

SUMMARY SHEET FOR NEXT LEVEL INVESTOR

SALE INFORMATION:

Sale Date:	June 26, 2025
Start/ End Time:	10:00 AM MDT- 11:00 AM MDT
Starting Bid:	\$2,300,000.00
Bidding Increments:	\$10,000.00

DOCUMENTS TO REVIEW PRIOR TO BIDDING:

-Bidding Requirements	-Information on Disposition of a <i>Range Act</i> Agreement
-Offer to Purchase	-Report of a Disposition of a <i>Range Act</i> Agreement
-Grazing Lease Agreement for No. 345626	-Range Use Plan for Licence Agreement No. RAN076881
-Information on Acquiring a Grazing Lease	-Range Act
-Grazing Lease Assignment Application	-Water Licence Information
-Grazing Lease Code of Practice for British Columbia	-Water Licence Invoices
-Grazing Licence Agreement No. RAN076881	-Notification of Water Licence Name Change/ Address Change/ Transfer

DEEDED LAND:

➤ PID:	013-211-366
Legal Description:	DISTRICT LOT 296 LILLOOET DISTRICT
# of Acres:	156.96
Agriculture Land Reserve ("ALR"):	YES- <i>Mostly in the ALR</i>
Water Licence:	Please See Water Licence Information sheet
Property Taxes (2024 Levy):	\$191.26
➤ PID:	013-211-374
Legal Description:	DISTRICT LOT 297 LILLOOET DISTRICT
# of Acres:	50
Agriculture Land Reserve ("ALR"):	YES - <i>100% in the ALR</i>
Water Licence:	Please See Water Licence Information sheet
Property Taxes (2024 Levy):	\$87.64

- **PID:** 013-211-391
Legal Description: DISTRICT LOT 298 LILLOOET DISTRICT
of Acres: 49.5
Agriculture Land Reserve ("ALR"): YES- *Mostly in the ALR*
Water Licence: Please See Water Licence Information sheet
Property Taxes (2024 Levy): \$83.27

- **PID:** 013-211-404
Legal Description: DISTRICT LOT 299 LILLOOET DISTRICT
of Acres: 160
Agriculture Land Reserve ("ALR"): YES -*100% in the ALR*
Water Licence: Please See Water Licence Information sheet
Property Taxes (2024 Levy): \$142.44

- **PID:** 013-198-271
Legal Description: DISTRICT LOT 2973 LILLOOET DISTRICT
of Acres: 630.91
Agriculture Land Reserve ("ALR"): YES- *Mostly in the ALR*
Property Taxes (2024 Levy): \$67.90

- **PID:** 013-198-858
Legal Description: DISTRICT LOT 2981 LILLOOET DISTRICT
of Acres: 160
Agriculture Land Reserve ("ALR"): YES -*100% in the ALR*
Water Licence: Please See Water Licence Information sheet
Property Taxes (2024 Levy): \$22.44

- **PID:** 013-198-882
Legal Description: DISTRICT LOT 2982 LILLOOET DISTRICT
of Acres: 80
Agriculture Land Reserve ("ALR"): YES -*100% in the ALR*
Water Licence: Please See Water Licence Information sheet
Property Taxes (2024 Levy): \$16.04

- **PID:** 013-198-904
Legal Description: DISTRICT LOT 2984 LILLOOET DISTRICT
of Acres: 37.79
Census Metropolitan Area: NO
Agriculture Land Reserve ("ALR"): YES- *Mostly in the ALR*
Water Licence: Please See Water Licence Information sheet
Property Taxes (2024 Levy): \$1,048.62

- **PID:** 013-391-437
Legal Description: DISTRICT LOT 4687 LILLOOET DISTRICT
of Acres: 162
Agriculture Land Reserve ("ALR"): YES- *Mostly in the ALR*
Water Licence: Please See Water Licence Information sheet
Property Taxes (2024 Levy): \$162.74

- **PID:** 013-391-445
Legal Description: DISTRICT LOT 4689 LILLOOET DISTRICT
of Acres: 88
Agriculture Land Reserve ("ALR"): YES- *A small portion is in the ALR*
Water Licence: Please See Water Licence Information sheet
Property Taxes (2024 Levy): \$18.32

- **PID:** 013-392-867
Legal Description: DISTRICT LOT 4946 LILLOOET DISTRICT404
of Acres: 131
Agriculture Land Reserve ("ALR"): YES- *Half in the ALR*
Water Licence: Please See Water Licence Information sheet
Property Taxes (2024 Levy): \$28.14

TOTAL DEEDED ACRES= 1,706.16

Summary on Next Level Investor:

