

# 32 RANCH

## Information Package



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

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

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

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!

# 32 RANCH

## Information Package



## Agricultural Land and Ranch For Sale by Progressive Tender® in County of Vermilion River, AB

We are pleased to present the following fully operational ranch located eight miles northwest of Marwayne, AB in the County of Vermilion River, for sale as one parcel:

A more ideal headquarters would be hard to find in western Canada complete with house, shop, three pole barns, livestock shelter, handling facilities, corrals, and granaries surrounded by 2,000 acres of cropland and pasture, all in one block with bison standard perimeter fencing.

Well maintained 2015 1,846 sq ft Nelson home, with three bedrooms and three bathrooms on the main level, set on a 9' ICF basement with two additional bedrooms, 4pc bathroom, and family room. Open concept design with vaulted ceiling and lots of natural light. Island kitchen complete with appliances. Oversized single attached garage with concrete apron. Boiler heat in the basement and garage floors. High efficiency natural gas furnace and hot water tank. Composite deck.

7,200 sq ft insulated calving barn with twelve steel pens and headgate, washroom and sleeping area, plus lean-to. Adjacent second 7,200 sq ft pole barn with lean-to providing secondary shelter for newly calved cow/calf pairs. Livestock shelter with covered Hi-Hog handling system. All inter-connected to corrals, feed bunks, and waterers.

1,440 sq ft heated shop for equipment maintenance with gravel floor. 7,200 sq ft pole barn, currently used for cold storage but easily convertible to an indoor riding arena.

Four JTL bins (5 ring, enclosed to base), five Westeel galvanized steel hopper bottom bins (6 ring), one Westeel galvanized steel hopper bottom bin (5 ring), and one Wheatland steel hopper bottom feed bin also included.

Yardsite water provided by an interlocking series of wells (report available). The Vermilion River plus a tributary creek flowing through the property supports animals on pasture.

Full information on the offering including maps and printable offer documents contact the listing office or visit: [www.32ranch.ca](http://www.32ranch.ca)

