

SUMMARY SHEET FOR HAT CREEK RANCH COLLECTION

SALE INFORMATION:

Sale Date:	October 1, 2024
Start/ End Time:	9:00 AM PDT and ending at 10:00 AM PDT
Starting Bid:	\$5,900,000.00
Bidding Increments:	\$25,000.00

DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Bidding Requirements
- Offer to Purchase
- Grazing Lease Agreement for No. 850035, 345373, 345374, 344270, 344647 & 344646
- [Information on Acquiring a Grazing Lease](#)
- Grazing Lease Assignment Application
- Grazing Lease Code of Practice for British Columbia
- Grazing Licence Agreement No. RAN077604, RAN077673 & RAN077257
- Information on Disposition of a *Range Act* Agreement
- Report of a Disposition of a *Range Act* Agreement
- Range Use Plan for Licence Agreement No. RAN077604, RAN077673 & RAN077257
- [Range Act](#)
- Agricultural Lease Agreement
- Water Licence Information (*Page 15 & 16 of this document*)
- Water Licence Invoices
- [Notification of Water Licence Name Change/ Address Change/ Transfer](#)

DEEDED LAND:

➤ PID:	005-042-470
Legal Description:	LOT A DISTRICT LOT 1072 AND OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 26689
# of Acres:	161.7
Property Information:	Yard #1: Two story log house on the hill which consists of 2 bedrooms, 3 bathrooms, a TV room (not finished) and a cold room. The house includes Geothermal heating, an airtight wood heater, water well, septic pump out, power, fridge and stove



The log barn with steel roof has a bathroom, full sitting room with bar, TV and baseboard heating

The Second home is rancher home with 4 bedrooms, 3 bathrooms (1 of which is an ensuite), an airtight wood heater, fridge, stove, washer, dryer, and heat exchanger

Water Licence:

Please See Water Licence Information sheet on Page 15 & 16

- **PID:** 013-566-270
- Legal Description:** THAT PART OF LEGAL SUBDIVISION 9 SECTION 31 WHICH ARE NOT CONTAINED WITHIN THE LIMITS OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
- # of Acres:** 152 *(Please note PID 013-566-270, 013-566-300, 013-566-318 & 013-566-377 all share the same assessment and have a combined number of Acres listed)*

Property Information:

Vacant

Water Licence:

Please See Water Licence Information sheet on Page 15 & 16

- **PID:** 013-566-300
- Legal Description:** THAT PART OF LEGAL SUBDIVISION 10 SECTION 31 WHICH ARE NOT CONTAINED WITHIN THE LIMITS OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
- # of Acres:** 152 *(Please note PID 013-566-270, 013-566-300, 013-566-318 & 013-566-377 all share the same assessment and have a combined number of Acres listed)*

Property Information:

Vacant

Water Licence:

Please See Water Licence Information sheet on Page 15 & 16

- **PID:** 013-566-318
- Legal Description:** THAT PART OF LEGAL SUBDIVISION 16 SECTION 31 WHICH ARE NOT CONTAINED WITHIN THE LIMITS OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
- # of Acres:** 152 *(Please note PID 013-566-270, 013-566-300, 013-566-318 & 013-566-377 all share the same assessment and have a combined number of Acres listed)*

Property Information:

Yard #2:

1912 vintage 5 bedroom, 2 bathroom ranch house, renovated in 1996 with an airtight wood heater, septic pump out, propane forced air, heat exchanger, fridge, stove, freezer, washer and dryer

The Second house is an early 1960's home with 3 bedrooms, 1 bathroom, fridge, stove, washer, dryer and baseboard heater

The Property also includes a 2-stall barn with guest sleeping cabin, Quonset, 60X200 cold storage building, hopper feed grain bin and an artesian water well

Water Licence: Please See Water Licence Information sheet on Page 15 & 16

- **PID:** 013-566-377
- Legal Description:** LEGAL SUBDIVISION 11 OF SECTION 31 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOS DIVISION YALE DISTRICT
- # of Acres:** 152 *(Please note PID 013-566-270, 013-566-300, 013-566-318 & 013-566-377 all share the same assessment and have a combined number of Acres listed)*
- Property Information:** Vacant
- Water Licence:** Please See Water Licence Information sheet on Page 15 & 16

