

Land Tender Information Booklet

**NW-13-29-20-W4M
NE-14-29-20-W4M
Plan 3429HF; Parcel 2**



SMITH HERSEY

AGRIBUSINESS LAW LLP

**Smith & Hersey Agribusiness Law
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Appendix I: Tender Advertisement

Land for Sale by Tender

Starland County, Alberta

NW-13-29-20-W4M

NE-14-29-20-W4M

Town of Drumheller

Plan 3429HF; Parcel 2 – Approximately 23.04 Acres

<u>Land</u>	<u>Acres</u>
Parcel 1: NW-13-29-20-W4M	160
Parcel 2: NE-14-29-20-W4M	160
Parcel 3: Plan 3429HF; Parcel 2	Approximately 23.04 Acres

1. Bids must be submitted to Smith & Hersey Agribusiness Law LLP by 12:00pm on January 29, 2025.
2. Bids must be accompanied by a certified cheque or bank draft payable to Smith & Hersey Agribusiness Law LLP in an amount equal to five (5%) percent of the bid price as a deposit. Please place your bid in a sealed envelope along with your contact information. All unsuccessful bidders will be contacted and will 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, then the bidder's deposit will be forfeited.
4. Bids may only be submitted for Parcel 1, Parcel 2, and Parcel 3 collectively.
5. All bids must be unconditional. All bids will constitute an unconditional offer to purchase Parcel 1, Parcel 2, and Parcel 3.
6. Parcel 1, Parcel 2 and Parcel 3 total approximately 274 acres, consisting of 195 cultivated acres and 79 acres of waste (coulees, etc.).
7. Parcel 1 contains ATCO Electric transmission structures with annual compensation payments.
8. The balance of the bid price will be payable and the purchase and sale transaction will be completed on February 19, 2025. The Purchaser will be responsible for the cost of title insurance to ensure prompt closing. Title to the Lands will be free and clear of all encumbrances, save for the reservations and exceptions contained in the existing certificate of title. All financial encumbrances registered on title to the Lands will be discharged in accordance with standard closing procedure for agricultural transactions in Alberta.

9. Property taxes 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.
10. The Land are 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 Land to confirm acreage, condition, taxes, and other particulars.
11. The owner will not be obligated to accept the highest or any bid submitted for consideration.

Please forward all bids and inquiries to:

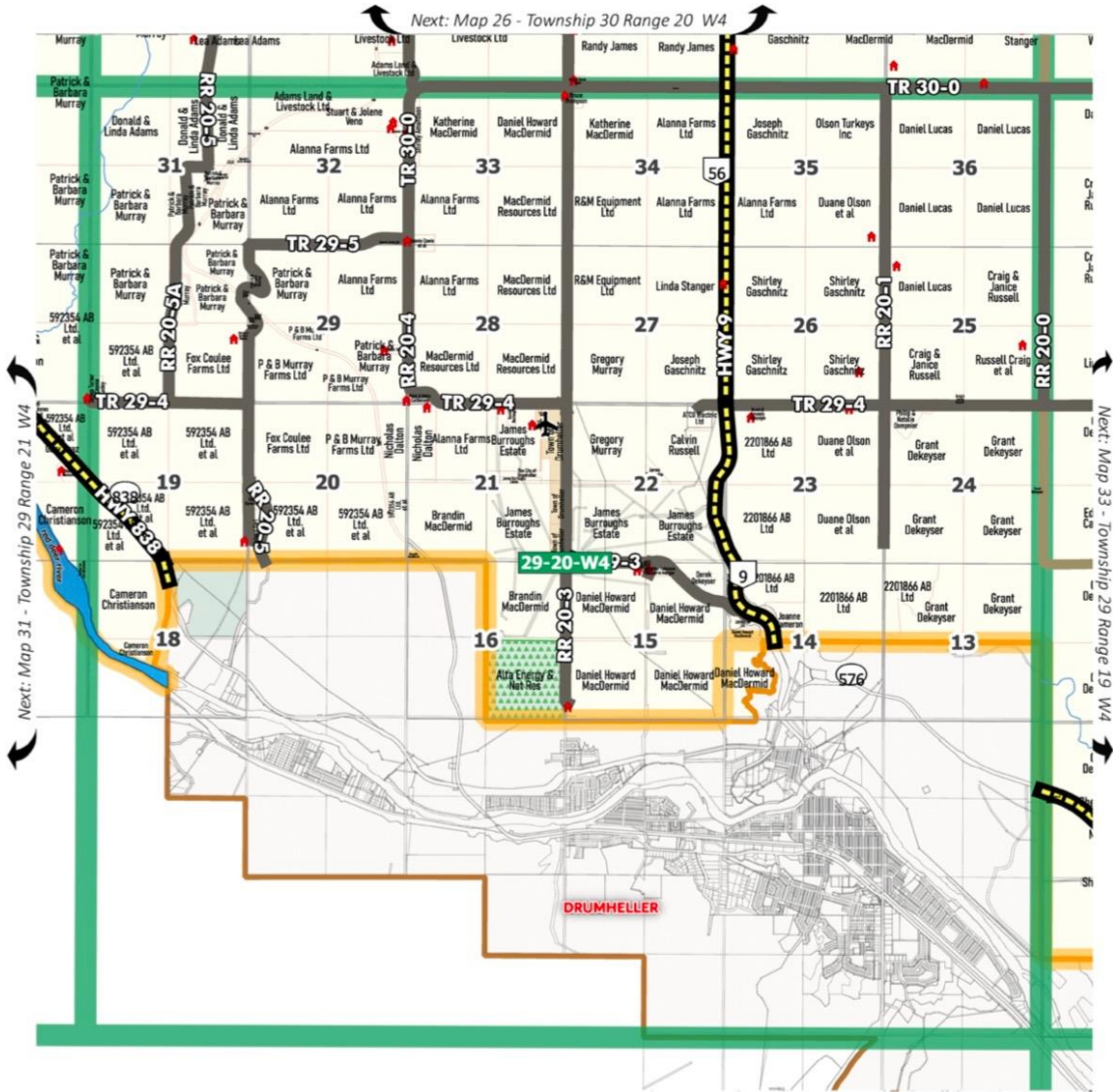
**Smith & Hersey Agribusiness Law
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Appendix II: Tax Information

