

# Land Tender Information Booklet

**Michael Hatt  
Stephen Hatt**

**South ½ 17-33-21-W4  
&  
NW-17-33-21-W4**



**SMITH HERSEY**

AGRIBUSINESS LAW LLP

**Smith & Hersey Agribusiness Law LLP  
2771 Box Springs Blvd. NW  
Medicine Hat, AB T1C 0C8  
Attn: M. Shane Donner  
Phone: 1 (403) 527-5506  
Email: [shane@smithhersey.com](mailto:shane@smithhersey.com)**

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## **Appendix I: Tender Advertisement**

### **Starland County, Alberta**

<b><u>Land</u></b>	<b><u>Acres</u></b>
Parcel 1: SW-17-33-21-W4M	160
Parcel 2: SE-17-33-21-W4M	160
Parcel 3: NW-17-33-21-W4M	160

**FURTHER DETAILS AVAILABLE BY CONTACTING M. SHANE DONNER AT 1 (403) 527-5506 OR SHANE@SMITHTHERSEY.COM**

1. Bids must be submitted to Smith & Hersey Agribusiness Law LLP by 12:00pm on February 21, 2025.
2. Bids must be accompanied by a certified cheque or bank draft payable to Smith & Hersey Agribusiness Law LLP equal to 5% of the bid price as a deposit. All unsuccessful bidders will have their certified cheque or bank draft returned to them at the conclusion of the bidding period.
3. Bids may only be submitted for Parcel 1, Parcel 2, and Parcel 3 collectively. The Parcels must be purchased together.
4. If a bid is accepted and the bidder does not proceed with the sale, the deposit of the bidder will be forfeited to the owners of the Parcels.
5. All bids must be unconditional. All bids received will constitute an unconditional offer to purchase all of Parcel 1, Parcel 2, and Parcel 3.
6. The balance of the bid price will be payable and the purchase and sale transaction will be completed on or before March 14, 2025. Parcels will be free and clear on closing.
7. Property taxes and surface lease compensation 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. Bidders will be responsible for the cost of any title insurance required to ensure prompt payment at the closing date.
9. The Parcels and included grain bins 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 to confirm acreage, condition, taxes, and other particulars.
10. The owners will not be obligated to accept the highest or any bid submitted for consideration.
11. Further details of the Parcels are outlined on the attached Schedule "A".

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

**Smith & Hersey Agribusiness Law LLP  
2771 Box Springs Blvd. NW  
Medicine Hat, AB T1C 0C8  
Attn: M. Shane Donner  
shane@smithhersey.com  
(403) 527-5506  
<https://smithhersey.com/land-tenders/>**

**Schedule "A"**  
**Parcel Details and Included Items**

1. Further details of the Parcels are as follows:
  - (a) Approximately 350 total cultivated acres.
  - (b) Approximately 50 acres of native grass.
  - (c) Two surface leases with Westdrum Energy Ltd.
  - (d) Parcels currently have unharvested standing crop. Owners will have until May 9, 2025, to harvest and remove the crop from the Parcels.
  
2. Items included in the purchase are as follows:
  - (a) 3,600bu Butler flat bottom grain bin;
  - (b) 2,000bu Chief Westland flat bottom grain bin.
  - (c) 1,650bu Twister flat bottom grain bin;
  - (d) 1,350bu Westeel flat bottom grain bin; and

## Appendix II: Land Information



### LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0022 108 260	4;21;33;17;SW	951 167 120
	0022 108 278	4;21;33;17;SE	
	0022 108 286	4;21;33;17;NW	

#### LEGAL DESCRIPTION

FIRST  
MERIDIAN 4 RANGE 21 TOWNSHIP 33  
SECTION 17  
QUARTER SOUTH WEST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

SECOND  
MERIDIAN 4 RANGE 21 TOWNSHIP 33  
SECTION 17  
QUARTER SOUTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

THIRD  
MERIDIAN 4 RANGE 21 TOWNSHIP 33  
SECTION 17  
QUARTER NORTH WEST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: STARLAND COUNTY

REFERENCE NUMBER: 142T116 .