# 32 RANCH

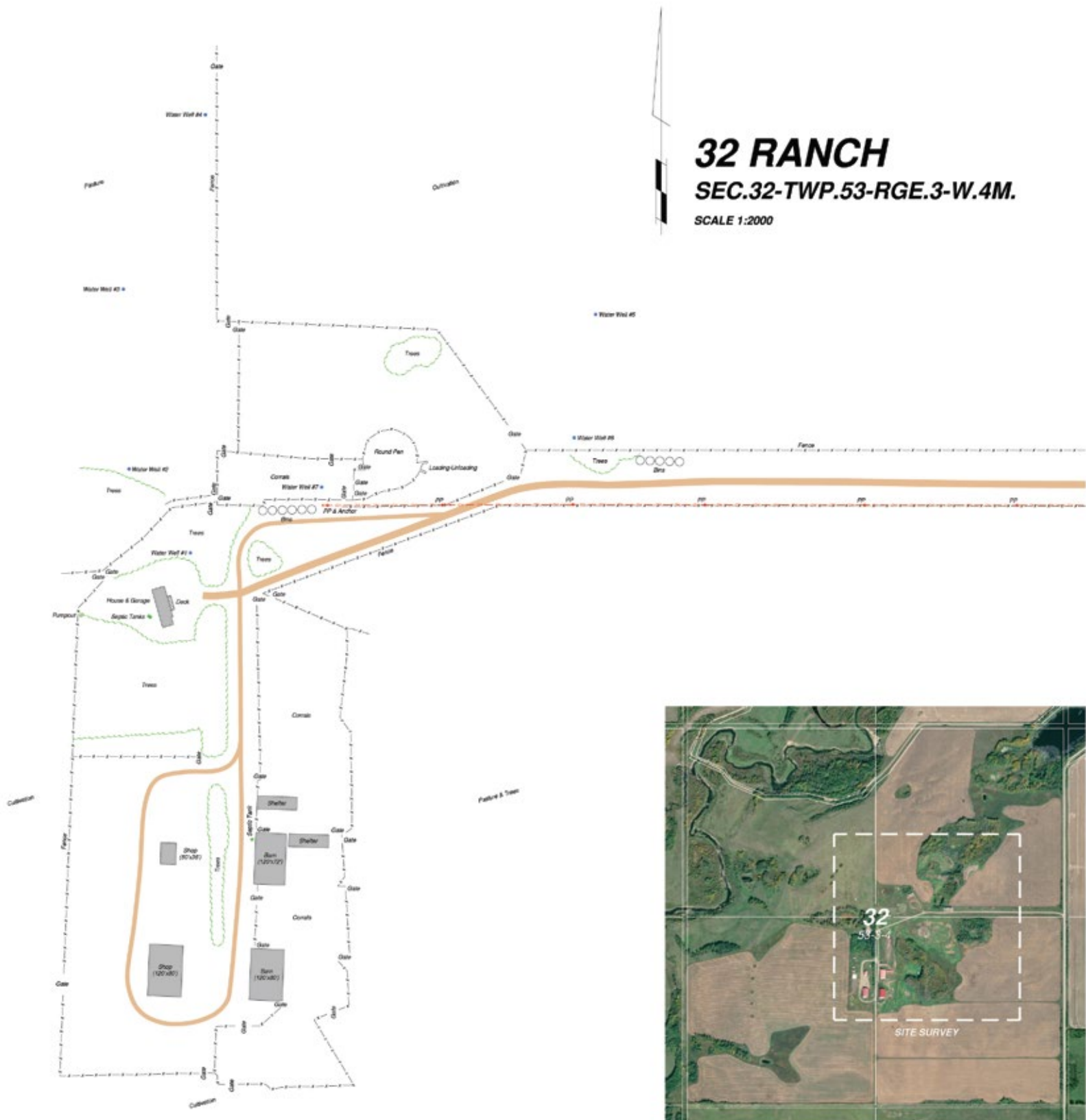
## Information Package



## 32 RANCH

SEC.32-TWP.53-RGE.3-W.4M.

