

Agricultural Land for Sale by Progressive Tender In the Alberta County of Vermilion River

We are pleased to present the following lands in the County of Vermilion River located approximately one-half mile south of the junction of Highway 16 and secondary Highway 893, for sale as two separate parcels:

Parcel One:

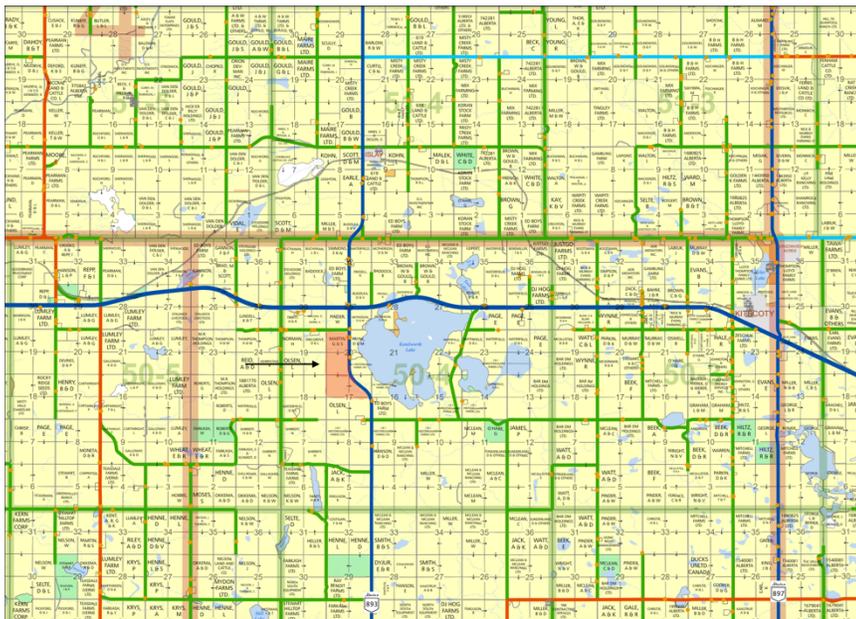
NW 20-50-4-W4: ALT 158 titled acres. CVR profile designates 138 as cultivated with balance pasture and yardsite. Soil Final Rating of the cultivated portion ranges from 44 to 62. CVR FAV is \$27,860. 2024 property taxes \$1,565.72 Access is from Highway 893 on the east boundary or an improved road on the north boundary. Mature yardsite with older two-bedroom, one bathroom home, approximately 864 sq ft on concrete basement. Archrib shop, 32' x 48', gravel floor, unheated. Two car detached garage. Barn, metal clad with corrals, and watering bowl. Utility building. Viewing of home will be available from 2 to 4 PM, October 16. Please contact the listing agent to register. **SW 20-50-4-W4:** ALT 158.44 titled acres. CVR profile designates 129 as cultivated, with balance pasture. Soil Final Rating ranges from 43 to 64. CVR FAV is \$28,330. 2024 property taxes \$642.73 Access is from Highway 893 on the east boundary.

Parcel Two:

NW 17-50-4-W4: ALT 160.00 titled acres. CVR profile designates all as pasture acres. Soil Final Rating is 19. CVR FAV is \$10,210. 2024 property taxes \$231.65. Access is through NE 17. Perimeter is fenced on west, north and east boundaries. **NE 17-50-4-W4:** All that portion lying south and west of the secondary road #893. ALT 75.46 titled acres. CVR profile designates 27 as cultivated with balance pasture. Soil Final Rating 40 (cultivated portion); 16 (pasture). CVR FAV is \$6,230. 2023 property taxes \$141.35. Access is from Hwy 893 along the east boundary. The perimeter is fenced on west, east, and south boundaries.

Tender Participation Details:

Initial bids must be submitted by Noon MST, Tuesday November 12, 2024; steps are detailed on the reverse of this document. Full information on the offering including maps and printable bid documents is available at www.nupartender.ca For additional details or inquiries, contact Grant or Vern with The McClelland Group, RE/MAX of Lloydminster, (780) 808-2700 or email grant.m@progressivetender.com



Progressive Tender Steps:

Step 1: Submit Bid Document

- Download the Bid Document from the www.nupartender.ca website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Fill out the required details. Buyers must be GST registrants and provide a GST number at completion.
- **Obtain a bank draft or certified cheque for \$20,000** made payable to "RE/MAX of Lloydminster in Trust."
- Place both items in a sealed envelope and label it "Nupar Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 –44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday November 12, 2024**. Attention: McClelland Group.

