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# LAND AUCTION

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**AUCTION OF GRAZING LEASE RIGHTS PLS210012  
ON ALBERTA PUBLIC LANDS  
BIDDER REQUIREMENTS AND GENERAL INFORMATION**

Location of Auction: CLHBid.com – Online Auction  
Date of Auction: May 8, 2023  
Time: 9:30 am

Legal Description and Location: Near the Village of Rycroft in Saddle Hills County and the Municipal District of Spirit River No. 133, namely:

NW ¼ s.18-077-06-W6M  
SW ¼ s.19-077-06-W6M  
NE ¼ s.13-077-07-W6M  
SE ¼ s.24-077-07-W6M

Enbloc, being approximately 258.5 hectares or 639 acres for 188 AUMs.

Forestry Parks and Tourism reserves the right to withdraw all or any portion of the lands from the auction, or to include any other lands therein.

## **AUCTION REQUIREMENTS**

No bid may be withdrawn at anytime before or after the director has accepted a bid.

This is a one time bid for the grazing lease rights to the land for the term as specified above, and is over and above the regular rental, fees and taxes when applicable. The amount bid is payable for the current season only.

The successful bidder will be required to sign a declaration attesting to age and citizenship, as well as, provide the full payment of the amount bid plus \$50.00 administration fee plus GST payable by bank draft or cheque to the **Government of Alberta**, at the auction, or the land will immediately be offered again. No further bonus will be required during the term of the disposition.

The grazing lease will be issued to the successful bidder only in the name(s) listed on the auction declaration form. Changes will not be accepted.

Forestry Parks and Tourism reserves the right to reject any bid, and the highest or any bid will not necessarily be accepted. No bid is accepted and no disposition of a parcel is final until the director has, in writing, approved and accepted a bid, notwithstanding any other statements, discussion, apparent acceptance or decision concerning the bid before, at, or after the bid. The fact that the highest bidder may have paid the balance of or any part of the price as required herein, does not mean his bid is accepted, and does not oblige the director to accept his bid.

## **TERMS AND CONDITIONS OF GRAZING LEASE AUCTION**

**DISPOSITION OF THIS LAND IS SUBJECT TO A MINIMUM RESERVE BONUS BID OF \$5,000.00 PLUS GST.**

Bidders must be 18 years of age or older, and Canadian citizens or permanent residents of Canada.

Employees of the Government of Alberta may not bid unless it is done in compliance with Section 24 of the *Public Service Act* and Article 4.4 of the Code of Conduct for the Public Service.

Anyone submitting a bid on behalf of an association or corporation must ensure that the organization is eligible in accordance with the regulations and provide evidence of the status of the organization. The successful bidder must provide a list of the shareholders in the corporation showing names, addresses, citizenship and number of shares held by each shareholder.

If the successful bidder is an agent representing another party, an original written consent (proxy) must be presented to Forestry Parks and Tourism prior to the commencement of the auction, and in any event, before completing the auction declaration form.

The successful bidder will be required to sign an auction declaration attesting to age and citizenship, as well as provide payment of the deposit (20% of the amount bid, additional charges and GST) **payable by bank draft, money order or wire transfer to Carter, Lock & Horrigan (CLH Law) within 48 hours** of the conclusion of the auction or the land will be offered to the next highest successful bidder. No further bonus will be required during the term of the disposition.

The successful bidder will be required to pay the balance of the purchase price, additional charges and GST (the "Cash Difference") by way of bank draft, money order or wire transfer to CLH Law, on or before June 12, 2023. Should the successful bidder fail to pay the Cash Difference, the Deposit will not be refunded and the Province will offer the Land to the next high bidder

The successful bidder will be required to sign a grazing lease, effective date to be determined following the auction, for 10 years, and is responsible for payment of a \$125.00 application mapping fee, annual lease rental and annual municipal taxes when applicable.

The grazing lease will be issued to the successful bidder only in the name(s) listed on the auction declaration form. Changes will not be accepted.