SCALE 1:2000

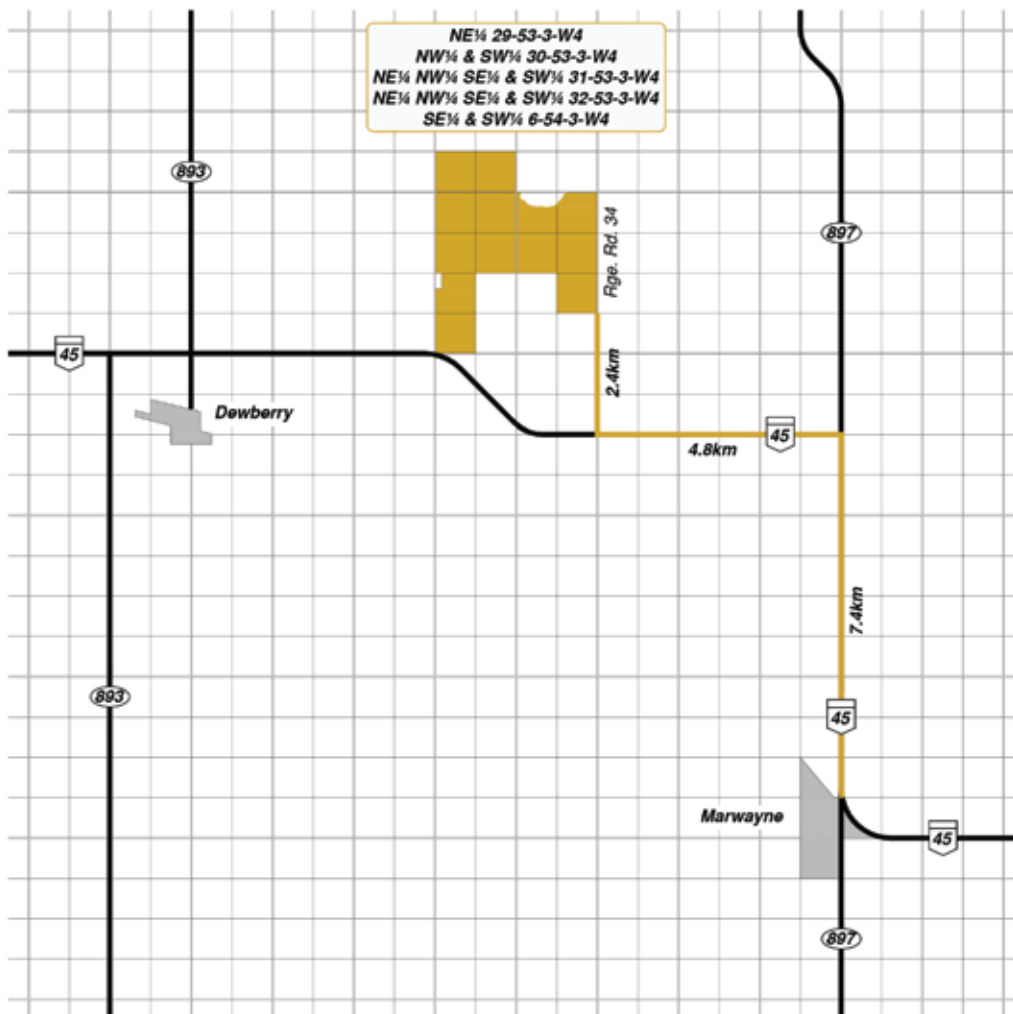


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### ROUTE MAP





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## Information Package



### ***N.E. ¼ SEC.29-TWP.53-RGE.3-W.4M.***

**TITLE #:** 072 662 226 +3

**OWNERS:** Elwin Robert Page

**AREA:** ±63.9ha. ±158acres



 Meridian Surveys