Step 2: Round Table Activity

- After the initial offers are opened, the Broker will contact each Bidder and inform them of the amount of the highest bid. Bidders will have until noon the following business day to submit a revised offer by phone, email, or text if they wish.

Step 3: Final Offer

- This "round table" process continues for each parcel daily until every Bidder declares their Final Offer.
- If a Bidder doesn't respond within the time limit or increase their bid by a minimum amount of 2% over the previous round's highest offer, their last bid will automatically be declared as their Final Offer.
- Matching bids during progression rounds are discouraged.

Step 4: Confidentiality

- All Bidder names are kept confidential and only revealed to the Seller with the bid history when the progression rounds conclude. Bidder names and bid history are the sole possession of the Seller.

Step 5: Finalizing Purchase

- The Seller reserves the right to reject any or all offers, engage in further negotiations on price or terms, and may award the sale of the subject property to the buyer of their choice.
- The successful Bidder must complete a Purchase Contract with the Broker within two business days of acceptance; a draft of which is available on the website.
- Deposit is to be increased to 5% of sale price upon removal of conditions.
- Proposed completion date is January 8, 2025 unless otherwise agreed.

Step 6: Diligence Activity, Legal and Accounting Costs

- Property is sold "as is". Bidders are encouraged to conduct their own diligence including appraisal for value, survey / real property, water quality and quantity, or other reports.
- Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

Step 7: Notification

- All Bidders will be notified about the outcome once a Purchase Contract is completed between the successful Buyer and Seller. Deposits from unsuccessful Bidders will be released in a timely manner by the Broker once the Purchase Contract is in place.

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. Call us today and start the conversation!

**Grant McClelland – Direct (780) 871-4221 Email: grant.m@progressivetender.com
Vern McClelland - Direct (306) 821-0611 Email: vernmcclelland@remax.net**



NW17 50-4-4

PIPELINE ROW

(9422.4 1116)



Roll: 450170207	Alt. Key:	Vermilion	11 miles	96%
Legal: NW-17-50-4-4			Access:	100%
Agroclimatic Zone: 15 2H-NE	Photo:	Type:	Net Location:	96%

No: 1 160.00 Acres Soil: 80 Pasture Dryland Pasture

Comments: F/L Comments: MOSTLY OPEN

81 Native	28 28 Ac/AU	%Fld	NPR	ICP	
		0 100%	19.0	0.0	
			19.0	0.0	
Group ID: 181023978	160.00 Acres	x	350.0 / acre	x	1.0000 x 19.0 % = 10,640

Areas	Asmt Code	Areas	A.U.V.	Total:	A.U.V.	
Parcel: 160.00	151 100%	Arable Dry:	0.00	0		
@ F/L Rates: 160.00		Arable Irr:	0.00	0	x	96%
		Pasture Dry:	160.00	10,640	F.A.V.	10,210
		Pasture Irr:	0.00	0		
		Waste:	0.00	0		

This information is collected for assessment purposes only. While the County of Vermilion River provides this information in good faith, it does not warrant, covenant, or guarantee the completeness and accuracy of the information. The County of Vermilion River does not assume responsibility or liability arising from any use other than assessment interpretation. The information is maintained on a regular basis and reflects the contents of the assessment per the stated date/time of this document. This information is proprietary and may not be reproduced or utilized without consent from the County of Vermilion River. Please contact the County if you have any further questions or concerns (780-846-2244).