- **PID:** 014-161-184
- Legal Description:** LEGAL SUBDIVISION 12 OF SECTION 31 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
- # of Acres:** 40.1
- Property Information:** Vacant

- **PID:** 014-161-231
- Legal Description:** LEGAL SUBDIVISION 13 OF SECTION 31 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
- # of Acres:** 40.1
- Property Information:** Vacant

- **PID:** 014-161-249
- Legal Description:** LEGAL SUBDIVISION 4 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT THE EASTERLY 5 CHAINS THEREOF
- # of Acres:** 30
- Property Information:** Vacant

- **PID:** 014-161-257
- Legal Description:** LEGAL SUBDIVISION 5 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT THE EASTERLY 5 CHAINS THEREOF
- # of Acres:** 30
- Property Information:** Vacant

- **PID:** 014-161-265
Legal Description: LEGAL SUBDIVISION 14 OF SECTION 31 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 40.1
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-161-273
Legal Description: THAT PART OF LEGAL SUBDIVISION 15 OF SECTION 31 LYING WEST OF THE WESTERN LIMIT OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 7.925
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-162-008
Legal Description: LEGAL SUBDIVISION 3 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 40
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-162-016
Legal Description: LEGAL SUBDIVISION 6 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 40
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-162-024
Legal Description: THAT PART OF LEGAL SUBDIVISION 2 OF SECTION 6 LYING WEST OF THE WESTERN LIMIT OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 8.097
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16

- **PID:** 014-162-032
Legal Description: THAT PART OF LEGAL SUBDIVISION 7 OF SECTION 6 LYING WEST OF THE WESTERN LIMIT OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 7.7
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-162-067
Legal Description: THE EASTERLY 5 CHAINS OF LEGAL SUBDIVISION 4 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 10
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-162-075
Legal Description: THE EASTERLY 5 CHAINS OF LEGAL SUBDIVISION 5 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 10
Property Information: Vacant
- **PID:** 014-162-105
Legal Description: THAT PART OF LEGAL SUBDIVISION 10 OF SECTION 6 NOT CONTAINED WITHIN THE LIMITS OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 9.4
Property Information: Vacant
- **PID:** 010-367-381
Legal Description: THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 29 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 80
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16

- **PID:** 010-367-420
Legal Description: THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 29 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 80
Property Information: There is a shed and other outbuildings located on this Property
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 010-367-497
Legal Description: THE NORTH EAST 1/4 OF SECTION 30 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 160
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 010-367-543
Legal Description: THE NORTH EAST 1/4 OF SECTION 18 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 160
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-646-048
Legal Description: THE NORTH EAST 1/4 OF SECTION 19 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 160
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-646-064
Legal Description: THE NORTH WEST 1/4 OF SECTION 17 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 160
Property Information: Vacant

- **PID:** 014-646-072
Legal Description: THE SOUTH EAST 1/4 OF SECTION 19 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 160
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-646-099
Legal Description: THE SOUTH WEST 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 160
Property Information: Vacant
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-646-129
Legal Description: THE SOUTH EAST 1/4 OF SECTION 31 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 160
Property Information: [Yard #3:](#)
Twin Creeks yard which consists of a rancher home with 2 bedroom, 2 bathroom, airtight wood heater, and propane heat

The guest log cabin includes 1 bedroom, 1 bathroom, an airtight wood heater and baseboard heater

The Property also includes a 2 story art/music studio, barn, shelter, seasonal cabin, power and septic pump out
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 014-646-102
Legal Description: THE NORTH WEST 1/4 OF SECTION 29 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 160
Property Information: There is a barn located on this Property
Water Licence: Please See Water Licence Information sheet on Page 15 & 16

- **PID:** 014-646-111
Legal Description: THE SOUTH EAST 1/4 OF SECTION 30 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 160
Property Information: **Yard #4** (Includes Properties from PID 010-367-284 & 010-367-314):
 88 Ranch (Ranch Headquarters)- 2 story house with 3 bedrooms, 2 bathrooms, an airtight wood heater, propane forced air furnace, washer, dryer, fridge and stove. The main yard includes working corrals, calving barn, 60x100 timber frame shop with developed upstairs (office/storage)

