

## SUMMARY SHEET FOR FORTY MILE RAINMAKER

### SALE INFORMATION:

**Sale Date:** October 7, 2025  
**Start/ End Time:** 9:00 AM MDT- 10:00 AM MDT  
**Bidding Increments:** \$10,000.00

### DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Bidding Requirements
- Offer to Purchase (for Parcels 1-4)

### PARCEL 1

**Starting Bid:** \$1,400,000.00  
**Legal Description:** PLAN 8410324 BLOCK 1 (ATS: E ½ 36-11-11-W4)  
**# of Acres:** 212  
**Property Taxes (2025 Levy):** \$681.91  
**Irrigation Notice (2025 Levy):** \$4,504.50  
**Surface Leases:**

Operator:	Alphabow Energy Ltd.
Tribunal File No.:	RCR2024.4681
Date of Original Agreement:	May 21, 1999
Compensation Rate:	\$278.00
Operator:	Alphabow Energy Ltd.
Tribunal File No.:	RCR2024.4437
Date of Original Agreement:	May 21, 1999
Compensation Rate:	\$3,722.00
Operator:	Alphabow Energy Ltd.
Tribunal File No.:	RC2024.1190
Date of Original Agreement:	May 8, 2003
Compensation Rate:	\$2,400.00

*\*Please note if the Operator misses subsequent payments, you must submit an application form. This streamlined process is faster than submitting a first-year application. The preferred method for submitting recovery of compensation applications is through the Surface Rights E-Filing Portal available on the [Tribunal's website](#).*

### Additional Notes:

- The yard site features power, natural gas, a cistern, a septic tank, a septic field, three (3) grain bins (one (1) Westeel bin and two (2) Sakundiak bins (with one on aeration)) with a total of 14,000 +/- bushel grain storage. There is also natural gas and a dugout for livestock located in the northeastern corner.
- 6-tower Zimmatic pivot with low pressure drop nozzles, utilizing single-phase power located at the yard site
- 130 Acres under irrigation supplied via the St. Mary River Irrigation District ("SMRID") underground, filtered, pressurized pipeline system
- The eastern 90 acres of irrigated land are in crop and are Class 1 soil according to the Canada Land Inventory map. These acres offer potential for a wide array of cropping options, including potatoes. In the past, the entire irrigated area has been cropped. The western portion of the Parcel is in grass
- 30 Acres +/- on the north & 10 Acres +/- on the south is dryland farmland
- 50 Acres +/- on the west is still in native pasture
- This Parcel offers up natural isolation from adjoining crops
- Due to the geography of this Parcel, the perimeter fences on the west side and northwest corner do not follow the legal boundaries
- Aggregate testing along the westerly perimeter of the Parcel may be permitted on terms agreed to in advance with CLHbid.com
- The cross fence, bridges, pumping unit & natural gas pump (by the dugout) do not form part of the sale

### PARCEL 2

Starting Bid:	\$2,500,000.00	
Legal Description:	SW-5-12-10-W4TH	
# of Acres:	160	
Property Taxes (2025 Levy):	\$738.32	
Irrigation Notice (2025 Levy):	\$4,573.80	
Surface Leases:	Operator:	Alphabow Energy Ltd.
	Tribunal File No.:	RCR2024.4179
	Date of Original Agreement:	September 20, 2002
	Compensation Rate:	\$2,454.00

*\*Please note if the Operator misses subsequent payments, you must submit an application form. This streamlined process is faster than submitting a first-year application. The preferred method for submitting recovery of compensation applications is through the Surface Rights E-Filing Portal available on the [Tribunal's website](#).*

### Additional Notes:

- This Parcel includes a Reinke 7 tower pivot with low pressure drop nozzles, utilizing three-phase power. Power is currently sourced from the quarter to the east however the Owner is making arrangements, at the Owners expense, for the installation of a separate EQUS service ensuring Parcel 2 will have its own designated service for the 2026 crop year
- 132 Acres under irrigation supplied via the SMRID underground, pressurized pipeline system
- This Parcel is corner-to-corner Class 1 CLI soil and was seeded to potatoes in the past

- There is a shallow water well in the southwest corner of the parcel
- The pivot panel is not included in the sale, however, there may be an option for high bidders to purchase same

### PARCEL 3

<b>Starting Bid:</b>	\$1,900,000.00
<b>Legal Description:</b>	SW-14-12-10-W4TH
<b># of Acres:</b>	159.04
<b>Property Taxes (2025 Levy):</b>	\$529.60
<b>Irrigation Notice (2025 Levy):</b>	\$4,504.50
<b>Surface Leases:</b>	Operator: Alhabow Energy Ltd./ Signalta Resources Limited
	Tribunal File No.: RCR2024.4682
	Date of Original Agreement: October 7, 2002
	Compensation Rate: \$2,762.00

*\*Please note if the Operator misses subsequent payments, you must submit an application form. This streamlined process is faster than submitting a first-year application. The preferred method for submitting recovery of compensation applications is through the Surface Rights E-Filing Portal available on the [Tribunal's website](#).*

#### Additional Notes:

- This property includes a Reinke 7 tower pivot with low pressure drop nozzles. The three-phase power is supplied by a 60 hp booster pump. This Parcel also includes natural gas on the pump site in the southeast corner
- 130 Acres under irrigation supplied via the SMRID with pressurized pipeline
- The irrigated land is predominantly Class 1 CLI soil, which again allows for the widest array of cropping options including potatoes
- 30 Acres +/- dryland in the corners
- This Parcel has perimeter fence
- The pivot panel is not included in the sale, however, there may be an option for high bidder to purchase same

### PARCEL 4

<b>Starting Bid:</b>	\$390,000.00
<b>Legal Description:</b>	NW-14-12-10-W4
<b># of Acres:</b>	160
<b>Property Taxes (2025 Levy):</b>	\$292.70
<b>Additional Notes:</b>	<ul style="list-style-type: none"> <li>• This property includes a perimeter fence, corrals and a dugout</li> <li>• 160 Acres of dryland seeded down to a tame grass mix of brome and crested wheat grass</li> <li>• This Parcel was all cropped previously</li> </ul>

**\*NOTE-** All irrigated quarters have produced alfalfa hay and other specialty crops as well as cereal crops in proper rotation to maximize each years production.

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.