Roll: 450170118	Alt. Key:	Vermilion	11 miles	96%
Legal: NE-17-50-4-4			Access: 100%	
Agroclimatic Zone: 15 2H-NE	Photo:	Type:	Net Location: 96%	

No: 1	27.00 Acres	Soil: 12	TBk	Dryland Arable	Adjusted Rating: 82.0%				
					<u>%Fld</u>	<u>NPR</u>	<u>ICP</u>		
30	Ap Depth/Color	0	APO	0	100%	0.0	0.0		
41	Subsoil	2	HC (Sd - Sz)	0	100%	-15.0	0.0		
51	Ap Texture	12	L	0	100%	-6.0	0.0		
71	Topography	7	U-GR	50	100%	0.0	-3.0		
72	Stone Cover	32	Phase 2	10	100%	0.0	-6.0		
73	Miscellaneous	2	Irreg. / Size	12	100%	0.0	-12.0		
						<u>-21.0</u>	<u>-21.0</u>		
	Group ID: 181023974	27.00 Acres	x	350.0 / acre	x	1.0000	x	<u>40.0 %</u> =	3,780

No: 2	48.46 Acres	Soil: 80	Pasture	Dryland Pasture					
	Comments: F/L	Comments: OPEN, SOME SALINE AREAS			<u>%Fld</u>	<u>NPR</u>	<u>ICP</u>		
81	Native	32	32 Ac/AU	0	100%	16.0	0.0		
						<u>16.0</u>	<u>0.0</u>		
	Group ID: 181023975	48.46 Acres	x	350.0 / acre	x	1.0000	x	<u>16.0 %</u> =	2,714

Areas	Asmt Code	Areas	A.U.V.	Total:	A.U.V.	
Parcel: 75.46 Acres	151 100%	Arable Dry:	27.00	3,780		
@ F/L Rates: 75.46		Arable Irr:	0.00	0	x	96%
		Pasture Dry:	48.46	2,714	F.A.V.	6,230
		Pasture Irr:	0.00	0		
		Waste:	0.00	0		

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POWER LINE R/W

NW20 50-4-4



SECONDARY ROAD 893

SW20 50-4-4

PIPELINE R/W

(862 1890)

PIPELINE R/W



Roll: 450200201	Alt. Key:	503070 Highway 893	Vermilion	6 miles	98%
Legal: NW-20-50-4-4				Access:	100%
Agroclimatic Zone: 15 2H-NE	Photo:	Type:		Net Location:	98%

No: 1 34.50 Acres Soil: 12 TBk Dryland Arable Adjusted Rating: 82.0%
 Comments: F/L Comments: 25% of DA1

			%Fld	NPR	ICP
30	Ap Depth/Color	0 APO	0 100%	0.0	0.0
41	Subsoil	2 HC (Sd - Sz)	0 100%	-15.0	0.0
51	Ap Texture	12 L	0 100%	-6.0	0.0
71	Topography	7 U-GR	50 75%	0.0	-2.2
71	Topography	8 GR	0 25%	0.0	-1.2
72	Stone Cover	32 Phase 2	10 100%	0.0	-6.0
73	Miscellaneous	2 Irreg. / Size	7 100%	0.0	-7.0
			-21.0	-16.5	

Group ID: 181024026 34.50 Acres x 350.0 / acre x 1.0000 x 44.5 % = 5,373

No: 2 103.50 Acres Soil: 12 TBk Dryland Arable Adjusted Rating: 82.0%
 Comments: F/L Comments: 75% of DA1

			%Fld	NPR	ICP
30	Ap Depth/Color	0 APO	0 100%	0.0	0.0
41	Subsoil	8 CL	0 100%	0.0	0.0
51	Ap Texture	11 SiL-L (avg)	50 100%	-3.0	0.0
71	Topography	7 U-GR	50 75%	0.0	-2.2
71	Topography	8 GR	0 25%	0.0	-1.2
72	Stone Cover	32 Phase 2	10 100%	0.0	-6.0
73	Miscellaneous	2 Irreg. / Size	7 100%	0.0	-7.0
			-3.0	-16.5	

Group ID: 181024027 103.50 Acres x 350.0 / acre x 1.0000 x 62.5 % = 22,641

No: 3 17.00 Acres Soil: 80 Pasture Dryland Pasture

			%Fld	NPR	ICP
81	Native	60 60 Ac/AU	0 100%	7.0	0.0
			7.0	0.0	

Group ID: 181024028 17.00 Acres x 350.0 / acre x 1.0000 x 7.0 % = 417

Areas	Asmt Code	Areas	A.U.V.	Total:	A.U.V.	28,431
Parcel: 158.00	151 100%	Arable Dry:	138.00			
@ F/L Rates: 155.00		Arable Irr:	0.00		x	98%
		Pasture Dry:	17.00		F.A.V.	27,860
		Pasture Irr:	0.00			
		Waste:	0.00			

