

BIDDING REQUIREMENTS AND SUMMARY

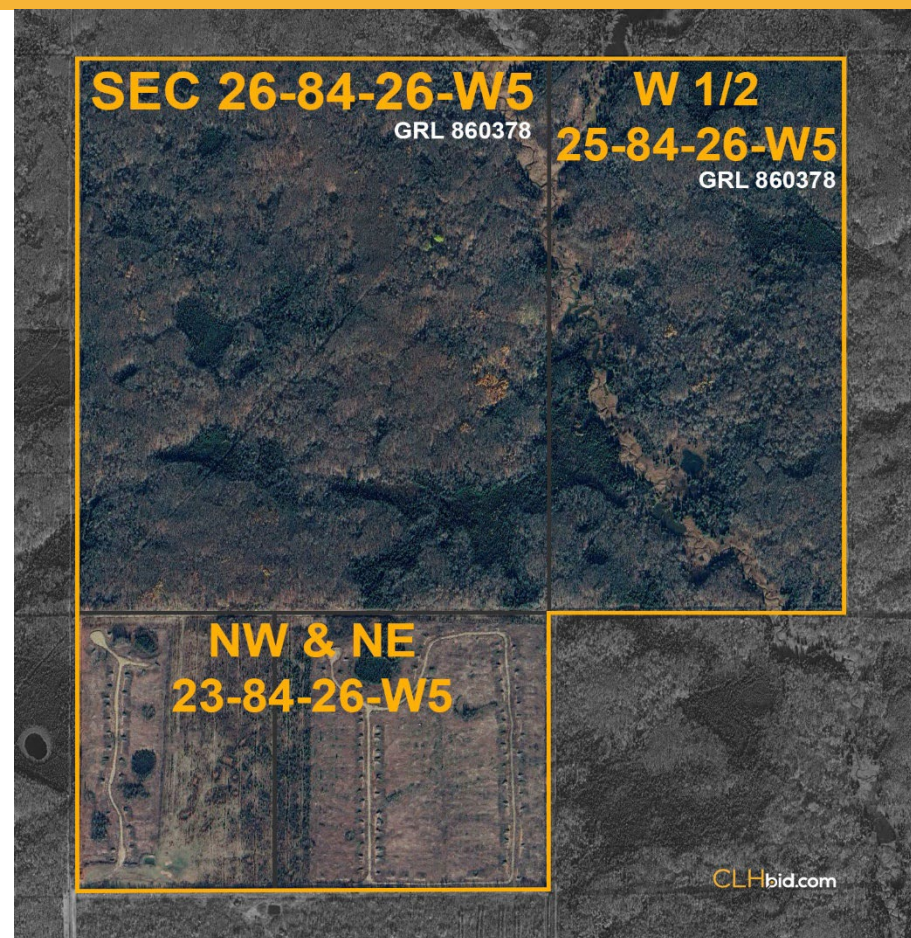
PASTURE! PASTURE!

SALE INFORMATION:

Sale Date: November 29, 2023
Start/ End Time: 9:00 AM MST- 10:00 AM MST
Starting Bid: \$190,000.00
Bidding Increments: \$5,000.00

DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Offer to Purchase
- Grazing Lease Agreement for GRL 860378
- [Application for Assignment of Agriculture Dispositions](#)
- Operating Standards for Alberta's Public Land Grazing Dispositions
- Grazing Management Adjustments for Healthy Rangelands
- Land Title Certificates (for N ½ 23-84-26-W5TH)



GENERAL INFORMATION**DEEDED LAND:**

Legal Description: NE-23-84-26-W5TH (160 Acres) and NW-23-84-26-W5TH (96 Acres)

LEASED LAND:

Type: Grazing Lease ("GRL")
Disposition Number: GRL-860378
Legal Description: W ½ -25-84-26-W5TH & Section 26-84-26-W5TH
Total Acres: 832.40 Acres
Municipal District: County of Northern Lights
Link to Google Maps: [N 1/2 23-84-26-W5 & GRL GRL860378](#)
Effective Date: April 1, 2020
Term: 10 Years
Expiry Date: March 31, 2030
Grazing Capacity Animal Unit Month ("AUM"): 135

Annual Rental: \$436.59
 *Note- the rate fluctuates from year to year

Fence: Full perimeter fencing in place as well as cross-fencing between the Grazing Lease and the Deeded Land

Water Source: There are several water sources available to help put pounds on your livestock, including the dugout on the deeded half-section, as well as the creek that runs the full length of the Grazing Lease, complete with several beaver dams to contain the water

Rangeland Agrologist: Trevor Floreani
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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. E. & O.E.