 The 2 story bunk house includes an airtight wood heater, propane forced air and fireplace

 The 2 story house consists of 4 bedrooms, 3 bathrooms, an airtight wood heater, propane forced air furnace, fridge and stove
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 010-367-284
Legal Description: THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 80
Property Information: Please see Property Information on PID 014-646-111 as the Properties from PID 010-367-284 & 010-367-314 have been combined
Water Licence: Please See Water Licence Information sheet on Page 15 & 16
- **PID:** 010-367-314
Legal Description: THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 29 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT
of Acres: 80
Property Information: Please see Property Information on PID 014-646-111 as the Properties from PID 010-367-284 & 010-367-314 have been combined
Water Licence: Please See Water Licence Information sheet on Page 15 & 16

TOTAL DEEDED ACRES= 2,387.122

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 \(cmhc-schl.gc.ca\)](http://cmhc-schl.gc.ca)

GRAZING LEASES

- **Disposition No.:** 345373. *Please note 853357 is DTID, Lease No. is 345373*
- Legal Description:** That part of the North 1/2 of Section 32, Township 19, Range 26, West of the Sixth Meridian, together with Sections 5, and 8, and all that Unsurveyed Crown land, within Township 20, Range 26, West of the Sixth Meridian, Kamloops Division Yale District, containing 907.71 hectares more or less
- Associated Private Properties:** Please refer back to Grazing Lease Agreement
- Total Hectares/ Acres:** 2,242.95 Acres (907.71 Hectares)
- Commencement Date:** January 12, 2007
- Term:** Terminates on the 20th anniversary date of the Commencement Date, or such earlier date provided for in the Grazing Lease Agreement and despite any other provisions of the Lease Agreement
- Grazing Capacity
Animal Unit Month ("AUM"):** 400
- Annual Rental:** \$1,664.00 (based off Forage Fee). Please note all rent calculated by the Forage Fee will change annually August 1st. Stock price is determined by BC Cattleman's. This year stock price is \$4.47/AUM and forage fee (stock price x 0.93) is \$4.16/AUM. *Please note the January 2024 invoice was based on land value this year, but the next invoice will use the Forage Fee formula as the land value (\$1,433.20) will be less than the Forage Fee (\$1,664.00).*
- 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)
- Range Agrologist:** Valerie Valentine
Phone: (250) 371-3777/ Email: Valerie.Valentine@gov.bc.ca
- **Disposition No.:** 850035. *Please note 850035 is DTID. Previous Lease No. is 345375*
- Legal Description:** Those parts of Sections 30 and 31, Township 19, Range 26, West of the Sixth Meridian, Kamloops Division of Yale District and containing 94.90 hectares, more or less
- Associated Private Properties:** Please refer back to Grazing Lease Agreement
- Total Hectares/ Acres:** 234.49 Acres (94.9 Hectares)
- Commencement Date:** August 26, 2006
- Term:** Terminates on the 20th anniversary date of the Commencement Date, or such earlier date provided for in the Grazing Lease Agreement and despite any other provisions of the Lease Agreement
- Grazing Capacity
Animal Unit Month ("AUM"):** 60
- Annual Rental:** \$675.00 (based off Minimum Rent). Please see Lands Branch Memo in regards to rent increase set for 2025
- 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)
- Range Agrologist:** Valerie Valentine
Phone: (250) 371-3777/ Email: Valerie.Valentine@gov.bc.ca

