

UNRESERVED REAL ESTATE AUCTION

*Selling for Dean Gray
Online Sept 7 to Sep 9, 2021*

GRL 810325
567.28 acres - 72 AUMS
Brazeau County



New leaseholders must be Canadian citizens over 18 years and must use the land to graze their own cattle or horses. They cannot re-assign the lease to another party for at least 3 years.

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB
780-542-4337
780-834-6888 - Fairview Office

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd
Breton, AB
780-696-2249

HIGHLIGHTS OF REAL ESTATE AUCTION TERMS

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Real Estate Brokerage (Moore's Agri-Trade Ltd) acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
3. **NO WARRANTY:** The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
4. It is the **RESPONSIBILITY OF ALL BIDDERS** to review all information provided, including *"Property Information Package"* from the Real Estate Brokerage and the terms of this auction. All information provided is meant as a guide only. *Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage prior to bidding.*
5. **GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
6. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
7. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. **Note: These contracts will not be subject to any buyer's conditions.**

****TEAM SEKURA AUCTION MAIN SALE TERMS ALSO APPLY.**

NOTE TO BIDDERS:

When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.

Internet Bidding Fees: 10% up to a max of \$1,500 per item

HIGHLIGHTS OF PURCHASE CONTRACT

(Copy of Purchase Contract with titles included is available - call 780-898-0729)

Completion Day	Transfer of Assignment of lease may be one year ±
Deposit	\$ 10,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none"> • The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise. • Assignment of Grazing Lease to Buyer may take one year +/- to complete. Buyer cannot put livestock onto lease until assignment is complete but if all assignment paperwork and fees are submitted and lease is in good standing the Assignor may request approval from the department to allow the assignee to graze the lease with assignee's livestock. • New leaseholders must be Canadian citizens over 18 years and must use the land to graze their own cattle or horses. They cannot re-assign the lease to another party for at least 3 years.

Contract must be signed by successful bidder upon bidding closing

HIGHLIGHTS OF LONG TERM GRAZING LEASES:

- Grazing leases are **assigned to individuals for the purpose of grazing their own livestock**. You cannot build a home, or cultivate the land or log off the timber. Leases are generally renewed for 10 year terms provided the leaseholder is in compliance with regulations. Many have been in the same family for generations.
- All improvements done by the leaseholder are the property of the leaseholder.
- When lands within the lease are used by registered trap line license holder, the leaseholder must cooperate with that trapper.
- Leaseholders may sell (assign) their rights to another person or company provided they comply with assignment regulations. **New leaseholders must be Canadian citizens over 18 years and must use the land to graze their own cattle or horses. They cannot re-assign the lease to another party for at least 3 years.**
- When a lease is transferred an "assignment fee" is payable to the government. (Standard fee across Alberta: \$3150)
- Grazing Leases are governed by the Public Lands Act and administered by Alberta Environment & Parks.
 - <https://www.alberta.ca/assets/documents/ep-grazing-disposition-standards-fact-sheet-2019.pdf>*only leases and licenses are assignable
 - <https://www.alberta.ca/grazing-and-range-management.aspx>
 - <https://www.alberta.ca/environment-and-parks.aspx>
 - <https://www.alberta.ca/public-land-grazing-rent-and-assignment-fee.aspx>
 - <https://www.alberta.ca/recreation-on-agricultural-public-land.aspx>
- Assignment of Grazing Lease to Buyer may take one year +/- to complete. Buyer cannot put livestock onto lease until assignment is complete but the Assignor may request approval from the department to allow the assignee graze their lease with their livestock. All assignment paperwork and fees need to be submitted and lease needs to be in good standing. Assignee still holds all responsibility of the lease till the assignment is completed.
- Grazing Leases (GRL)
 - Term of lease:
 - Grazing leases can be up 20 year term but are usually 10 year terms
 - Can Grazing User Control Recreational Access:
 - GRL leaseholders can within regulatory parameters (Dispute resolution through Local Settlement Officer)

Grazing Leases are governed by the Public Lands Act (PLA) and Public Lands Administration Regulations (PLAR)

