

ONKAR REALTY



COMING SOON

DEVELOPMENT LAND WITH WATER RIGHTS FOR SALE

Property Address: 70065 Hwy 40 MD of Bighorn No. 8 Alberta.

Property Description:

This 83.54 Acre parcel has development potential adjacent to the famous “Summer Village of Waiparous”. Located just 30 minutes west of Cochrane right on the Ghost River. This property has 5 natural springs with water. There is good revenue to be generated from the sale of this water. A permanent License / permit is in place allowing 4.5 million gallons of water to be pulled annually from the water available from 5 natural springs on property.

Directions: 30 Minutes West of Cochrane on Forestry Trunk Road # 40

Manjit Bahia
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Jasjeet (Sunny) Maan
Associate Broker | Partner
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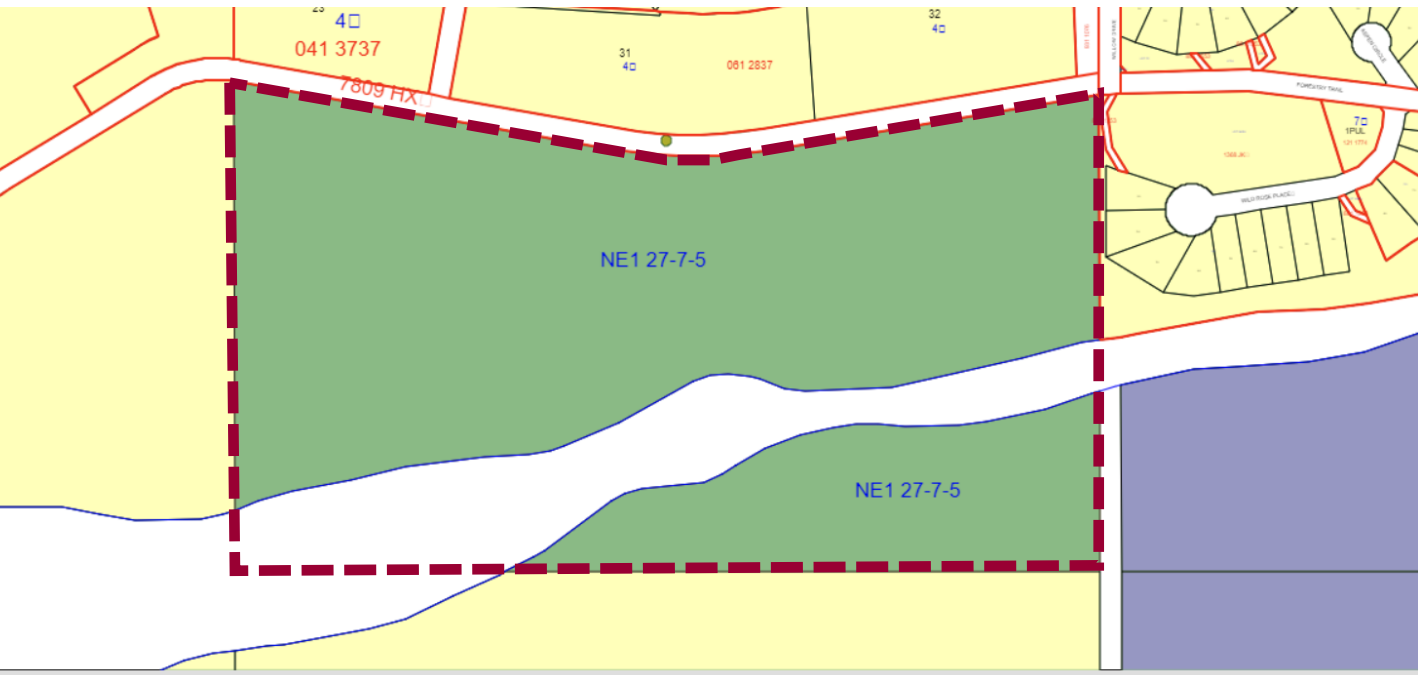
Onkar Realty
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Calgary, Alberta T3J 0Z7
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https://www.dropbox.com/s/ajsprssmug6x1kv/DJI_0115.MP4?dl=0

Click to view aerial video

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INTERIM LICENCE

Pursuant to the
WATER RESOURCES ACT
N^o 17157

William A. Wasson
P.O. Box 305
Cochrane, Alberta
T0L 0W0

File No. 24437
Priority No. 1989-09-28-23

having complied with the applicable provisions of the Water Resources Act and the regulations thereunder is hereby authorized, as soon as right-of-way is obtained:

A. To construct works as shown on plans and reports filed, approved and identified in departmental records as:

24437-1 Approximate Water Site Location William A. Wasson
NE 1-27-7-5

B. To divert and use water as hereinafter specified and described subject to the terms and conditions attached hereto and incorporated herein:

PURPOSE: Industrial (Water Bottling)

SOURCE OF SUPPLY: Aquifer

GROSS DIVERSION: Up to 17 acre-feet (4.5 million Canadian gallons)
per annum consisting of:

1. Estimated Consumptive Use: 4.5 million gallons
2. Estimated Losses: NIL
3. Estimated Return Flow: NIL

POINT OF DIVERSION	WELL NUMBER	PRODUCTION INTERVAL	MAXIMUM PUMP RATE	MAXIMUM ANNUAL DIVERSION
9-1-27-7-5	89-09-28-23	0' - 3'	12 Cgpm	4.5 mCg

The term within which construction is to be completed expires on 1991 05 15

1990 05 15

Date Issued

Original — Department
Copy — Licensee (See over for excerpts)
WR2 (Feb. 90)

w/8338

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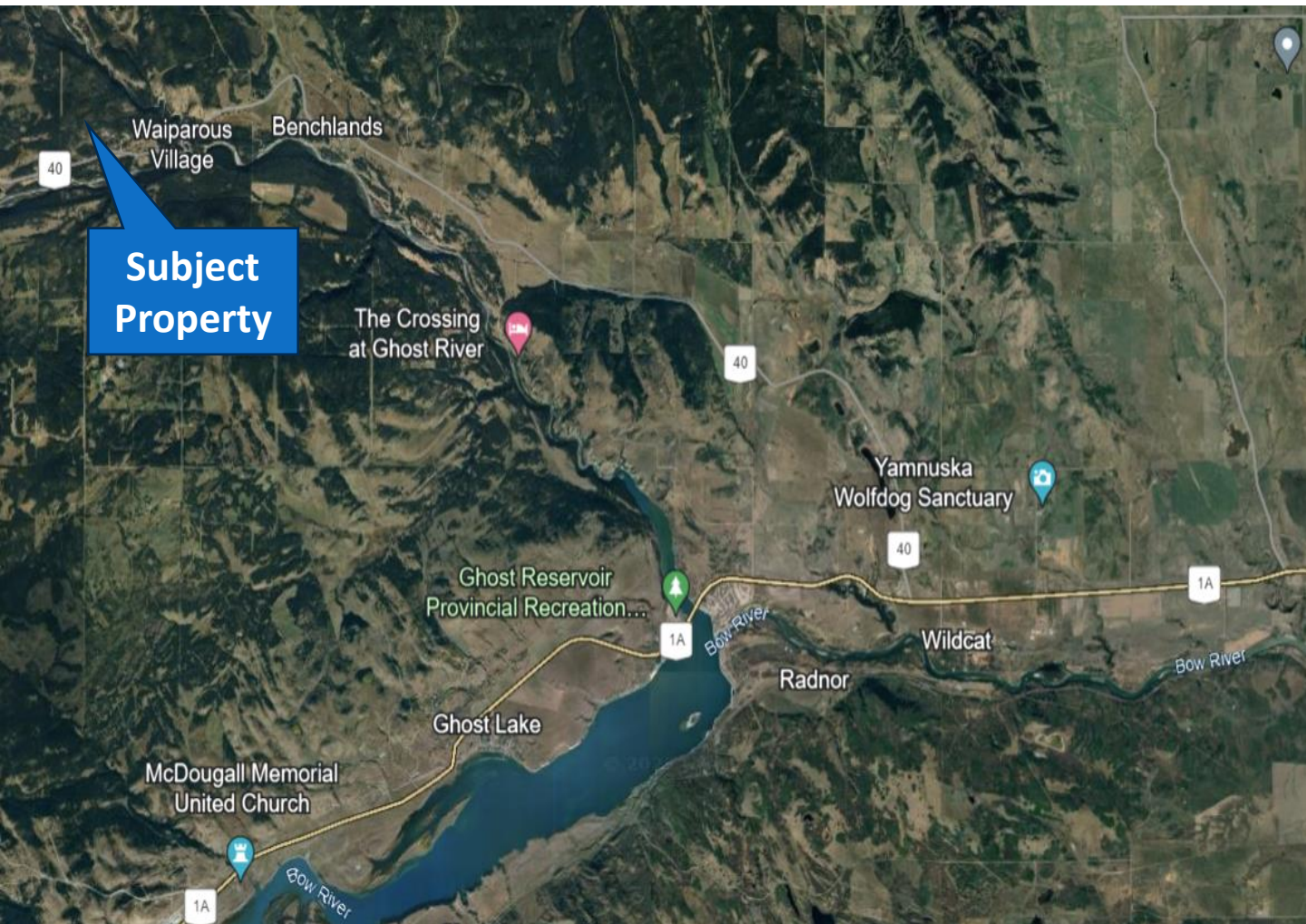
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Asking Price: Market

Co-listed with Heritage Elite Realty; Bob Boswell, Broker

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