



THOMPSON LAND

Information Package



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Progressive Tender, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offer 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!

Agricultural Land For Sale by Progressive Tender® in the RM of Frenchman Butte, SK

The starting price and minimum opening offer for the following land is \$250,000. The property is located approximately five miles southwest of Paradise Hill, within the RM of Frenchman Butte, and is being offered for sale by Progressive Tender®, with all initial offers to be opened at **Noon MST on Tuesday, September 23, 2025**.

The land, legally described as **NE 06-52-24-W3**, comprises 160.91 titled acres according to ISC. The Saskatchewan Assessment Management Agency (SAMA) property profile designates 98 cultivated acres, with the remaining area consisting of pasture, bush, and wetlands. The current tenant reports that approximately 90 acres were seeded in 2025. However, the number of productive acres may vary annually due to regional climatic conditions and agronomic practices. Soil final ratings range from 33 to 62, with the primary soil type being Whitewood loam. The 2024 SAMA assessment values the property at \$237,400, and the 2025 property taxes are \$741.55. The vendor reports an annual surface lease revenue of \$7,900 from two Cenovus sites, with a third site currently undergoing reclamation.

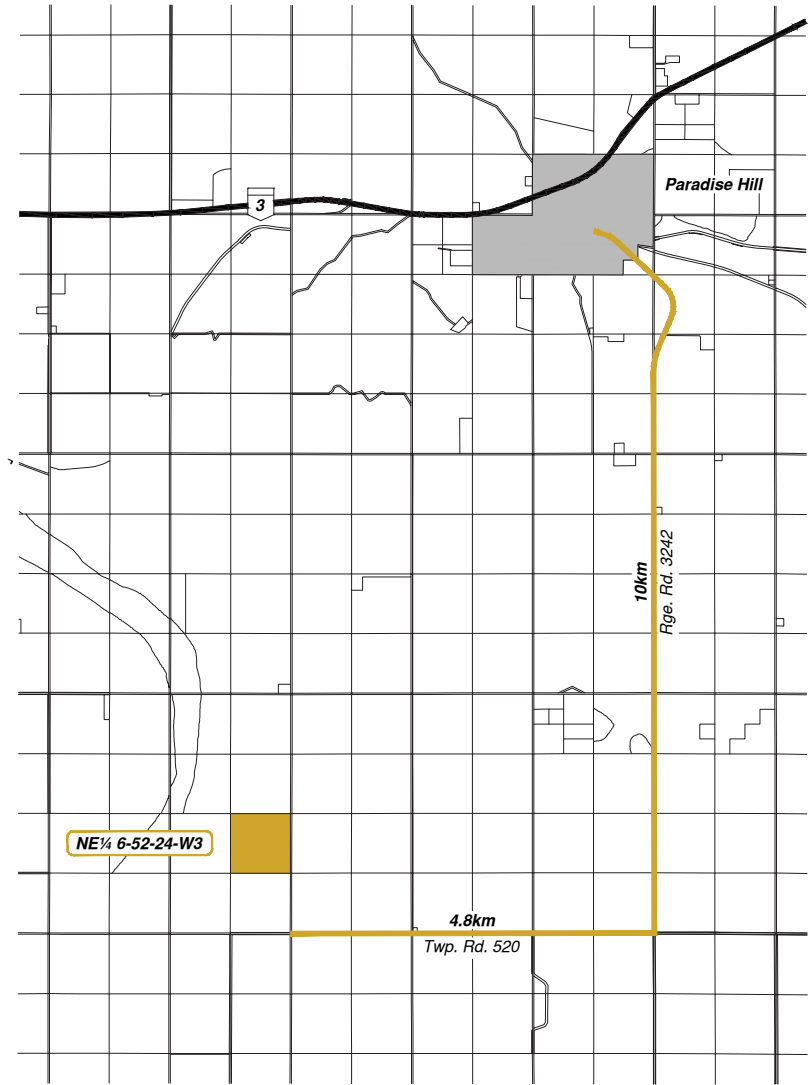
The road allowance for RR 3245 is undeveloped and access is through private land on the SW and NW 5-52-24 W3M. (Although there is currently an oil access road in place) Whomever purchases this property will either require permission from the private landowner or be required to develop the RR 3245 which has cost associated. The RM does have a cost share program of 50/50 share up to \$50,000 for developing residential farm access and \$10,000 for alternative farm access (no residence). If you require further information, please reach out to the RM.