- Location: Slok Creek Road, Lillooet, BC
- North end: 121°53'26.77"W 50°55'21.16"N South end: 121°52'55.30"W 50°52'44.90"N 1690 foot elevation
- The Blueridge Ranch is located almost due west of the Diamond S Ranch, on the opposite, or west side of the Fraser River

- BC Assessment authority indicates that the fronting road is called Slok Creek Road, but it is also known as West Fraser Road
- The ranch is located approximately 40 km north of Lillooet and is accessed with a narrow gravel forestry road that runs along the west side of the Fraser River and continues as a public road further north to Big Bar, at Big Bar Ferry crossing, approximately 23 miles due north
- 1,706.16 acres gross & 470 acres of hay field
- The land consists of undulating various hay fields with direct access to the various fields from Slok Creek Road
- Well water and hydro at the main ranch house
- 2000 sq. ft. Panabode style house with a steel clad roof and electric and wood heat. The house is in good condition
- The various hay fields are complete with 4 pivots of approximately 1200 to 1300 feet in length
- The irrigation system is in good working condition

NOTES:

Please note all deeded land is not within the Statistics Canada's definitions of Census Metropolitan Area (CMA) or Census Agglomeration (CA).³⁴. If you would like to double check if Prohibition applies on the Residential Properties, please visit the following link: [Prohibition on the Purchase of Residential Property by Non-Canadians Act | CMHC \(cmhc-schl.gc.ca\)](https://cmhc-schl.gc.ca)

If you would like to view the land affected by the Agriculture Land Reserve ("ALR"), please visit the following link: [ArcGIS Web Application](#)

GRAZING LEASE

➤ Disposition No.:	345626
Legal Description:	District Lot 2975 Lillooet District, District Lot 2976 Lillooet District & District Lot 4688 Lillooet District
Total Hectares/ Acres:	235.12 Hectares/ 580.99 Acres
Commencement Date:	June 24, 2006
Term:	"The term of this Agreement commences on the Commencement Date and terminates on the 20 th anniversary of that date, or such earlier date provided for in this Agreement and despite any other provision of this Agreement"
Grazing Capacity	80
Animal Unit Month ("AUM"):	
Annual Rental:	\$850.00
Property Taxes (2024 Levy):	\$55.48 total
Special Conditions:	Eligibility requirements must be met for a grazing lease to be assigned (Please refer back to Grazing Lease Assignment Application for more information)
Associated Private Properties:	Please see the Management Plan to the Grazing Lease Agreement
Range Agrologist:	Valerie Valentine-Phone: (250) 371-3777/ Email: Valerie.Valentine@gov.bc.ca

GRAZING LICENCE

➤ Disposition No.:	RAN076881
Agreement Area:	Please see Exhibit "A" to the Grazing Licence Agreement
Total Acres:	8,879.05 Hectares/ 21,940.62 Acres
Effective Date:	January 1, 2020
Term:	25 Years
Expiry Date:	December 31, 2044
Grant of Rights:	The Agreement Holder may graze livestock
Grazing Capacity	
Animal Unit Month ("AUM"):	1,064
Special Conditions:	Please see the Exhibit "B" to the Grazing Licence Agreement
Associated Land:	Please see the Exhibit "C" to the Grazing Licence Agreement
Annual Rental:	Each year the Crown range rents and fees are calculated based on Section 15 and 16 of the Range Act Range Regulation . 2025 Crown range rents and fees are posted here , an annual fee for licence or permit of \$25 is also included when billing.
Range Officer:	Cara Haywood-Farmer- Phone: (778) 661-0602/ Email: Cara.Haywood-Farmer@gov.bc.ca
Notes:	The new Agreement Holder will need to prepare and maintain a Range Use Plan or Range Stewardship Plan as required under Section 32 of the <i>Forest and Range Practices Act</i>

"The license was in a non-use agreement due to the McKay Creek wildfire. It is [our] understanding that perimeter fences still have not been replaced and the license will be given another directed non-use. This will be non-billable as was 2024. Non-uses do not transfer directly to a new owner, so once the sale is complete the ministry will need to issue a new directed non-use agreement to the new owner. That being said, in the spirit of transparency, cattle are unlikely to be authorized on the grazing area for at least 2025 and 2026 pending construction and consultation." For further information on this, please contact the Range Officer.

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.

