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Welcome to the inaugural issue of the Serecon Valuations Inc. market update newsletter. Serecon completes appraisals for all types of agricultural and related property types, including intensive livestock operations, prospective development land, and industrial agribusinesses, in addition to benchmark valuations, market impact studies, and damage assessments.

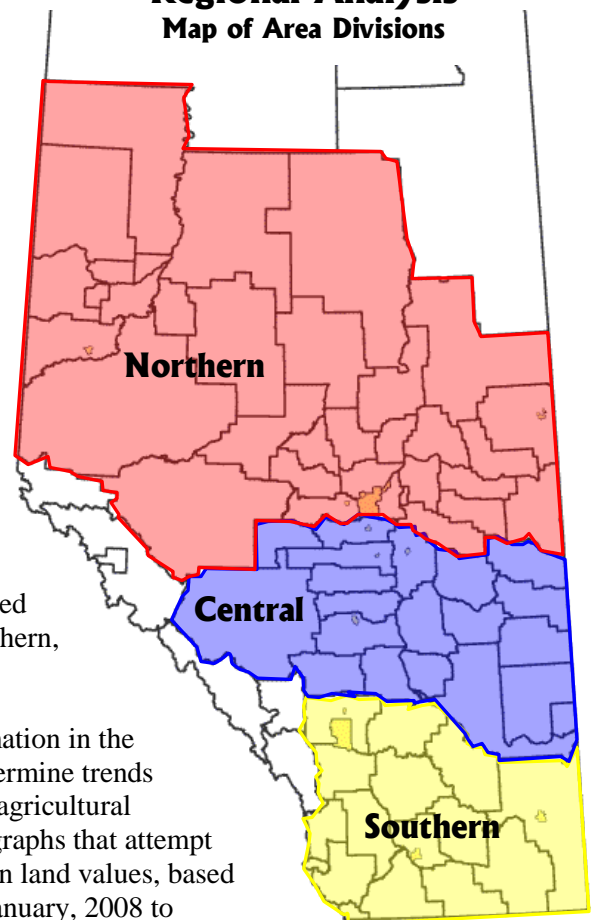
The intent of this newsletter is to provide general information and discussion regarding recent real estate market activity for rural land in Alberta, that may assist in giving an indication of broad trends in land values. The information contained within the newsletter is not intended to be relied on for any financial purpose. However, it is prepared with the intent of giving a general idea of the activity in the rural real estate market. If you require an appraisal in any of the market areas it is hoped that you will consider using our services.

We will endeavor to complete this newsletter every quarter and summarize some of the market knowledge that we have obtained through our appraisal activities.

During the past three months our firm has completed appraisals in a number of Alberta municipalities and counties, including, M.D. of Rocky View, County of Lethbridge, County of Wetaskiwin, County of Mountain View, and M.D. of Foothills, and Counties of Leduc and Strathcona. We have attached tables summarizing a number of sales that we are aware of through our market research that occurred during the Third Quarter (July - September) of 2009. The sales included in the table are just a snapshot of the overall market activity and are by no means a complete listing of all the sales. The sales have been grouped based on three broad regions within the province (Northern, Central, and Southern).

Given the limited and frequently variable information in the rural real estate market it is often difficult to determine trends and quantify time adjustments in the market for agricultural properties. However, we have included several graphs that attempt to indicate the general movement and variation in land values, based on the high, low and average sale prices, from January, 2008 to September, 2009. These graphs are also divided into the three provincial regions.

Regional Analysis Map of Area Divisions



With more extensive market research that we have completed for individual appraisals, it is considered that in many areas there is a very limited time adjustment during the third quarter of 2009. However, we have seen a strong demand for irrigated land in some areas of the County of Lethbridge and the most recent sales indicate that this area has experienced a continual increase in land values.

As a final analysis we have provided a graph illustrating the difference in cultivated land values compared to non-cultivated land. This graph is based on the average across the province and does not include irrigated land.

