

BIDDING REQUIREMENTS AND SUMMARY FOR TURN KEY RANCH

SALE INFORMATION:

Sale Date:	September 4, 2024
Start/ End Time:	9:00 AM MDT- 10:00 AM MDT with Universal Closing and the En Bloc running at 12:00 PM MDT- 12:15 PM 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")
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DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Offer to Purchase (for Parcel 1-5 and the En Bloc)
- Offer to Purchase Grazing Rights (for Parcels 6-10)
- Cattle Handling Equipment Options
- [Application for General Assignment of Disposition](#)
- Operating Standards for Alberta's Public Land Grazing Dispositions
- Grazing Management Adjustments for Healthy Rangelands

PARCEL 1- SW 14-61-4-W4TH

Starting Bid:	\$500,000.00
Type:	Deeded Land
Total Acres:	154.96 Acres
Municipal District:	Municipal District of Bonnyville No. 87
Notes:	Parcel 1 consists of 155 acres and is fully fenced and cross fenced. With 10 stock waterers and two dug outs, this Parcel was set up as an intensive cow/calf operation. The existing yard site includes an 1,800 square foot home that was built in 1977 and expanded in 1989. There are two power services, a 200'-30 GPM water well, and natural gas in place. The second residence on site, a 2011 mobile home measuring 16' x 76', offers an opportunity for additional family members or hired help to live on the ranch. There are several outbuildings, including a heated 32' x 28' hip roof barn with 32' x 20' enclosed lean-to, a 32' x 24' heated garage with cement floor, and two 10' x 10' overhead automatic doors.

The Livestock Handling facility was built in the 1990s and has a 13' x 38' enclosed area and a 36' x 80' open area with a metal roof. The high bidder will have the option to purchase several cattle handling equipment options. For information on the said options, please see the Cattle Handling Equipment Option sheet.

There is also an open-face cattle shelter that measures 30' x 100', an open-front, pole-style machine shed measuring 25' x 96' with a 22' x 96' enclosed lean-to with power and propane heat. There are approximately 600' of fence line feeders and several steel corrals with portions of wooden wind breaks. In the 2023/24 season this Parcel held 250 mother cows for the winter months.

PARCEL 2- NW 11-61-4-W4TH

Starting Bid:	\$250,000.00
Type:	Deeded Land
Total Acres:	152.039 Acres
Municipal District:	Municipal District of Bonnyville No. 87
Annual Surface Lease Revenue:	Canadian Natural Resources Limited \$ 4,100.00 Rental Period: February 28, 2024- February 27, 2025

Notes: **Please note the Reclamation Certificate was issued on February 11, 2024. The annual payment will be relinquished this year.*
Parcel 2 consists of 152 acres with an open-front pole-style shed, storage shed, six large steel corrals, 500' of fence line feeders, a silage pit that measures approximately 40' x 200', a 200'- 30 GPM water well with a pump house, six livestock watering bowls, and two dugouts allowing for ample water for livestock. The high bidder will have the option to purchase the cattle handling equipment set out in the Cattle Handling Equipment Option sheet.

There is 4-strand barbed-wire perimeter fence and cross-fencing in place. This parcel held 450 mother cows for the winter months in the 2023/24 season.

With the existing infrastructure and ample water supply and stock waterers, Parcels 1, 2, and 3 would be able to support a very significant cattle operation. In addition, Parcels 2 & 3 are connected to Parcels 6 & 7, which are both Grazing Leases.

PARCEL 3- SW 11-61-4-W4TH

Starting Bid:	\$200,000.00
Type:	Deeded Land
Total Acres:	144.265 Acres
Municipal District:	Municipal District of Bonnyville No. 87
Notes:	Parcel 3 consists of 144 acres with approximately 100 acres seeded with grass/hay. There is also two dugouts and it is fenced and cross fenced with 4-strand barbed wire.

With the existing infrastructure and ample water supply and stock waterers, Parcels 1, 2, and 3 would be able to support a very significant cattle operation. In addition, Parcels 2 & 3 are connected to Parcels 6 & 7, which are both Grazing Leases.

PARCEL 4- SE 23-61-4-W4TH

Starting Bid:	\$200,000.00
Type:	Deeded Land
Total Acres:	153.1
Municipal District:	Municipal District of Bonnyville No. 87
Notes:	Parcel 4 consists of 153 acres with 2 dugouts and is fenced and cross-fenced with 4-strand barbed wire. This Parcel is currently in hay/pasture but could be farmed with your choice of cash crop.

PARCEL 5- LSD 9, 10, 15 & 16 1-62-5-W4TH

Starting Bid:	\$190,000.00
Type:	Deeded Land
Total Acres:	137.36 Acres
Municipal District:	Municipal District of Bonnyville No. 87
Notes:	Parcel 5 consists of 137 acres currently seeded to hay. The 2 dugouts make this Parcel flexible to employ as pasture if one chooses to do so by utilizing portable electric fencing or work it up and turn this Parcel into a cash crop of one's choosing.

