

## BIDDING REQUIREMENTS AND SUMMARY FOR BOVINE BUILDER

### SALE INFORMATION:

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

<b>Deeded Land:</b>	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)	
<b>Additional Notes:</b>	<ul style="list-style-type: none"><li>➤ 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</li><li>➤ great access to water throughout the ranch, the Swett House Creek flows through the northern portion of the Parcel offering abundant water</li><li>➤ good husbandry and ongoing clearing throughout the years has created more options for late fall and early winter operations.</li><li>➤ a small portion of the land is in hay and provides enough feed to bale and graze the herd for a couple of months</li><li>➤ includes an older yard site with pilings in place for a mobile home, existing power, septic, and a phone line, as well as a large dugout situated near the yard</li></ul>	
<b>Leased Land:</b>		
<b>Type:</b>	Grazing Lease ("GRL")	
<b>Legal Description:</b>	NE-34-69-20-W5TH, NW-34-69-20-W5TH & NW-2-70-20-W5TH (480 Acres Total)	
<b>Municipal District:</b>	Municipal District of Greenview No. 16	
<b>Effective Date:</b>	January 1, 2015	
<b>Term:</b>	10 Years	
<b>Expiry Date:</b>	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
<b>Grazing Capacity</b>		
<b>Animal Unit Month ("AUM"):</b>	50	
<b>Annual Rental:</b>	\$161.70	
	*Note- the rate fluctuates from year to year	
<b>Surface Leases:</b>	\$14,320.00 total	
	See Page 3 for detailed summary of lease revenue	
<b>Rangeland Agrologist:</b>	James Hedges	
	Direct Line: (780) 538-8028	
	Cell: (780) 882 5219	
	Email: james.hedges@gov.ab.ca	

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## SUMMARY ON LEASES

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### NE-35-69-20-W5TH

ENERCAPITA ENERGY LTD. (Lease dated January 2, 1981/ S0383)	\$4,125.00
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### 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
<b>GRAND TOTAL</b>	<b><u>\$14,320.00</u></b>

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.