- **Disposition No.:** 345374. *Please note 875669 is DTID, Lease No. is 345374.*
- Legal Description:** That part of Section 5, Township 21, Range 26, West of the Sixth Meridian; Those parts of Sections 6, 7, 17, 18, 19, 20, 29, 30 and 32, Township 20, Range 26, West of the Sixth Meridian, all of Kamloops Division of Yale District and containing 1,594.2 hectares, more or less.
- Associated Private Properties:** Please refer back to Grazing Lease Agreement
- Total Hectares/ Acres:** 3,939.26 Acres (1,594.2 Hectares)
- Commencement Date:** December 1, 2009
- Term:** Terminates on the 20th anniversary date of the Commencement Date, or such earlier date provided for in the Grazing Lease Agreement and despite any other provisions of the Lease Agreement
- Grazing Capacity**
- Animal Unit Month (“AUM”):** 500
- Annual Rental:** \$2,196.96 (based of Land Value). Please note Land Value is reviewed once every five (5) years per Grazing Policy so Land Value rents may change in 2029 as values were updated this year.
- 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)
- Range Agrologist:** Valerie Valentine
Phone: (250) 371-3777/ Email: Valerie.Valentine@gov.bc.ca
- **Disposition No.:** 344270
- Legal Description:** That part of Section 33 together with those parts of the South 1/2 of Section 32, the Northeast 1/4 of Section 29 and the Fractional North 1/2 of Section 28, all Township 19, Range 26, West of the Sixth Meridian, Kamloops Division of Yale District, containing 568.70 hectares, more or less
- Associated Private Properties:** Please refer back to Grazing Lease Agreement
- Total Hectares/ Acres:** 1,405.25 Acres (568.7 Hectares)
- Commencement Date:** January 18, 2007
- Term:** Terminates on the 20th anniversary date of the Commencement Date, or such earlier date provided for in the Grazing Lease Agreement and despite any other provisions of the Lease Agreement
- Grazing Capacity**
- Animal Unit Month (“AUM”):** 125
- Annual Rental:** \$675.00 (based off Minimum Rent). Please see Lands Branch Memo in regards to rent increase set for 2025
- 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)
- Range Agrologist:** Valerie Valentine
Phone: (250) 371-3777/ Email: Valerie.Valentine@gov.bc.ca

- **Disposition No.:** 344647
Legal Description: That part of the West 1/2 of Section 19; That part of the Southwest 1/4 and South 1/2 of the Northwest 1/4 of Section 30, together with all that Unsurveyed Crown land situated in the vicinity of Pocock Creek, all of Township 19, Range 26, West of the Sixth Meridian, Kamloops Division of Yale District and containing 416.6 hectares more or less.
- Associated Private Properties:** Please refer back to Grazing Lease Agreement
Total Hectares/ Acres: 1029.41 Acres (416.6 Hectares)
Commencement Date: June 22, 2008
Term: Terminates on the 20th anniversary date of the Commencement Date, or such earlier date provided for in the Grazing Lease Agreement and despite any other provisions of the Lease Agreement
- Grazing Capacity**
Animal Unit Month ("AUM"): 250
Annual Rental: \$830.03 (based off Forage Fee). Please note all rent calculated by the Forage Fee will change annually August 1st. Stock price is determined by BC Cattleman's. This year stock price is \$4.47/AUM and forage fee (stock price x 0.93) is \$4.16/AUM. Rent will update to \$1,040.00 in 2025 per stock price (forage fee) of \$4.16/AUM.
- 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)
- Range Agrologist:** Valerie Valentine
Phone: (250) 371-3777/ Email: Valerie.Valentine@gov.bc.ca
- **Disposition No.:** 344646
Legal Description: Those portions of Section 17, 20, 28 and 29, Township 19, Range 26, West of the Sixth Meridian, Kamloops Division of Yale District, containing 269.8 hectares, more or less
- Associated Private Properties:** Please refer back to Grazing Lease Agreement
Total Hectares/ Acres: 666.67 Acres (269.8 Hectares)
Commencement Date: June 22, 2008
Term: Terminates on the 20th anniversary date of the Commencement Date, or such earlier date provided for in the Grazing Lease Agreement and despite any other provisions of the Lease Agreement
- Grazing Capacity**
Animal Unit Month ("AUM"): 225
Annual Rental: \$740.75 (based off Forage Fee). Please note all rent calculated by the Forage Fee will change annually August 1st. Stock price is determined by BC Cattleman's. This year stock price is \$4.47/AUM and forage fee (stock price x 0.93) is \$4.16/AUM. Rent will update to \$936.00 in 2025 per stock price (forage fee) of \$4.16/AUM.
- 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)
- Range Agrologist:** Valerie Valentine
Phone: (250) 371-3777/ Email: Valerie.Valentine@gov.bc.ca

