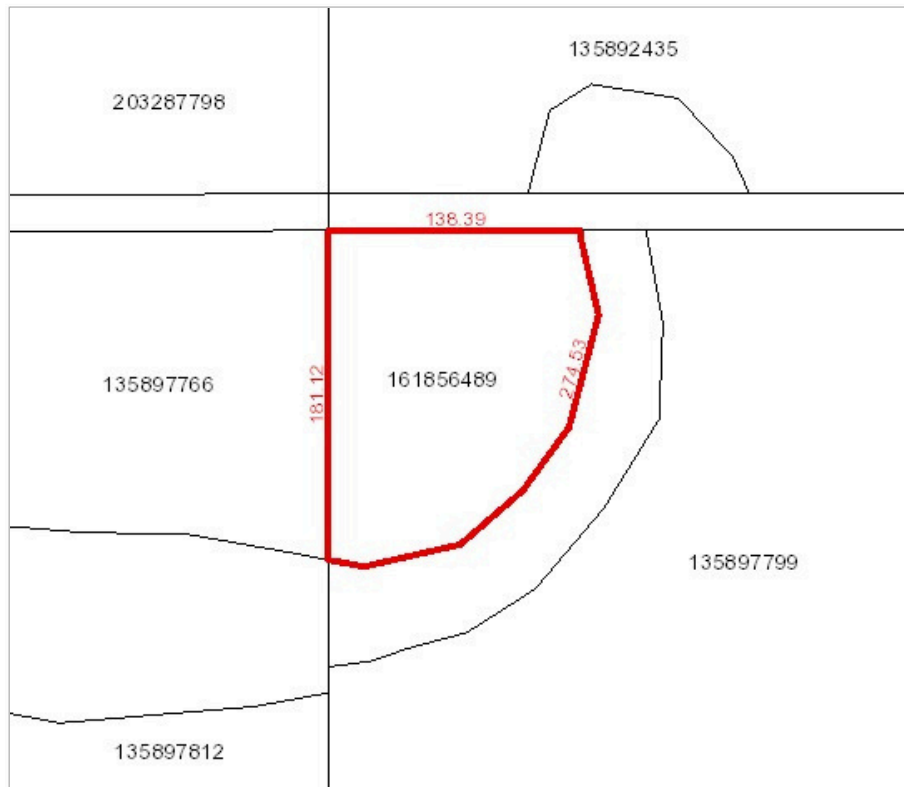
Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Parcel Map - NE 10-47-25-3 Ext 24



Surface Parcel Number: 161856489

REQUEST DATE: Mon Oct 28 15:53:07 GMT-06:00 2024



Owner Name(s) : Cardinal, Laurie Joyce, Cardinal, Robert Myles

Municipality : RM OF WILTON NO. 472

Area : 2.271 hectares (5.61 acres)

Title Number(s) : 131605578

Converted Title Number : 02B06751(1)

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 10-47-25-3 Ext 24

Source Quarter Section : NE-10-47-25-3

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.

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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - NE 11-47-25-3 Plan 102205178 Ext 1

10/28/24, 3:59 PM

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

Province of Saskatchewan Land Titles Registry Title	
Title #: 149161552	As of: 28 Oct 2024 15:59:04
Title Status: Active	Last Amendment Date: 08 Feb 2017 08:14:13.500
Parcel Type: Surface	Issued: 08 Feb 2017 08:14:13.106
Parcel Value: \$27,259.00 CAD	
Title Value: \$27,259.00 CAD	Municipality: RM OF WILTON NO. 472
Converted Title: BF100618227 / SK152318831	
Previous Title and/or Abstract #: 148860513	
<p>Laurie Joyce Cardinal and ROBERT MYLES CARDINAL are the registered owners, as joint tenants, of Surface Parcel #203178472</p> <p>Reference Land Description: NE Sec 11 Twp 47 Rge 25 W 3 Plan No 102205178 Extension 1</p> <p>This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of <i>The Land Titles Act, 2000</i>.</p>	
Registered Interests:	
Interest #: 178013932	<p>CNV Certificate of Chief Engineer</p> <p>Value: N/A</p> <p>Reg'd: 18 Apr 1977 00:07:05</p> <p>Interest Register Amendment Date: N/A</p> <p>Interest Assignment Date: N/A</p> <p>Interest Scheduled Expiry Date: N/A</p> <p>Expiry Date: N/A</p> <p>as to portion of LSD 16 lying North of Battle River</p> <p>Holder: SASKATCHEWAN WATER CORPORATION 200 - 111 FAIRFORD STREET EAST MOOSE JAW, SK, Canada S6H 1C8 Client #: 100313143</p> <p>Int. Register #: 106378342</p> <p>Converted Instrument #: 77B04252</p>
Addresses for Service:	
Name	Address
Owner: Laurie Joyce Cardinal Client #: 106859661	Box 568 Lashburn, Saskatchewan, Canada S0M 1H0
Owner: ROBERT MYLES CARDINAL Client #: 125998644	Box 568 LASHBURN, Saskatchewan, Canada S0M 1H0
Notes:	
<p>Under The Planning and Development Act, 2007, the title for this parcel and parcels 203178494 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority.</p> <p>Parcel Class Code: Parcel (Generic)</p>	

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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Satellite View - NE 11-47-25-3 Plan 102205178 Ext 1



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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - NE 11-47-25-3 Plan 102205178 Ext 1