### **GENERAL LEASE INFORMATION**

The disposition will be subject to the Public Lands Administration Regulation and must be grazed by livestock solely belonging to the successful bidder. Livestock, as defined in the *Public Lands Act* (i.e. cattle, horses and sheep), may be grazed on the leased land. Fences must be adequate to confine livestock to the disposition lands.

The total area of public land leased by a disposition holder should not exceed an area sufficient to graze 600 animal units for a calendar year (7,200 AUMs).

Access to the land under disposition is not included as part of the disposition. The disposition holder will be responsible for ensuring that access to the land under disposition is available, and suitable for the disposition holder's needs.

Normal fencing and utilization requirements will apply, and no range improvement, including fence line clearing, are to be undertaken on the disposition land unless prior written authorization has been obtained from the District Rangeland Agrologist. Also, please note that some areas may have very limited development potential. The department makes no warranties as to the fitness or condition of the existing fence (if any).

More information regarding **Operating standards for Alberta's Public Land grazing dispositions** can be found online at: <https://open.alberta.ca/publications/9781460143698>.

For information on adjusting your stocking to maintaining healthy rangelands, please review the online brochure, **Grazing Management Adjustments for Healthy Rangelands** at: <https://open.alberta.ca/publications/9780778570103>.

You are required to submit annual Stock Return Forms online via the RSAP program. More information about accessing RSAP and submitting stock return forms can be found online at <https://www.alberta.ca/online-stock-return-forms.aspx>.

The *Line Fence Act* applies and arrangements with the adjoining landowners and/or former occupant(s) regarding the use or purchase of any perimeter fences is the responsibility of the successful bidder.

The successful bidder is responsible for payment of any outstanding debts he/she owes to Alberta Forestry Parks and Tourism (or its predecessors).

Should the successful bidder fail to complete the agreement within 30 days of the contract being forwarded for signature, the bonus bid amount will be forfeited and the disposition cancelled. Should the successful bidder fail to submit any requested payment, the lease will not be issued. Should the successful bidder fail to submit any requested rental payment within 30 days of the lease being issued, the bonus bid amount will be forfeited and the disposition cancelled.

### **LEASE CONDITIONS**

The acquisition of a disposition on these public lands does not convey the right to graze bison. In order to graze bison on these public lands, additional written authorization from Forestry Parks and Tourism is required.

All water, mineral clay, silt, sand, gravel, topsoil and peat (surface materials) on the said land are expressly excepted from this disposition.

The Crown in right of Alberta, its employees, agents and contractors shall have the right to enter upon the said lands with Departmental approval, without compensation to the disposition holder, to explore for surface materials on the said lands.

The holders of any exploration approval under the *Public Lands Act* and *Mines and Minerals Act* are to be allowed access for the purpose of conducting an exploration program in accordance with the approval granted by Forestry, Parks and Tourism or Environment and Protected Areas or Alberta Energy.

This is a one time bid for the grazing lease rights to the land for the term as specified above, and is over and above the regular rental, fees and taxes when applicable.

Annual rent is due April 1 of every year for grazing dispositions; annual rent for grazing associations is due July 1 of every year. Rental amounts are calculated pursuant to the Public Lands Fees, Rents and Other Amounts Payable Order – Ministerial Order 01/2020 available online at <https://open.alberta.ca/publications/aep-ministerial-order-01-2020>.

**NOTES:**

There are prior disposition holders on the leased premises. The successful bidder has use of the leased premises subject to the rights of the prior disposition holder's right to enter and use the land for the purpose granted under these prior dispositions (oil, gas, pipeline, powerline, and trapping activity). The Crown, and not the successful bidder will receive the revenue from these prior dispositions.

There is a perimeter fence on this lease that is in poor condition and will require repairs to contain livestock. There is a dugout on the south end of the lease and a water source on the north end of the lease. The north field requires rejuvenation.

As there is forest cover, the successful bidder may be required to enter into a Timber Grazing Agreement in the future.

Legal access is not assured. Bidders are advised to confirm access arrangements in advance of the auction.