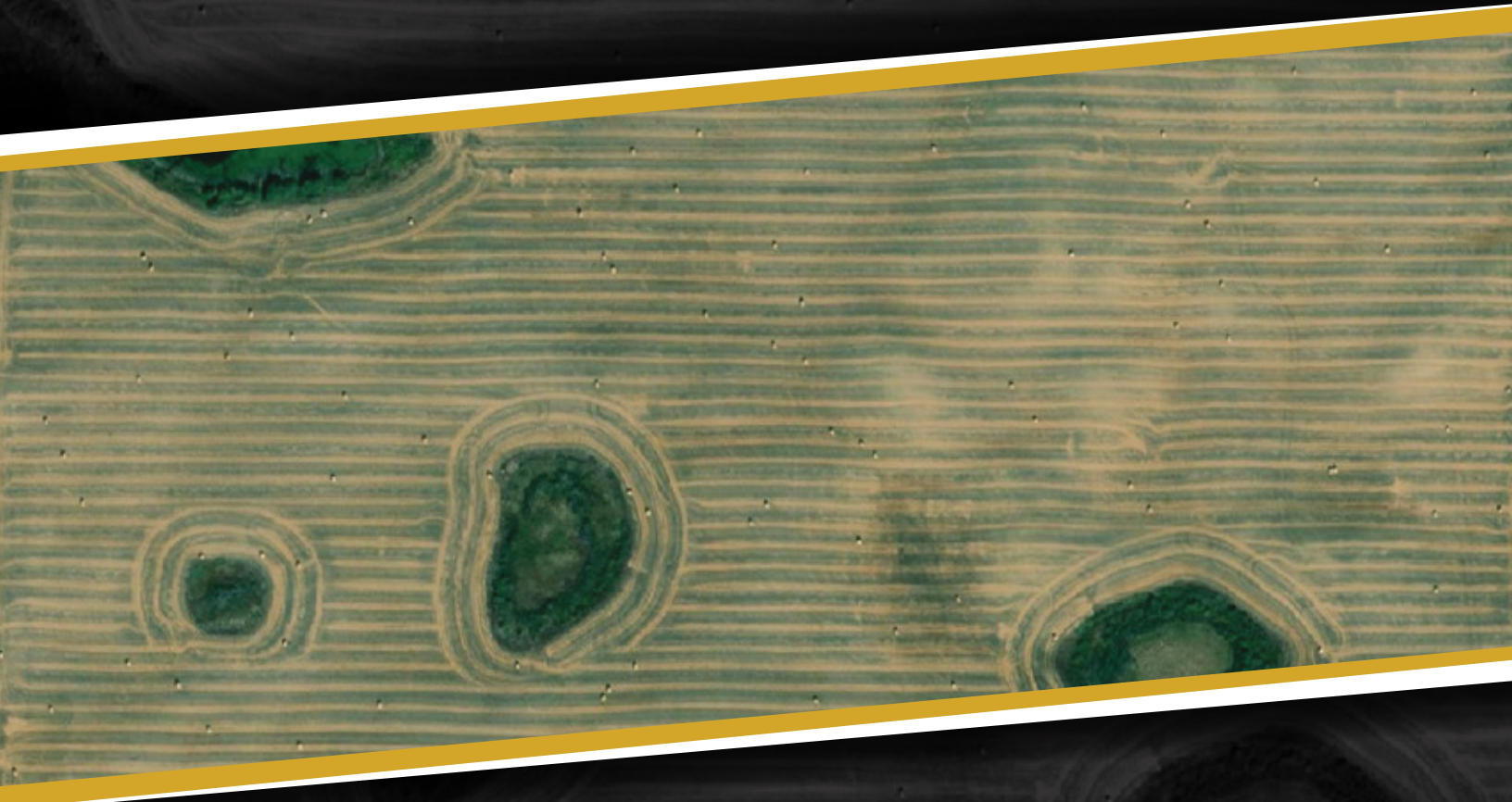


DJH AGGREGATE RFP

Information Package



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 progressivetender.com

 grant.m@progressivetender.com



Grant 780-871-4221 | Vern 306-821-0611

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DJH AGGREGATE RFP

Request for Proposal by Progressive Tender® in the County of Vermilion River, AB

Conditional Sale – Aggregate Potential

NE 22-49-4-W4

County of Vermilion River, Alberta

Issued on behalf of the Landowner by Progressive Tender®

OVERVIEW

- The subject lands are a full agricultural quarter currently owned and actively farmed by the landowner.
- Preliminary investigation has confirmed the presence of aggregate materials on the property.
- The lands are located in a region with established aggregate development activity.

