

ONKAR REALTY



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
Broker | Partner
Cell: 403 860 3430
Email: manjit@onkarrealty.com

Jasjeet (Sunny) Singh
Associate Broker | Partner
Cell: 403 875 8881
Email: sunny@onkarrealty.com

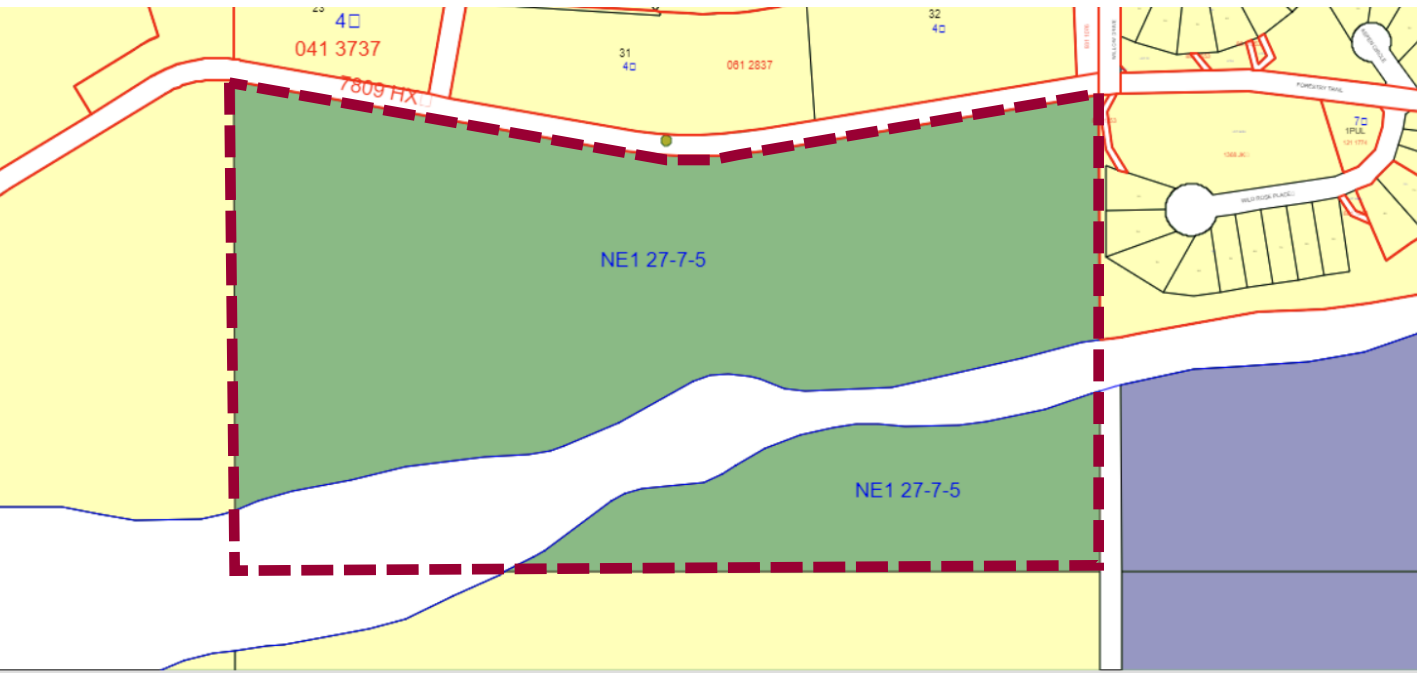
Onkar Realty
6290, 5850-88th Avenue NE
Calgary, Alberta T3J 0Z7
Email: info@onkarrealty.com

Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Onkar Realty. “the Brokerage”

403 265 0277

www.onkarrealty.com

ONKAR REALTY



https://www.dropbox.com/s/ajsprssmug6x1kv/DJI_0115.MP4?dl=0

Click to view aerial video

Manjit Bahia
Broker | Partner
Cell: 403 860 3430
Email: manjit@onkarrealty.com

Jasjeet (Sunny) Singh
Associate Broker | Partner
Cell: 403 875 8881
Email: sunny@onkarrealty.com

Onkar Realty
6290, 5850-88th Avenue NE
Calgary, Alberta T3J 0Z7
Email: info@onkarrealty.com

Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Onkar Realty. "the Brokerage"

403 265 0277

www.onkarrealty.com

ONKAR REALTY



ENVIRONMENT

INTERIM LICENCE

Pursuant to the
WATER RESOURCES ACT

Nº 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

Manjit Bahia
Broker | Partner
Cell: 403 860 3430
Email: manjit@onkarrealty.com

Jasjeet (Sunny) Singh
Associate Broker | Partner
Cell: 403 875 8881
Email: sunny@onkarrealty.com

