

## BIDDING REQUIREMENTS AND SUMMARY FOR HARD GRASS COUNTRY

### SALE INFORMATION:

Sale Date:	June 1, 2023
Start/ End Time:	9:00 AM MDT- 11:00 AM MDT
Starting Bid:	\$190,000.00
Bidding Increments:	\$5,000.00

### ADDITIONAL COST TO BE PAID BY THE HIGH BIDDER:

Premium payable to CLHbid	1.25% of the Purchase Price plus Goods and Services Tax ("GST")
Assignment Fee on Agricultural Lease	Assignment fees will be equal to one years rent for each lease

### DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Offer to Purchase Grazing Rights
- Application for Agricultural Lease and Grazing Application
- Assignment of Lease
- Assignor's Application for Assignment of Agricultural Lease

*\*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.*

### ELIGIBILITY ON AGRICULTURAL LEASE ASSIGNMENT

Applicants for agricultural lease or grazing allocation must:

1. Be at least 18 years of age;
2. Actively manage the leased lands for agricultural purposes;
3. Meet all requirements set out under The Saskatchewan Farm Security Act;
4. Have legal access to the leased land or written agreements for crossing any adjacent lands;
5. Have any existing accounts with the ministry in an acceptable status;
6. Complete the required application form and submit any supporting documentation that the ministry requests; and
7. In the case of a grazing or hay lease, have or will obtain a Premises Identification Number.

## GENERAL INFORMATION FOR PARCEL 1:

<b>Deeded Land:</b>	NW-35-03-09-W3 (161.18 Acres total)
<b>Agriculture Lease No. 0104846</b>	
<b>Legal Description:</b>	N ½ 25-3-9-W3, SW 35-3-9-W3 & S ½ 36-3-9-W3 (799.21 Acres total)
<b>Access:</b>	RM Road on the north and west perimeter of the NW & SW of 35 – fenced alley from the SE corner of NW-35 to the grazing lease section. Unimproved road from the north RM road south to the NE corner of the SE-36.
<b>Effective Date:</b>	January 1, 2023
<b>Term:</b>	33 Years
<b>Expiry Date:</b>	December 31, 2055
<b>Animal Unit Month (“AUM”)</b>	276.52
<b>Annual Rental:</b>	\$2,261.96 per annum *please note rates may fluctuate
<b>Fence:</b>	Perimeter fenced
<b>Water Source:</b>	Dugout on the NW-35-3-9-W3 and water dam on the west side of SW-36-3-9-W3
<b>Permits:</b>	There is an active Permit to Conduct Geophysical Operations for helium exploration in favor of Terrasine Resources Ltd. We have been advised the following in connection with the said Permit:

*“Generally, I can say that geophysical operations are temporary in nature and do not have a long-term presence. Revenue projections are impossible to predict due to a number of factors, but it should be communicated not as a yearly or regular revenue generating activity. The data we collect, on behalf of our clients, helps determine the location and viability of future development. If the results of our testing are not what is expected future development plans are scrapped. As we collect data in this area, our subsurface knowledge gets more defined and steers future activity in a direction where positive results are found. We are not involved in the future resource development plans, only in the collection of subsurface data. Any drilling, wellsite or pipeline development is not part of our scope of activities.*

*Most of our operations occur in the winter, especially in this part of the province. A permit is a short-term surface access agreement only, and generally expires at the end of each winter season. The data collected during the winter usually takes 3-6 months to process and interpret which will determine where we go in the next seismic winter season. It is too early to determine exactly where, or if, our operations will be next year.*

*On another note, we have been active in this area for the past 4 winter seasons. We have more than 300 permits this year alone and used about 83% of them for our operations. The remaining went un-used due to a number of factors and is typical of our operations where program (or portions of) is cancelled during the execution of the program. I assume that interest in the lands would be from local landowners that we have likely spoken with over the last few years and are familiar with geophysical operations.”*

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.