

# Land Tender Information Booklet

**NE 21-13-6 W4M**  
**(adjacent to both the Town of Redcliff**  
**and the City of Medicine Hat)**



**SMITH HERSEY**

AGRIBUSINESS LAW LLP

**Smith & Hersey Agribusiness Law LLP**

**104-2201 Box Springs Blvd. NW**  
**Medicine Hat, AB T1C 0C8**  
**Attention: Simon J. Hersey**  
**Phone: 1 (403) 527-5506**  
**Email: [info@smithhersey.com](mailto:info@smithhersey.com)**

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## **Appendix I: Tender Advertisement**

### **Land for Sale by Tender**

**Cypress County, Alberta  
(adjacent to the Town of Redcliff and the City of Medicine Hat)**

<b><u>Land</u></b>	<b><u>Acres</u></b>
Parcel: NE 21-13-6 W4M	160.00

#### **FURTHER DETAILS AVAILABLE BY CONTACTING [INQUIRY@DMG-CAPITAL.CA](mailto:INQUIRY@DMG-CAPITAL.CA)**

1. Bids must be submitted to Smith & Hersey Agribusiness Law LLP by 12:00pm on October 13, 2023.
2. Bids must be accompanied by a certified cheque or bank draft payable to Smith & Hersey Agribusiness Law LLP equal to five (5%) percent of the bid price as a deposit. All unsuccessful bidders shall have their certified cheque or bank draft returned to them.
3. If a bid is accepted and the bidder does not proceed with the sale, the deposit of the bidder will be forfeited to the owner of the Parcel.
4. All bids must be unconditional. All bids received shall constitute an unconditional offer to purchase the Parcel.
5. The Parcel has the following features:
  - a. Located adjacent to both the City of Medicine Hat and Town of Redcliff
  - b. Is located along power lines of the City of Medicine Hat
  - c. 160.00 acres +/-
  - d. Native Grass
  - e. There is a dug-out located on the Parcel
  - f. There is a surface lease on the Parcel with the City of Medicine Hat with an annual revenue of approximately \$1,505.00
6. The balance of the bid price will be payable and the purchase and sale transaction will be completed no less than 45 days after acceptance, subject to registration with the Land Titles Office.
7. Property taxes and surface lease revenue will be adjusted as of the closing date. Each party will be responsible for their own legal fees and all land titles registration costs will be payable by the successful bidder.
8. The Parcel is sold on an "as is, where is" basis with no representations and warranties being provided by the owner. Bidders must rely on their own research and inspection of the Parcel to confirm acreage, condition, taxes, and other particulars.
9. The owner will not be obligated to accept the highest or any bid submitted for consideration.

**Please forward all tenders and inquiries to:**

**Smith & Hersey Agribusiness Law LLP**

**Monday – Friday  
104-2201 Box Springs Blvd. NW  
Medicine Hat, AB T1C 0C8  
Attention: Simon J. Hersey  
Phone: 1 (403) 527-5506  
Email: [info@smithhersey.com](mailto:info@smithhersey.com)**

## Appendix II: Land Information



### **PROPERTY ASSESSMENT NOTICE**

**Roll Number** 966400

**Taxation Year** 2023

**Notice of Assessment Date** Monday, February 27, 2023

**Assessment Complaint must be received by** Friday, April 28, 2023



**Additional Owners**



Primary Owner

**Property Address**

LAND

### Assessment Information

#### Legal Description

Plan	Block	Lot	Mer	Rge	Twp	Sec	Qtr	Additional Description
			4	6	13	21	NE	

#### Parcel Area

160.00 Acres

#### School Support

Prairie Rose Reg. Div. No. 8

#### Percent

100.000 %

#### Assessment Class

Farm land

#### Tax Status

Taxable

#### Assessment Amount

\$6,160

#### Total Assessment

\$6,160

This is Your property assessment notice for the 2023 tax year.  
Tax notices will be mailed in May and taxes are due June 30.  
For inquiries regarding your assessment please call  
Cypress County Assessment Department at 403-526-2888.