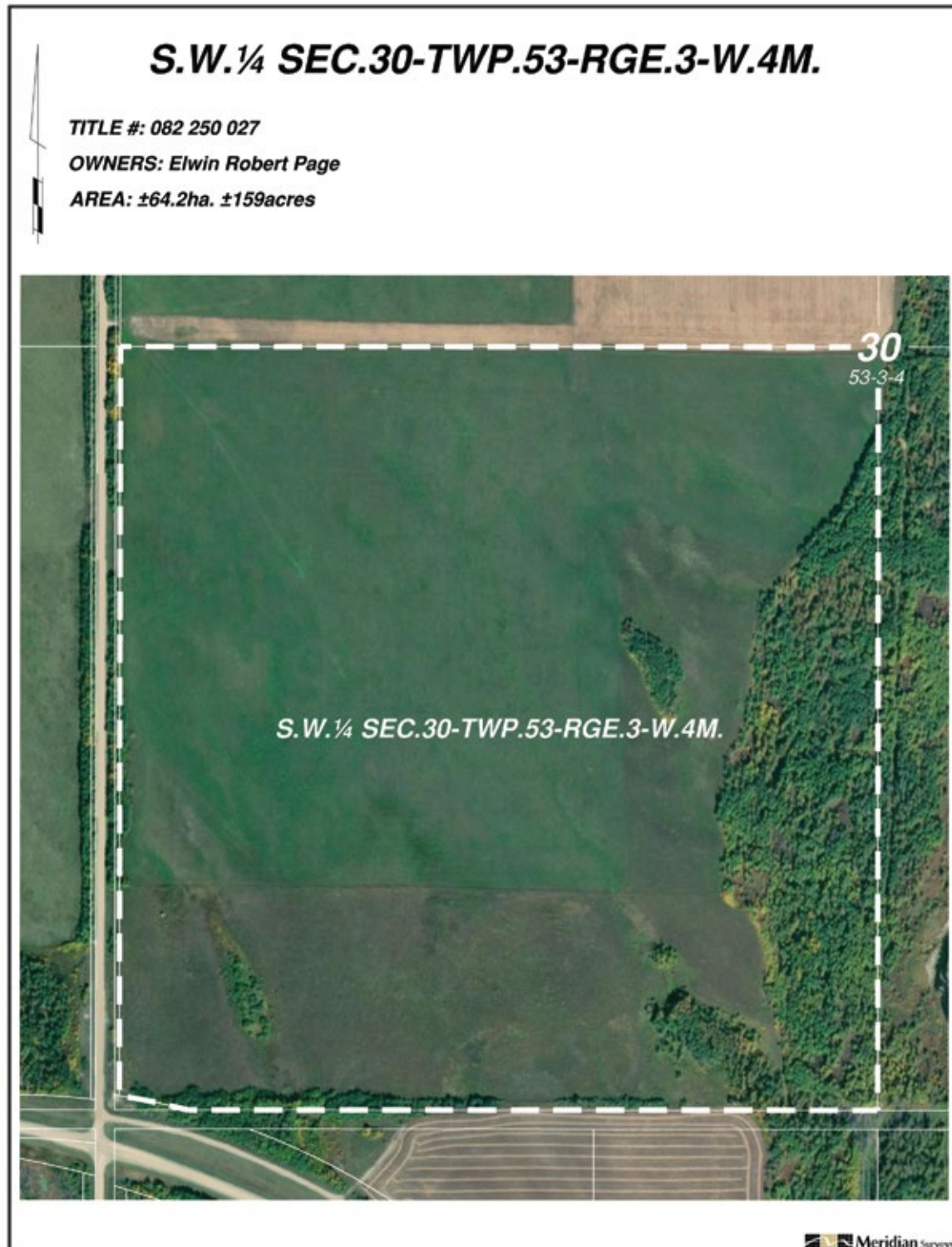
# 32 RANCH

## Information Package



# 32 RANCH

## Information Package





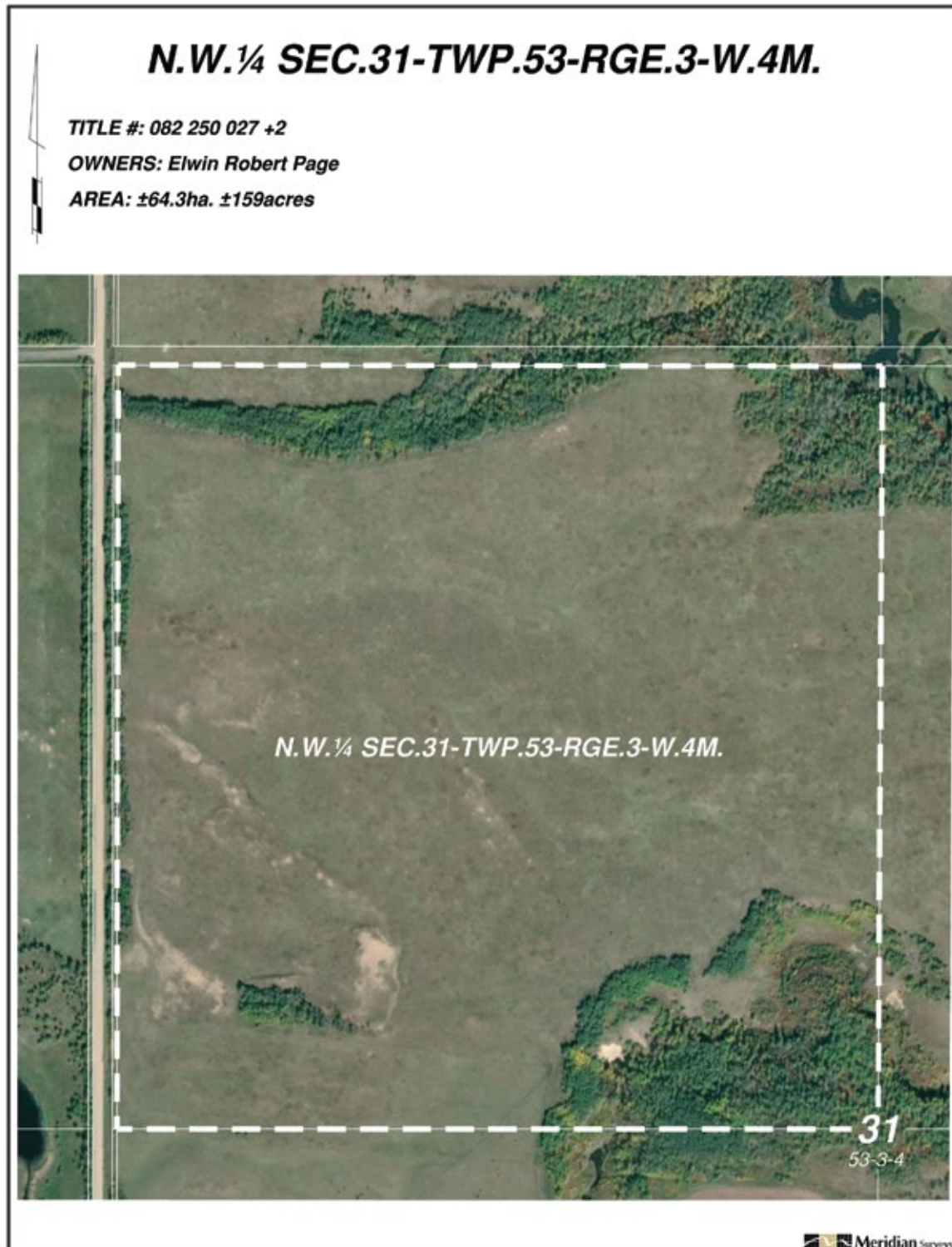
# 32 RANCH

## Information Package



# 32 RANCH

## Information Package





# 32 RANCH

## Information Package



### **S.E. ¼ SEC.31-TWP.53-RGE.3-W.4M.**

**TITLE #:** 072 662 226 +4

**OWNERS:** Elwin Robert Page

**AREA:** ±64.7ha. ±160acres



Meridian Surveys