Property Report

Print Date: 28-Oct-2024

Page 1 of 2

Municipality Name: RM OF WILTON (RM)		Assessment ID Number : 472-000511100		PID: 201007994	
Civic Address:		Title Acres: 72.60		Reviewed: 05-Jul-2000	
Legal Location: Qtr PT NE Sec 11 Tp 47 Rg 25 W 3 Sup 00		School Division: 203		Change Reason:	
Supplementary: NORTH OF BATTLE RIVER		Neighbourhood: 472-101		Year / Frozen ID: 2024/-32560	
		Overall PUSE: 2100		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	
5.00	K - [CULTIVATED]	Soil association 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	1,867.46
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	69.53
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
		Top soil depth	4-6	Natural hazard	WSN - Waste Slough and Kn Rate: 0.92		

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
30.00	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		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	RI: River		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.68		
38.00	ASP - [ASPEN PASTURE]	Soil association 1	WA - [WASECA]	Range site	TH: THIN	\$/ACRE	230.34
		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		

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
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\$30,000

1

45%

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Data Source: SAMAVIEW

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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - NE 11-47-25-3 Plan 102205178 Ext 1

Property Report

Print Date: 28-Oct-2024

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Municipality Name: RM OF WILTON (RM)		Assessment ID Number : 472-000511100		PID: 201007994
Agricultural	Non-Arable (Range)	\$13,500		Taxable
Total of Assessed Values: \$30,000		Total of Taxable/Exempt Values: \$13,500		

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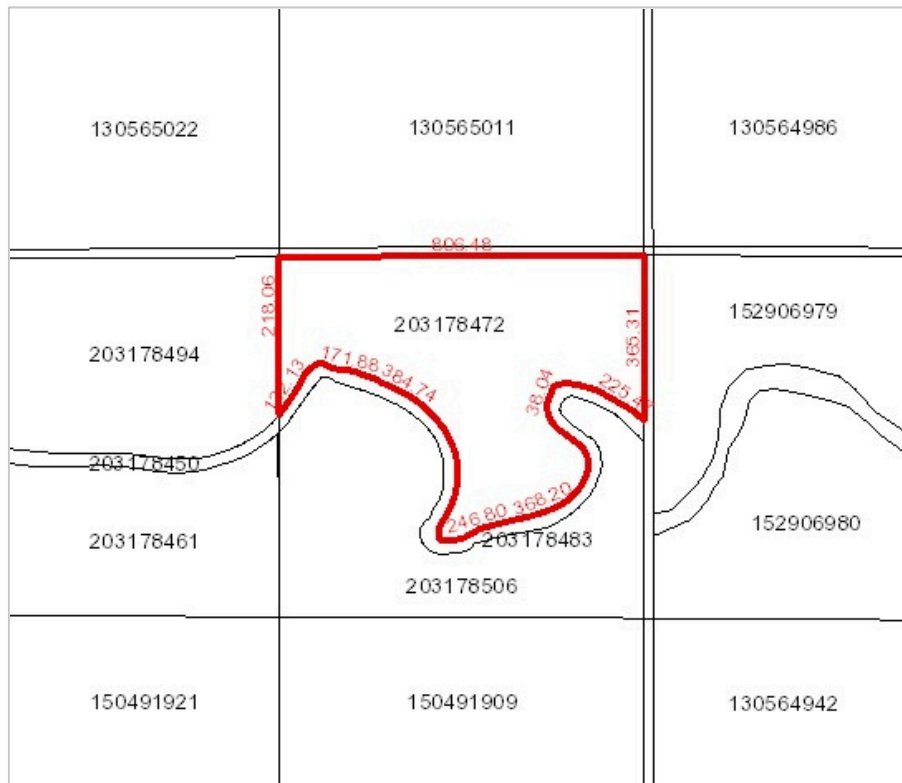
Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Parcel Map - NE 11-47-25-3 Plan 102205178 Ext 1



Surface Parcel Number: 203178472

REQUEST DATE: Mon Oct 28 15:58:04 GMT-06:00 2024



Owner Name(s) : Cardinal, Laurie Joyce, CARDINAL, ROBERT MYLES

Municipality : RM OF WILTON NO. 472

Area : 31.529 hectares (77.91 acres)

Title Number(s) : 149161552

Converted Title Number : BF100618227 / SK152318831

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 11-47-25-3 Plan 102205178 Ext 1

Source Quarter Section : NE-11-47-25-3

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.

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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - NW 10-47-25-3 Ext 21

10/28/24, 3:48 PM apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

**Province of Saskatchewan
Land Titles Registry
Title**

Title #: 110398035 Title Status: Active Parcel Type: Surface Parcel Value: N/A Title Value: N/A Converted Title: 02B06751(1) Previous Title and/or Abstract #: 02B06751(1)	As of: 28 Oct 2024 15:48:47 Last Amendment Date: 16 Jan 2014 13:17:14.800 Issued: 04 Jul 2002 22:50:37.643 Municipality: RM OF WILTON NO. 472
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Robert Myles Cardinal and Laurie Joyce Cardinal are the registered owners, as joint tenants, of Surface Parcel #135897766

Reference Land Description: NW Sec 10 Twp 47 Rge 25 W 3 Extension 21
 As described on Certificate of Title 02B06751(1), description 21.

