SALE DETAILS FOR
THE CATTLE CROSSING

SALE INFORMATION:

Sale Date: April 13, 2027
Start/ End Time: 9:00 AM MDT- 10:00 AM MDT

DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Offer to Purchase for Parcel 1 and 2
- Land Title & Registered Documents for Parcel 2
- Land Title, Registered Documents & Lease Agreement for Parcel 1
- Application for Assignment of Agricultural Dispositions

PARCEL 1

- ***DEEDED LAND:***

Legal Description: NE-13-83-5-W6TH
# of Acres: 158.23
Surface Leases: **CANADIAN NATURAL RESOURCES LIMITED** **$ 3,700.00**
Alberta Surface Rights Board Order dated August 4, 2000
*Please note this well has an abandoned status. Canadian Natural Resources Limited advised that "this site has had reclamation work done and is now with [their] site closure team [and] are working on getting vegetation to grow. Site is within 2-5 yrs of rec cert application."
SAND HILLS DIV CORP. LTD. **$ 6,350.00**
Alberta Surface Lease Agreement dated August 3, 2006
*Please note this well has a suspended status. Sand Hills Div Corp Ltd. advised that "currently [they] have no plans for reclamation on [this] site."

- ***GRAZING LEASE:***

Disposition Number: GRL-970010
Leased Land: PT OF SE-13-83-5-W6TH
Total # of Leased Acres: 63.12
Effective Date: April 1, 2017
Term: 10 Years
Expiry Date: May 31, 2027
Animal Unit Month ("AUM"): 13
2026 Rental: $95.14

Consent of Occupant:	**KELT EXPLORATION LTD.**	**$2,000.00**
	Consent of Occupant dated May 17, 2006	
	*Please note this well has an abandoned status. Kelt Exploration Ltd. advised that "[the] site[is] currently undergoing assessment, and certification is not expected for another couple of years."	
Summary on Parcel 1:	Parcel 1, the home quarter, consists of 158 deeded acres and a 63-acre Grazing Lease. An established yard site provides the foundation for a truly turnkey livestock operation. The pasture has been rotationally grazed and is fully fenced and cross fenced with ten paddocks. Five dugouts ensure that there will never be a short supply of water. Fully set up to support future livestock operations, Parcel 1 includes a cattle scale enclosed in its own building, Pearson squeeze chute, High-hog vet gate, working corrals, two large feed pens, thirty-nine steel gates, two Ritchie automatic waterers, five granaries, and one x 110-volt electric fencer. The adjacent Grazing Lease is fully fenced and includes a dugout. The yard site also features a two-bedroom, one-bathroom house, including all the appliances and 3 security cameras, a 36'x24' shop, a 48'x24' open front machine shed, a 24'x24' double-car garage, a barn, tool shed, greenhouse and berry orchard.	
Starting Bid:	$450,000.00	
Bidding Increment:	$10,000.00	

PARCEL 2

- ***DEEDED LAND:***

Legal Description:	SE-24-83-5-W6TH	
# of Acres:	146.17	
Surface Leases:	**CANADIAN NATURAL RESOURCES LIMITED**	**$ 3,770.00**
	Alberta Surface Lease Agreement dated September 27, 2005	
	*Please note this well has an abandoned status. Tamarack Valley Energy Ltd. advised that "there are not any plans to do work in that area for the next few years".	
	KELT EXPLORATION LTD.	**$ 4,000.00**
	Alberta Surface Lease Agreement dated May 10, 2006	
	*Please note this well has an abandoned status. Kelt Exploration Ltd. advised that "[the] site[is] currently undergoing assessment, and certification is not expected for another couple of years."	
Summary on Parcel 2:	Parcel 2 comprises 146 acres of productive, seeded pasture and hay land. The quarter has perimeter fencing and has been cross fenced with 11 paddocks and offers plenty of access to water. Two x 12-volt electric fencers complete with two solar panels are also included. To bolster annual revenue there is income generated from Surface Lease Revenue.	
Starting Bid:	$250,000.00	
Bidding Increment:	$5,000.00	

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.