

BIDDING REQUIREMENTS AND SUMMARY FOR SMOKY RIVER RANCH

SALE INFORMATION:

Sale Date: October 26, 2023
Start/ End Time: 9:00 AM MDT- 10:00 AM MDT
Bidding Increments: \$10,000.00

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")

DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Application for General Assignment of Disposition
- Statutory Declaration (Company or Individual as the case may be)
- *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.*
- Operating Standards for Alberta's Public Land Grazing Dispositions
- Grazing Management Adjustments for Healthy Rangelands
- Grazing Lease Agreement No. GRL-39556
- Offer to Purchase for Parcel 1-7 + En Bloc



GENERAL INFORMATION:

PARCEL 1:
 Legal Description: NW-9-67-22-W5 (161 Acres)
 Starting Bid: \$180,000.00

PARCEL 2:
 Legal Description: W ½ 15-67-22-W5 (256.76 Acres Total)
 Leave Revenue: \$3,000.00
**Please see page 3 for detailed information*
 Starting Bid: \$300,000.00

PARCEL 3:
 Legal Description: SE-15-67-22-W5 (158.85 Acres)
 Starting Bid: \$160,000.00

PARCEL 4:	
Legal Description:	NE-16-67-22-W5 (161 Acres)
Starting Bid:	\$160,000.00
PARCEL 5:	
Legal Description:	S 1/2 22-67-22-W5 (295.08 Acres Total)
Leave Revenue:	\$825.00
	<i>*Please see page 3 for detailed information</i>
Starting Bid:	\$340,000.00
PARCEL 6:	
Legal Description:	W 1/2 23-67-22-W5 (322 Acres Total)
Starting Bid:	\$300,000.00
PARCEL 7:	
Type:	Grazing Lease
Disposition Number:	GRL-39556
Legal Description:	NE-12-67-22-W5TH, SECTION 13-67-22-W5TH, N ½ & SE-14-67-22-W5TH, E ½-23-67-22-W5TH, SECTION 24-67-22-W5TH, W ½ 25-67-22-W5TH, E 1/2 -26-67-22-W5TH & SE-35-67-22-W5TH (2,227.20 Acres Total)
Municipal District:	Municipal District of Greenview No. 16
Directions:	5.62 miles NW of Little Smoky
Effective Date:	July 1, 2022
Term:	10 Years
Expiry Date:	June 30, 2032
Grazing Capacity	449
Animal Unit Month ("AUM"):	
Annual Rental:	\$1,452.07
	<i>*Note- the rate fluctuates from year to year</i>
Fencing:	Perimeter fencing (no cross fencing) in decent shape
Water Source:	Lots of natural water (springs, creeks and river)
Rangeland Agrologist:	James Hedges Phone: (780) 538 8028 Email: james.hedges@gov.ab.ca
Starting Bid:	\$160,000.00

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.

SUMMARY ON LEASES

LESSEE	LEASE DATE	LAND DESCRIPTION	RENTAL AMOUNT
PARCEL 2			
PARAMOUNT RESOURCES LTD.	May 27, 2006	NW-15-67-22-W5TH (LINC NO. 0010 231 611)	\$ 2,500.00
PARAMOUNT RESOURCES LTD.	May 27, 2006	Temporary Land Use Agreement with the Municipal District of Greenview No. 16 for an undeveloped road allowance	<u>\$500.00</u>
SUBTOTAL FOR PARCEL 2			\$3,000.00
PARCEL 4			
PARAMOUNT RESOURCES LTD.	May 27, 2006	SW-22-67-22-W5TH (LINC NO. 0032 540 990)	\$ 825.00
TOTAL REVENUE			\$ 3,825.00

***NOTE- The reason for the two leases is because the wellsite straddles the boundary between NW-15-67-22-W5TH and SW-22-67-22-W5TH. The wellsite has been abandoned and there is no surface structures at this location. The Surface Lease and Temporary Land Use documents only remain active for reclamation purposes only.**

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