The property is scenically located within half a mile of the North Saskatchewan River, offering opportunities for both harvesting annual crops or hay and recreational use. Wildlife such as deer and bear have been observed on the site.

Initial offers must be submitted by **Noon MST on Tuesday, September 23, 2025**. Please visit website for additional details: www.thompsonland.ca



ROUTE MAP



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N.E. ¼ SEC.6-TWP.52-RGE.24-W.3Mer. EXT.0

TITLE #: 120318173

PARCEL #: 130600954

OWNERS: James Edward Thompson

AREA: ±65.1ha. ±161acres



Meridian Surveys

7/22/25, 2:23 PM

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

Province of Saskatchewan Land Titles Registry Title

Title #: 120318173
Title Status: Active
Parcel Type: Surface
Parcel Value: N/A
Title Value: N/A
Converted Title: 86B00783
Previous Title and/or Abstract #: 86B00783

As of: 22 Jul 2025 14:23:24
Last Amendment Date: 06 Nov 2013 15:27:10.323
Issued: 17 Jan 2003 21:15:53.213

Municipality: RM OF FRENCHMAN BUTTE NO. 501

James Edward Thompson is the registered owner of Surface Parcel #130600954

Reference Land Description: NE Sec 06 Twp 52 Rge 24 W 3 Extension 0
 As described on Certificate of Title 86B00783.

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 #:
153989612 Lease - 10 years or more

Value: N/A
Reg'd: 24 Jan 2011 12:34:26
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 CENOVUS ENERGY INC.
 P.O. Box 766 225 - 6th Avenue S.W.
 Calgary, Alberta, Canada T2P 0M5
Client #: 112342991

Int. Register #: 117106411

Interest #:
164527342 Lease - 10 years or more

Value: N/A
Reg'd: 15 Oct 2013 14:09:05
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 CENOVUS ENERGY INC.
 P.O. Box 766 225 - 6th Avenue S.W.
 Calgary, Alberta, Canada T2P 0M5
Client #: 112342991

Int. Register #: 119521436

Interest #:
164784820 Lease - 10 years or more

Value: N/A
Reg'd: 06 Nov 2013 15:27:10

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

1/2

7/22/25, 2:23 PM

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

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

Holder:

CENOVUS ENERGY INC.

P.O. Box 766 225 - 6th Avenue S.W.

Calgary, Alberta, Canada T2P 0M5

Client #: 112342991

Int. Register #:

119576582

Addresses for Service:

Name	Address
Owner: James Edward Thompson	20 Eastwood Trailer Park Lloydminster, Saskatchewan, Canada S9V 0L4
Client #: 111711226	

Notes:

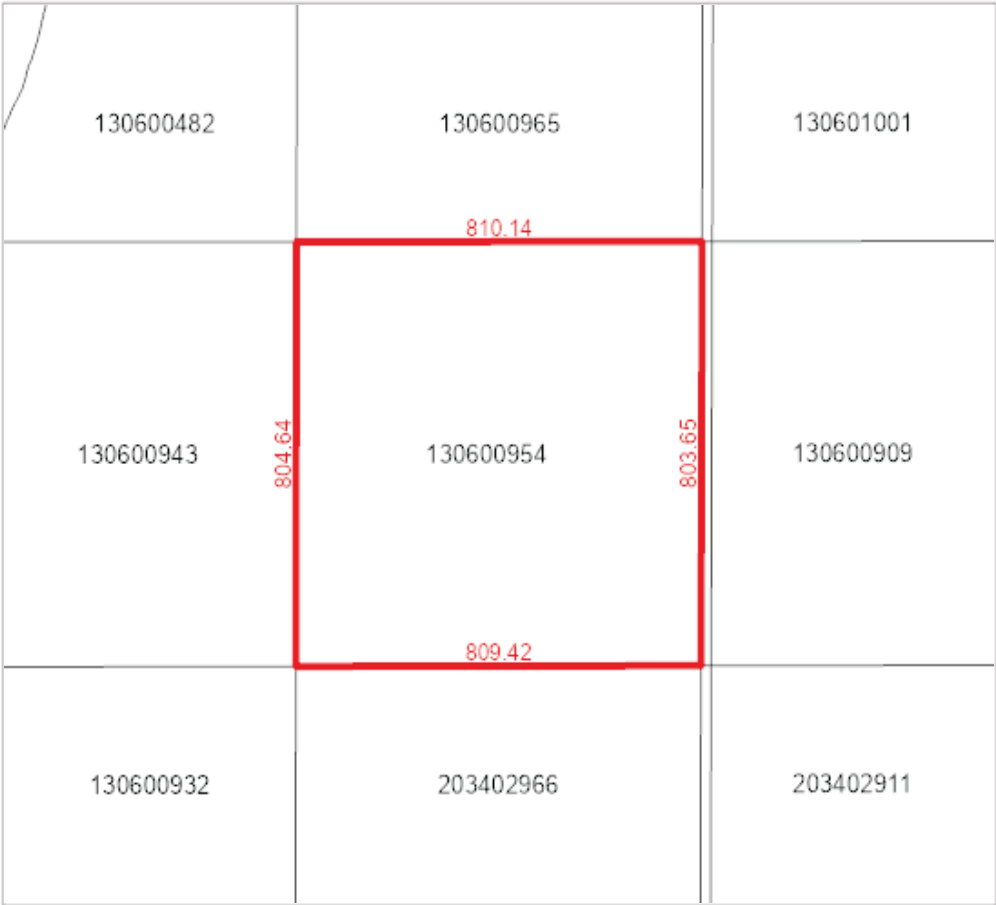
Parcel Class Code: Parcel (Generic)

