

1553997 Alberta Ltd. Lease Lands Tender

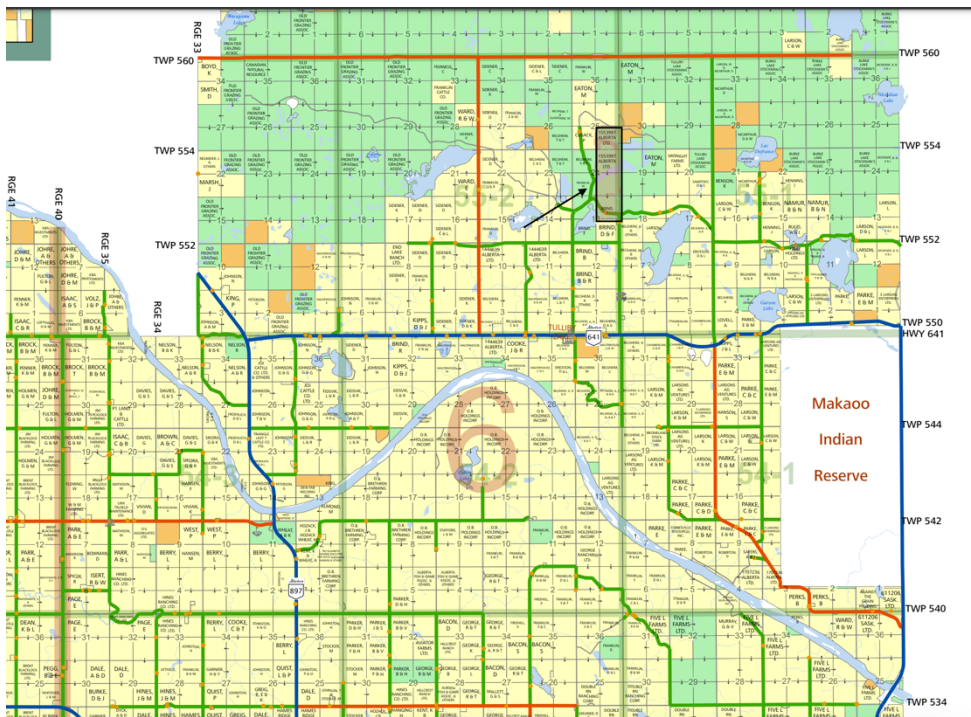
We are pleased to present the following lands located approximately three miles north of Tullibly Lake, AB in the County of Vermilion River **for the transfer of lease on the following Public Lands under Grazing Lease GRL 35668:**

- One block encompassing SE 25, NE 24, SE 24, and north portion of NE 13-55-02-W4.
- 94 AUMs currently allowed. Lease expires March 31, 2034.
- Four wire fenced perimeter. Vendor has committed to rebuild the fence along the east boundary this winter where deemed necessary. Permission has been received for the leaseholder to clear 60' within the fence line boundaries by April, 2025. Some conditions apply. Vendor willing to contract with incoming tenant to complete the project if desired.
- Previous twelve months surface lease revenue totalled \$15,840.
- 2024 Property taxes \$387.

Any transition agreement between leaseholders must meet the approval of Alberta Forestry and Parks with the incoming leaseholder responsible for the pertinent transfer fees. More details on Public Lands fees and rents are available by going to <https://open.alberta.ca/publications/aep-ministerial-order-01-2020>.

For more information on the property attributes or to secure permission to access, please call Lorne Larson (780) 872-9242.

Initial offers must be submitted by Noon MST, Tuesday December 17, 2024. For additional details or inquiries, visit the tender website at www.1553997lease.ca, contact Grant or Vern with the McClelland Group, RE/MAX of Lloydminster, (780) 808-2700 or email grant.m@progressivetender.com



Progressive Tender Steps:

Step 1: Submit Bid Document

- Download the Bid Document from the www.1553997lease.ca website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Fill out the required details.
- **Obtain a bank draft or certified cheque for \$5,000.00** made payable to "RE/MAX of Lloydminster in Trust."
- Place both items in a sealed envelope and label it "1553997 Lease Tender." Deliver the envelope to RE/MAX of Lloydminster at 5726 - 44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday December 17, 2024.** Attention: McClelland Group.