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REGISTRATION	DATE (DMY)	REGISTERED OWNER(S)	DOCUMENT TYPE
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951 167 120	26/07/1995		TRANSFER OF LAND
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OWNERS

MICHAEL HATT

( CONTINUED )

AND  
STEPHEN HATT  
BOTH OF:  
BOX 56  
RUMSEY  
ALBERTA T0J 2Y0  
AS JOINT TENANTS

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
761 033 741	23/03/1976	UTILITY RIGHT OF WAY GRANTEE - BIG COUNTRY GAS CO-OP LTD.
831 035 722	28/02/1983	CAVEAT RE : SURFACE LEASE CAVEATOR - WESTDRUM ENERGY LTD. PO BOX 1540 DRUMHELLER ALBERTA T0J0Y0 (DATA UPDATED BY: TRANSFER OF CAVEAT 941201347) (DATA UPDATED BY: TRANSFER OF CAVEAT 971301485) (DATA UPDATED BY: TRANSFER OF CAVEAT 171019495) (DATA UPDATED BY: TRANSFER OF CAVEAT 211215031)
981 133 238	11/05/1998	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - WESTDRUM ENERGY LTD. PO BOX 1540 DRUMHELLER ALBERTA T0J0Y0 AFFECTED LAND: 4;21;33;17;SE (DATA UPDATED BY: TRANSFER OF CAVEAT 171022366) (DATA UPDATED BY: TRANSFER OF CAVEAT 211146371)
011 030 246	31/01/2001	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - WESTDRUM ENERGY LTD. PO BOX 1540 DRUMHELLER ALBERTA T0J0Y0 AFFECTED LAND: 4;21;33;17;SW

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-----  
 ENCUMBRANCES, LIENS & INTERESTS

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 # 951 167 120

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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4;21;33;17;SE  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 171019626)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 211146373)

021 365 732 18/10/2002 UTILITY RIGHT OF WAY  
 GRANTEE - CANADIAN NATURAL RESOURCES LIMITED.  
 AFFECTED LAND: 4;21;33;17;SE  
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
 OF WAY 041050617)  
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
 OF WAY 171119570)

031 348 910 09/10/2003 CAVEAT  
 RE : RIGHT OF WAY AGREEMENT  
 CAVEATOR - WESTDRUM ENERGY LTD.  
 PO BOX 1540  
 DRUMHELLER  
 ALBERTA T0J0Y0  
 AFFECTED LAND: 4;21;33;17;SE  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 171019598)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 211146373)

041 176 667 17/05/2004 CAVEAT  
 RE : SURFACE LEASE UNDER 20 ACRES  
 CAVEATOR - TRIDENT EXPLORATION (ALBERTA) CORP.  
 1000,444-7 AVE SW  
 CALGARY  
 ALBERTA T2P0X8  
 AGENT - DAWN KEATING  
 AFFECTED LAND: 4;21;33;17;SE  
 (DATA UPDATED BY: CHANGE OF NAME 121055036)

051 471 111 10/12/2005 CAVEAT  
 RE : SURFACE LEASE UNDER 20 ACRES  
 CAVEATOR - WESTDRUM ENERGY LTD.  
 PO BOX 1540  
 DRUMHELLER  
 ALBERTA T0J0Y0  
 AFFECTED LAND: 4;21;33;17;SW  
 4;21;33;17;NW  
 (DATA UPDATED BY: CHANGE OF NAME 121043063)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 211146146)

061 008 691 07/01/2006 CAVEAT

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - WESTDRUM ENERGY LTD.  
PO BOX 1540  
DRUMHELLER  
ALBERTA T0J0Y0  
AGENT - SEAL.  
AFFECTED LAND:            4;21;33;17;NW  
                              (DATA UPDATED BY: CHANGE OF NAME 121045986)  
                              (DATA UPDATED BY: TRANSFER OF CAVEAT  
                              211146235)

061 057 721    08/02/2006 CAVEAT  
RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - WESTDRUM ENERGY LTD.  
PO BOX 1540  
DRUMHELLER  
ALBERTA T0J0Y0  
AFFECTED LAND:            4;21;33;17;SW  
                              4;21;33;17;NW  
                              (DATA UPDATED BY: CHANGE OF NAME 121043434)  
                              (DATA UPDATED BY: TRANSFER OF CAVEAT  
                              211146513)

071 580 267    28/11/2007 CAVEAT  
RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - ATCO ELECTRIC LTD.  
ATTN LAND & RECORDS MANAGEMENT  
10035 105 ST  
EDMONTON  
ALBERTA T5J2V6  
AGENT - SHAR SCHAMEHORN  
AFFECTED LAND:            4;21;33;17;SW  
                              4;21;33;17;NW

081 259 999    22/07/2008 CAVEAT  
RE : LEASE INTEREST UNDER 20 ACRES  
CAVEATOR - WESTDRUM ENERGY LTD.  
PO BOX 1540  
DRUMHELLER  
ALBERTA T0J0Y0  
AGENT - SEAL.  
AFFECTED LAND:            4;21;33;17;SW  
                              (DATA UPDATED BY: CHANGE OF NAME 121039664)  
                              (DATA UPDATED BY: TRANSFER OF CAVEAT  
                              211146172)