Public Lands Act (PLA): <https://www.qp.alberta.ca/documents/Acts/P40.pdf>

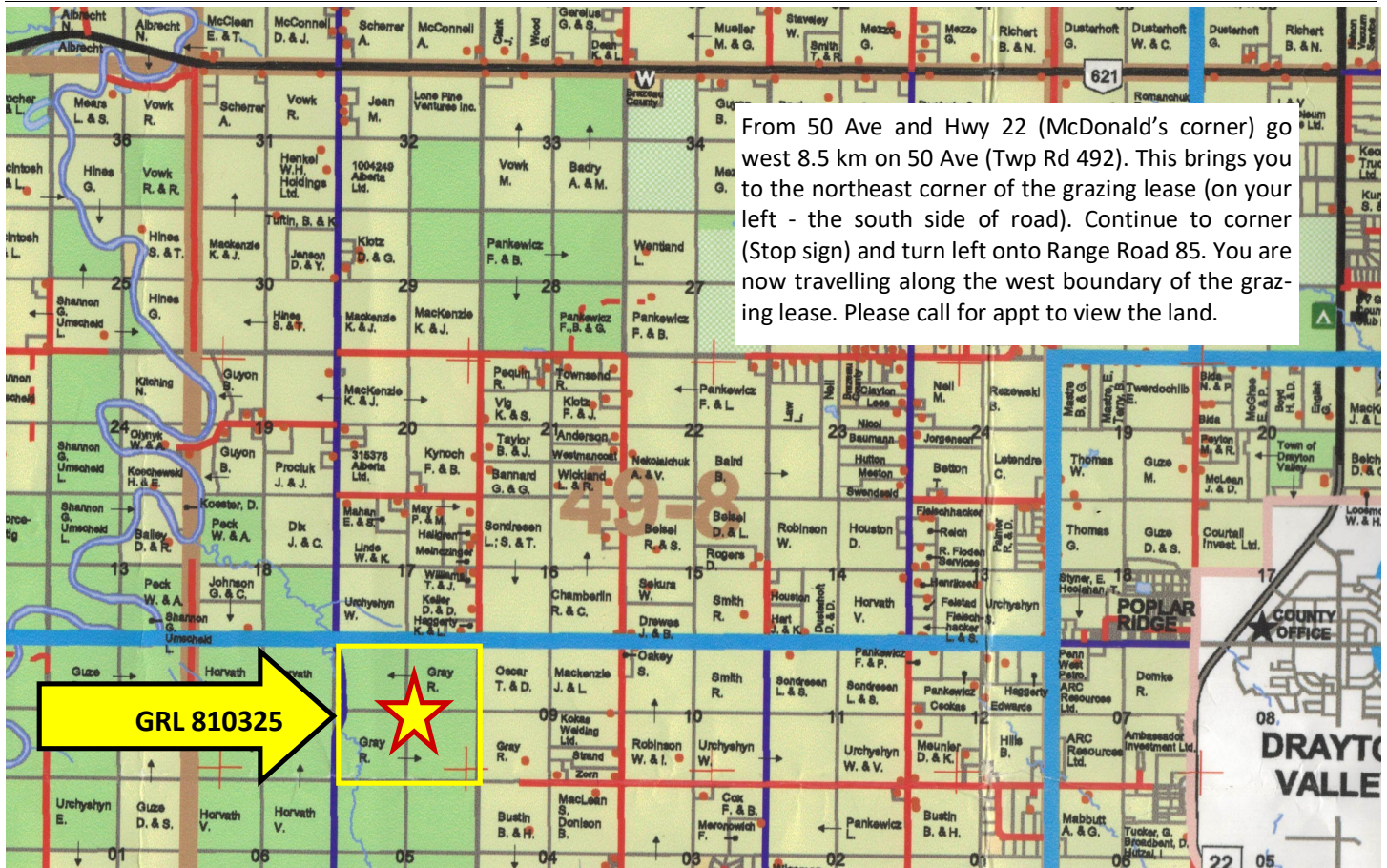
Public Lands Administration Regulations (PLAR): https://www.qp.alberta.ca/documents/Regs/2011_187.pdf

For further info on Grazing Leases contact Alberta Environment & Parks

Rangeland Agrologist Kelly Brouwer (780) 845-8206

Note due to privacy laws: the Agrologist will be able to discuss general facts about grazing leases. If you have a question about this grazing lease specifically, please contact Trent(780-202-0140) or Cathy (780-898-0729) or email cathy@mooresrealty.ca and they can forward your question to the Agrologist.