TOTAL LEASED ACRES= 9,518.06

GRAZING LICENCES

- **Disposition No.:** RAN077604
- Agreement Area:** Please see the Exhibit “A” to the Grazing Licence Agreement
- Total Acres:** 8,518.98 Acres (3,447.51 Hectares)
- Effective Date:** January 1, 2023
- Term:** 25 Years
- Expiry Date:** December 31, 2047
- Grant of Rights:** The Agreement Holder may graze livestock
- Grazing Capacity**
- Animal Unit Month (“AUM”):** 687
- 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](#). 2024 Crown range rents and fees are posted [here](#), an annual fee for licence or permit of \$25 is also included when billing.
- Range Officer:** Faith Manke
Phone: (236) 425-9262 / Email: Faith.Manke@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 *Forest and Range Practices Act*
- **Disposition No.:** RAN077673
- Agreement Area:** Please see Exhibit “A” to the Grazing Licence Agreement
- Total Acres:** 40,634.55 Acres (16,444.22 Hectares)
- Effective Date:** January 1, 2024
- Term:** 25 Years
- Expiry Date:** December 31, 2048
- Grant of Rights:** The Agreement Holder may graze livestock
- Grazing Capacity**
- Animal Unit Month (“AUM”):** 1,118
- 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](#). 2024 Crown range rents and fees are posted [here](#), an annual fee for licence or permit of \$25 is also included when billing.
- Range Officer:** Faith Manke
Phone: (236) 425-9262 / Email: Faith.Manke@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 *Forest and Range Practices Act*

➤ Disposition No.:	RAN077257
Agreement Area:	Please see Exhibit "A" to the Grazing Licence Agreement
Total Acres:	12,377.13 Acres (5,008.85 Hectares)
Effective Date:	January 1, 2021
Term:	25 Years
Expiry Date:	December 31, 2045
Grant of Rights:	The Agreement Holder may graze livestock
Grazing Capacity Animal Unit Month ("AUM"):	474
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 . 2024 Crown range rents and fees are posted here , an annual fee for licence or permit of \$25 is also included when billing.
Range Officer:	Faith Manke Phone: (236) 425-9262 / Email: Faith.Manke@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>

TOTAL LICENCED ACRES= 61,530.66

AGRICULTURAL LEASE

Landlord:	British Columbia Hydro and Power Authority	
Legal Description for Duck Ranch:	PID: 014-644-576	THE NORTH WEST 1/4 OF SECTION 7 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT (160 Acres)
	PID: 014-644-592	THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 18 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT (80 Acres)
	PID: 014-644-606	THE SOUTH WEST 1/4 OF SECTION 18 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT (160 Acres)
	PID: 014-644-614	THE SOUTH 1/2 OF SECTION 24 TOWNSHIP 20 RANGE 27 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT (320 Acres)
Total Acres for Duck Ranch:	720 Acres +/-	

**Legal Description for
Parke No. 1 Ranch:**

PID: 014-685-442	THE NORTHEAST 1/4 OF SECTION 24 TOWNSHIP 20 RANGE 27 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT (160 Acres)
PID: 014-685-451	THE NORTHWEST 1/4 OF SECTION 24 TOWNSHIP 20 RANGE 27 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT (160 Acres)
PID: 008-717-788	THAT PART OF LOT 1 SHOWN ON PLAN E8316; SECTION 19 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 15756 (29 Acres)
PID: 008-717-842	LOT 2 SECTION 19 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 15756 EXCEPT THAT PART THEREOF WHICH LIES TO THE EAST OF THE EASTERLY BOUNDARY OF THE MOST EASTERLY 66 FOOT ROAD SHOWN ON PLAN 15756 (211.01 Acres) *See Note

Total Acres for Parke Ranch:

560.01 Acres +/-

Grand Total for Lease:

1,280.01 +/-

Effective Date:

June 1, 2014

Term:

As per the Amendment to Agricultural Lease dated February 28, 2023 with an effective date of June 1, 2022 (the "Effective Date"), the term of the Lease shall be extended for a further period of eight years

Expiry Date:

May 31, 2030 (as per Amendment to Agricultural Lease Agreement)

Permitted Purposes:

Farming and Ranching purposes only

Management Plan:

Please see Schedule 4 to the Agricultural Lease Agreement

Annual Rental:

\$17,000.00 plus GST (the "Basic Rent"). In addition to the Basic Rent, Additional Rent is applicable.

