BIDDING REQUIREMENTS AND SUMMARY FOR BOVINE BUILDER

SALE INFORMATION:

Sale Date: Start/ End Time: Starting Bid: Bidding Increments: October 11, 2023 9:00 AM MDT- 10:00 AM MDT \$890,000.00 \$10,000.00

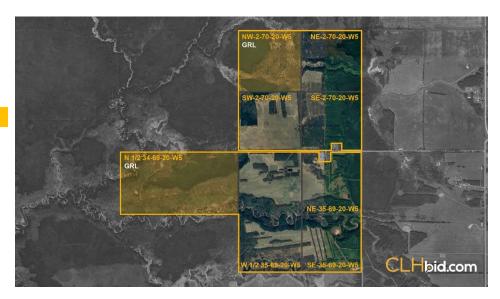
DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- -Offer to Purchase
- -Grazing Lease Agreement No. GRL-940126
- -Application for Assignment of Agricultural Dispositions
- -Statutory Declaration (Company or Individual as the case may be)

*NOTE- the only alterations that may be done to the above noted documents is the blank spaces can be filled in with the Purchaser's information. Any other alteration to the legal documents will not be accepted.

-Operating Standards for Alberta's Public Land Grazing Dispositions

-Grazing Management Adjustments for Healthy Rangelands





GENERAL INFORMATION:			
Deeded Land:	NE-2-70-20-W5TH, SE-2-70-20-W5TH, SW-2-70-20-W5TH, NE-35-69-20-W5TH, SE-35-69-20-W5TH,		
	NW-35-69-20-W5TH & SW-35-69-20-W5TH (1,097.98 Acres Total)		
Additional Notes:	no neighbours to the west, good fences, and a carefully thought-out set-up for ease of movement, there is no cause for panic that the cows might be out		
	 great access to water throughout the ranch, the Swett House Creek flows through the northern portion of the Parcel offering abundant water good husbandry and ongoing clearing throughout the years has created more options for late fall and early winter operations. 		
	Leased Land:		
Туре:	Grazing Lease ("GRL")		
Legal Description:	NE-34-69-20-W5TH, NW-34-69-20-W5TH & NW-2-70-20-W5TH (480 Acres Total)		
Municipal District:	Municpal District of Greenview No. 16		
Effective Date:	January 1, 2015		
Term:	10 Years		
Expiry Date:	December 31, 2024 NOTE- Recent conversations with the Rangeland Agrologist suggest that the recommendation for renewal should not be a problem for the high bidder		
Grazing Capacity Animal Unit Month ("AUM"):	50		
Annual Rental:	\$161.70 *Note- the rate fluctuates from year to year		
Surface Leases:	\$14,320.00 total See Page 3 for detailed summary of lease revenue		
Rangeland Agrologist:	James Hedges Direct Line: (780) 538-8028 Cell: (780) 882 5219 Email: james.hedges@gov.ab.ca		



SUMMARY ON LEASES

NE-35-69-20-W5TH			
ENERCAPITA ENERGY LTD. (Lease dated January 2, 1981/ S0383)		\$4,125.00	
SE-35-69-20-W5TH			
ENERCAPITA ENERGY LTD. (Lease dated January 2, 1981/ S0370)		\$5,000.00	
ENERCAPITA ENERGY LTD. (Lease dated January 2, 1981/ S0384)		\$500.00	
ENERCAPITA ENERGY LTD. (Lease dated May 29, 2007/ S0394)		\$350.00	
ENERCAPITA ENERGY LTD. (Lease dated November 28, 2008/S0395)		<u>\$4,345.00</u>	
(,	TOTAL	\$10,195.00	
	GRAND TOTAL	<u>\$14,320.00</u>	

This statement is based on information provided to us. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered prior and after auction shall be adjusted directly between the parties. Surface Lease Revenue and Structure Payments are subject to change and CLHbid in no way guarantees this revenue. E. & O.E.