COUNTY MAP



GRL 810325 - Appendix from lease agreement

Appendix A
Legal Description
for
GRL 810325

EP Plan No: 8125 SK

LTO Plan No:

Affected Lands (Meridian-Range-Township-Section-1/4Section-Legal Subdivision-Quadrant-Quarter-Quadrant)

<u>LAND</u>	<u>HECTARES</u>	<u>ACRES</u>	<u>DETAILS</u>
W5-08-049-08-NE	58.056	143.46	that which lies to the south of a roadway as shown on plan 231PX and excluded is a total of 15.51 acres for access roads, a battery site and wellsites as authorized under file ROE 3311.
W5-08-049-08-NW	54.972	135.84	that which lies to the east of a roadway as shown on plan 8622500 and to the south of two roadways as shown on plans 231PX and 8920894 and excluded is a total of 8.24 acres for access roads and wellsites as authorized under file ROE 3311.
W5-08-049-08-SE	58.712	145.08	excluded is 0.04 acres for an access road as authorized under file ROE 2558 and 8.30 acres for a wellsite and access road as authorized under file ROE 2415 and 6.58 acres for a wellsite and access road as authorized under file ROE 2418.
W5-08-049-08-SW	57.830	142.90	that which lies to the east of a roadway as shown on plan 8622500 and excluded is 3.92 acres for an access road and wellsite as authorized under file ROE 2416 and a total of 7.45 acres for an access road and wellsite as authorized under file ROE 2417.

AREA SUMMARY

The total lands herein described contain 229.570 HA (567.28 ACRES) more or less.