# 32 RANCH

## Information Package



**S.W.¼ SEC.31-TWP.53-RGE.3-W.4M.**

**TITLE #:** 082 250 027 +1

**OWNERS:** Elwin Robert Page

**AREA:** ±64.3ha. ±159acres

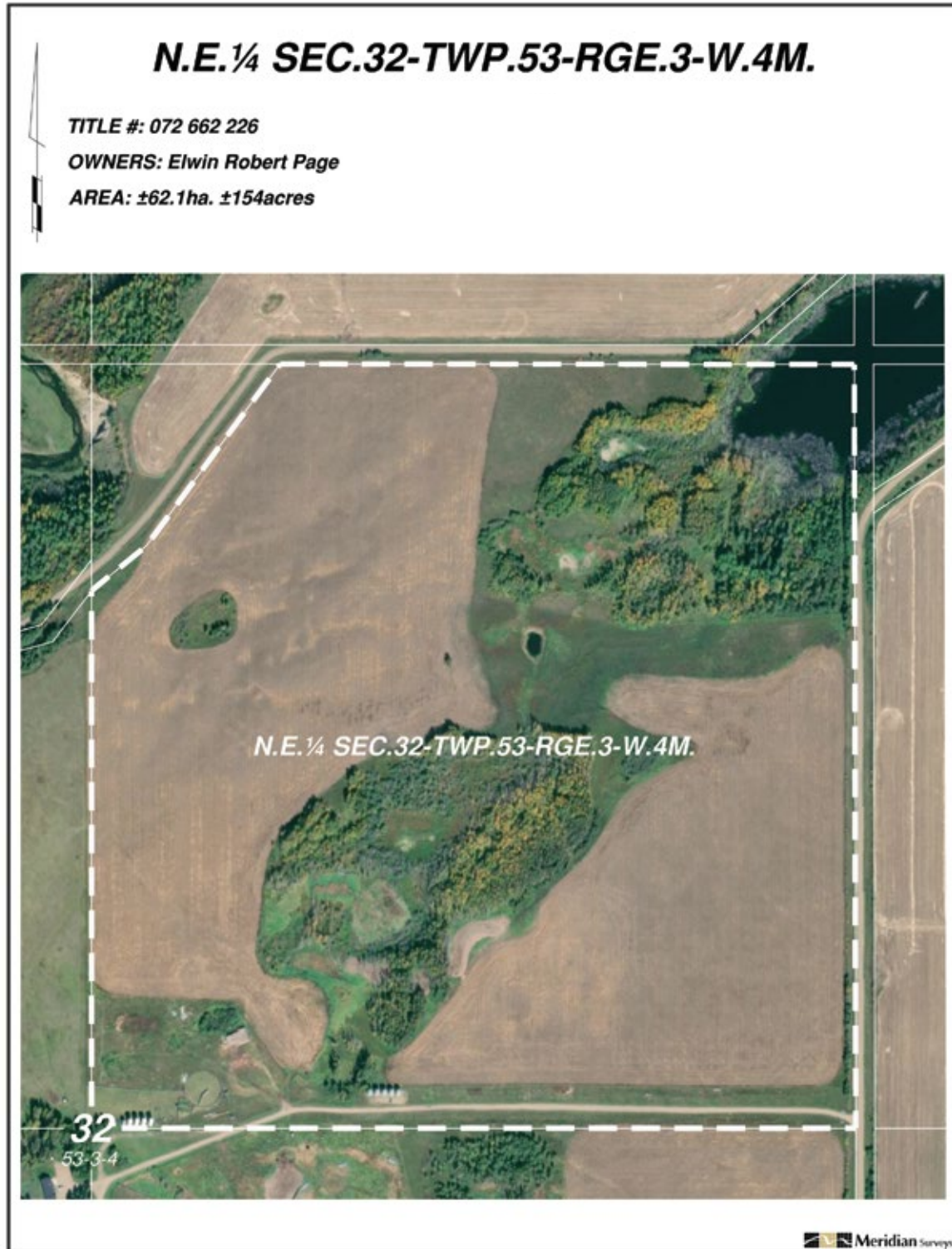


Meridian Surveys



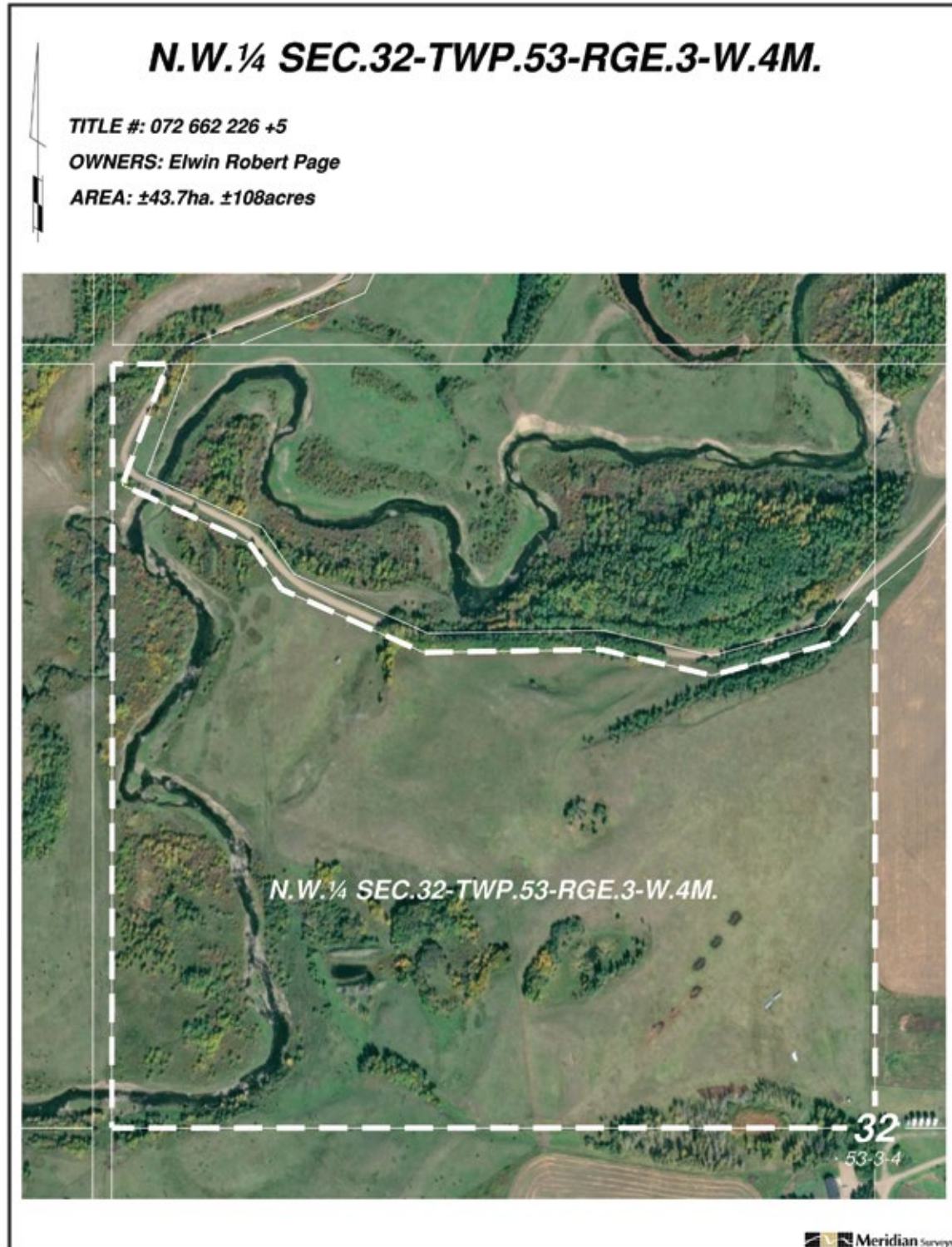
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# 32 RANCH

