

BIDDING REQUIREMENTS AND SUMMARY FOR ACRES OF PEDIGREE

SALE INFORMATION:

Sale Date:	March 8, 2023
Start/ End Time:	9:00 AM MST- 12:45 PM MST

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:

Deeded Land:	S ½ 34-26-28-W3 (319.55 Acres total)
Agriculture Lease No. 444110	
Legal Description:	SE-8-23-27-W3, SW-8-23-27-W3, NE-16-23-27-W3, SE-21-23-27-W3, SW-28-26-28-W3, SE-33-26-28-W3, NE-21-26-28-W3 & NW-21-26-28 W3 (705.2 Acres total)
Access:	S 1/2 34-26-28-W3 (no road access on SW) , SE & SW 9-23-27-W3 , NE-16-23-27-W3 , SE-21-23-27-W3 (NO ACCESS EXCEPT THRU NE-16) , SW-28-26-28-W3 , SE-33-26-28-W3 & N 1/2 21-26-28-W3
Effective Date:	January 1, 2018
Term:	26 Years
Expiry Date:	December 31, 2043
Animal Unit Month ("AUM")	250.95
Annual Rental	\$1,641.66
Permits:	No permits associated to this land
Special Lease:	Special Lease No. 480445 Cash Rent paid to the Minister: \$10.00 paid on or before December 1 st in each successive year SE-8-23-27-W3 containing 0.1500 Acres with Terry D. Motz as Co-Lessee
Agriculture Lease No. 287351	
Legal Description:	W ½ 8-23-27-W3 (18.5 Acres total)
Access:	W 1/2 8-23-27-W3
Effective Date:	January 1, 2009
Term:	33 Years
Expiry Date:	December 31, 2041
Animal Unit Month ("AUM")	10.18
Annual Rental	\$174.78
Permits:	No permits associated to this land
Agriculture Lease No. 251158	
Legal Description:	E ½ 8-23-27-W3 (32.6 Acres total)
Access:	E 1/2 8-23-27-W3
Effective Date:	January 1, 2008
Term:	33
Expiry Date:	December 31, 2040
Animal Unit Month ("AUM")	21.19
Annual Rental	\$364.00
Permits:	No Permits associated to this land
Agriculture Lease No. 372874	
Legal Description:	W ½ 4-28-25-W3 (322 Acres total)
Access:	W 1/2 4-28-25-W3 (access from S) & SW-1-27-28-W3 EXT 2/Blk/Par A Plan 101674616 Ext 1 & Blk/Par C Plan DA400 Ext 0 (access from S)

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Effective Date:	January 1, 2016
Term:	33
Expiry Date:	December 31, 2048
Animal Unit Month ("AUM")	112.70
Annual Rental	\$967.98
Permits:	No Permits associated to this land
Additional Notes:	<ul style="list-style-type: none"> • The home half is 50 acres cultivated (with barley in 2022), 35 acres of improved pasture and the balance is native grass. • The permitter is fenced with some cross fencing. • N ½ 21 on the east side has water. • 2 story farmhouse with no basement, single bay garage, metal clad roof, brick and siding exterior. The house is a 6 bedroom, 2.5 bathrooms with a music/ kids room. This house also includes a wood fireplace and the current appliances. <i>Please note the Modular Home on the land does not form part of the sale.</i> • Water for the ranch and house all come from one source- an artisan well that is 8 feet deep (that has not changed in decades) and always has water. The water system is plumbed to a holding tank building comprised of 2 1700 black poly water tanks. There is a 10-gallon pump at the well and 20-gallon pump in the water shed with soft start- this system has provided water for 500 cows for many years. • Both power service and natural gas is available throughout the ranch. • Hay lease provided 600 large round bales to the ranch in 2022 (comprised of two cuts of hay). • Grazing Lease No. 372874 has 100 acres of improved pasture on the south end and a large dugout in the center. • Buildings and Chattels include the following: <ul style="list-style-type: none"> ○ 60x40ft hip roof barn with concrete floor, tack room, upstairs with retractable stairs and 8 pens. In 2016 the coop put a new complete metal exterior. ○ 80x35ft steel Quonset with 2 14x16ft overhead doors at each end. This building is the shop and has the south half heated (with in floor heat) and the balance is cold storage. ○ 14x4 ring 1200 bushel grain bin with wood floor, 2 Behlen 5760 bushel grain bins on cement, 800 bushel hopper bin, 6 leg hopper (used as a chop bin), Mix Mill feed mixer (comes with a hammer mill) and mineral blender. Please note the older bins will remain with the land as well. ○ 50X100ft older metal clad building (which covers the cattle handling system) with radiant heaters overtop of the squeeze. ○ 7 automatic stock waters. ○ 2 cameras that link back to the house for the cattle which link to a TV (<i>TV not included</i>) in the house for watching at calving time.