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 #: 110139904	CNV Caveat	Value: N/A Reg'd: 08 Jun 1977 00:11:08 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A
NE, NW Holder: CANADIAN NATURAL RESOURCES LIMITED 2100, 855 - 2ND ST SW CALGARY, Alberta, Canada T2P 4J8 Client #: 138904667		
Int. Register #: 103981990 Converted Instrument #: 77B06684		

Interest #: 110139915	CNV Caveat	Value: N/A Reg'd: 26 Mar 1997 00:07:19 Interest Register Amendment Date: N/A Interest Assignment Date: 16 Jan 2014 13:17:15 Interest Scheduled Expiry Date: N/A Expiry Date: N/A
NE, NW Holder: Canadian Natural Resources Limited Box 6926, Station "D" Calgary, AB, Canada T2P 2G1 Client #: 103636740		
Int. Register #: 103982003 Converted Instrument #: 97B04394		

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

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - NW 10-47-25-3 Ext 21

10/28/24, 3:48 PM

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

Addresses for Service:

Name

Owner:

Robert Myles Cardinal

Client #: 106859650

Owner:

Laurie Joyce Cardinal

Client #: 106859661

Address

Box 568 Lashburn, Saskatchewan, Canada S0M 1H0

Box 568 Lashburn, Saskatchewan, Canada S0M 1H0

Notes:

Parcel Class Code: Parcel (Generic)



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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Satellite View - NW 10-47-25-3 Ext 21



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Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - NW 10-47-25-3 Ext 21

Property Report

Print Date: 28-Oct-2024

Page 1 of 1

Municipality Name: RM OF WILTON (RM)	Assessment ID Number : 472-000510100	PID: 201007978
	Civic Address: Legal Location: Qtr PT NE & NW Sec 10 Tp 47 Rg 25 W 3 Sup 00 Supplementary: NORTH OF BATTLE RIVER INCLUDES ISC PCL'S 161856445 (17.92 AC); 161856489 (5.61 AC) & 135897766 (22.10 AC)	Title Acres: 45.63 School Division: 203 Neighbourhood: 472-101 Overall PUSE: 2100 Call Back Year:
		Reviewed: 07-Dec-2006 Change Reason: Maintenance Year / Frozen ID: 2024/-32560 Predom Code: Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rate	
46.00	ASP - [ASPEN PASTURE]	Soil association 1	BL - [BLACK (ALLUVIUM)]	Range site	L/SY: LOAMY/SANDY	\$/ACRE	397.86
		Soil texture 1	LL - [LIGHT LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	SL - [SANDY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	RI: River		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	32.00		

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	\$18,300		1	Non-Arable (Range)	45%	\$8,235				Taxable
Total of Assessed Values:	\$18,300				Total of Taxable/Exempt Values:	\$8,235				

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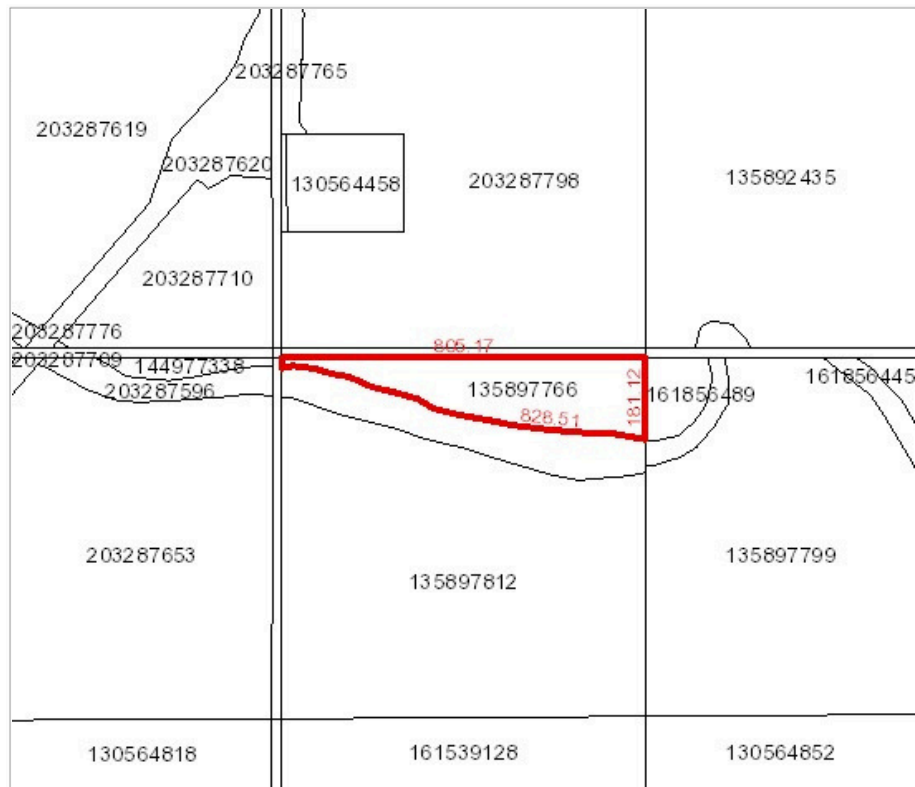
Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Parcel Map - NW 10-47-25-3 Ext 21



Surface Parcel Number: 135897766

REQUEST DATE: Mon Oct 28 15:47:54 GMT-06:00 2024



Owner Name(s) : Cardinal, Laurie Joyce, Cardinal, Robert Myles

Municipality : RM OF WILTON NO. 472

Area : 8.945 hectares (22.1 acres)

Title Number(s) : 110398035

Converted Title Number : 02B06751(1)

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 10-47-25-3 Ext 21

Source Quarter Section : NW-10-47-25-3

Commodity/Unit : Not Applicable

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CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - NW 11-47-25-3 Plan 102205178 Ext 1