## Information Package





# 32 RANCH

## Information Package



### **S.E. ¼ SEC.32-TWP.53-RGE.3-W.4M.**

**TITLE #:** 072 662 226 +1

**OWNERS:** Elwin Robert Page

**AREA:** ±64.7ha. ±160acres



Meridian Surveys

# 32 RANCH

## Information Package



### **S.W.¼ SEC.32-TWP.53-RGE.3-W.4M.**

**TITLE #:** 072 662 226 +2

**OWNERS:** Elwin Robert Page

**AREA:** ±64.7ha. ±160acres



 Meridian Surveys



# 32 RANCH

## Information Package



### ***S.E. ¼ SEC.6-TWP.54-RGE.3-W.4M.***

**TITLE #:** 082 250 027 +4

**OWNERS:** Elwin Robert Page

**AREA:** ±63.9ha. ±158acres



 Meridian Surveys

# 32 RANCH

## Information Package



### ***S.W. ¼ SEC.6-TWP.54-RGE.3-W.4M.***

**TITLE #:** 082 250 027 +3

**OWNERS:** Elwin Robert Page

**AREA:** ±63.0ha. ±156acres



 Meridian Surveys



# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S  
LINC SHORT LEGAL  
0012 416 715 4;3;53;29;NE

TITLE NUMBER  
072 662 226 +3

#### LEGAL DESCRIPTION

THE NORTH EAST QUARTER OF SECTION TWENTY NINE (29)  
TOWNSHIP FIFTY THREE (53)  
RANGE THREE (3)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES), MORE OR LESS.  
EXCEPTING THEREOUT: 0.809 HECTARES (2 ACRES), MORE OR LESS,  
AS SHOWN ON ROAD PLAN 5036CL.  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 072 661 988

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
072 662 226	08/11/2007	TRANSFER OF LAND		CONSOLIDATION

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

#### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
082 366 432	25/08/2008	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER.
192 033 232	11/02/2019	CAVEAT

( CONTINUED )

# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 072 662 226 +3

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

RE : LEASE INTEREST  
CAVEATOR - DENNIS GATZKE  
CAVEATOR - MARGERY GATZKE  
BOTH OF:  
BOX 609  
KITSCOTY  
ALBERTA T0B2P0  
AGENT - MARGARET M WHEAT

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF APRIL,  
2025 AT 11:44 A.M.

ORDER NUMBER: 53297733

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S  
LINC SHORT LEGAL TITLE NUMBER  
0033 819 343 4;3;53;30;NW 102 268 487 +1

#### LEGAL DESCRIPTION

MERIDIAN 4 RANGE 3 TOWNSHIP 53  
SECTION 30  
QUARTER NORTH WEST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS  
.405 HECTARES (1.00 ACRE) MORE OR LESS FOR ROAD AS SHOWN ON  
ROAD PLAN 2757MC  
A) PLAN 2757MC - ROAD 0.405 1.00  
B) PLAN 0922798 - SUBDIVISION 4.047 10.00  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 092 407 306 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
102 268 487	03/08/2010	TRANSFER OF LAND		SEE INSTRUMENT

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

#### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
832 040 138	21/02/1983	UTILITY RIGHT OF WAY	GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.

( CONTINUED )

# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 102 268 487 +1

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - DENNIS GATZKE CAVEATOR - MARGERY GATZKE BOTH OF: BOX 609 KITSCOTY ALBERTA T0B2P0 AGENT - MARGARET M WHEAT
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TOTAL INSTRUMENTS: 002

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# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S  
LINC SHORT LEGAL TITLE NUMBER  
0022 069 702 4;3;53;30;SW 082 250 027

#### LEGAL DESCRIPTION

MERIDIAN 4 RANGE 3 TOWNSHIP 53  
SECTION 30  
QUARTER SOUTH WEST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT  
A) .065 HECTARES (0.16 ACRES) MORE OR LESS, FOR ROAD  
AS SHOWN ON ROAD PLAN 4630JY  
B) .397 HECTARES (0.98 ACRES) MORE OR LESS, AS SHOWN  
ON ROAD PLAN 2757MC  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 062 141 131