GRAZING LEASES AND PERMITS FORM

1. GRL # 810325

2. Legal description:

W of	RANGE	TOWNSHIP	SECTION	PART	ACRES
5	8	49	8	NW	135.84
5	8	49	8	NE	143.46
5	8	49	8	SW	142.90
5	8	49	8	SW	145.08

3. Total number of Acres 567.28 acres

4. Total Animal Units 72 (Billable 144)

5. Term of Lease 10 Years

6. Date of Lease Expiry March 31, 2030

7. Annual Lease Rate /AUM + GST = 131.54 (2021 - Paid)

8. Assignment Fee /AUM = Flat Fee = \$3,150

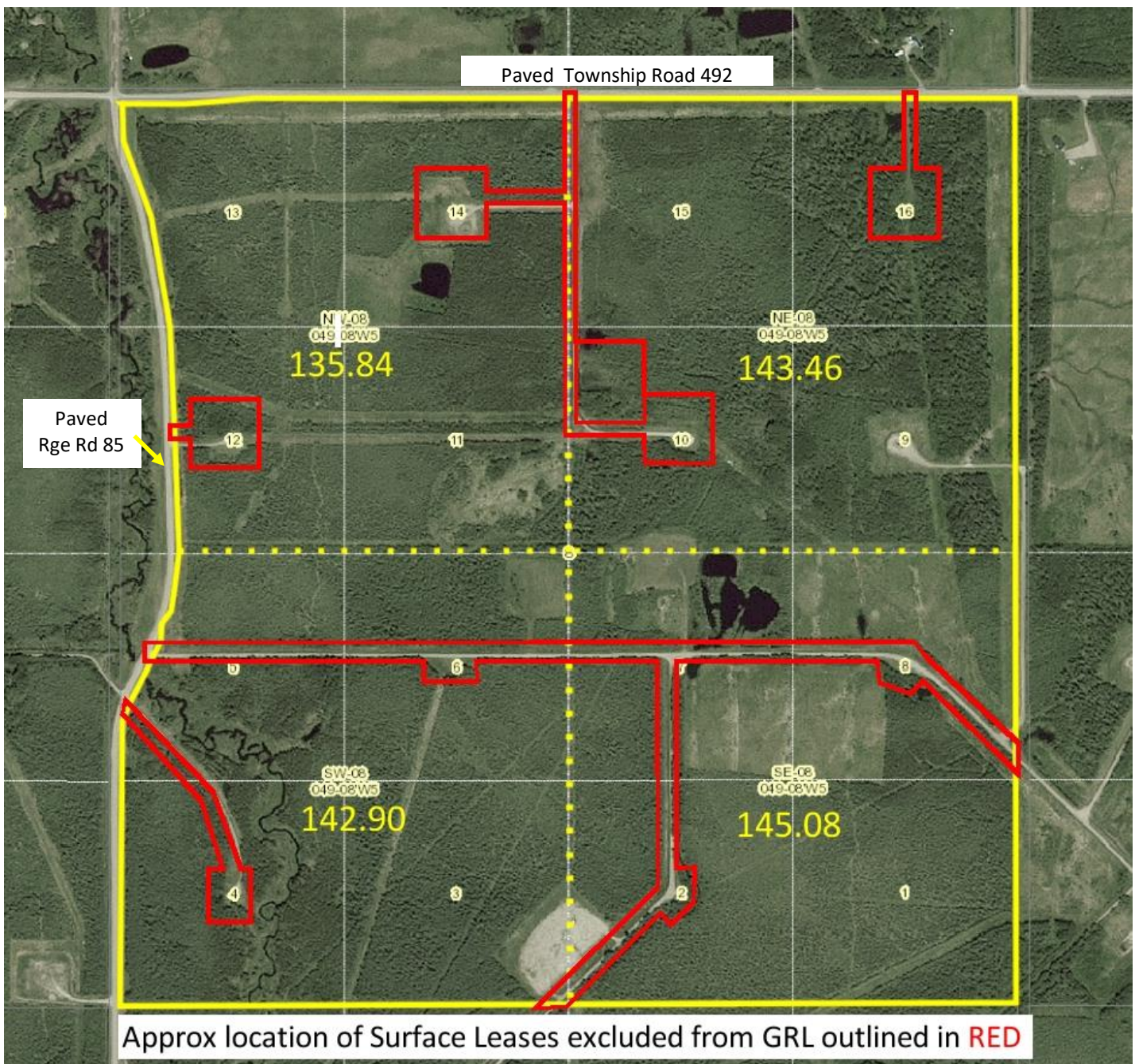
9. Assignment Fee will be paid to the Provincial Government by