10/28/24, 3:57 PM

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

Province of Saskatchewan Land Titles Registry Title

Title #: 149161530	As of: 28 Oct 2024 15:57:24
Title Status: Active	Last Amendment Date: 08 Feb 2017 08:14:12.883
Parcel Type: Surface	Issued: 08 Feb 2017 08:14:12.693
Parcel Value: \$29,641.00 CAD	
Title Value: \$29,641.00 CAD	Municipality: RM OF WILTON NO. 472
Converted Title: BF100618227 / SK152318831	
Previous Title and/or Abstract #: 148860546	

Laurie Joyce Cardinal and ROBERT MYLES CARDINAL are the registered owners, as joint tenants, of Surface Parcel #203178494

Reference Land Description: NW Sec 11 Twp 47 Rge 25 W 3 Plan No 102205178 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:

None

Addresses for Service:

Name	Address
Owner: Laurie Joyce Cardinal Client #: 106859661	Box 568 Lashburn, Saskatchewan, Canada S0M 1H0
Owner: ROBERT MYLES CARDINAL Client #: 125998644	Box 568 LASHBURN, Saskatchewan, Canada S0M 1H0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 203178472 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority.

Parcel Class Code: Parcel (Generic)

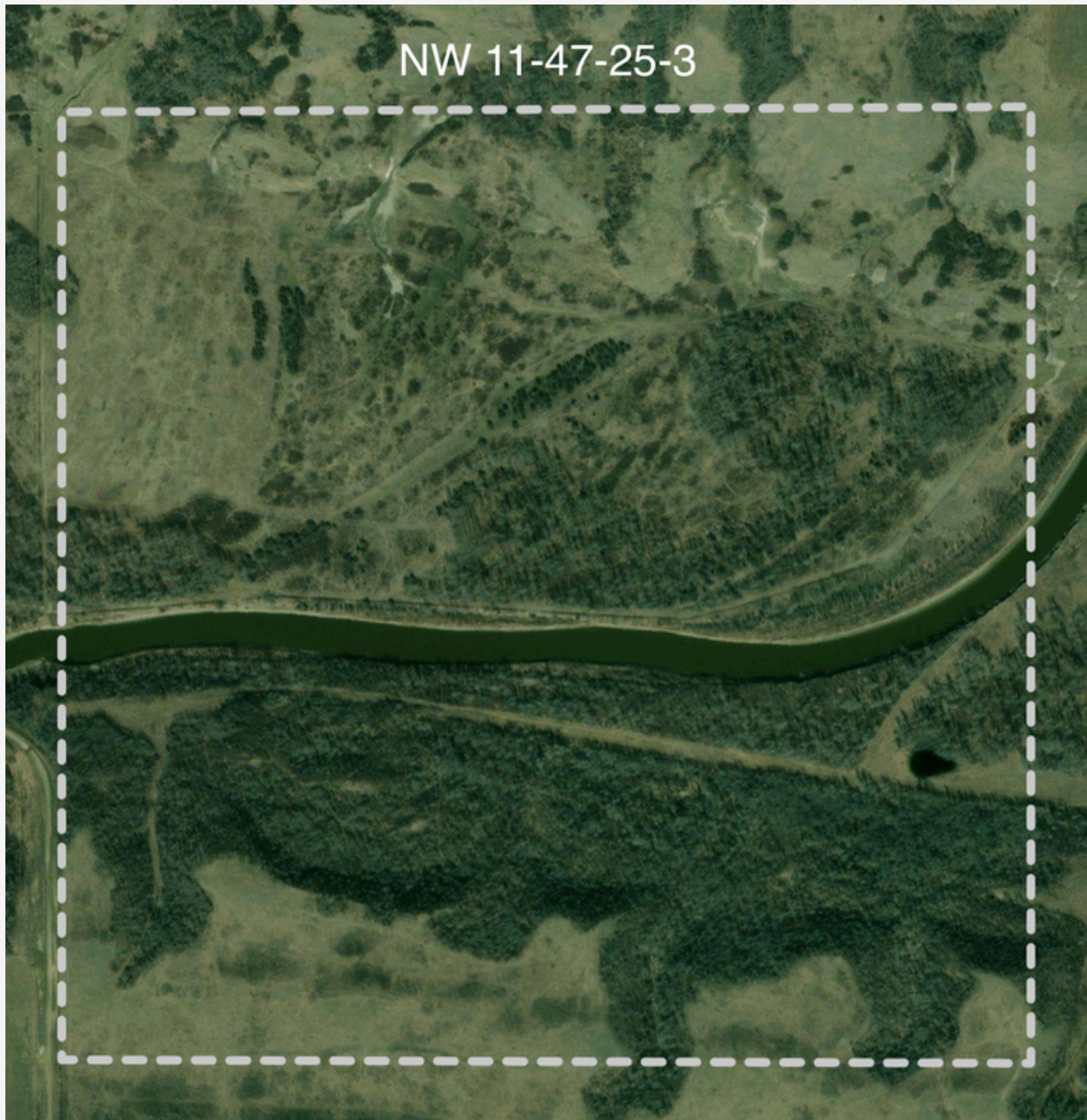


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CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Satellite View - NW 11-47-25-3 Plan 102205178 Ext 1



CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - NW 11-47-25-3 Plan 102205178 Ext 1

Property Report

Print Date: 28-Oct-2024

Page 1 of 2

Municipality Name: RM OF WILTON (RM)		Assessment ID Number : 472-000511200		PID: 201008000	
Civic Address:		Title Acres: 77.80		Reviewed: 10-Jul-2000	
Legal Location: Qtr PT NW Sec 11 Tp 47 Rg 25 W 3 Sup 00		School Division: 203		Change Reason:	
Supplementary: NORTH OF BATTLE RIVER		Neighbourhood: 472-101		Year / Frozen ID: 2024/-32560	
		Overall PUSE: 2100		Predom Code:	
		Call Back Year:		Method in Use: C.A.M.A. - Cost	

