# SALE DETAILS FOR
# WILDCAT HIGH COUNTRY

## SALE INFORMATION:

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|---|---|
| **Sale Date:** | April 27, 2027 |
| **Start/ End Time:** | 9:00 AM CST- 10:00 AM ABT |
| **Bidding Increments:** | $ 10,000.00 |
| **En Bloc Start Time:** | 15 minutes after the close of the first round |
| **En Bloc Starting Bid:** | $ 155,000.00 |

## DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Offer to Purchase for Parcel 1-5 and the En Bloc
- Title & Registered Documents for Parcel 1-2 & 4-5
- Title, Registered Documents & Grazing Lease Agreement for Parcel 3
- Application for Assignment of Agricultural Dispositions
- En Bloc Bidding Requirements

## PARCEL 1

- ***DEEDED LAND:***

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|---|---|
| **Legal Description:** | NW-32-26-5-W5TH |
| **# of Acres:** | 162.95 |

**Summary on Parcel 1:**

Parcel 1 is the home quarter. Made up of 163 acres and lovingly built over the years, this quarter is anchored by a ranch style bungalow; a home built for ranching, raising a family, and an escape from the bustle of the city. With archetypal wood finishings and cedar shake roof, this ranch headquarters is ready for the next family to make their memories.

It is rare to find a barn of this calibre. Insulated and cedar lined, this (size of barn) barn was the center of all the action for the training program. It was thoughtfully built with (include # of box stalls) rolling-door box stalls, cement alleys, a wash rack, a tack room, an office, and fans to keep the air moving. There will never be a need for concern during the cold winter months, simply turn up the heat so the animals and their caretakers are comfortable in every season. The (size of arena) heated riding arena is setup perfectly for training horses and colts. With good sand footing, amply lighting, and just like the barn, turn on the heat and eliminate the worries about mother nature. This yard site was setup by ranchers for ranchers: steel corrals thought out for cattle and horses and automatic waterers and swing gates in the right locations. The water has maintained horse and cattle operations for decades for the current owners, and the new owners will enjoy the same security.

With a perfectly manicured lawn and stunning 360-degree views of Alberta's iconic foothills, the picturesque and meticulous yard carries the unmistakable charm of the series Heartland. This turnkey Parcel is ready for a new family to build memories.

**Starting Bid:** $ 790,000.00

## PARCEL 2

- ***DEEDED LAND:***

**Legal Description:** W 1/2 8-27-5-W5TH
**# of Acres:** 313.903
**Surface Lease:**

**CANLIN ENERGY CORPORATION (S006035)** **$ 5,000.00**
Right of Entry dated May 6, 1969

**CANLIN ENERGY CORPORATION (S006062)** **$ 6,000.00**
Surface Lease dated July 21, 1999
**Please note this wellsite has a suspended status. We did check with Canlin Energy Corporation if there were plans for reclamation and were advised that "this well and pipeline have not yet been abandoned".*

**Summary on Parcel 2:** Parcel 2 consists of 314 acres, and access is available from Beaupre Creek Road to the west. Located 9.5 miles NW of Cochrane, and 5 miles north of Hwy 1A, Parcel 2 includes significant Surface Lease Revenue. With some fencing in place, this half-section offers a mixture of mature trees and open pasture and is ready to turn the cows loose. This half-section proffers the perfect balance between open acres and mature foothill's trees to build a country estate. Enjoy ample space to create your own country retreat, located just 45 minutes from Calgary's West District and only 1 hour and fifteen minutes from Sunshine Village for a day on the slopes.

**Starting Bid:** $ 750,000.00

## PARCEL 3

- ***DEEDED LAND:***

**Legal Description:** SW-5-27-5-W5TH
**# of Acres:** 165.05
**Surface Lease:**

**CANLIN ENERGY CORPORATION. (S006020)** **$ 4,500.00**
Surface Lease dated June 18, 2015
**Rental Anniversary Date is April 6th*

**CANLIN ENERGY CORPORATION. (S005941)** **$ 3,000.00**
Surface Lease dated December 1, 1982

**CANLIN ENERGY CORPORATION. (S005982)** **$ 3,800.00**
Surface Lease dated February 8, 1996
**Please note a Reclamation Certificate is expected in the near future*

**TM MOBILE INC.** **$ 300.00**
Access Agreement dated February 23, 2004
**Please note there was an existing Access Agreement with the anniversary date being May 1st (last annual rental was paid May 1, 2026). All future rental payments will be paid under the replacement Access Agreement dated February 23, 2004.*