- Seller
- Buyer
- Shared between Seller & Buyer

10. Annual Property Taxes \$47.91

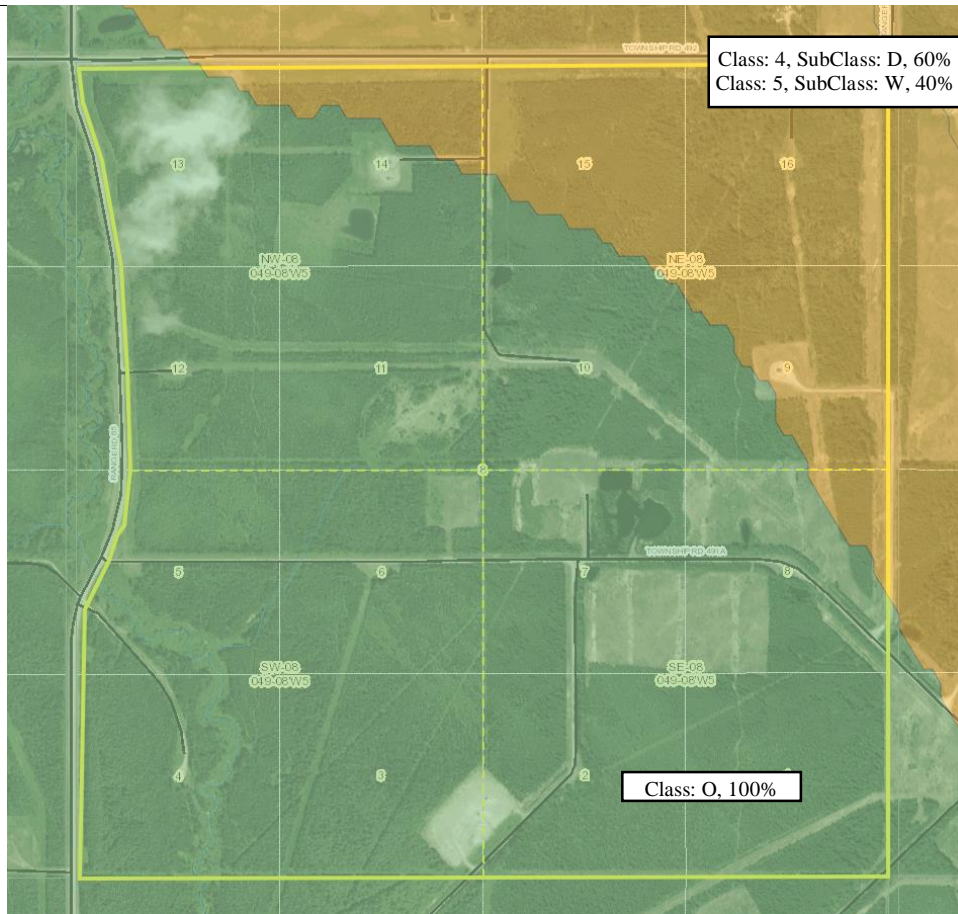
Quarter	Taxes
NW 8-49-8-W5	\$9.91
NE 8-49-8-W5	\$10.43
SW 8-49-8-W5	\$10.43
SE 8-49-8-W5	\$17.14

AIR PHOTO



See back page for map from lease agreement showing the above surface lease exclusions.

SOIL MAP



AGRICULTURAL SOIL CLASSIFICATION: The Agriculture layer shows the varying potential of a specific area for agricultural production. It indicates the classes and subclasses according to the Soil Capability Classification of Agriculture, which is based on characteristics of the soil as determined by soil surveys. The mineral soils are grouped into 7 classes and 13 subclasses according to the potential of each soil for the production of field crops. Organic soils are not a part of the classification and are shown as a single separate unit (0).

