

SUMMARY SHEET FOR THE JURA RANCH

SALE INFORMATION:

Sale Date:	September 25, 2025
Start/ End Time:	9:00 AM PDT- 10:00 AM PDT
Starting Bid:	\$4,290,000.00
Bidding Increments:	\$25,000.00

DOCUMENTS TO REVIEW PRIOR TO BIDDING:

-Bidding Requirements	-Range Use Plan for Licence Agreement No. RAN076779
-Offer to Purchase	- Range Act
-Livestock and Equipment Options	-Water Licence Information
-Grazing Licence Agreement No. RAN076779	-Water Licence Invoices
-Information on Disposition of a <i>Range Act</i> Agreement	- Notification of Water Licence Name Change/ Address Change/ Transfer
-Report of a Disposition of a <i>Range Act</i> Agreement	

DEEDED LAND:

➤ PID:	011-616-385
Civic Address:	975 Princeton-Summerland Rd, Princeton, British Columbia, V0X 1W0
Legal Description:	DISTRICT LOT 42 KAMLOOPS (FORMERLY YALE) DIVISION YALE DISTRICT EXCEPT: (1) PARCEL A (PLAN A142) (2) PLANS 21790, H17663, KAP81635 AND KAP91523
# of Acres:	2,624.992
Agriculture Land Reserve ("ALR"):	Yes (100% in the ALR)
Census Metropolitan Areas ("CMA")	<i>"This address is not within Statistics Canada's definitions of Census Metropolitan Area (CMA) or Census Agglomeration (CA)."</i>
Property Taxes (2024 Levy):	\$1,620.33
Annual Water Licence Invoice (2024 Levy):	\$478.89
Water Licence:	Please See Water Licence Information sheet
NOTES:	Please note the 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 Property, please visit the following link: Prohibition on the Purchase of Residential Property by Non-Canadians Act CMHC (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 LICENCE

➤ Disposition No.:	RAN076779
Agreement Area:	Please see Exhibit "A" to the Grazing Licence Agreement
Total Hectares/ Acres:	32,808.9807 Hectares/ 81,072.76 Acres
Effective Date:	January 1, 2016
Term:	25 Years
Expiry Date:	December 31, 2040
Grant of Rights:	The Agreement Holder may graze livestock
Grazing Capacity	1,589
Animal Unit Month ("AUM"):	
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 and an annual fee for licence or permit of \$25 is also included when billing.
Range Agrologist:	Please note the December 2024 invoice was \$7,300.69. Davis Spencer, P. Ag. Ministry of Forests Cascades Natural Resource District Phone: (250) 378-0580/ Email: davis.spencer@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>

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 THE JURA RANCH

LICENCE NUMBER	LICENCE TYPE	PRIORITY DATE	STATUS CHANGED DATE	PURPOSE USE	QUANTITY	UNITS	QUANTITY FLAG	WATERSHED	SOURCE NAME
501160	Groundwater	2019-02-19	6/3/2019	Livestock & Animal	4105	m3/year	T	SIML - Summers Creek	Princeton Unconsolidated
501161	Groundwater	2018-09-04	6/25/2019	Livestock & Animal	4105	m3/year	T	SIML - Summers Creek	1024
502047	Groundwater	2006-08-31	3/31/2020	Livestock & Animal	1130	m3/year	T	SIML - Summers Creek	1024
C118579	Surface water	1944-09-25	7/14/2004	Irrigation: Private	116563.86	m3/year	M	SIML - Summers Creek	Gladys Lakes
C118579	Surface water	1944-09-25	7/14/2004	Irrigation: Private	116563.86	m3/year	M	SIML - Summers Creek	Separation Lakes (Upper)
C118579	Surface water	1944-09-25	7/14/2004	Irrigation: Private	116563.86	m3/year	M	SIML - Summers Creek	Gould Lake
C118579	Surface water	1944-09-25	7/14/2004	Livestock & Animal: Stockwatering	4.54609	m3/day	M	SIML - Summers Creek	Deer Valley Creek
C118579	Surface water	1944-09-25	7/14/2004	Livestock & Animal: Stockwatering	4.54609	m3/day	M	SIML - Summers Creek	Gladys Lakes
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C129860	Surface water	1955-01-04	4/17/2013	Irrigation: Private	123300	m3/year	T	SIML - Summers Creek	Allison Creek
C129861	Surface water	1959-02-18	4/17/2013	Irrigation: Private	30840	m3/year	M	SIML - Siwash Creek	Trehearne Lakes
C129861	Surface water	1959-02-18	4/17/2013	Irrigation: Private	30840	m3/year	M	SIML - Siwash Creek	Trehearne Lakes

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](#).