

Grizzly Bear South: SW & SE-4-49-7-W4

This property is located 13 miles SW of Vermilion, Alta. The land is partially fenced with ample water supply. There are two quarters that will sell separately. Legal land location is SW and SE-4-49-7-W4. The SW of 4 has 149.77 acres. 75 acres seeded to tame grass/legume seeded in 2015, the balance is mixed natural land and wetlands. There is an existing subdivision of 8.53 acres on this quarter. This quarter has power service to it and has an older 80' X 40' steel frame dry storage shop. Older outbuildings and corrals as well. The tame grass/legumes were hayed in 2016 and 2017. The NE of 4 approximately 100 acres of tame grass/legume forage seeded in 2016. It was hayed in 2016 and 2017. The balance of the quarter is mixed natural land and wetlands. These pasture/hay quarters have a Ducks Unlimited Canada No Break/No Drain Conservation agreement attached to the title that lasts in perpetuity. These quarters will be auctioned on November 30, 2017 at 7 pm at the Super 8 Hotel, 5108 47 Avenue, Vermilion, Alta. High bidder will win right to sign offer to purchase on the quarter(s). A cheque for 10 per cent of the high bid payable to Denton's Canada LLP in trust is required from high bidder following auction. Acceptance/rejection of offer will be solely at the discretion of the seller. Auction information is available from Bryon Wolters, Ducks Unlimited Canada, 780 581 8396 or b_wolters@ducks.ca


South Driver RLP



-  Seg. 1 - Wetland - No Water Control - 89ac - 63 Basins
-  Seg. 2 - Annual Cropland - 185.5 ac
-  Seg. 3 - Tame Grass - 25ac
-  Seg. 4 - Mixed Natural Lands - 12.5ac

 South Driver Property

 Ditchplug locations

 Ducks Unlimited Canada Conserving Canada's Wetlands GIS SKETCH PLAN	Description: South Driver RLP Purchase Project	Date: 05/02/16	Drawn By: DHC
	Land Parcel: S1/2 of 4-49-7-W4	THIS SKETCH PLAN HAS BEEN CREATED FROM SATELLITE IMAGE INTERPRETATION AND RTK SURVEY	
	Photo Information: Tarin/Valtus Imagery	Scale: 1:10,152	