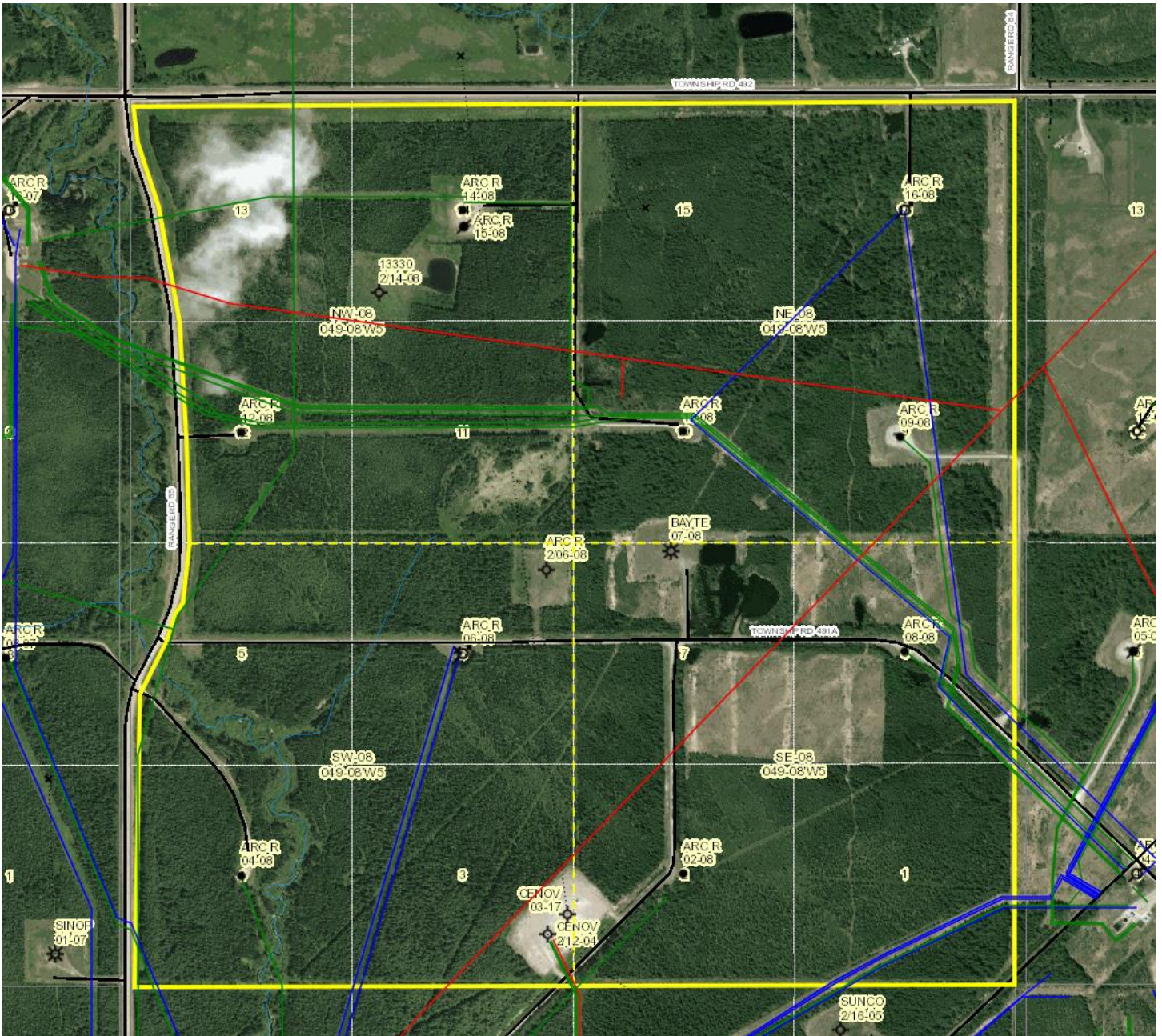
1.2 AGRICULTURAL SOIL CLASSES

CLASS	DESCRIPTION
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of crops or require special conservation practices
5	Very severe limitations that restrict capability in producing perennial forage crops. Improvement practices are feasible.
6	Capable only of producing perennial forage crops and improvement practices are not feasible
7	No capacity for arable culture or permanent pasture
0	Organic Soils (not placed in capability classes)

1.3 Agricultural Subclasses

Subclass	Description
C	Adverse Climate
D	Undesirable soil structure and/or low permeability
E	Erosion
F	Low Fertility
I	Inundation by streams or lakes
M	Moisture limitations
N	Salinity
P	Stoniness
R	Consolidated bedrock
S	Combinations of subclasses
T	Topography
W	Excess Water
X	Soils having limitations resulting from the cumulative effect of two or more adverse characteristics

PIPELINE & WELL INFO



*****Pipeline locations are approximate only and do not show actual locations of pipelines*****

REVENUE FROM SURFACE LEASES that are part of GRL 810325

Quarter	Section	Twp	Range	W of	Annual Payment	Lease Date	File Number	Company
	8	49	8	5	\$1,500	April 5	S110078	Cenovus Energy
	8	49	8	5	\$1,500	April	S09647	ARC Resources Ltd
	8	49	8	5	\$ 900	April 29	S86940-C	Baytex

Revenue from above sources will be assigned to the buyer effective when the next payment is due after completion day with no adjustment for any rentals paid in advance