<u>Legal Description</u>	<u>Current Taxes</u>
NW-13-29-W4	\$303.43 <i>*2023 levy</i>
NE-14-29-20-W4	\$498.84 <i>*2023 levy</i>
Plan 3429HF; Parcel 2	\$128.50 <i>*2024 levy</i>

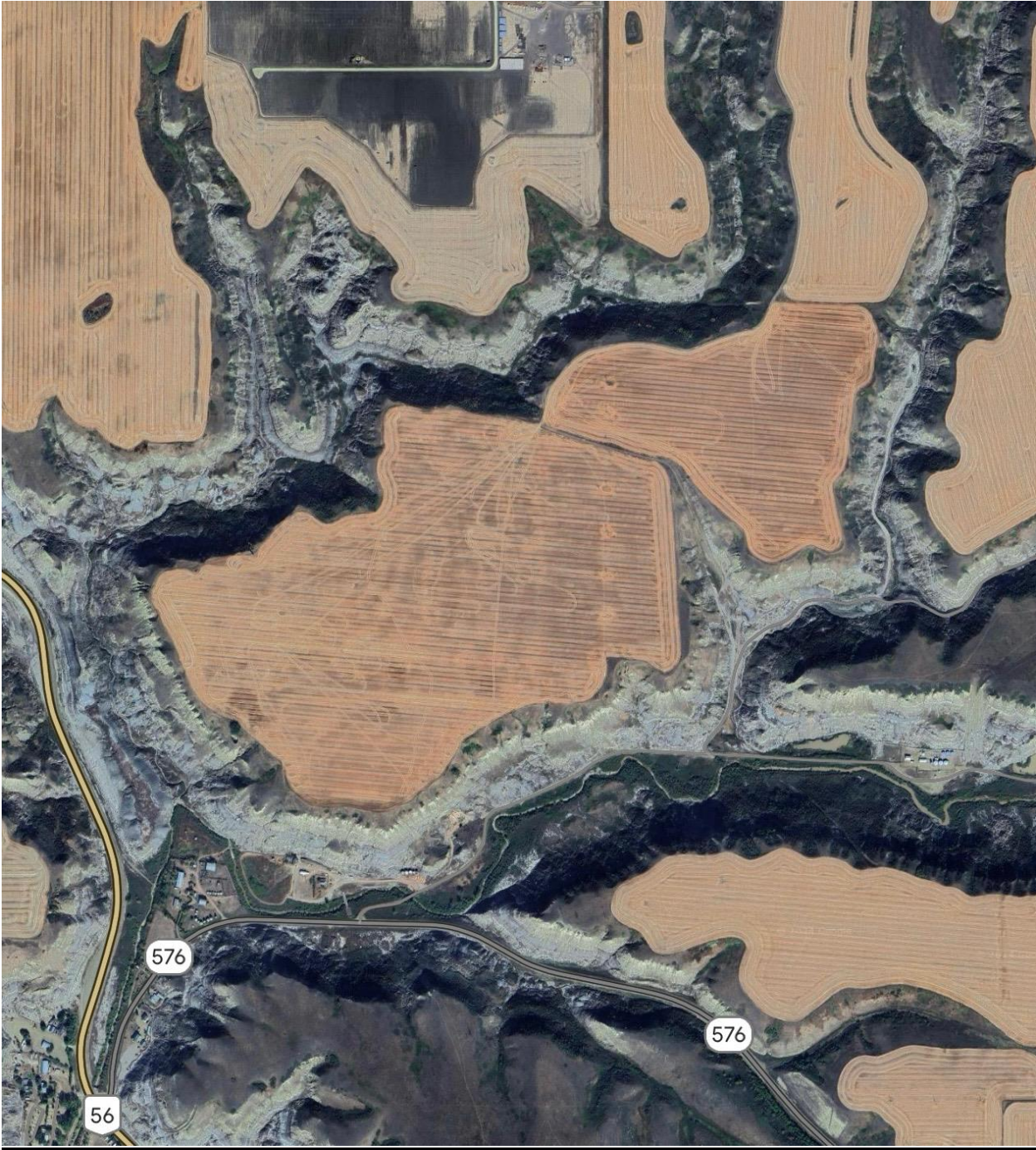
Appendix III: Starland County Overview

MAP 32 - Township 29 Range 20 W4



Printing Date: April 4, 2024

Appendix IV: Enhanced View



Appendix V: Real Property Report