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
082 250 027	23/06/2008	TRANSFER OF LAND		SEE INSTRUMENT

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

#### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - DENNIS GATZKE

( CONTINUED )

# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 082 250 027

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

CAVEATOR - MARGERY GATZKE  
BOTH OF:  
BOX 609  
KITSCOTY  
ALBERTA T0B2P0  
AGENT - MARGARET M WHEAT

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
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# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0023 127 772	4;3;53;31;NW	082 250 027 +2
0023 127 780	4;3;53;31;NE	

#### LEGAL DESCRIPTION

FIRST  
MERIDIAN 4 RANGE 3 TOWNSHIP 53  
SECTION 31  
QUARTER NORTH WEST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT: 0.405 HECTARES (1 ACRE) MORE OR LESS,  
AS SHOWN ON ROAD PLAN 2757 M.C.  
EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND  
MERIDIAN 4 RANGE 3 TOWNSHIP 53  
SECTION 31  
QUARTER NORTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 062 141 131 +3

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
082 250 027	23/06/2008	TRANSFER OF LAND		SEE INSTRUMENT

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

( CONTINUED )

# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 082 250 027 +2

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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192 029 482	05/02/2019	CAVEAT RE : ACCESS CAVEATOR - FARM CREDIT CANADA. 12040-149 ST NW, 2ND FLR EDMONTON ALBERTA T5V1P2 AGENT - MARGARET M WHEAT
192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - DENNIS GATZKE CAVEATOR - MARGERY GATZKE BOTH OF: BOX 609 KITSCOTY ALBERTA T0B2P0 AGENT - MARGARET M WHEAT

TOTAL INSTRUMENTS: 002

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# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 072 662 226

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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BOTH OF:  
BOX 609  
KITSCOTY  
ALBERTA T0B2P0  
AGENT - MARGARET M WHEAT

TOTAL INSTRUMENTS: 001

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# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0023 127 764           4;3;53;31;SW           082 250 027 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 3 TOWNSHIP 53  
SECTION 31  
QUARTER SOUTH WEST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT: 0.405 HECTARES (1 ACRE) MORE OR LESS,  
AS SHOWN ON ROAD PLAN 2757 M.C.  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 062 141 131 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
082 250 027	23/06/2008	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS  
  
ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
192 029 482	05/02/2019	CAVEAT RE : ACCESS CAVEATOR - FARM CREDIT CANADA. 12040-149 ST NW, 2ND FLR EDMONTON

( CONTINUED )



# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 082 250 027 +1

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

ALBERTA T5V1P2  
AGENT - MARGARET M WHEAT

192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - DENNIS GATZKE CAVEATOR - MARGERY GATZKE BOTH OF: BOX 609 KITSCOTY ALBERTA T0B2P0 AGENT - MARGARET M WHEAT
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# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0012 416 723           4;3;53;31;SE           072 662 226 +4

LEGAL DESCRIPTION  
MERIDIAN 4 RANGE 3 TOWNSHIP 53  
SECTION 31  
QUARTER SOUTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 072 661 988 +1

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
072 662 226	08/11/2007	TRANSFER OF LAND		CONSOLIDATION

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

#### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
192 029 482	05/02/2019	CAVEAT RE : ACCESS CAVEATOR - FARM CREDIT CANADA. 12040-149 ST NW, 2ND FLR EDMONTON ALBERTA T5V1P2 AGENT - MARGARET M WHEAT

( CONTINUED )



# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 072 662 226 +4

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - DENNIS GATZKE CAVEATOR - MARGERY GATZKE BOTH OF: BOX 609 KITSCOTY ALBERTA T0B2P0 AGENT - MARGARET M WHEAT
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TOTAL INSTRUMENTS: 002

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# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S  
LINC SHORT LEGAL TITLE NUMBER  
0012 416 757 4;3;53;32;NW 072 662 226 +5

#### LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION THIRTY TWO (32)  
TOWNSHIP FIFTY THREE (53)  
RANGE THREE (3)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES), MORE OR LESS.  
EXCEPTING THEREOUT:  
A. 2.02 HECTARES (4.98 ACRES), MORE OR LESS, AS SHOWN ON ROAD PLAN 3374BM  
B. ALL THAT PORTION OF THE SAID QUARTER SECTION WHICH LIES NORTH OF THE  
ROAD AS SHOWN ON SAID ROAD PLAN 3374BM, CONTAINING 19.0 HECTARES  
(47 ACRES) MORE OR LESS.  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 072 661 988 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
072 662 226	08/11/2007	TRANSFER OF LAND		CONSOLIDATION

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

#### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST

( CONTINUED )

# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 072 662 226 +5

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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CAVEATOR - DENNIS GATZKE  
CAVEATOR - MARGERY GATZKE  
BOTH OF:  
BOX 609  
KITSCOTY  
ALBERTA T0B2P0  
AGENT - MARGARET M WHEAT

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF APRIL,  
2025 AT 11:44 A.M.