Step 2: Round Table Activity

After the initial offers are opened, the Broker will contact each Bidder and inform them of the amount of the highest bid. Bidders will have until noon the following business day to submit a revised offer by phone, email, or text if they wish.

Step 3: Final Offer

This "round table" process continues daily until every Bidder declares their Final Offer. If a Bidder doesn't respond within the time limit or increase their bid by a minimum amount of 2% over the previous round's highest offer, their last bid will automatically be declared as their Final Offer. Matching bids during progression rounds are discouraged.

Step 4: Confidentiality

All Bidder names are kept confidential and only revealed to the Seller with the bid history when the progression rounds conclude. Bidder names and bid history are the sole possession of the Seller.

Step 5: Finalizing Transaction

The Seller reserves the right to reject any or all offers, engage in further negotiations on price or terms, and may award the transfer of the subject property to the Bidder of their choice. The successful Bidder must complete a Contract with the Broker within two business days of acceptance; a draft of which is available on the website. Deposit is to be increased to 10% of the sale price upon removal of conditions. Proposed completion date is January 31, 2025 unless otherwise agreed.

Step 6: Diligence Activity, Legal and Accounting Costs

Property is sold "as is". Bidders are encouraged to conduct their own diligence including appraisal for value, survey / real property or other reports. Each party is responsible for their own legal and accounting costs. No buyer transaction fee applies.

Step 7: Notification

All Bidders will be notified about the outcome once a Purchase Contract is completed between the successful Buyer and Seller. Deposits from unsuccessful Bidders will be returned by Priority Post once the Contract is in place.

The McClelland Group, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offers a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan. Call us today and start the conversation!

**Grant McClelland – Direct (780) 871-4221 Email: grant.m@progressivetender.com
Vern McClelland - Direct (306) 821-0611 Email: vernmcclelland@remax.net**

3,320

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).

NE 13-55-2-4



Roll: 255240108	Alt. Key:	Lloydminster	36 miles	86%
Legal: NE-24-55-2-4			Access:	100%
Agroclimatic Zone: 15 2H-NE	Photo:	Type:	Net Location:	86%

No: 1	140.30 Acres	Soil: 80	Pasture	Dryland Pasture
Comments: F/L Comments: D.GR, SAND, U-GR				
81	Native	45	45 Ac/AU	
		%Fld	NPR	ICP
		0	100%	11.0
				0.0
				11.0
				0.0
Group ID: 181014932	140.30 Acres	x	350.0 / acre	x 1.0000 x 11.0 % = 5,402

Areas	Asmt Code	Areas	A.U.V.	Total:	A.U.V.	
Parcel: 140.30	141 100%	Arable Dry:	0.00	0		5,402
@ F/L Rates: 140.30		Arable Irr:	0.00	0	x	86%
		Pasture Dry:	140.30	5,402	F.A.V.	4,600
		Pasture Irr:	0.00	0		
		Waste:	0.00	0		

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NE 24-55-2-4

Onion Lake



Roll: 255240304	Alt. Key:	Lloydminster	36 miles	86%
Legal: SE-24-55-2-4			Access:	100%
Agroclimatic Zone: 15 2H-NE	Photo:	Type:	Net Location:	86%

No: 1 150.40 Acres Soil: 80 Pasture Dryland Pasture
Comments: F/L Comments: D.GR, SAND, U-GR

81	Native	55	55 Ac/AU	%Fld	NPR	ICP	
				0	100%	8.0	0.0
						8.0	0.0
	Group ID: 181014936	150.40 Acres	x	350.0 / acre	x	1.0000	x 8.0 % = 4,211

Areas	Asmt Code	Areas	A.U.V.	Total:	A.U.V.	
Parcel: 150.40	141 100%	Arable Dry:	0.00	0		4,211
@ F/L Rates: 150.40		Arable Irr:	0.00	0	x	86%
		Pasture Dry:	150.40	4,211	F.A.V.	3,600
		Pasture Irr:	0.00	0		
		Waste:	0.00	0		

