

ABOUT PUBLIC LANDS



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September, 2007

Farm Holdings Consolidation Program

The Farm Holdings Consolidation Program allows holders of long-term Grazing Leases and Farm Development Leases in the White Area (settled area North of hwy 16) an opportunity to request the sale of up to one section (640 acres) of their leased land and then to match the highest bid in a public tender.

Land Saleability

Sustainable Resource Development, along with agencies who may have an interest, will evaluate land applied for under this program. Land will be made available for sale if it is not needed for conservation or other government programs (e.g., Heritage Rangelands or land restricted from sale in a local integrated resource plan). Land without developed access may not be sold if the local municipality has concerns.

Sale Price

When public land is sold, Albertans need to receive a fair economic return. Sales will be conducted by a public tender. The upset (minimum) price for the tender is based on a valuation by an accredited appraiser. If there is merchantable timber on the land, it may need to be harvested before sale. If it cannot be

harvested in a reasonable time, the upset price will include the timber value.

The final sale price is based on the highest bid received at the tender.

Eligibility

Land held under long-term Grazing Lease or Farm Development Lease is eligible for the program.

Eligible bidders must be over 18 years of age and Canadian citizens or permanent residents, or corporate bodies (e.g., companies, cooperatives, associations) registered in Alberta with at least 75 percent Canadian ownership.

Application Process

Eligible leaseholders must submit applications using the form for the Farm Holdings Consolidation Program, identifying the land parcel(s) requested. The form is available at <http://www.srd.gov.ab.ca/lands/formspublications/sales/default.aspx> or through any Rangeland Management office (a list of offices is available at <http://www.srd.gov.ab.ca/lands/contactinformation.aspx>)

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If the lease is held by multiple leaseholders, they must all sign the application. Land will then be evaluated to determine if it can be sold.

For any lands that can be made available for sale, the applicant fills out a declaration indicating the land can be withdrawn from the lease and made available for sale. After that point, the leaseholder cannot change their mind about the sale. An appraisal to determine the upset price is then conducted.

Sale Process

Tender sales will be advertised in local newspapers and in Lands Division offices. Sales will be conducted locally, with the tender opening carried out in a public hall in a community close to the land location. Bidders need to provide a deposit equal to 10 percent of the upset price. The upset price is 85 percent of the appraised value. At the tender opening, the leaseholder has 30 minutes to decide whether or not to match the highest bid. If the leaseholder wishes to match the bid, they must provide a deposit of 10 percent of the upset value of the land.

Terms of Sale

The government does not provide financing to purchasers. The remainder of the purchase price is required within 30 days of the tender opening.

In most cases, the government will transfer a "fee simple title" for public land upon payment of the purchase price. The purchaser may be required to provide a legal survey or plan acceptable to the Land Titles Office before the title is transferred.

This information is intended for convenience of reference only. The *Public Lands Act* and regulations should be consulted for all purposes of interpreting and applying the law.

If you require updated information, contact any of the offices below:

Alberta Sustainable Resource Development
Lands Division
Land Dispositions Branch
5th Floor, South Tower, Petroleum Plaza
9915 - 108 Street
Edmonton, Alberta T5K 2G8
Telephone: (780) 427-3570

Rangeland Management Branch
4th Floor, Great West Life Building
9920 108 St
Edmonton, Alberta T5K 2M4
Telephone: (780) 427-3595

OR call the closest Rangeland Management office in your area (a list of offices is available at <http://www.srd.gov.ab.ca/lands/contactinformation.aspx>)