The high bidder will have the option to purchase, for an additional \$20,000, the High Hog cattle handling system in the metal clad shed comprised of a head gate, adjustable S alleys with cat walks, scale, crowding tub, all pens in building, maternity pen in barn and irrigation water pump.

GENERAL INFORMATION FOR PARCEL 2:

- Deeded Land:** N ½ 27-26-28-W3 (319.09 Acres total)
- Annual Lease Revenue:** Lease with Prospera Energy Inc. \$3,300.00
(Surface Lease dated January 26, 2005 and assigned on June 21, 2018)
**Please note Prospera Energy Inc. is currently behind on payments. We have been advised that payment will be issued by the end of February to clear up the account. Should the account be in arrears at the time of closing, there will not be an adjustment for same.*
- Additional Notes:**
- 80 acres cultivated (with barley in 2022) and the balance is improved pasture. This half was farmed years back.
 - This land is fenced and tire water in the middle of the section with solar for power to run the well pump. This water station provided water for both parcel 2 & 3. *Please note we have requested that a Joint Well Use Easement be prepared / registered on title. The website will be updated with same in due course.*

GENERAL INFORMATION FOR PARCEL 3:

- Deeded Land:** S ½ 27-26-28-W3 (318.95 Acres total)
- Additional Notes:**
- Improved pasture. This half was farmed years back.
 - This land is fenced and utilizes the same water system as Parcel 2. *Please note we have requested that a Joint Well Use Easement be prepared / registered on title. The website will be updated with same in due course.*

GENERAL INFORMATION FOR PARCEL 4:

- Deeded Land:** N ½ 26-26-28-W3 (318.47 Acres total)
- Additional Notes:**
- 90 acres cultivated (with barley in 2022), 80 acres of improved pasture and the balance native.
 - There is a free flowing well on the west side by the ditch and a small dugout on the east side.
 - This land is fenced.

GENERAL INFORMATION FOR PARCEL 5:

- Deeded Land:** NW-35-26-28-W3 (158.35 Acres)
- Additional Notes:**
- All native grass with fencing surrounding all but the south side.
 - There is no water on this land.

GENERAL INFORMATION FOR PARCEL 6:

- Deeded Land:** BLK/ PAR A Plan 101674616 EXT 1, BLK/ PAR C Plan DA400 EXT 0 & SW-1-27-28-W3 EXT 2 (138.64 Acres total)
- Additional Notes:**
- There is a bottom fed dugout, fences and is native grass.

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GENERAL INFORMATION FOR PARCEL 7:

Deeded Land:	S ½ 30-27-27-W3 (322.02 Acres total)
Agriculture Lease No. 470376	
Legal Description:	NW-20-27-27-W3, NE-30-27-27-W3 & W ½ 33-27-27-W3 (598.080 Acres total)
Access:	S 1/2-30-27-27-W3 (no access to SW by road) , NW-20-27-27-W3 , NE-30-27-27-W3 & W 1/2 33-27-27-W3 (access from the N)
Effective Date:	January 1, 2019
Term:	33 Years
Expiry Date:	December 31, 2051
Animal Unit Month ("AUM")	164.26
Annual Rental	\$987.56
Permits:	No permits associated to this land
Additional Notes:	<ul style="list-style-type: none"> • On the deeded land there is 120 improved acres, balance native with a small dugout in the center, dugout/water dam on the west side. In addition to this, the land is fenced. • SE lease ¼ has dugout on the SE corner. The lease half section has dugout.

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.