SALE SUMMARY

Third Quarter (July - September) 2009 Sales

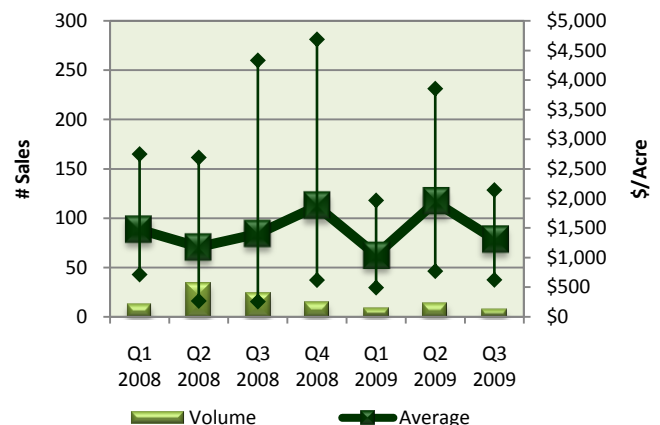
Central Alberta				
Municipality	Sale Price	Acres	\$/acre	Primary Land Use
Brazeau	\$140,000	161.00	\$ 870	Pasture
Clearwater	281,500	153.80	1,830	Pasture/Hay/Treed
Clearwater	280,000	160.00	1,750	Treed/Hay/Pasture
Clearwater	317,000	152.64	2,077	Treed/Pasture
Clearwater	201,500	80.00	2,519	Pasture/Treed
Leduc	145,000	80.00	1,813	Cultivated
Leduc	171,500	80.00	2,144	Cultivated
Mountain View	550,000	148.00	3,716	Cultivated/ Pasture
Mountain View	575,000	150.00	3,833	Bush/ Pasture
Mountain View	425,000	160.00	2,656	Cultivated/ Pasture
Mountain View	425,000	152.92	2,779	Hay/Pasture
Mountain View	296,000	154.18	1,920	Hay/ Pasture
Mountain View	285,000	154.97	1,839	Cultivated/ Hay
Ponoka	155,000	96.86	1,600	Hay
Ponoka	190,000	159.00	1,195	Hay
Ponoka	260,000	155.00	1,677	Pasture/Hay
Ponoka	317,000	150.00	2,113	Cultivated
Red Deer	365,000	160.00	2,281	Pasture/Cultivated
Red Deer	345,000	160.00	2,156	Cultivated
Red Deer	418,000	160.00	2,613	Treed
Red Deer	430,000	160.00	2,688	Treed
Stettler	130,000	83.00	1,566	Pasture
Wetaskiwin	85,000	85.20	998	Pasture
Wetaskiwin	474,000	632.00	750	Pasture
Wetaskiwin	275,000	150.70	1,825	Cultivated

Northern Alberta				
Municipality	Sale Price	Acres	\$/acre	Primary Land Use
Greenview	\$100,000	160.00	\$ 625	Treed/Pasture
Lac Ste Anne	115,000	80.00	1,438	Treed
Parkland	132,000	80.00	1,650	Cultivated/Pasture
Strathcona	170,000	40.10	4,239	Treed
Sturgeon	150,000	70.00	2,143	Cultivated
Thorhild	75,000	80.00	938	Treed/Pasture
Thorhild	193,000	150.80	1,280	Treed
Westlock	174,900	161.00	1,086	Pasture/Treed

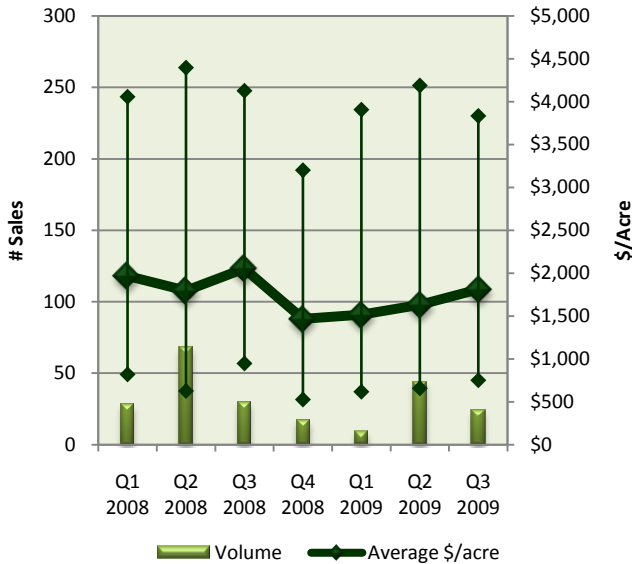
Southern Alberta				
Municipality	Sale Price	Acres	\$/acre	Primary Land Use
Foothills	278,000	160.00	1,738	Pasture
Lethbridge	4,200,000	947.53	4,100	Irrigated
Lethbridge	2,000,000	474.19	3,796	Irrigated
Pincher Creek	263,000	144.00	1,826	Pasture
Pincher Creek	440,000	159.00	2,767	Treed/Pasture
Rocky View	\$ 553,000	156.98	\$3,523	Treed/Pasture
Rocky View	700,000	157.00	4,459	Treed/Pasture
Rocky View	751,000	160.00	4,694	Hay/Cultivated
Wheatland	400,000	157.00	2,548	Cultivated
Wheatland	400,000	157.00	2,548	Pasture
Willow Creek	228,000	160.00	1,425	Cultivated/Pasture
Willow Creek	216,000	160.00	1,350	Cultivated
Willow Creek	216,000	160.00	1,350	Cultivated
Vulcan	576,000	320.00	1,800	Cultivated/Pasture

REGIONAL ANALYSIS

Northern Alberta



Central Alberta



Within each of the regions above, there are areas with different agricultural productivity. There is also variation with respect to population, urban development, or demand for country residential properties. Therefore, there is frequently a wide difference between the high and low value per acre.

CULTIVATED VS NON-CULTIVATED COMPARISON

In the following graph we have attempted to only include sales with a value derived through agricultural use. Therefore, some sales that are considered to have been influenced by the proximity to urban centres, or have unique aesthetic features, have been removed.

Southern Alberta