WATER LICENCE INFORMATION FOR NEXT LEVEL INVESTOR

LICENCE NUMBER	LICENCE TYPE	PRIORITY DATE	STATUS CHANGED DATE	POD USES	WATERSHED	APPURTENANCY	SOURCE NAME	PRECINCT	PARCEL IDENTIFIER (PID)	ANNUAL INVOICE (2024)
C015513	Surface water	1-May-42	26-Jul-91	PD48045 03B - Irrigation: Private @ 462555 m3/year Flag: M Rediversion: N, PD48046 03B - Irrigation: Private @ 462555 m3/year Flag: M Rediversion: N	BBAR - Upper Fraser River	125 AC OF L 299 & 2981 LILLOOET DIST	SO8515 - McKay Creek	02JAshcroft / Pavilion	013211404 & 13198858	\$414.17
C015514	Surface water	1-May-42	26-Jul-91	PD48045 03B - Irrigation: Private @ 185022 m3/year Flag: M Rediversion: N, PD48046 03B - Irrigation: Private @ 185022 m3/year Flag: M Rediversion: N	BBAR - Upper Fraser River	30 AC OF L 2982 LILLOOET DIST	SO8515 - McKay Creek	02JAshcroft / Pavilion	13198882	\$157.27
C027281	Surface water	1-Jun-61	26-Jul-91	PD48047 01A - Domestic @ 4.54609 m3/day Flag: T Rediversion: N, PD48047 03B - Irrigation: Private @ 55506.6 m3/year Flag: T Rediversion: N	BBAR - Upper Fraser River	15 AC OF L 4946 LILLOOET DIST	SO8515 - McKay Creek	02JAshcroft / Pavilion	13392867	\$121.00
C028112	Surface water	8-Dec-69	26-Jul-91	PD47993 03B - Irrigation: Private @ 170220.24 m3/year Flag: T Rediversion: N	BBAR - Upper Fraser River	46 AC OF L 297 LILLOOET DIST	SO8485 - Slok creek	02JAshcroft / Pavilion	13211374	\$144.69

C028932	Surface water	10-Apr-63	26-Jul-91	PD48052 01A - Domestic @ 4.54609 m3/day Flag: T Rediversion: N	BBAR - Upper Fraser River	L 299 LILLOOET DIST	SO8520 - Johnston Spring	02JAshcroft / Pavilion	13211404	\$50.00
C028935	Surface water	11-May-63	26-Jul-91	PD48045 08A - Stream Storage: Non-Power @ 98678.4 m3/year Flag: T Rediversion: N	BBAR - Upper Fraser River	STOR FOR C 15513 & 15514 MCKAY CR	SO8515 - McKay Creek	02JAshcroft / Pavilion	013198882, 013211404 & 13198858	\$25.00
C028936	Surface water	1-Apr-63	26-Jul-91	PD48049 03B - Irrigation: Private @ 647577 m3/year Flag: T Rediversion: N	BBAR - Upper Fraser River	175 AC OF L 296, 2975, 2976, 4687 & 4689 LILLOOET DIST	SO8515 - McKay Creek	02JAshcroft / Pavilion	013211366, 013391437 & 13391445	\$571.44
C031896	Surface water	10-Jun-65	26-Jul-91	PD48059 03B - Irrigation: Private @ 111013.2 m3/year Flag: T Rediversion: N	BBAR - Upper Fraser River	30 AC OF L 2981 LILLOOET DIST	SO8526 - Farrar Creek	02JAshcroft / Pavilion	13198858	\$115.36
C036435	Surface water	8-Dec-69	26-Jul-91	PD47993 03B - Irrigation: Private @ 296035.2 m3/year Flag: T Rediversion: N	BBAR - Upper Fraser River	80 AC OF L 296 LILLOOET DIST	SO8485 - Slok creek	02JAshcroft / Pavilion	13211366	\$251.63
C036436	Surface water	8-Dec-69	26-Jul-91	PD47993 03B - Irrigation: Private @ 240528.6 m3/year Flag: T Rediversion: N	BBAR - Upper Fraser River	65 AC OF L 297, 298 & 2984 LILLOOET DIST	SO8485 - Slok creek	02JAshcroft / Pavilion	013211374, 013211391 & 13198904	\$204.45
C109589	Surface water	14-Dec-22	22-Jan-96	PD47993 03B - Irrigation: Private @ 86343.6 m3/year Flag: T Rediversion: N	BBAR - Upper Fraser River	23.33 ACS OF DL 298 AND DL 2984 LILLOOET DISTRICT	SO8485 - Slok creek	02JAshcroft / Pavilion	013211391 & 13198904	\$98.05
TOTAL=										\$2,153.06

NOTE- Should you require further information (including a copy of the PLAT Map(s) and Water Licence(s)), please use the [Water Licence Search tool](#).