Please refer back to the Agriculture Lease Agreement and Amendment of Agricultural Lease for more information.

Note:

Yard #5:

There is a house with 2 bedrooms, 1 bathroom, septic pump out, wood heater, power and a water well on PID: 008-717-842. Please refer back to the Agricultural Lease Agreement (Schedule 2/ Landlord's Improvements)

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 HAT CREEK RANCH COLLECTION

LICENCE NUMBER	LICENCE TYPE	LICENCE STATUS	PURPOSE USE	PARCEL IDENTIFIER	PRIORITY DATE	STATUS DATE	FILE NUMBER	QUANTITY	UNITS	POINTS CODE
501908	Groundwater	Current	Irrigation: Private	010367314, 010367420 & 014646102	2000-08-01	4/28/2020	20009422	126850	m3/year	PW198802
501909	Groundwater	Current	Livestock & Animal	014646111	2000-08-01	4/28/2020	3006617	9130	m3/year	PW198801
503175	Surface water	Current	Land Improve: General	010367314 & 010367381	1961-11-01	4/21/2021	0239322	0	Total Flow	PD201935, PD201936 & PD201937
503236	Surface water	Current	Irrigation: Private	014646111, 010367420, 010367284 & 010367497	1912-04-11	4/23/2021	0265083	112247	m3/year	PD46408
503237	Surface water	Current	Irrigation: Private	014646111, 010367420, 010367284 & 010367497	1958-06-05	4/23/2021	0220620	19736	m3/year	PD46408
503238	Surface water	Current	Irrigation: Private	014646111, 010367420, 010367284 & 010367497	1894-03-09	4/23/2021	0035712	141850	m3/year	PD46401
503367	Surface water	Current	Irrigation: Private	014646129	1911-05-15	1/19/2022	0265615	26160	m3/year	PD202379
C025625	Surface water	Current	Irrigation: Private	014646072	1958-05-27	7/27/1991	0220513	74008.8	m3/year	PD46413
C025626	Surface water	Current	Irrigation: Private	014646072	1958-10-30	7/27/1991	0220512	160352.4	m3/year	PD46405
C025627	Surface water	Current	Irrigation: Private	014646111, 014646072 & 014646048	1958-10-30	7/27/1991	0220998	148017.6	m3/year	PD46410
C025629	Surface water	Current	Irrigation: Private	010367543	1959-12-23	7/27/1991	0222960	160352.4	m3/year	PD46406

C048718	Surface water	Current	Irrigation: Private	014646129	1919-09-29	7/27/1991	0014509	55259.904	m3/year	PD46415
F003755	Surface water	Current	Irrigation: Private	014646072	1912-06-18	7/27/1991	0265092	48105.72	m3/year	PD46405
F005793	Surface water	Current	Irrigation: Private	010367543	1912-07-18	7/27/1991	0265100	35154.18	m3/year	PD46406
F007212	Surface water	Current	Incidental - Domestic	014646099	1911-09-05	7/27/1991	0265811	2.27305	m3/day	PD46412 & PD46411
F007212	Surface water	Current	Irrigation: Private	014646099	1911-09-05	7/27/1991	0265811	12334.8	m3/year	PD46412 & PD46411
F007247	Surface water	Current	Irrigation: Private	014646072	1912-06-18	7/27/1991	0265093	82026.42	m3/year	PD46410
F007248	Surface water	Current	Irrigation: Private	014646048	1915-05-17	7/27/1991	0265544	38237.88	m3/year	PD46409
F009965	Surface water	Current	Irrigation: Private	014646048	1929-04-25	7/27/1991	0086208	94731.264	m3/year	PD46410
501893	Groundwater	Current	Livestock & Animal	005042470 & 013566318	2013-08-15	2/5/2020	20009423	9130	m3/year	PW198771
C109968	Surface water	Current	Irrigation: Private	005042470, 013566270 & 013566318	1897-02-16	2/29/1996	0241272	211418.472	m3/year	PD71316
F004577	Surface water	Current	Irrigation: Private	014161265, 014162008 & 014162016	1912-07-18	7/27/1991	0265098	236828.16	m3/year	PD46429
F008224	Surface water	Current	Irrigation: Private	013566377, 014161273, 014162067, 014162032 & 014162024	1927-08-02	7/27/1991	0076754	43171.8	m3/year	PD46429
F009602	Surface water	Current	Irrigation: Private	013566300 & 013566377	1927-08-02	7/27/1991	0076755	30220.26	m3/year	PD46428