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
30.00	ASP - [ASPEN PASTURE]	Soil association 1	WA - [WASECA]	Range site	TH: THIN	\$/ACRE	230.34
		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		
30.00	NG - [NATIVE GRASS]	Soil association 1	WA - [WASECA]	Range site	L: LOAMY	\$/ACRE	837.60
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	RI: River		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.55		
				Aum/Quarter	88.00		
18.00	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		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	RI: River		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.68		

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
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CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - NW 11-47-25-3 Plan 102205178 Ext 1

Property Report

Print Date: 28-Oct-2024

Page 2 of 2

Municipality Name: RM OF WILTON (RM)			Assessment ID Number : 472-000511200		PID: 201008000	
Agricultural	\$39,200	1	Non-Arable (Range)	45%	\$17,640	Taxable
Total of Assessed Values:		\$39,200	Total of Taxable/Exempt Values:		\$17,640	

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Parcel Map - NW 11-47-25-3 Plan 102205178 Ext 1



Surface Parcel Number: 203178494

REQUEST DATE: Mon Oct 28 15:56:50 GMT-06:00 2024



Owner Name(s) : Cardinal, Laurie Joyce, CARDINAL, ROBERT MYLES

Municipality : RM OF WILTON NO. 472

Area : 34.286 hectares (84.72 acres)

Title Number(s) : 149161530

Converted Title Number : BF100618227 / SK152318831

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 11-47-25-3 Plan 102205178 Ext 1

Source Quarter Section : NW-11-47-25-3

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.

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - SE 14-47-25-3

10/28/24, 3:56 PM

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

Province of Saskatchewan Land Titles Registry Title

Title #: 118346957
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A

As of: 28 Oct 2024 15:56:02
Last Amendment Date: 13 Mar 2013 12:12:02.616
Issued: 11 Dec 2002 03:25:52.536

Converted Title: 00B17777

Municipality: RM OF WILTON NO. 472

Previous Title and/or Abstract #: 00B17777

Robert Myles Cardinal and Laurie Joyce Cardinal are the registered owners, as joint tenants, of Surface Parcel #130565011

Reference Land Description: SE Sec 14 Twp 47 Rge 25 W 3 Extension 0
As described on Certificate of Title 00B17777.

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 #:
115982185

CNV Certificate of Chief
Engineer

Value: N/A
Reg'd: 18 Apr 1977 00:07:05
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

**SE
Holder:**
SASKATCHEWAN WATER CORPORATION
200 - 111 FAIRFORD STREET EAST
MOOSE JAW, SK, Canada S6H 1C8
Client #: 100313143

Int. Register #: 106378308
Converted Instrument #: 77B04252

Interest #:
125331218

Miscellaneous Interest

Value: N/A
Reg'd: 26 Jun 2004 08:08:06
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
RIFE RESOURCES LTD.
1000, 517 - 10 AVENUE SW
CALGARY, Alberta, Canada T2R 0A8
Client #: 100337699

Int. Register #: 109056315

Addresses for Service:

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

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - SE 14-47-25-3

10/28/24, 3:56 PM

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

Name	Address
Owner: Robert Myles Cardinal Client #: 110951603	Box 568 Lashburn, Saskatchewan, Canada S0M 1H0
Owner: Laurie Joyce Cardinal Client #: 110951614	Box 568 Lashburn, Saskatchewan, Canada S0M 1H0
Notes: Parcel Class Code: Parcel (Generic)	