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Roll: 450200407	Alt. Key:	Vermilion	11 miles	96%
Legal: SW-20-50-4-4			Access: 100%	
Agroclimatic Zone: 15 2H-NE	Photo:	Type:	Net Location: 96%	

No: 1 12.90 Acres Soil: 12 TBk Dryland Arable Adjusted Rating: 82.0%
 Comments: F/L Comments: 10% of DA1

			%Fld	NPR	ICP
30	Ap Depth/Color	0 APO	0 100%	0.0	0.0
41	Subsoil	2 HC (Sd - Sz)	0 100%	-15.0	0.0
51	Ap Texture	12 L	0 100%	-6.0	0.0
71	Topography	8 GR	0 100%	0.0	-5.0
72	Stone Cover	32 Phase 2	10 100%	0.0	-6.0
73	Miscellaneous	2 Irreg. / Size	7 100%	0.0	-7.0
				-21.0	-18.0

Group ID: 181024036 12.90 Acres x 350.0 / acre x 1.0000 x 43.0 % = 1,941

No: 2 116.10 Acres Soil: 12 TBk Dryland Arable Adjusted Rating: 82.0%
 Comments: F/L Comments: 90% of DA1

			%Fld	NPR	ICP
30	Ap Depth/Color	0 APO	0 100%	0.0	0.0
41	Subsoil	8 CL	0 100%	0.0	0.0
51	Ap Texture	10 SiL	0 100%	0.0	0.0
71	Topography	8 GR	0 100%	0.0	-5.0
72	Stone Cover	32 Phase 2	10 100%	0.0	-6.0
73	Miscellaneous	2 Irreg. / Size	7 100%	0.0	-7.0
				0.0	-18.0

Group ID: 181024037 116.10 Acres x 350.0 / acre x 1.0000 x 64.0 % = 26,006

No: 3 20.00 Acres Soil: 80 Pasture Dryland Pasture

			%Fld	NPR	ICP
82	Improved	20 20 Ac/AU	0 100%	19.0	0.0
				19.0	0.0

Group ID: 181024038 20.00 Acres x 350.0 / acre x 1.0000 x 19.0 % = 1,330

No: 4 9.44 Acres Soil: 80 Pasture Dryland Pasture

Comments: F/L Comments: SLOUGHS, POTHoles IN DA1

			%Fld	NPR	ICP
81	Native	60 60 Ac/AU	0 100%	7.0	0.0
				7.0	0.0

Group ID: 181024039 9.44 Acres x 350.0 / acre x 1.0000 x 7.0 % = 231

Areas	Asmt Code	Areas	A.U.V.	Total:	A.U.V.	
Parcel: 158.44	151 100%	Arable Dry:	129.00	27,947	29,508	
@ F/L Rates: 158.44		Arable Irr:	0.00	0	x	96%
		Pasture Dry:	29.44	1,561	F.A.V.	28,330
		Pasture Irr:	0.00	0		
		Waste:	0.00	0		

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Bid Document
NUPAR Ranching Ltd. – County of Vermilion River

Name of Bidder: _____

Mailing Address: _____

Contact Name if Company: _____

Cellular Phone: (____) _____ - _____

Residence Phone: (____) _____ - _____

Email: _____@_____

My GST Registration Number is: _____

Parcel One: *My opening offer for NW & SW 20-50-4-W4 is \$* _____.

Parcel Two: *My opening offer for: NW & NE 17-50-4-W4 (Ptn) is \$* _____.

Enclosed is a bank draft or certified cheque for \$20,000 payable to RE/MAX of Lloydminster representing my initial deposit.

I hereby submit my initial proposal to purchase the identified lands along with any subsequent amendments I may make during the progression rounds, subject to the terms and conditions listed on the tender website, which I have read and understood.

I specifically acknowledge the right of the Seller to 1) not accept any or all offers received, 2) further negotiate price, terms, or conditions, and 3) award the sale of the subject property to the Buyer of their choice.

If my final proposal is accepted, I agree to submit an offer to purchase within two business days of acceptance.

Date

Signature

Bid is to be mailed or delivered by **Noon MST Tuesday November 12, 2024** to the offices of:

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

Attention: McClelland Group