SALE DETAILS FOR
SMOKY RIVER OUTPOST

SALE INFORMATION:

Sale Date: November 16, 2026
Start/ End Time: 9:00 AM ABT- 10:00 AM ABT

DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Offer to Purchase for Parcel 1 and 2
- Title & Registered Documents for Parcel 2
- Title, Registered Documents & Lease Agreements for Parcel 1
- Application for Assignment of Agricultural Dispositions

PARCEL 1

- ***DEEDED LAND:***

Legal Description: SE-23-77-24-W5TH
# of Acres: 160 Acres

- ***GRAZING LEASE:***

Disposition Number: GRL-35225
Total # of Leased Acres: 637.93 Acres
Effective Date: May 1, 2023
Expiry Date: April 30, 2033
Animal Unit Month ("AUM"): 113
2026 Rental: $826.99

- ***GRAZING LEASE:***

Disposition Number: GRL-40394
Total # of Leased Acres: 662.1 Acres
Effective Date: October 10, 2023
Expiry Date: April 30, 2032
Animal Unit Month ("AUM"): 124
2026 Rental: $907.49

- ***GRAZING LEASE:***

Disposition Number: GRL-920052
Total # of Leased Acres: 3,458.10 Acres
Effective Date: May 1, 2022

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Expiry Date: April 30, 2032
Animal Unit Month ("AUM"): 359
2026 Rental: $2,627.34

Summary on Parcel 1:

Parcel 1 is the centrepiece, comprising 160 deeded acres together with the grazing leases and approximately eight miles of Smoky River frontage. Just three miles from the bustle and noise of Highway 49, the driveway winds through mature trees, ponds and pasture, unfolding sweeping vistas of the Little Smoky River valley into the serenity and privacy of the ranch itself. From the ranch headquarters, the river valley unfolds before you, with views that stretch across the surrounding country. A custom-built ranch home overlooks the valley, accompanied by a second mobile home, shop, pole shed, barn, greenhouse, and established yard site. The substantial concrete root cellar provides secure, below-ground storage, with the potential to serve as everything from a traditional cellar to a space for those who like to be prepared for whatever may come. Two water wells serve the residences, while two livestock waterers, two sets of corrals, and a barn with seven stalls, tack room, and maternity pen provide the infrastructure needed to support a working ranch. The pieces are already here; the next owner has the opportunity to step into an established operation and carry it forward.

And then there is the water. The Smoky River is not simply a boundary or backdrop here; it is part of the identity of the property. Together, the Smoky River and Little Smoky River provide approximately 8 miles of river frontage, surrounded by expansive valley views and thousands of acres of grazing country. It is a landscape with scale, character, and a sense of place that is difficult to recreate. There is something timeless about a ranch where the river has carved its way through the valley for generations, while the land around it continues to support cattle, crops, and the people who work it.

Spring breaks the ice and the valley turns green almost overnight. Summer stretches long and gold across the grazing leases - 596 AUMs of grass and trails already cleared for quad or horseback. Fall belongs to the hunters: elk, moose and deer move through this country in numbers that built its reputation, and the four-bedroom ranch home was made for the friends who come north to chase them. Winter closes it all in white and quiet, wood stove burning and the river running under ice below the valley.

Parcel 1 is situated just over two miles southwest of Watino, a small Peace Country community nestled along the Smoky River and bordered by Highway 49. The area has a long history as a northern transportation and railway hub and remains surrounded by agricultural and ranching country. Today, the landscape reflects a blend of commercial agriculture, livestock production, and the growing appeal of rural and agrotourism experiences. This is a community built on the same land and the same rivers that have kept ranching families here for generations; it is the kind of place people don't just visit: they come north, and they stay.

Starting Bid: $ 925,000.00
Bidding Increment: $ 10,000.00

PARCEL 2

- ***DEEDED LAND:***

Legal Description: NE-9-80-21-W5TH
# of Acres: 160 Acres

Summary on Parcel 2: Parcel 2, located near Jean Côté, offers another dimension to the operation—a quarter section that could provide feed for the ranch or additional cultivated acres for a local grain producer. With productive soils and a proven agricultural setting, it adds flexibility to an already diverse holding.

Starting Bid: $ 270,000.00
Bidding Increment: $ 10,000.00

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.