

## BIDDING REQUIREMENTS AND SUMMARY FOR CATTLE GRAZER 006

### SALE INFORMATION:

<b>Sale Date:</b>	May 8, 2023
<b>Start/ End Time:</b>	9:30 AM MDT- 10:30 AM MDT
<b>Starting Bid:</b>	\$5,000.00
<b>Bidding Increments:</b>	\$2,500.00

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

<b>Premium payable to CLHbid</b>	1.25% of the Purchase Price plus Goods and Services Tax ("GST")
<b>Mapping Fee payable to the Government of Alberta</b>	\$125 (GST not applicable)

### DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Agricultural Disposition Auction Declaration for PLS210012
- Grazing Lease Agreement
- Auction Declaration
- GST Indemnity and Declaration
- \*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.*
- Grazing Timber Agreement (Example)
- Operating Standards for Alberta's Public Land Grazing Dispositions
- Grazing Management Adjustments for Healthy Rangelands
- Steps To Complete Transaction Once Online Tender Closed



### GENERAL INFORMATION:

<b>Type:</b>	Grazing Lease ("GRL")
<b>Legal Description:</b>	NW-18-77-6-W6M, SW-19 -77-6-W6M, NE-13-77-7-W6M & SE-24-77-7-W6M
<b>Total Acres:</b>	640 +/-
<b>Municipal District:</b>	Municipal District of Spirit River No. 133 and Saddle Hills County
<b>Nearest Urban Centre or Similar Identifier:</b>	Near the Village of Rycroft
<b>Zoning:</b>	Crown Land

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**Link to Municipal Development Plan:**

Saddle Hills County:

<https://www.saddlehills.ab.ca/en/invest-and-build/guiding-documents.aspx>

Spirit River No. 133:

<https://www.mdspiritrivier.ab.ca/services/planning-and-development/>

**Nearest Municipal Road Access:**

Municipal Road to the SW corner of the NW-18-77-6-W6M

**Effective Date:**

*To be determined*

**Term:**

10 Years

**Expiry Date:**

*To be determined*

**Grazing Capacity Animal Unit Month ("AUM"):**

188

**Services:**

N/A

**Improvements:**

There is a perimeter fence that is in poor condition. It requires repairs in order to contain livestock. There is a dugout on the south end of the lease and a water source on the north end of the lease. There are a couple of small creeks in the NW and SE quarter. No rangeland improvements are permitted without the prior written authorization of the district Rangeland Agrologist. The north field will require rejuvenation.

**Dominant Soil Type Relative To Suitable Uses:**

Orthic Gray Luvisol

**Water and Mineral Rights:**

Not Included

**Annual Rental:**

\$579.04 (188 AUM x \$3.08)

*\*Please note the rate fluctuates year to year*

**Rangeland Agrologist:**

Jessica Carlyon

Phone No.: (780) 833-4228

Email: [Jessica.Carlyon@gov.ab.ca](mailto:Jessica.Carlyon@gov.ab.ca)

*Please reference # PLS210012*

**Team Lead:**

Debbie Stover

Phone No.: 780-538-8022

Email: [Debbie.Stover@gov.ab.ca](mailto:Debbie.Stover@gov.ab.ca)

*Please reference # PLS210012*

**NOTES:**

- As there is some forest cover, this GRL could be subject to a Timber Grazing Agreement at some point in the future.
- Existing dispositions associated with the Parcel will continue to occupy a portion, of the Parcel, following the sale. Please note the revenue from these pre-existing dispositions will continue to go to the Crown. Please see page 3 for more information on the existing dispositions.
- The Public may view the Parcel without permission from the Rangeland Agrologist. Should an interested party wish to do a soil analysis, permission must be requested from the Rangeland Agrologist or Team Lead.

**EXISTING DISPOSITIONS:**

DISPOSITION NO.	TYPE	AREA (AC)	COMMENT
EZE160063	Above Ground Powerline	.65	Atco Electric Ltd.
MSL131606	Wellsite	4.82	Tourmaline Oil Corp.
PLA140307	Pipeline ROW	6.83	Tourmaline Oil Corp.
PLA220427	Pipeline	4.48	Tourmaline Oil Corp.
RTF227189	Temp. work space	.04	Tourmaline Oil Corp.
RTF227192	Log Deck	.44	Tourmaline Oil Corp.
RTF227194	Temp. work space	.04	Tourmaline Oil Corp.
LOC981238	Access Road	.96	Ovintiv Canada ULC
MSL981657	Wellsite	2.72	Ovintiv Canada ULC
RTF227190	Temp. work space	.04	Tourmaline Oil Corp.
RTF227191	Temp. work space	.04	Tourmaline Oil Corp.
RTF227193	Temp. work space	.44	Tourmaline Oil Corp.
RTF227195	Temp. work space	.04	Tourmaline Oil Corp.
RTF227196	Temp. work space	.04	Tourmaline Oil Corp.
RTF227197	Temp. work space	.04	Tourmaline Oil Corp.
PLA130713	Pipeline	6.53	Tourmaline Oil Corp.
TPA1854	Trapping		Expires June 30, 2023

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.