ORDER NUMBER: 53297733

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S  
LINC SHORT LEGAL TITLE NUMBER  
0012 416 731 4;3;53;32;NE 072 662 226

#### LEGAL DESCRIPTION

THE NORTH EAST QUARTER OF SECTION THIRTY TWO (32)  
TOWNSHIP FIFTY THREE (53)  
RANGE THREE (3)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES), MORE OR LESS.  
EXCEPTING THEREOUT: 0.587 HECTARES (1.45 ACRES), MORE OR LESS,  
FOR ROAD AND 1.99 HECTARES (4.92 ACRES), MORE OR LESS, FOR  
EXTRA ROAD, BOTH AS SHOWN ON ROAD PLAN 6138NY.  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 072 661 987

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
072 662 226	08/11/2007	TRANSFER OF LAND		CONSOLIDATION

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

#### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - DENNIS GATZKE CAVEATOR - MARGERY GATZKE

( CONTINUED )

# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0012 416 772           4;3;53;32;SW           072 662 226 +2

LEGAL DESCRIPTION  
MERIDIAN 4 RANGE 3 TOWNSHIP 53  
SECTION 32  
QUARTER SOUTH WEST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 072 661 987 +2

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
072 662 226	08/11/2007	TRANSFER OF LAND		CONSOLIDATION

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

#### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
082 366 433	25/08/2008	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER.
192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - DENNIS GATZKE CAVEATOR - MARGERY GATZKE BOTH OF: BOX 609

( CONTINUED )

# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 072 662 226 +2

#### REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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KITSCOTY  
ALBERTA T0B2P0  
AGENT - MARGARET M WHEAT

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF APRIL,  
2025 AT 11:44 A.M.

ORDER NUMBER: 53297733

CUSTOMER FILE NUMBER:



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0012 416 749           4;3;53;32;SE           072 662 226 +1

LEGAL DESCRIPTION  
MERIDIAN 4 RANGE 3 TOWNSHIP 53  
SECTION 32  
QUARTER SOUTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 072 661 987 +1

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
072 662 226	08/11/2007	TRANSFER OF LAND		CONSOLIDATION

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

#### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
082 366 434	25/08/2008	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER.
192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - DENNIS GATZKE CAVEATOR - MARGERY GATZKE BOTH OF: BOX 609

( CONTINUED )

# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 072 662 226 +1

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

KITSCOTY  
ALBERTA T0B2P0  
AGENT - MARGARET M WHEAT

TOTAL INSTRUMENTS: 002

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# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S

LINC

0023 127 798

SHORT LEGAL

4;3;54;6;SW

TITLE NUMBER

082 250 027 +3

#### LEGAL DESCRIPTION

MERIDIAN 4 RANGE 3 TOWNSHIP 54

SECTION 6

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT: (A) 0.789 HECTARES (1.95 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 3374 B.M.

(B) 0.955 HECTARES (2.36 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 2757 M.C. EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 062 141 131 +4

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
082 250 027	23/06/2008	TRANSFER OF LAND		SEE INSTRUMENT

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

#### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - DENNIS GATZKE CAVEATOR - MARGERY GATZKE BOTH OF:

( CONTINUED )



# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 082 250 027 +3

#### REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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BOX 609  
KITSCOTY  
ALBERTA T0B2P0  
AGENT - MARGARET M WHEAT

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF APRIL,  
2025 AT 11:54 A.M.

ORDER NUMBER: 53297961

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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# 32 RANCH

## Information Package



### LAND TITLE CERTIFICATE

S  
LINC SHORT LEGAL  
0023 772 494 4;3;54;6;SE

TITLE NUMBER  
082 250 027 +4

#### LEGAL DESCRIPTION

MERIDIAN 4 RANGE 3 TOWNSHIP 54  
SECTION 6  
QUARTER SOUTH EAST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:  
2 ACRES MORE OR LESS AS SHOWN ON ROAD PLAN 3374BM  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 062 141 131 +5

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
082 250 027	23/06/2008	TRANSFER OF LAND		SEE INSTRUMENT

#### OWNERS

ELWIN ROBERT PAGE  
OF PO BOX 10578  
LLOYDMINSTER  
ALBERTA T9V 3A7

#### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
192 033 232	11/02/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - DENNIS GATZKE CAVEATOR - MARGERY GATZKE BOTH OF: BOX 609

( CONTINUED )

# 32 RANCH

## Information Package



### ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 082 250 027 +4

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

KITSCOTY  
ALBERTA TOB2P0  
AGENT - MARGARET M WHEAT

TOTAL INSTRUMENTS: 001

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# 32 RANCH

## Information Package





**PROGRESSIVE  
TENDER<sup>®</sup>**  
"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.



### TELEPHONE



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

### EMAIL



grant.m@progressivetender.com  
vernmccllland@remax.net

### WEBSITE



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

### ADDRESS



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