PARCEL 6- GRL 34913

Starting Bid:	\$50,000.00
Type:	Grazing Lease ("GRL")
Legal Description:	NE-11-61-4-W4TH
Total Acres:	158.97 Acres
Municipal District:	Municipal District of Bonnyville No. 87
Effective Date:	December 1, 2015
Term:	10 Years
Expiry Date:	November 30, 2025
Grazing Capacity Animal Unit Month ("AUM"):	79
Annual Rental:	\$413.92
	*Note- the rate fluctuates from year to year
Notes:	Parcel 6 is a 159-acre Grazing Lease with 79 AUMs, and approximately 75 acres are currently developed and seeded to pasture. This GLR is connected to deeded Parcels 2 and 3, adding the flexibility of extending pasture simply by opening the gates. With 4-strand barbed wire fencing and cross-fencing in place, Parcel 6 also includes 3 dugouts for watering stock. The fence lines have been maintained to keep the bush off the fence lines.

PARCEL 7- GRL 850244

Starting Bid:	\$40,000.00
Type:	Grazing Lease ("GRL")
Legal Description:	W ½ 2-61-4-W4TH
Total Acres:	319.01 Acres
Municipal District:	Municipal District of Bonnyville No. 87
Effective Date:	June 1, 2023
Term:	10 Years, 3 Months
Expiry Date:	August 31, 2033
Grazing Capacity Animal Unit Month ("AUM"):	128
Annual Rental:	\$670.66
	<i>*Note- the rate fluctuates from year to year</i>
Consent of Occupant (to be assigned to the high bidder):	Canadian Natural Resources Limited \$ 3,000.00
Notes:	Rental Period: January 26, 2024- January 25, 2025 <i>*Please note the Padsite is currently in the process of being reclaimed. An esimated timeline was not provided.</i> Parcel 7 is a 319-acres Grazing Lease with 128 AUMs and is cross fenced to separate the two quarters, with a combined total of approximately 75 acres of developed pasture that has been seeded to grass. Connected to Parcel 3, this lease also offers the flexibility of extending the pasture by opening gates. This Parcel also has a creek and a dugout for watering your livestock. The 4-strand barbed wire fence lines have been maintained and brushed 2 years ago.

PARCEL 8- GRL 37334

Starting Bid:	\$20,000.00
Type:	Grazing Lease ("GRL")
Legal Description:	NW-3-61-4-W4TH
Total Acres:	149.26 Acres
Municipal District:	Municipal District of Bonnyville No. 87
Effective Date:	May 1, 2023
Term:	10 Years, 4 Months
Expiry Date:	August 31, 2033
Grazing Capacity Animal Unit Month ("AUM"):	46
Annual Rental:	\$241.02
	<i>*Note- the rate fluctuates from year to year</i>

**Consent of Occupant
(to be assigned to
the high bidder):**

Gear Energy Ltd. \$ 1,500.00
Rental Period: June 2, 2023- June 1, 2024

Notes:

Parcel 8 is a 149-acre Grazing Lease with 46 AUMs and offers approximately 30 acres of developed pasture that has been seeded to grass. There is 4-strand barbed wire perimeter fencing in place, plus a dugout for watering livestock. The NW portion of the quarter backs onto a lake. This Parcel offers good access and great hunting.

PARCEL 9- GRL 800014

Starting Bid: \$20,000.00
Type: Grazing Lease ("GRL")
Legal Description: NE & S ½ 9-64-3-W4TH
Total Acres: 474.02 Acres
Municipal District: Municipal District of Bonnyville No. 87
Effective Date: May 1, 2021
Term: 10 Years
Expiry Date: April 30, 2031
Grazing Capacity
Animal Unit Month ("AUM"): 133
Annual Rental: \$696.85

*Note- the rate fluctuates from year to year

**Consent of Occupant
(to be assigned to
the high bidder):**

Strathcona Resources Ltd \$ 1,500.00
Rental Period: July 21, 2023- July 20, 2024

**Please note the lease has one well in a suspended status since 2011.*

Notes:

Parcel 9 is a 474-acre Grazing Lease with 133 AUMs. There is one dugout and approximately 50 developed acres that have been seeded to grass. With a variety of big game animals, this Parcel is an outdoorsman's paradise with exceptional hunting and bird watching. Parcel 9 has Surface Lease Revenue and is a stone's throw from a SAGD project down the road.

PARCEL 10- GRL 000037

Starting Bid: \$20,000.00
Type: Grazing Lease ("GRL")
Legal Description: NW & S ½ 5-64-3-W4TH
Total Acres: 280.84
Municipal District: Municipal District of Bonnyville No. 87
Effective Date: December 1, 2015
Term: 10 Years
Expiry Date: November 30, 2025

Grazing Capacity
Animal Unit Month ("AUM"): 105
Annual Rental: \$550.15

*Note- the rate fluctuates from year to year

Notes: Parcel 10 is a 281-acre Grazing Lease with 105 AUMs, approximately 40 acres of developed pasture, and 2 dugouts.

PARCEL 11: EN BLOC (PARCELS 1-7 INCLUSIVE)

By utilizing CLHbid's unique 'en bloc' system, bidders will have an opportunity to keep the ranch together and get all of Parcels 1 – 7, or none. Purchasing all Parcels 'en bloc' alleviates the risk of owning a half section twenty miles from your home base. With 5 deeded quarters being offered for sale, and an opportunity to add 5 different grazing leases to this assemblage of land, 'Turn Key Ranch' is the perfect property that will accommodate any new owner.

The 'en bloc' requirement will be set such that any bidder wishing to bid 'en bloc' will be required to have:

- a) Bid at least once on all of Parcels 1 through 7 &
- b) Been high bidder or second highest bidder on Parcels 1 and 2.

In order to bid 'en bloc' the bidder will be required to pay a bid premium of \$100,000.00.

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.