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SE 24-55-2-4

Onion Lake

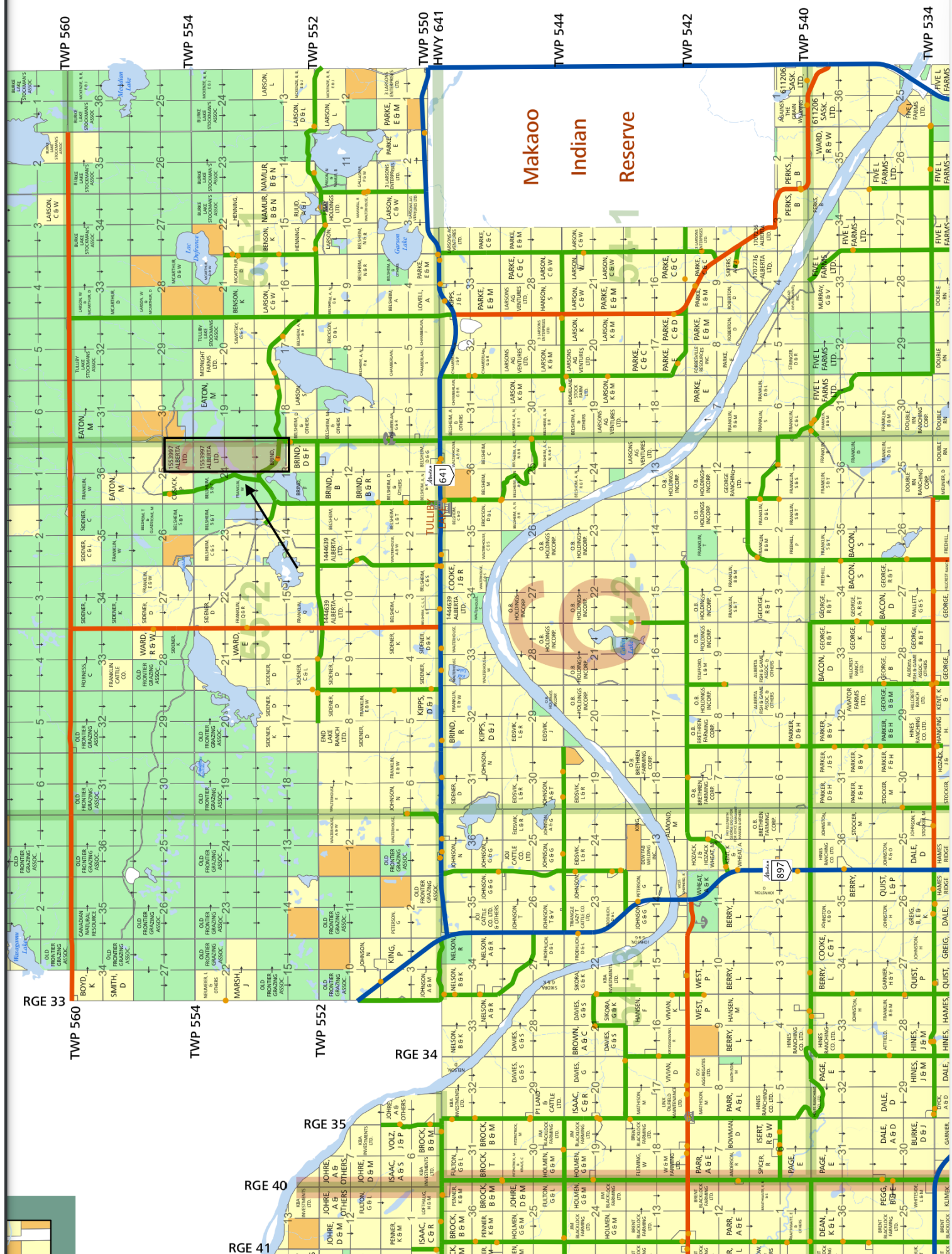


Roll: 255250301		Alt. Key:		Lloydminster		36 miles	86%
Legal: SE-25-55-2-4		Photo:		Type:		Access:	100%
Agroclimatic Zone: 15 2H-NE		Photo:		Type:		Net Location:	86%
No: 1	12.43 Acres	Soil: 80	Pasture	Dryland Pasture			
82 Improved		20 20 Ac/AU		%Fld	NPR	ICP	
				0 100%	19.0	0.0	
					19.0	0.0	
Group ID: 181014948		12.43 Acres	x	350.0 / acre	x	1.0000 x	19.0 % = 827
No: 2	146.00 Acres	Soil: 80	Pasture	Dryland Pasture			
Comments: F/L Comments: SAND, U							
81 Native		50 50 Ac/AU		%Fld	NPR	ICP	
				0 100%	9.0	0.0	
					9.0	0.0	
Group ID: 181014949		146.00 Acres	x	350.0 / acre	x	1.0000 x	9.0 % = 4,599
Areas		Asmt Code		Areas	A.U.V.		
Parcel: 158.43		141 100%		Arable Dry:	0.00	0	Total: A.U.V. 5,426
@ F/L Rates: 158.43				Arable Irr:	0.00	0	x 86%
				Pasture Dry:	158.43	5,426	F.A.V. 4,700
				Pasture Irr:	0.00	0	
				Waste:	0.00	0	

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SE 25-55-2-4





Application for General Assignment of Disposition

Miscellaneous Lease (DML), Licence of Occupation (DLO), Easement (EZE), Pipeline Agreement (DPL), Pipeline Installation Lease (DPI), Vegetation Control Easement (VCE), Recreational Lease (REC), Tourism and Commercial Lease (TCL), Surface Materials Lease (SML), Department Mineral Surface Lease (DMS)

INSTRUCTIONS/INFORMATION

This **Application for General Assignment of Disposition** is used when the whole of the land under the Disposition is assigned from all of the assignors to all of the assignees. An assignor may also be an assignee.

Please contact the department (below) regarding transfers of dispositions from estates.

IMPORTANT: Assignment of a disposition requires the approval of the director, per s.146(2) of the Public Lands Administration Regulation. Submission of an Application for Assignment does not grant any authority to the Assignee to occupy the lands until written approval has been given by the department. The current disposition holder remains responsible for rent, royalties, fees and taxes until all parties to the assignment have been notified by the department in writing that the disposition's rights and responsibilities have been assigned to the new holder(s).

IMPORTANT: Email addresses for the Primary Assignor, Primary Assignee and their respective consultants and lawyer/s (if any) are required to complete this form.

The completed form signed by all assignors and assignees must be submitted with all supporting documents to: lands-assignments@gov.ab.ca or the following address:

Alberta Forestry and Parks
Public Lands Disposition Management
ATTN: Assignments
5th floor, South Petroleum Plaza
9915 – 108 Street
Edmonton, Alberta T5K 2G8

The applicant will be notified of deficiencies in their application. If deficiencies are not updated and submitted to the department within 30 days of the notice, the application will be rejected. Application fees for rejected applications are non-refundable.

APPLICATION REQUIREMENTS