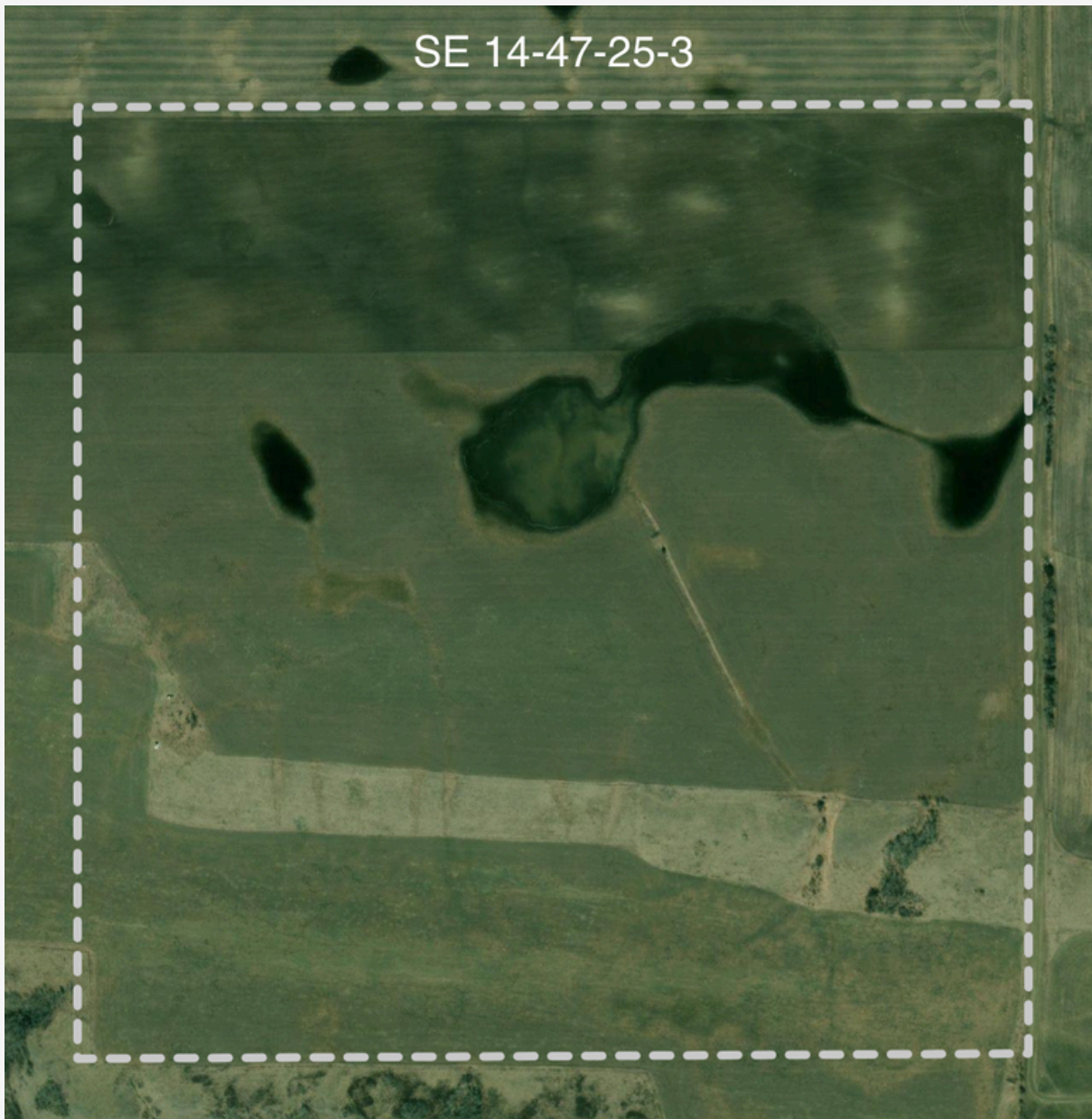
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CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Satellite View - SE 14-47-25-3



CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - SE 14-47-25-3

Property Report

Print Date: 28-Oct-2024

Page 1 of 1

Municipality Name: RM OF WILTON (RM)

Assessment ID Number : 472-000514300

PID: 201008117



Civic Address:

Legal Location: Qtr SE Sec 14 Tp 47 Rg 25 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 203

Neighbourhood: 472-101

Overall PUSE: 2000

Call Back Year:

Reviewed: 05-Jul-2000

Change Reason:

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	
100.00	K - [CULTIVATED]	Soil association 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	1,935.78
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	72.07
		Soil texture 2	L - [LOAM]				
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
				Natural hazard	WSN - Waste Slough and Kn Rate: 0.92		
33.00	K - [CULTIVATED]	Top soil depth	4-6	Topography	T2 - Gentle Slopes	\$/ACRE	1,867.46
		Soil association 1	WA - [WASECA]	Stones (qualities)	S2 - Slight	Final	69.53
		Soil texture 1	L - [LOAM]				
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
				Natural hazard	WSN - Waste Slough and Kn Rate: 0.92		
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH BUSH
22	WASTE KNOLL

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	\$255,500	1		Other Agricultural	55%	\$140,525				Taxable
Total of Assessed Values:	\$255,500				Total of Taxable/Exempt Values:	\$140,525				

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Parcel Map - SE 14-47-25-3



Surface Parcel Number: 130565011

REQUEST DATE: Mon Oct 28 15:55:40 GMT-06:00 2024



Owner Name(s) : Cardinal, Laurie Joyce, Cardinal, Robert Myles

Municipality : RM OF WILTON NO. 472

Area : 64.739 hectares (159.97 acres)

Title Number(s) : 118346957

Converted Title Number : 00B17777

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SE 14-47-25-3 Ext 0

Source Quarter Section : SE-14-47-25-3

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.

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - SW 14-47-25-3

10/28/24, 3:55 PM

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

Province of Saskatchewan

Land Titles Registry

Title

Title #: 110398057

Title Status: Active

Parcel Type: Surface

Parcel Value: N/A

Title Value: N/A

Converted Title: 02B06751(1)

Previous Title and/or Abstract #: 02B06751(1)

As of: 28 Oct 2024 15:55:07

Last Amendment Date: 11 May 2011 14:07:42.673

Issued: 04 Jul 2002 22:50:39.940

Municipality: RM OF WILTON NO. 472

Robert Myles Cardinal and Laurie Joyce Cardinal are the registered owners, as joint tenants, of Surface Parcel #130565022

Reference Land Description: SW Sec 14 Twp 47 Rge 25 W 3 Extension 0
As described on Certificate of Title 02B06751(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 #:
110139926

CNV Caveat

Value: N/A

Reg'd: 21 May 1982 00:11:00

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

SW

Holder:

EXXONMOBIL CANADA LTD.

PO Box 2480 Station M

Calgary, Alberta, Canada T2P 3M9

Client #: 100010710

Int. Register #: 103982014

Converted Instrument #: 82B06602

Interest #:
110139937

CNV Caveat

Value: N/A

Reg'd: 19 Mar 1999 00:06:33

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

SW

Holder as Tenant in Common

Interest Share: 1/2

Interest Share Number: 111473119

Holder:

Exxonmobil Canada Ltd.