This Request for Proposals (RFP) is intended to determine whether the scale, quality, and commercial viability of the aggregate present is sufficient to justify a sale at a value exceeding agricultural market levels.

The landowner is prepared to consider a sale only where aggregate potential is confirmed through further due diligence and reflected in the purchase price. If this threshold is not met, the landowner intends to retain the lands for continued farming.

This is not a conventional land sale. It is a conditional, investigation-driven process intended for experienced aggregate producers capable of evaluating and advancing a potential resource.

This RFP does not constitute an offer to sell.

www.djhland.ca

PROPERTY SUMMARY

- Legal Description: NE 22-49-4-W4
- Total Titled Area: approximately 161 acres
- Net Area: approximately 155.96 acres (road plan deducted)
- Municipality: County of Vermilion River
- Zoning / Use: Agricultural, actively farmed
- Access:
 - Range Road 42 along the east boundary
 - Road allowance along the south boundary
- Title:
 - Fee simple
 - Mines and minerals excepted
 - Subject to a registered Farm Credit Canada mortgage

AVAILABLE INFORMATION

The following information is available to interested parties for review and context:

- Certificate of Title
- County assessment information
- Parcel mapping and aerial imagery
- Solid Earth test pit report completed using excavator test holes

Important notes:

- Preliminary test pits identified aggregate-bearing materials.
- No determination has been made regarding aggregate volume, depth, quality, or economic recoverability.
- No representation or warranty is made regarding aggregate resources.

PURPOSE OF THE RFP

This RFP invites concise written proposals from qualified parties to:

- Describe additional investigations and due diligence required to further assess aggregate potential
 - Outline anticipated regulatory and permitting considerations
 - Propose a commercial framework under which the landowner would consider a sale if aggregate potential is confirmed, including an indicative purchase price or price range in Canadian dollars and an explanation of how that value is derived and how it would scale based on confirmed aggregate volume, quality, and recoverability
- Any purchase price will be contingent on results confirmed through due diligence.

DUE DILIGENCE AND INVESTIGATION

- All drilling, testing, sampling, engineering, environmental review, and regulatory work is the sole responsibility of the proponent.
- All investigation work is undertaken at the proponent's cost and risk.
- The landowner will not fund or participate financially in investigation activities.

Proponents should clearly outline the scope and timing of their proposed investigations.

SITE ACCESS AND AGRICULTURAL CONSIDERATIONS

- The lands are actively farmed.
- All site access must be coordinated with the landowner.
- Access timing and routes may be adjusted to accommodate seasonal agricultural operations and soil conditions.

Proponents are responsible for:

- Avoiding unnecessary crop damage and soil compaction
- All crop loss, surface disturbance, or access impacts
- Restoration and compensation to the landowner's satisfaction

No site access is granted by this RFP. Any access will require a separate written agreement.

PROPOSAL FORMAT

Proposals are to be submitted as a clear, concise letter and should include:

- Proponent overview and relevant aggregate experience
- High-level investigation approach and anticipated timing
- Anticipated regulatory considerations
- Indicative commercial framework and pricing rationale (CAD)
- Confirmation of financial capacity to complete investigations and a potential purchase

INVESTIGATION DEPOSIT

Each proposal must be accompanied by an investigation deposit of \$2,000.00, payable to RE/MAX of Lloydminster in trust.

- The deposit becomes non-refundable once investigation and due diligence activities commence.
- The deposit will be credited toward the purchase price should a sale proceed.

PROCESS AND NEXT STEPS

- One or more proponents may be invited to further discussions.
- Clarifications or additional information may be requested.
- Short-listed proponents should anticipate execution of a confidentiality agreement and an investigation and access agreement.

No exclusivity is granted unless agreed to in writing.

SUBMISSION DETAILS

- Proposals will be reviewed as received on an ongoing basis.
- Proposals and investigation deposits may be delivered in person or by mail/courier, but must be received by the deadline.
- Deliver submissions to:

DJH AGGREGATE RFP

RE/MAX of Lloydminster

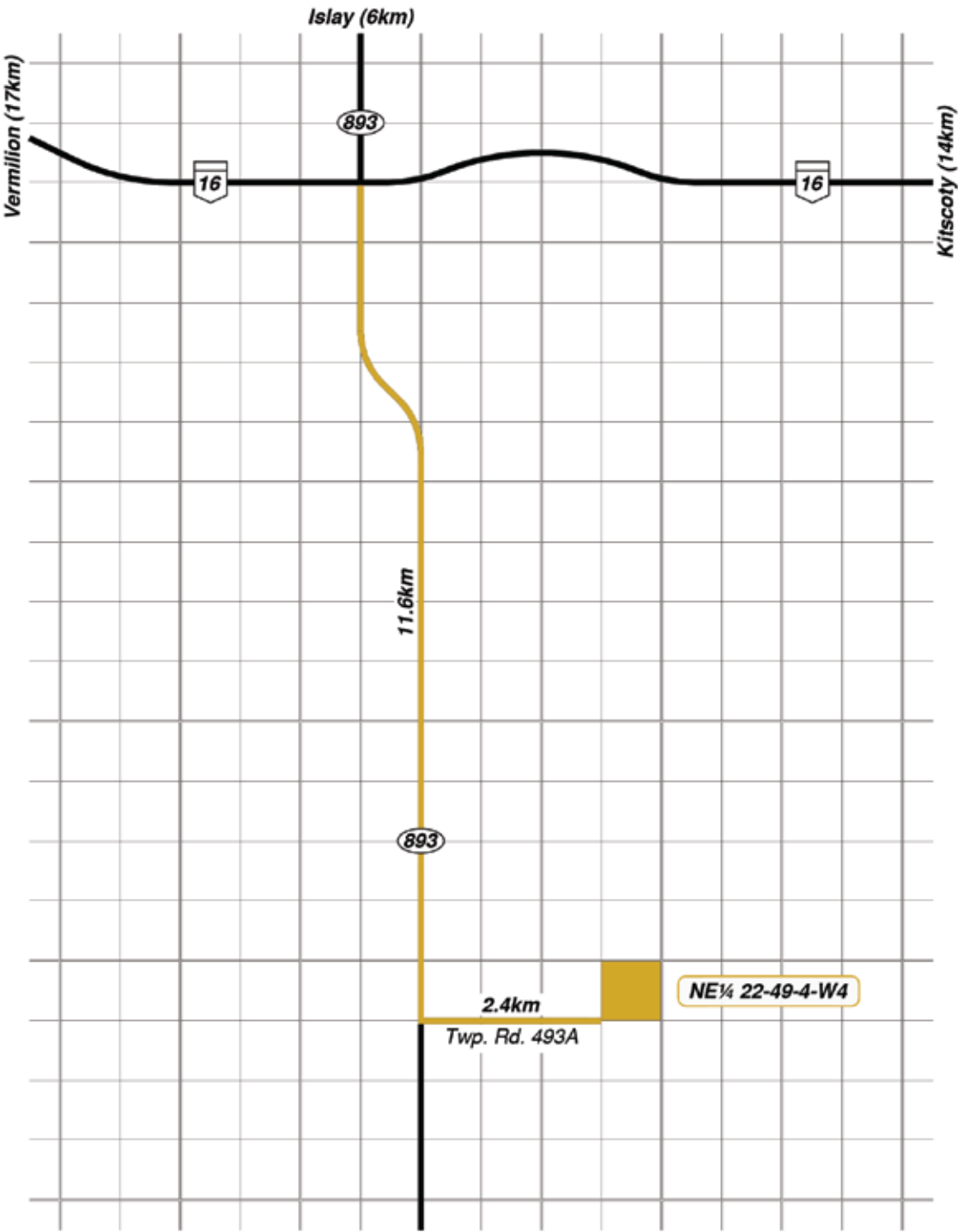
5726 - 44th Street

Lloydminster, Alberta T9V 0B6

Attention: Grant McClelland 780-871-4221

RESERVATION OF RIGHTS

- The landowner is not obligated to accept any proposal.
- Any or all submissions may be rejected without further consideration.
- No binding agreement exists unless formal documentation is executed.