The following items are required for every assignment of a Disposition. The Application must be complete and correct with all supporting documentation as specified below:

- 1) Client ID:** All assignees must have a Client ID number. If the Assignee(s) does not already have a Client ID number they must apply by submitting an **Application/Amendment for Client ID** form. This form can be submitted by either Mail, Fax or Email as indicated on the form. [Application/Amendment Form for Client ID](#).
- 2) Assignment Fee: \$3,150.00 per application** (irrespective of number of dispositions assigned)
- 3) Payment of all arrears:** Ensure any debts owed to the Crown for more than 60 days are paid prior to submission. Note the department will review this statutory requirement based on the application date.

- 4) **Encumbrances must be removed**, specifically any Conditional Surrender of Lease (CSL) must be discharged. The assignor is obligated to inform the assignee of any CSLs that may be in place. A Land Standing Report must be obtained to check for active CSLs by following the instructions in the link found here: <https://www.alberta.ca/Electronic-transfer-system.aspx> or contact lands-assignments@gov.ab.ca providing the disposition number.
- 5) **Corporate Assignees**: Attach a current Corporate Registry certificate proving that the corporation has an active registration under the *Business Corporation Act*, *Societies Act*, *Companies Act*, *Municipal Government Act*, *Cooperatives Act*, or is incorporated under the laws of Canada and authorized to conduct business in Alberta.
- 6) **Conditional Surrender of Lease Fee** (if applicable) Conditional Surrender of Lease form can be found at: https://www.alberta.ca/alberta-environment-and-parks-land-forms?utm_source=redirector
- 7) **Associated Dispositions (DLO)**: Any dispositions for access (roads – DLOs) providing primary access to the disposition must be assigned simultaneously.
- 8) The assignee is responsible for obtaining all *Water Act* approval documents necessary to the operation of the disposition.
- 9) **Government of Alberta Employees / MLAs**: If the assignee is a Government of Alberta Employee (excluding Alberta Health Services employees), attach approval from the Deputy Minister of the department relevant to the employee in accordance with the Code of Conduct & Ethics for the Public Service of Alberta. If the assignee is an MLA, please determine what approval documentation must be added with this application and attach.
- 10) All Aggregate disposition assignments (SMLs) must include a current annual return completed from January 1 of the current year to the date of the assignment application.
- 11) **Security Deposit (If required)**: If the Security Deposit on file is cash, the assignor must provide written confirmation that the deposit can be transferred to the assignee. If the Security Deposit will not be transferred, then the assignee must provide a security deposit in an acceptable form. Please see <https://www.alberta.ca/security-deposits> for further details.