PO Box 2480 Station M

Calgary, Alberta, Canada T2P 3M9

Client #: 106295687

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

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

ISC Title - SW 14-47-25-3

10/28/24, 3:55 PM

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

Holder as Tenant in Common
Interest Share: 1/2
Interest Share Number: 111473120
Holder:
EXXONMOBIL CANADA RESOURCES COMPANY
P.O. BOX 997
HALIFAX, Nova Scotia, Canada B3J 2X2
Client #: 132586162

Int. Register #: 103982025
Converted Instrument #: 99B03928

Interest #:
110139948

CNV Caveat

Value: N/A
Reg'd: 15 Apr 1999 00:08:51
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

SW
Holder:
Koch Exploration Canada, Ltd.
MacPherson et al 1500-1874 Scarth St
Regina, Saskatchewan, Canada S4P 4E9
Client #: 105318637

Int. Register #: 103982036
Converted Instrument #: 99B05314

Interest #:
110139959

CNV Caveat

Value: N/A
Reg'd: 12 Oct 2000 00:25:58
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
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 #: 103982047
Converted Instrument #: 00B15577

Addresses for Service:

Name	Address
Owner: Robert Myles Cardinal Client #: 106859650	Box 568 Lashburn, Saskatchewan, Canada S0M 1H0
Owner: Laurie Joyce Cardinal Client #: 106859661	Box 568 Lashburn, Saskatchewan, Canada S0M 1H0

Notes:

Parcel Class Code: Parcel (Generic)

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Satellite View - SW 14-47-25-3



CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - SW 14-47-25-3

Property Report

Print Date: 28-Oct-2024

Page 1 of 4

Municipality Name: RM OF WILTON (RM)

Assessment ID Number : 472-000514400

PID: 201008133



Civic Address:

Legal Location: Qtr SW Sec 14 Tp 47 Rg 25 W 3 Sup 00

Supplementary:

Title Acres: 160.00

School Division: 203

Neighbourhood: 472-101

Overall PUSE: 0360

Call Back Year:

Reviewed: 14-Dec-2016

Change Reason: Maintenance

Year / Frozen ID: 2024/-32560

Predom Code: SR002 Single Family Dwell

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
28.00	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL]	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard WN: Waste Knoll Rate: 0.94	\$/ACRE Final	1,908.05 71.04
25.00	K - [CULTIVATED]	Top soil depth 4-6 Soil association 1 WA - [WASECA] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL]	Topography T3 - Moderate Slopes Stones (qualities) S2 - Slight Natural hazard WN: Waste Knoll Rate: 0.94	\$/ACRE Final	1,800.68 67.04
54.00	K - [CULTIVATED]	Top soil depth ER10 Soil association 1 WA - [WASECA] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 Z-SL - [CHERN SOLONETZ SL] Top soil depth 4-6	Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Natural hazard WN: Waste Knoll Rate: 0.94	\$/ACRE Final	1,977.86 73.64

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating	
20.00	NG - [NATIVE GRASS]	Soil association 1 WA - [WASECA] Soil texture 1 L - [LOAM] Soil texture 2	Range site TH: THIN Pasture Type N - [Native] Pasture Topography T6: Severe 21-30% Slopes Grazing water source WS: Slough Pasture Tree Cover NO - [NO] Aum/Acre 0.30 Aum/Quarter 48.00	\$/ACRE	565.38

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - SW 14-47-25-3

Property Report

Print Date: 28-Oct-2024

Page 2 of 4

Municipality Name: RM OF WILTON (RM)				Assessment ID Number : 472-000514400		PID: 201008133	
20.00	ASP - [ASPEN PASTURE]	Soil association 1	WA - [WASECA]	Range site	TH: THIN	\$/ACRE	230.34
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T6: Severe 21-30% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.10		
				Aum/Quarter	15.84		

AGRICULTURAL WASTE LAND

Acres	Waste Type
10WS & WSK	

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/ 1	Country Residential	Acreage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	Prime Rate: \$7,954.00 Urban - Acreage	Std.Parcel Size: 11.18 Land Size Multiplier: 158 Adjustment reason:	1	R	Taxable
		3.00					

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID& Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4081825 0	4 - Average	(0.9) - Above Average	62	0	1.57	1	R	Exempt
	Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
	SFR - 1 Storey	1452	1960		44.0 X 28.0 + 10.0 X 22.0			
	Basement	1452	1960		44.0 X 28.0 + 10.0 X 22.0			
	Deck	260	1960		10.0 X 26.0			

RESIDENTIAL IMPROVEMENTS Details

Section:SFR - 1 Storey		Building ID:4081825.0	Section Area:1452
Quality: 4 - Average	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft	
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :	
Plumbing Fixture Default: Average (8 Fixtures)	Plumbing Fixture Adj: -3	Number of Fireplaces :	
Basement Rate: Basement	Basement Height: 08 ft	Basement Room Rate :	
Percent of Basement Area:	Att/B-In Garage Rate:	Garage Finish Rate :	

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Data Source: SAMAVIEW

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - SW 14-47-25-3

Property Report

Print Date: 28-Oct-2024

Page 3 of 4

Municipality Name: RM OF WILTON (RM)		Assessment ID Number : 472-000514400	PID: 201008133
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: Deck with Roof		

Section: Basement	Building ID: 4081825.0	Section Area: 1452
--------------------------	-------------------------------	---------------------------

Basement Rate: Basement	Basement Height: 08 ft	Basement Garage :
Basement Walkout Adj:	Basement Room Rate:	Percent of Basement Area :

Section: Deck	Building ID: 4081825.0	Section Area: 260
----------------------	-------------------------------	--------------------------