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Surface Parcel Number: 130600954
REQUEST DATE: Tue Jul 22 14:21:46 GMT-06:00 2025



Owner Name(s) : Thompson, James Edward

Municipality : RM OF FRENCHMAN BUTTE NO. 501

Title Number(s) : 120318173

Parcel Class : Parcel (Generic)

Land Description : NE 06-52-24-3 Ext 0

Source Quarter Section : NE-06-52-24-3

Commodity/Unit : Not Applicable

Area : 65.118 hectares (160.91 acres)

Converted Title Number : 86B00783

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.

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Property Report

Print Date: 22-Jul-2025

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Municipality Name: RM OF FRENCHMAN BUTTE (RM)

Assessment ID Number : 501-000906100

PID: 200069151



Civic Address:

Legal Location: Qtr NE Sec 06 Tp 52 Rg 24 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 203

Neighbourhood: 501-100

Overall PUSE: 2000

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	
15.00	K - [CULTIVATED]	Soil association 1 WA - [WASECA] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 Z-SL - [CHERN SOLONETZ SL] Soil association 2 WS - [WHITESAND] Soil texture 3 GL - [GRAVELLY LOAM] Soil texture 4 SL - [SANDY LOAM] Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 4-6	Topography T3 - Moderate Slopes Stones (qualities) S4 - Strong Phy. Factor 1 5% reduction due to G1 - [95 : Gravel Pockets - Slight]	\$/ACRE 1,820.46 Final 48.42	
22.00	K - [CULTIVATED]	Soil association 1 WH - [WHITEWOOD] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 DG12 - [DG CHERNOZEM 12+] Soil association 2 WS - [WHITESAND] Soil texture 3 GL - [GRAVELLY LOAM] Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 4-6	Topography T4 - Strg Slopes Stones (qualities) S5 - Very Strg Phy. Factor 1 10% reduction due to G2 - [90 : Gravel Pockets - Moderate]	\$/ACRE 1,263.84 Final 33.61	
61.00	K - [CULTIVATED]	Soil association 1 WH - [WHITEWOOD] Soil texture 1 L - [LOAM] Soil profile 1 DG12 - [DG CHERNOZEM 12+] Top soil depth 4-6	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate	\$/ACRE 2,366.06 Final 62.93	

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rating
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Data Source: SAMAVIEW

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Property Report				Print Date: 22-Jul-2025		Page 2 of 2	
Municipality Name: RM OF FRENCHMAN BUTTE (RM)				Assessment ID Number : 501-000906100		PID: 200069151	
10.00	NG - [NATIVE GRASS]	Soil association 1	WH - [WHITEWOOD]	Range site	L: LOAMY	\$/ACRE	1,114.16
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.51		
				Aum/Quarter	82.00		
		Soil association 2	WS - [WHITESAND]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
48.00	ASP - [ASPEN PASTURE]	Soil association 1	WH - [WHITEWOOD]	Range site	L: LOAMY	\$/ACRE	557.08
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.98		
		Soil association 2	WS - [WHITESAND]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					

AGRICULTURAL WASTE LAND

Acres	Waste Type
4	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	\$237,400		1	Other Agricultural	55%	\$130,570				Taxable
Total of Assessed Values:	\$237,400				Total of Taxable/Exempt Values:	\$130,570				

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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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