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](#).

PROPERTY TAXES FOR HAT CREEK RANCH COLLECTION

DEEDED LAND:

PID NO.:	LEGAL DESCRIPTION:	# OF ACRES:	2024 TAX LEVY:
005-042-470	LOT A DISTRICT LOT 1072 AND OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 26689	161.7	\$ 5,233.82
013-566-270	THAT PART OF LEGAL SUBDIVISION 9 SECTION 31 WHICH ARE NOT CONTAINED WITHIN THE LIMITS OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT		
013-566-300	THAT PART OF LEGAL SUBDIVISION 10 SECTION 31 WHICH ARE NOT CONTAINED WITHIN THE LIMITS OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	152	\$ 2,221.51
013-566-318	THAT PART OF LEGAL SUBDIVISION 16 SECTION 31 WHICH ARE NOT CONTAINED WITHIN THE LIMITS OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT		
013-566-377	LEGAL SUBDIVISION 11 OF SECTION 31 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT		
014-161-184	LEGAL SUBDIVISION 12 OF SECTION 31 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	40.1	\$ 7.34
014-161-231	LEGAL SUBDIVISION 13 OF SECTION 31 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	40.1	\$ 10.72
014-161-249	LEGAL SUBDIVISION 4 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT THE EASTERLY 5 CHAINS THEREOF	30	\$ 5.31
014-161-257	LEGAL SUBDIVISION 5 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT THE EASTERLY 5 CHAINS THEREOF	30	\$ 9.16
014-161-265	LEGAL SUBDIVISION 14 OF SECTION 31 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	40.1	\$ 37.43
014-161-273	THAT PART OF LEGAL SUBDIVISION 15 OF SECTION 31 LYING WEST OF THE WESTERN LIMIT OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	7.925	\$ 12.06



014-162-008	LEGAL SUBDIVISION 3 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	40	\$ 57.07
014-162-016	LEGAL SUBDIVISION 6 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	40	\$ 23.16
014-162-024	THAT PART OF LEGAL SUBDIVISION 2 OF SECTION 6 LYING WEST OF THE WESTERN LIMIT OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	8.097	\$ 13.11
014-162-032	THAT PART OF LEGAL SUBDIVISION 7 OF SECTION 6 LYING WEST OF THE WESTERN LIMIT OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	7.7	\$ 14.87
014-162-067	THE EASTERLY 5 CHAINS OF LEGAL SUBDIVISION 4 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	10	\$ 5.71
014-162-075	THE EASTERLY 5 CHAINS OF LEGAL SUBDIVISION 5 OF SECTION 6 TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	10	\$ 2.24
014-162-105	THAT PART OF LEGAL SUBDIVISION 10 OF SECTION 6 NOT CONTAINED WITHIN THE LIMITS OF DISTRICT LOT 1072 KAMLOOPS DIVISION YALE DISTRICT; TOWNSHIP 20 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	9.4	\$ 4.02
010-367-284	THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	80	\$ 1,406.31
010-367-314	THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 29 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	80	\$ 659.36
010-367-381	THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 29 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	80	\$ 21.24
010-367-420	THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 29 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	80	\$ 112.86
010-367-497	THE NORTH EAST 1/4 OF SECTION 30 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	160	\$ 34.18
010-367-543	THE NORTH EAST 1/4 OF SECTION 18 TOWNSHIP 19 RANGE 26 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	160	\$ 116.55
014-646-048	THE NORTH EAST 1/4 OF SECTION 19 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	160	\$ 132.09
014-646-064	THE NORTH WEST 1/4 OF SECTION 17 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	160	\$ 20.18
014-646-072	THE SOUTH EAST 1/4 OF SECTION 19 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	160	\$ 170.93
014-646-099	THE SOUTH WEST 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	160	\$ 43.34