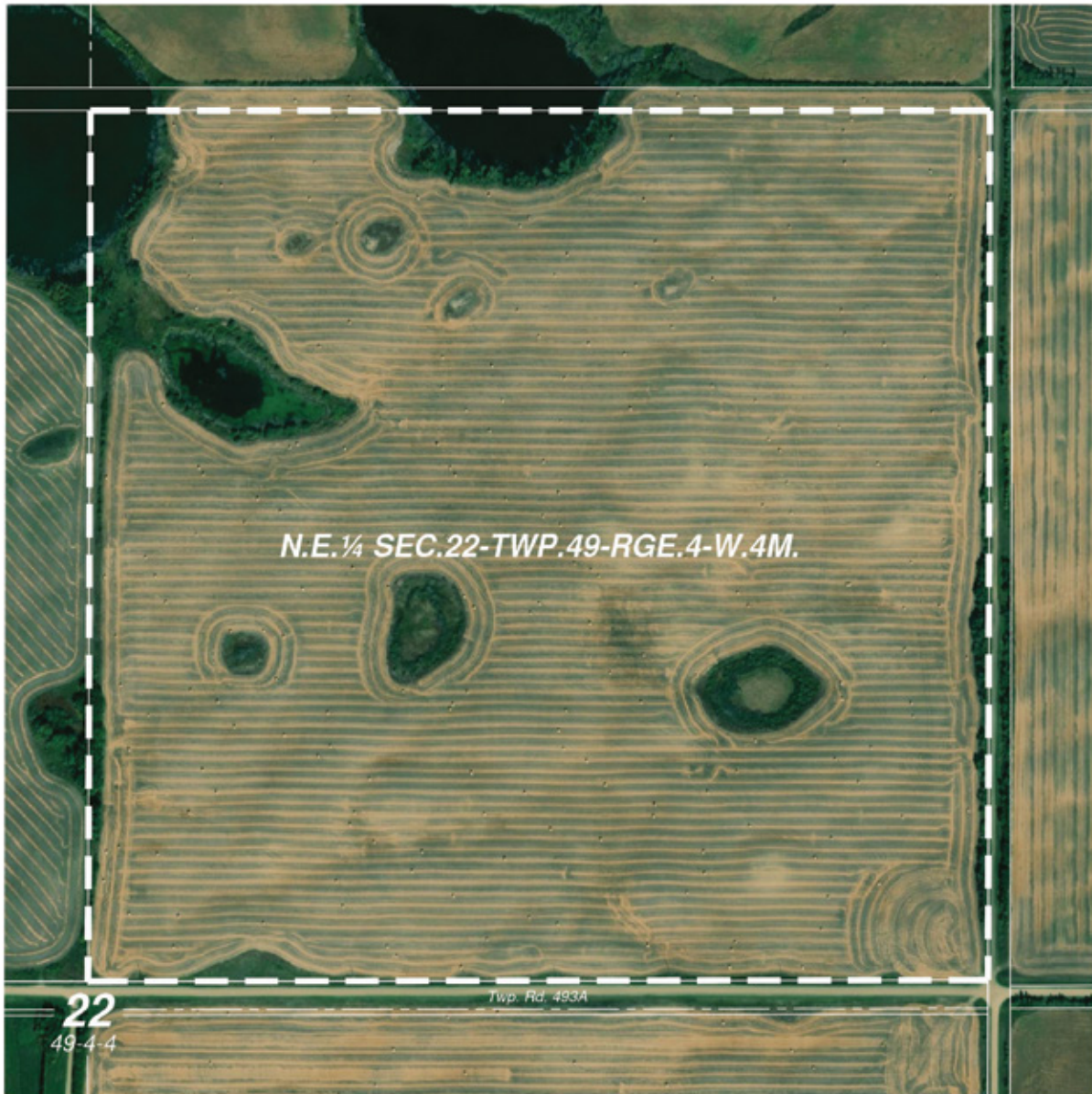


N.E. ¼ SEC.22-TWP.49-RGE.4-W.4M.

TITLE #: 082 136 882

OWNER: DJ HOG FARMS LTD.

AREA: 63.2ha. 156acres



Meridian Surveys

N.E. ¼ SEC.22-TWP.49-RGE.4-W.4M.