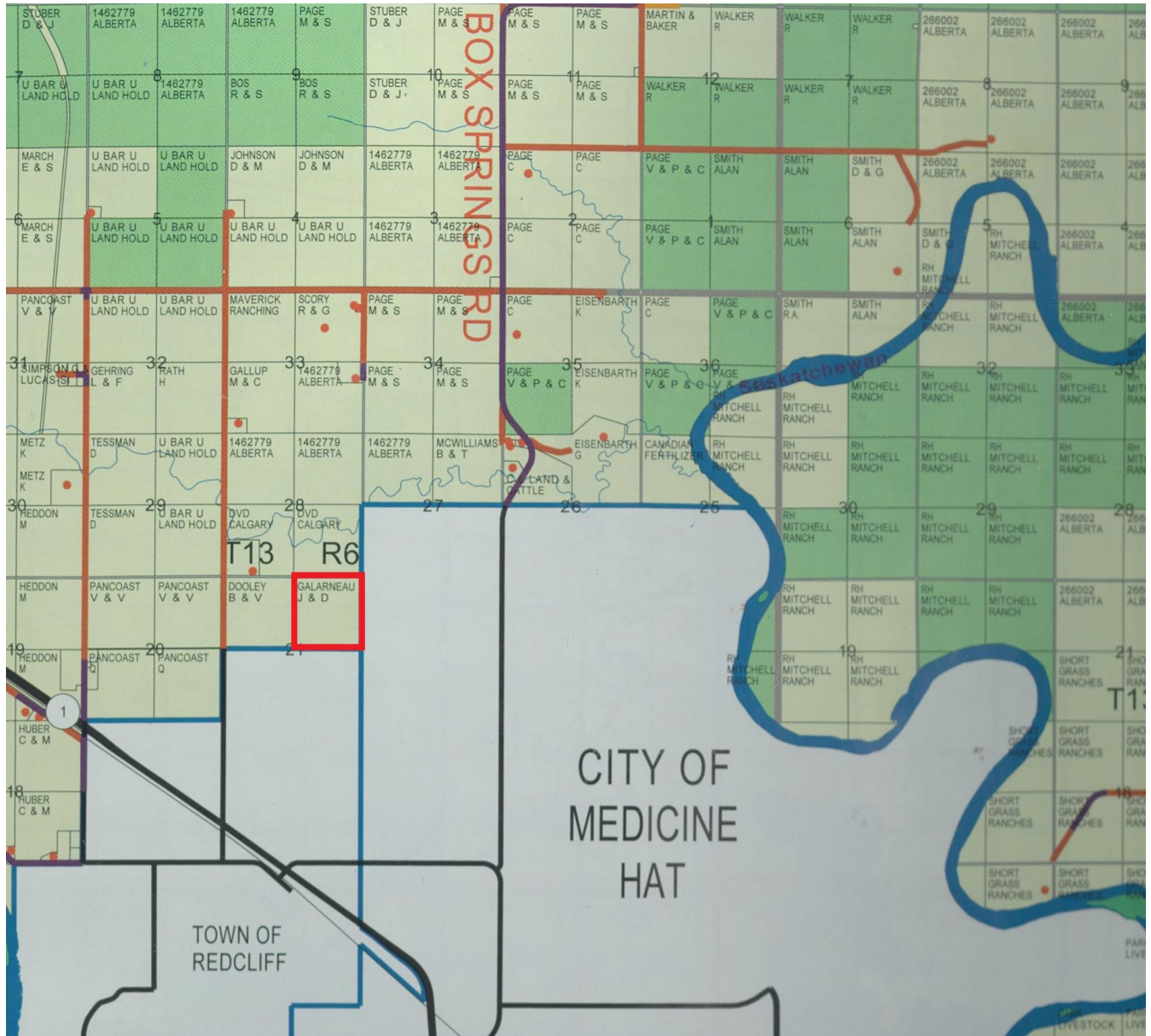
**THIS IS NOT A TAX BILL**

The annual tax notice  
will be mailed in May

SEE REVERSE FOR ADDITIONAL INFORMATION

Appendix III: Starland County Overview

# Cypress County Ownership Map



**Appendix IV: Cypress County Enhanced View**



**Appendix V: Satellite Image**