014-646-102	THE NORTH WEST 1/4 OF SECTION 29 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	160	\$ 35.00
014-646-111	THE SOUTH EAST 1/4 OF SECTION 30 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	160	\$ 1,561.76
014-646-129	THE SOUTH EAST 1/4 OF SECTION 31 TOWNSHIP 19 RANGE 26 WEST OF THE 6 TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT	160	\$ 2,250.60
TOTAL=		2387.122	\$14,221.93

GRAZING LEASES:**2024 TAX LEVY:**

Disposition No.:	345373. Please note 853357 is DTID, Lease No. is 345373	\$ 436.21
Legal Description:	That part of the North 1/2 of Section 32, Township 19, Range 26, West of the Sixth Meridian, together with Sections 5, and 8, and all that Unsurveyed Crown land, within Township 20, Range 26, West of the Sixth Meridian, Kamloops Division Yale District, containing 907.71 hectares more or less	
Total Hectares/ Acres	2,242.95 Acres (907.71 Hectares)	
Disposition No.:	850035. Please note 850035 is DTID. Previous Lease No. is 345375	\$ 42.82
Legal Description:	Those parts of Sections 30 and 31, Township 19, Range 26, West of the Sixth Meridian, Kamloops Division of Yale District and containing 94.90 hectares, more or less	
Total Hectares/ Acres:	234.49 Acres (94.9 Hectares)	
Disposition No.:	345374. Please note 875669 is DTID, Lease No. is 345374.	\$ 668.67
Legal Description:	That part of Section 5, Township 21, Range 26, West of the Sixth Meridian; Those parts of Sections 6, 7, 17, 18, 19, 20, 29, 30 and 32, Township 20, Range 26, West of the Sixth Meridian, all of Kamloops Division of Yale District and containing 1,594.2 hectares, more or less.	
Total Hectares/ Acres:	3,939.26 Acres (1,594.2 Hectares)	
Disposition No.:	344270	\$ 139.20
Legal Description:	That part of Section 33 together with those parts of the South 1/2 of Section 32, the Northeast 1/4 of Section 29 and the Fractional North 1/2 of Section 28, all Township 19, Range 26, West of the Sixth Meridian, Kamloops Division of Yale District, containing 568.70 hectares, more or less	
Total Hectares/ Acres:	1,405.25 Acres (568.7 Hectares)	

Disposition No.:	344647	\$ 132.66
Legal Description:	That part of the West 1/2 of Section 19; That part of the Southwest 1/4 and South 1/2 of the Northwest 1/4 of Section 30, together with all that Unsurveyed Crown land situated in the vicinity of Pocock Creek, all of Township 19, Range 26, West of the Sixth Meridian, Kamloops Division of Yale District and containing 416.6 hectares more or less.	
Total Hectares/ Acres:	1029.41 Acres (416.6 Hectares)	
Disposition No.:	344646	\$ 130.43
Legal Description:	Those portions of Section 17, 20, 28 and 29, Township 19, Range 26, West of the Sixth Meridian, Kamloops Division of Yale District, containing 269.8 hectares, more or less	
Total Hectares/ Acres:	666.67 Acres (269.8 Hectares)	
TOTAL=		\$ 1,549.99
TOTAL PROPERTY TAXES ON HAT CREEK RANCH COLLECTION=		<u>\$15,771.92</u>

**NOTE- on the Agricultural Lease Agreement with British Columbia Hydro and Power Authority, the Property Taxes are issued to the Tenant, however, the Landlord is responsible for paying same as per Section 3.1 of the Lease Agreement*

**NOTE- Grazing Licences do not have property taxes associated to them*

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.