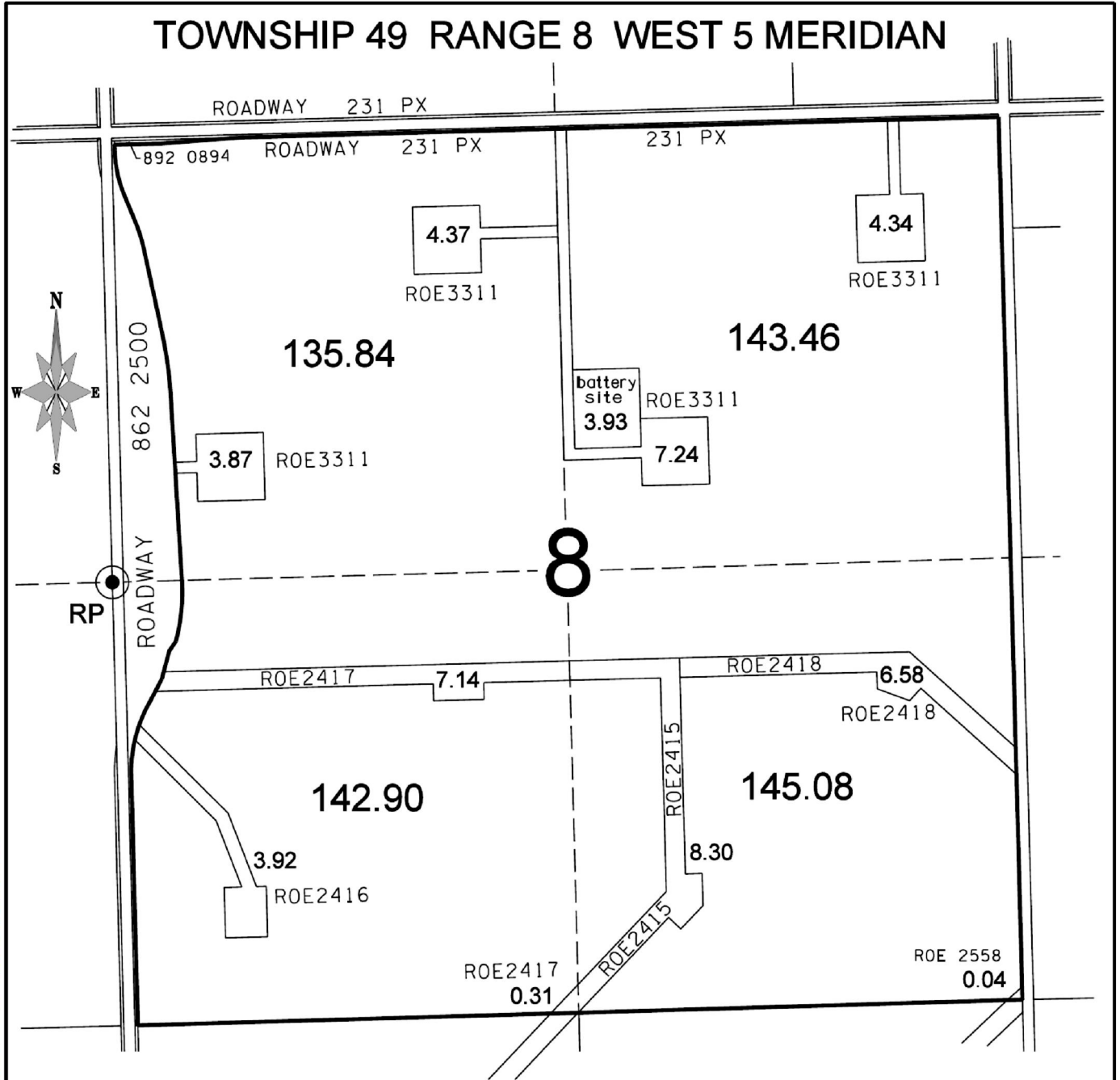








GRL 810325 - map from lease agreement



GRAZING LEASE AREA

=567.28 Acres (229.57 HA), more or less

Refer to Appendix "A" for detailed Legal Description

GRL 810325

GRL810325 SRD Plan: 8125 SK, 2012-01-23, red

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Base Features Data provided by Spatial Data Warehouse Ltd.

Government of Alberta
Sustainable Resource Development
Lands Division

Surveys and Technical Services Section

Scale 1: 10000	Date 2012 / 01 / 23
Alrphoto [AS] - Shot(s)	Date / /
Dwn By R. EDMONDS	Checked by
Graphic File 810325	
Remarks	AREAS SHOWN ARE IN ACRES