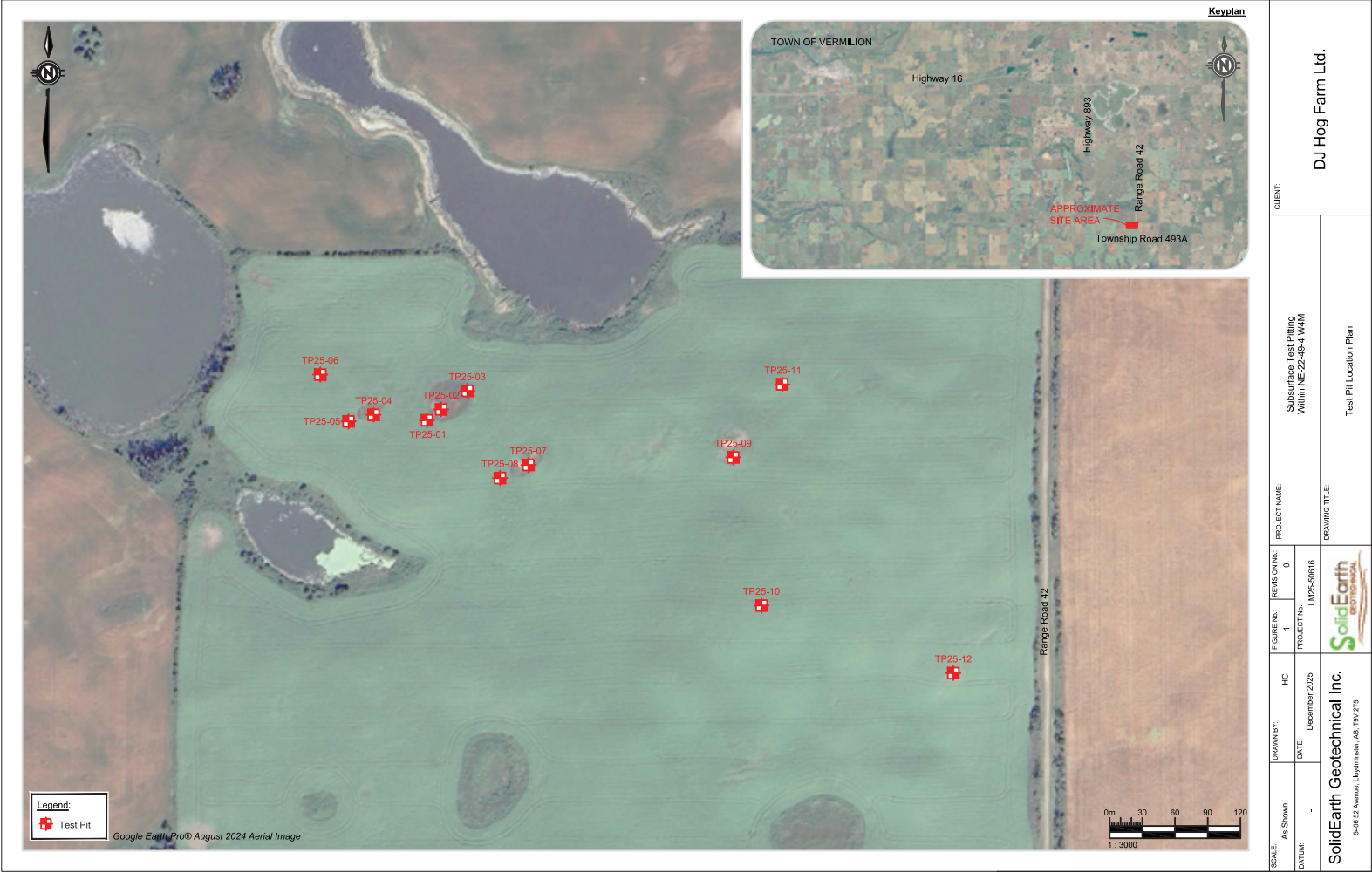
TITLE #: 082 136 882

OWNER: DJ HOG FARMS LTD.

AREA: 63.2ha. 156acres



TestLocations



A complete report of the test pit data logs is available at www.djhland.ca

County of Vermilion River

Assessment Summary

Year of General Assessment: 2024

Roll: 449220101

Legal: NE-22-49-4-4

Address:

Land Area: 155.96 Acres

Subdivision: Rural

Zoning: Agricultural (A)

Market Land Valuation

Site Area: 0.00 Acres

Asmt Code

Value

101 100%

0

Farmland Valuation

Agroclimatic Zone: 15 2H-NE

Asmt Code

Value

151 100%

22,430

Soil Group

Area

Rating

12 TBk

138.00 Acres

48.5%

80 Pasture

17.96 Acres

7.0%

Total Area: 155.96 Acres

Assessment Totals

Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	151	Farmland	22,430	0	0	22,430
Grand Totals For 2024			22,430	0	0	22,430

This information is collected for assessment purposes only. While the County of Vermilion River provides this information in good faith, it does not warrant, covenant, or guarantee the completeness and accuracy of the information. The County of Vermilion River does not assume responsibility or liability arising from any use other than assessment interpretation. The information is maintained on a regular basis and reflects the contents of the assessment per the stated date/time of this document. This information is proprietary and may not be reproduced or utilized without consent from the County of Vermilion River. Please contact the County if you have any further questions or concerns (780-846-2244).

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Grant McClelland

780-871-4221

Vern McClelland

306-821-0611

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Resort Village of Kivimaa-Moonlight Bay

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WE'RE HERE TO HELP

We provide expert guidance in land sales, valuations, and strategic marketing, helping clients achieve their goals with tailored solutions that maximize their value and simplify complicated transactions.



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