FEES:

All Application fees are non-refundable:

- Assignment Fee: \$3,150.00 (no GST)
- Conditional Surrender of Lease Fee: \$400.00 (no GST)

Acceptable forms of Payment (make cheques and money orders payable to [Government of Alberta](#))

- Cheque
- Money Order
- Credit Card (GPAS payment system)

IMPORTANT: Ensure the Disposition Number (for example, DLO123456) is shown on the cheque and cover letter. Payments can be mailed to the following address:

Alberta Forestry and Parks
Public Lands Disposition Management
5th floor, South Petroleum Plaza
9915 – 108 Street
Edmonton, Alberta T5K 2G8

Credit Card: If you want to pay by **credit card** online, please email AEP.AgriPymt.mailbox@gov.ab.ca. When submitting your request, you must provide the following information:

- Leaseholder name/Company name
- Disposition number (for example, GRL123456)
- Amount of Payment
- Email address of the person the payment request is to go to.

The administrator will generate a transaction request through our GPAS payment system, which you will receive to the email address you provided. Once you complete the payment details on your side, you will receive an email confirmation of the payment. You can make a request for more than one disposition payment in one email but two credit card payment links will be sent to you, one for each payment.

STATEMENT REGARDING COLLECTION OF INFORMATION:

The personal information collected through the Application for General Assignment of Disposition is for the purpose of monitoring public land utilization in accordance with the Public Lands Act. This collection is authorized by section 33(c) of the Freedom of Information and Protection of Privacy Act. For questions about the collection of personal information, contact Public Lands Disposition Management, 5th Floor, 9915-108 Street NW, Edmonton, Alberta, T5G 2G8, at 310-LANDS.



Application for General Assignment of Disposition

Miscellaneous Lease (DML), Licence of Occupation (DLO), Easement (EZE), Pipeline Agreement (DPL), Pipeline Installation Lease (DPI), Vegetation Control Easement (VCE), Recreational Lease (REC), Tourism and Commercial Lease (TCL), Surface Materials Lease (SML), Department Mineral Surface Lease (DMS)

Disposition Numbers:	

Between

1.
2.

(hereinafter called the “**Assignor(s)**”)
(Assignor: all names that are on current agreement)

- and -

1.
2.

(hereinafter called the “**Assignee(s)**”)
(Assignee: all names to be stated on the new agreement)

If space is not sufficient, use Supplementary Application for General Assignment form and attach

LEGAL REPRESENTATION or LAND AGENT (if any) – APPLICANT

Firm:		
Lawyer's Name:	Address:	
City:	Province:	Postal Code:
Email Address:	Phone	

PART I: THE ASSIGNORS**Assignor Declaration**

I, the holder, certify that I am in compliance with my disposition according to the <i>Public Lands Act</i> and the Public Lands Administration Regulation.	Yes ☐	No ☐
I, the holder, certify that all property taxes owed to the municipality on this disposition; and, any debts owed the Crown, have been paid to date.	Yes ☐	No ☐
I, the holder, certify that there is no outstanding Conditional Surrender of Lease (CSL) recorded against the Disposition.	Yes ☐	No ☐
I, the holder, certify that I have disclosed to the Assignee, any and all compensation earned from surface rights dispositions as of the date of this application; any <i>Water Act</i> approvals necessary to the current operation of the disposition; and the means of legally accessing the site. The Crown is absolved of all responsibility with regards to this.	Yes ☐	No ☐