- ***GRAZING LEASE:***

**Disposition Number:** GRL-33499
**Leased Land:** N 1/2 & SE 6-27-5-W5TH
**Total # of Leased Acres:** 466.67 Acres
**Effective Date:** January 1, 2026
**Term:** 10 Years
**Expiry Date:** December 31, 2035
**Animal Unit Month ("AUM"):** 93
**2026 Rental:** $979.64 but the amount can be subject to change/increase
**Consent of Occupant:**

**CANLIN ENERGY CORPORATION. (S005993A)** **$ 800.00**
Board Order Dated March 6, 1961

**CANLIN ENERGY CORPORATION. (S006100A)** **$ 1,600.00**
Consent of Occupant dated June 27, 1966

**CANLIN ENERGY CORPORATION. (S006116)** **$ 5,000.00**
Consent of Occupant dated November 29, 1982

**TM MOBILE INC.** **$786.50**
Road Access Agreement dated February 23, 2023
with the Commencment Date being May 1, 2024

**Summary on Parcel 3:** Parcel 3 sits at the centre of the ranch and consists of 165 deeded acres, as well as a 467-acre Grazing Lease with 93 AUMs, and Surface Lease Revenue. Accessible from Twp Rd 670, which dissects the deeded acres, this Parcel includes Surface Lease Revenue.

Parcel 3 combines rolling topography with elevated viewpoints, creating a remarkable sense of privacy and seclusion in the foothills. From the western highpoint, views extend towards Ghost Lake and the Rocky Mountains, while the downward slopes to the east offer natural shelter from the prevailing westerly winds, offering an idyllic spot to build a quiet retreat. The spring water piped to the poly water tank on the deeded quarter is a game changer for water. This Parcel will take care of its next rancher with a solid foundation, the good, high-elevation hard grass, reliable water, and natural shelter. If you are seeking a weekend escape from the City, a retreat here would feel like a postcard of the Alberta Foothills, surrounded by rolling terrain and big sky country, this is a place where silence carries weight and actions speak louder than words.

**Note:** Please note we did check with the Alberta Forestry and Parks to see if the high bidder will be able to graze in 2027. We were advised that "if the paperwork is completed and submitted promptly, [they are] confident the [high bidder] would be able to graze by end of summer/early fall at the latest."

**Starting Bid:** $ 575,000.00

## PARCEL 4

- ***DEEDED LAND:***

**Legal Description:** NW-31-26-5-W5TH
**# of Acres:** 162.8

**Summary on Parcel 4:** Parcel 4 comprises 163 acres and is located on the SW corner of the ranch. Accessible from the west on Range Road 60, this quarter has fencing in place and is a combination of open pasture and mature trees. With the south facing sun on this Parcel, the grass will benefit from an early head start in the spring. The quiet, county road leading to the quarter sees minimal traffic, while a set of older wooden corrals assist with gathering and handling livestock in the fall.

**Starting Bid:** $ 500,000.00

## PARCEL 5

- ***DEEDED LAND:***

**Legal Description:** NW-9-28-4-W5TH
**# of Acres:** 101.37
**Surface Leases:**

| | |
|---|---|
| **ALTALINK MANAGEMENT LTD. (S17288 (418L))** | **$249.00** |
| Amending Agreement dated December 1, 1987 | |
| **NGTL GP LTD. (2-482-152A)** | **$ 6,165.00** |
| Agreement Dates January 22, 1960 | |
| **Next Rental to be paid on June 30, 2027* | |

**NGTL GP LTD. (2-482-152A.02)** **$ 2,640.00**
Grant of Right-of-Way dated March 22, 1994
**Next Rental to be paid on June 30, 2027*

**TAYLOR PROCESSING INC.** **$ 345.00**
Right of Way Agreement dated August 12, 2009
*Paid by AltaGas Harmattan Gas Processing*

**Summary on Parcel 5:** Located 11.5 miles north of Cochrane, and less than 2 miles west of the Cowboy Trail (Hwy 22), Parcel 5 is an outlier on the ranch. Made up of 101 acres, this Parcel includes acres of open pasture, fencing, and Surface Lease Revenue. This Parcel deserves a closer look from families who dream of building that country home with enough space for a few 4H steers, horses, and plenty of space leftover to explore on the ATV. Neighboring landowners should also take note as Parcel 5 is located approximately 30 minutes from Parcels 1 – 4.

**Starting Bid:** $ 200,000.00

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.