Deck Rate: Deck with Roof

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Eff. Yr	Seq	Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF Class	Tax Sub	Liability ST
471 - Light Commercial Utility Building	DP (Pole Frame)	C	29101740	2012			1.0 - Average	5000	5000			10		157	R	1 Exempt
Occupancy - Base Rate	Dimensions:50.0 X 100.0															

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 471 - Light Commercial Utility Building	Type: Occupancy - Base Rate	Building ID & Seq: 2910174/0	Section Area/Vol: 5000	Perimeter: 300
Act. Year Built: 2012				

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : DP (Pole Frame)
Construction Quality: C - Low Cost	Missing Floor Area:	Heating Type 1 : 100% - No Heating
Heating Type 2:	Ventilation 1: 100% - No Ventilation	Ventilation 2 :
Air Conditioning Type 1: 100% - No Air Conditioning	Air Conditioning Type 2:	Sprinklers 1 : 100% - No Sprinklers
Sprinklers 2:	Dock Height Area:	Storey Height : 16
Total # of Storeys: Section: 01 Storey	Total # of Storeys: Building: 01 Storey	Physical Condition : 1.0 - Average
CAF Adjustment: 100		

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	\$221,300		1	Other Agricultural	55%	\$121,715				Taxable

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

SAMA Report - SW 14-47-25-3

Property Report

Print Date: 28-Oct-2024

Page 4 of 4

Municipality Name: RM OF WILTON (RM)			Assessment ID Number : 472-000514400		PID: 201008133	
Improvement	\$321,000	1	Residential 80% Residential 80%	\$0	\$256,800	Exempt
Non-Agricultural	\$23,900	1		\$19,120		Taxable
Total of Assessed Values:	\$566,200		Total of Taxable/Exempt Values:	\$140,835	\$256,800	

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

Parcel Map - SW 14-47-25-3



Surface Parcel Number: 130565022

REQUEST DATE: Mon Oct 28 15:54:48 GMT-06:00 2024



Owner Name(s) : Cardinal, Laurie Joyce, Cardinal, Robert Myles

Municipality : RM OF WILTON NO. 472

Area : 64.855 hectares (160.26 acres)

Title Number(s) : 110398057

Converted Title Number : 02B06751(1)

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : SW 14-47-25-3 Ext 0

Source Quarter Section : SW-14-47-25-3

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.

CARDINAL

Comprehensive Information Pkg for 528-Acre Ranch on Battle River

This scenic 528-acre ranch along the Battle River offers productive farmland, riverfront pasture for 30 cow-calf pairs, and stunning valley views. With a well-maintained bungalow, multiple outbuildings, and annual surface lease revenue, this is a prime opportunity for farming or ranching—contact us today to learn more!

For additional details or to schedule a viewing,
please visit www.cardinalranch.ca/ or contact:

Grant McClelland

Field Agent/ Progressive Tender
780-871-4221
grant.m@progressivetender.com

Vern McClelland

Associate Broker/ Progressive Tender
306-821-0611
mcclv@sasktel.net

RE/MAX of Lloydminster
(780) 808-2700



OUR TEAM IS OUTSTANDING

GRANT MCCLELLAND - REALTOR, RE/MAX OF LLOYDMINSTER

Grant McClelland offers a unique combination of hands-on experience and strategic insight in real estate, particularly with farm and commercial land-based assets. With over 24 years of business ownership and management, he provides a client-focused approach to buying, selling, and developing land. Growing up as the third generation on a family farm, Grant has a deep understanding of the land and those who rely on it. His career has been built on forging high-value relationships with diverse stakeholders, including energy companies, contractors, Indigenous groups, and international corporations, always aiming to meet the specific needs of his clients. Grant has played a key role in numerous



high-dollar development and construction projects, maintaining a steadfast commitment to sustainability and excellence. His expertise spans design sourcing, regulatory compliance, and process improvements, ensuring that every transaction and negotiation is meticulously crafted. His dedication to long-term relationships and client satisfaction drives his success, offering clients meaningful advice and high-value solutions for all their real estate and development endeavors. This blend of practical experience and strategic vision ensures clients receive the best possible outcomes.

OUR TEAM IS OUTSTANDING

VERN MCCLELLAND - ASSOCIATE BROKER, RE/MAX OF LLOYDMINSTER

Vern McClelland is a highly accomplished Associate Broker with RE/MAX of Lloydminster and a partner in the McClelland Group. Licensed in both Alberta and Saskatchewan, Vern has represented over 4,000 properties across various sectors, with a special focus on agricultural real estate, consulting on more than 300,000 acres of farm and ranch land. He excels in estate planning and marketing for his clients.

In 2014, Vern received RE/MAX International's Lifetime Achievement Award for his outstanding contributions to the industry. He also served on the Saskatchewan Real Estate Commission, chairing for three years during his two terms from 2015 to 2021.



With a career spanning over two decades, Vern's background includes management consulting for over 50 organizations and developing major public-private partnerships, such as introducing high-speed internet to remote Saskatchewan communities. A graduate of the University of Calgary's Banff School of Management, Vern has held key leadership roles in healthcare administration.

In addition to his real estate work, Vern remains active in his family's 1,200-head livestock operation, which has been running since 1905.



CONTACT US

BECAUSE, 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

Grant (780) 871-4221
Vern (306) 821-0611
Office (780) 808-2700



EMAIL

grant.m@progressivetender.com
mcclv@sasktel.net



WEBSITE

www.progressivetender.com



ADDRESS

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