PART II: THE ASSIGNEES**Identification of Assignees**

1. Primary Assignee's Full Legal Name	Primary Assignee's Client ID	
<i>The Primary Assignee functions as the Service Provider for any other assignees/disposition holders. The department treats the Service Provider as the sole point of communication regarding the disposition, including any department notices, correspondence and invoices.</i>		
Primary Assignee's Contact Information:		
Address:	City:	Prov.:
Postal Code:	Phone:	Email:
If the Assignee is incorporated in Alberta, attach a current Corporate Registry certificate. Attached?	Yes ☐	No ☐
Is the Assignee a Canadian Citizen or a permanent resident?	Yes ☐	No ☐

Is the Assignee an employee of the Government of Alberta, (excluding AHS employees) or a Member of the Legislative Assembly of Alberta? If yes, has appropriate documentation been attached?		Yes ☐	No ☐
2. Assignee's Full Legal Name:		Assignee's Client ID:	
Assignee's Contact Information:			
Address:		City:	Prov.:
Postal Code:	Phone:	Email:	
If the Assignee is an "Active" registered legal entity, attach a current Corporate Registry. Attached?		Yes ☐	No ☐
Is the Assignee a Canadian Citizen or a permanent resident?		Yes ☐	No ☐
Is the Assignee an employee of the Government of Alberta, (excluding AHS employees) or a Member of the Legislative Assembly of Alberta? If yes, has appropriate documentation been attached?		Yes ☐	No ☐
Assignees' Interest (Tenancy)			
☐ Joint Tenants	☐ Tenants in Common	☐ Sole Holder	
Security Deposit (If Applicable)			
☐ Transferred to Assignee	☐ Refund Requested (Assignor)	☐ Line of Credit Release	
Ancillary Documentation			
The following documents have been submitted or are submitted at the same time as this Application (<i>check all that are applicable</i>): ☐ Conditional Surrender of Lease (submitted by Assignees) ☐ Supplementary Application for General Assignment Form ☐ Other			
SIGNATURES			
Authorized Signatures			
Each of the Assignor(s) certifies that the information in Part I is true and complete and agrees to comply with all terms and conditions.			
Assignor's Name		Assignor's Signature	
1.			
2.			
Dated:			

Each of the Assignee(s) certifies that the information in Part II is true and complete and agrees to comply with all terms and conditions.

Assignees' Name	Assignees' Signature
1.	
2.	
Dated:	

COMMISSIONED/NOTARIZED

"I, _____, (the applicant, being either an assignor or an assignee) solemnly declare that all information and statements provided in this application are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath or affirmation."

Declared before me at the _____ of _____

In the Province of _____ this _____ day of _____, 20_____.

Signature (Primary Assignor)

Signature (Primary Assignee)

A commissioner for Oaths in and for Alberta

Stamped name of Commissioner for Oaths
and date on which appointment expires

OFFICE USE ONLY

Application requirements complete: Yes ☐ No ☐

Date Reviewed:

Staff Name:

Approved to proceed: Yes ☐ No ☐

Staff Position (Delegated Authority):

Offer Document
1553997 Alberta Ltd. – County of Vermilion River

Name of Bidder: _____

Mailing Address: _____

Contact Name if Company: _____

Cellular Phone: (____) _____ - _____

Residence Phone: (____) _____ - _____

Email: _____@_____

My GST Registration Number is: _____

My opening offer for assignment of Grazing Lease GRL35668 is \$_____.

Enclosed is a bank draft or certified cheque for \$5,000 payable to RE/MAX of Lloydminster representing my initial deposit.

I hereby submit my initial proposal to purchase the assignment of disposition of the grazing lease for the identified lands along with any subsequent amendments I may make during the progression rounds, subject to the terms and conditions listed on the tender website, which I have read and understood.

I specifically acknowledge the right of the Seller to 1) not accept any or all offers received, 2) further negotiate price, terms, or conditions, and 3) award the sale of the subject property to the Buyer of their choice.

If my final proposal is accepted, I agree to submit an offer to purchase within two business days of acceptance.

Date

Signature

Bid is to be mailed or delivered by **Noon MST Tuesday December 17, 2024** to the offices of:

RE/MAX of Lloydminster
5726 – 44th Street
Lloydminster, AB
T9V 0B6

Attention: McClelland Group