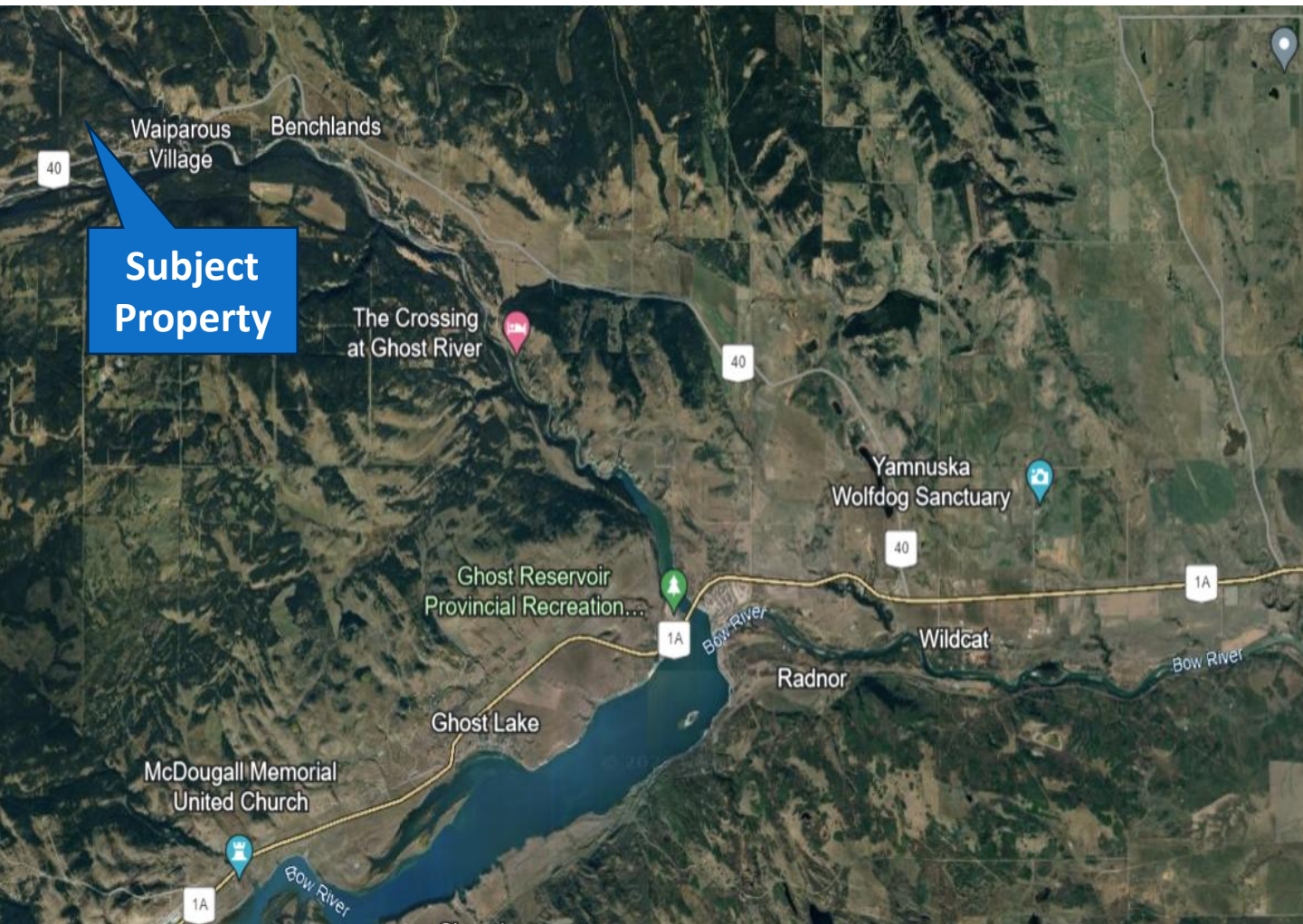
Onkar Realty
6290, 5850-88th Avenue NE
Calgary, Alberta T3J 0Z7
Email: info@onkarrealty.com

Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Onkar Realty. "the Brokerage"

403 265 0277

www.onkarrealty.com

ONKAR REALTY



Asking Price: Market

Co-listed with Bob Boswell, associate Broker Onkar Realty Inc

Manjit Bahia
Broker | Partner
Cell: 403 860 3430
Email: manjit@onkarrealty.com

Jasjeet (Sunny) Singh
Associate Broker | Partner
Cell: 403 875 8881
Email: sunny@onkarrealty.com

Onkar Realty
6290, 5850-88th Avenue NE
Calgary, Alberta T3J 0Z7
Email: info@onkarrealty.com

Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Onkar Realty. "the Brokerage"

403 265 0277

www.onkarrealty.com