091 371 193    09/12/2009 DISCHARGE OF CAVEAT 061057721  
PARTIAL  
EXCEPT PLAN/PORTION: 0912558

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ENCUMBRANCES, LIENS & INTERESTS

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# 951 167 120

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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091 371 855      09/12/2009 DISCHARGE OF CAVEAT 061008691  
PARTIAL  
EXCEPT PLAN/PORITION: 0913485

221 100 352      13/05/2022 MORTGAGE  
MORTGAGEE - BANK OF MONTREAL.  
4900 MOLLY BANISTER DRIVE #179B  
RED DEER  
ALBERTA T4R1N9

TOTAL INSTRUMENTS: 015

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 24 DAY OF  
SEPTEMBER, 2024 AT 10:52 A.M.

ORDER NUMBER: 51701996

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

TAX CERTIFICATE

Starland County
Box 249, Morrin, Alberta T0J 2B0
Telephone: 772-3793

Tax Certificate Covering the following land:
SW Sec - 17 Twp - 33 Rng - 21 Mer - 4

Roll No. 1317200

160.000Acres Title No.- 951167120 1995/07/26

Name currently shown on our assessment roll:
HATT, MICHAEL & HATT, STEPHEN

Table with 5 columns: YEAR DUE, TAXES LEVIED, PENALTIES, PAYMENTS & ADJUSTMENTS, OUTSTANDING. Rows for years 2020-2024 and a total amount of 640.14.

Your File- 1 TAX NOTIFICATION-

For an abstract of encumbrances other than taxes, apply to:
The Registrar, Land Titles Office, Calgary, Alberta.

Signed: [Signature]
SHARON COLES TAX & ASSESSMENT ASSISTANT

Dated at Morrin, Alberta
this 26 Day of November 2024

THIS CERTIFICATE CONTAINS TAX INFORMATION ONLY.

SMITH & HERSEY
UNIT 104, WESTSIDE COMMON
2201 BOX SPRINGS BLVD NW
MEDICINE HAT AB T1C 0C8
CANADA

TAX CERTIFICATE

Starland County
Box 249, Morrin, Alberta T0J 2B0
Telephone: 772-3793

Tax Certificate Covering the following land:
SE Sec - 17 Twp - 33 Rng - 21 Mer - 4

Roll No. 1317100

160.000Acres Title No.- 951167120 1995/07/26

Name currently shown on our assessment roll:
HATT, MICHAEL & HATT, STEPHEN

Table with 5 columns: YEAR DUE, TAXES LEVIED, PENALTIES, PAYMENTS & ADJUSTMENTS, OUTSTANDING. Rows for years 2020-2024 and a total amount of 556.03.

Your File- 2

TAX NOTIFICATION-

For an abstract of encumbrances other than taxes, apply to:
The Registrar, Land Titles Office, Calgary, Alberta.

Signed:

[Signature]
SHARON COLES TAX & ASSESSMENT ASSISTANT

Dated at Morrin, Alberta
this 26 Day of November 2024

THIS CERTIFICATE CONTAINS TAX INFORMATION ONLY.

SMITH & HERSEY
UNIT 104, WESTSIDE COMMON
2201 BOX SPRINGS BLVD NW
MEDICINE HAT AB T1C 0C8
CANADA

TAX CERTIFICATE

Starland County  
Box 249, Morrin, Alberta T0J 2B0  
Telephone: 772-3793

Tax Certificate Covering the following land:  
NW Sec - 17 Twp - 33 Rng - 21 Mer - 4

Roll No. 1317300

160.000Acres Title No.- 951167120 1995/07/26

Name currently shown on our assessment roll:  
HATT, MICHAEL & HATT, STEPHEN

YEAR DUE	TAXES LEVIED	PENALTIES	PAYMENTS & ADJUSTMENTS	OUTSTANDING
2024	409.78	32.78		442.56
2023	401.13		401.13-	.00
2022	401.05	32.08	433.13-	.00
2021	391.24		848.15-	.00
2020	385.11	71.80		.00
Total amount of taxes payable at this date-				442.56

Your File- 3 TAX NOTIFICATION-

For an abstract of encumbrances other than taxes, apply to:  
The Registrar, Land Titles Office, Calgary, Alberta.

Signed:   
SHARON COLES TAX & ASSESSMENT ASSISTANT

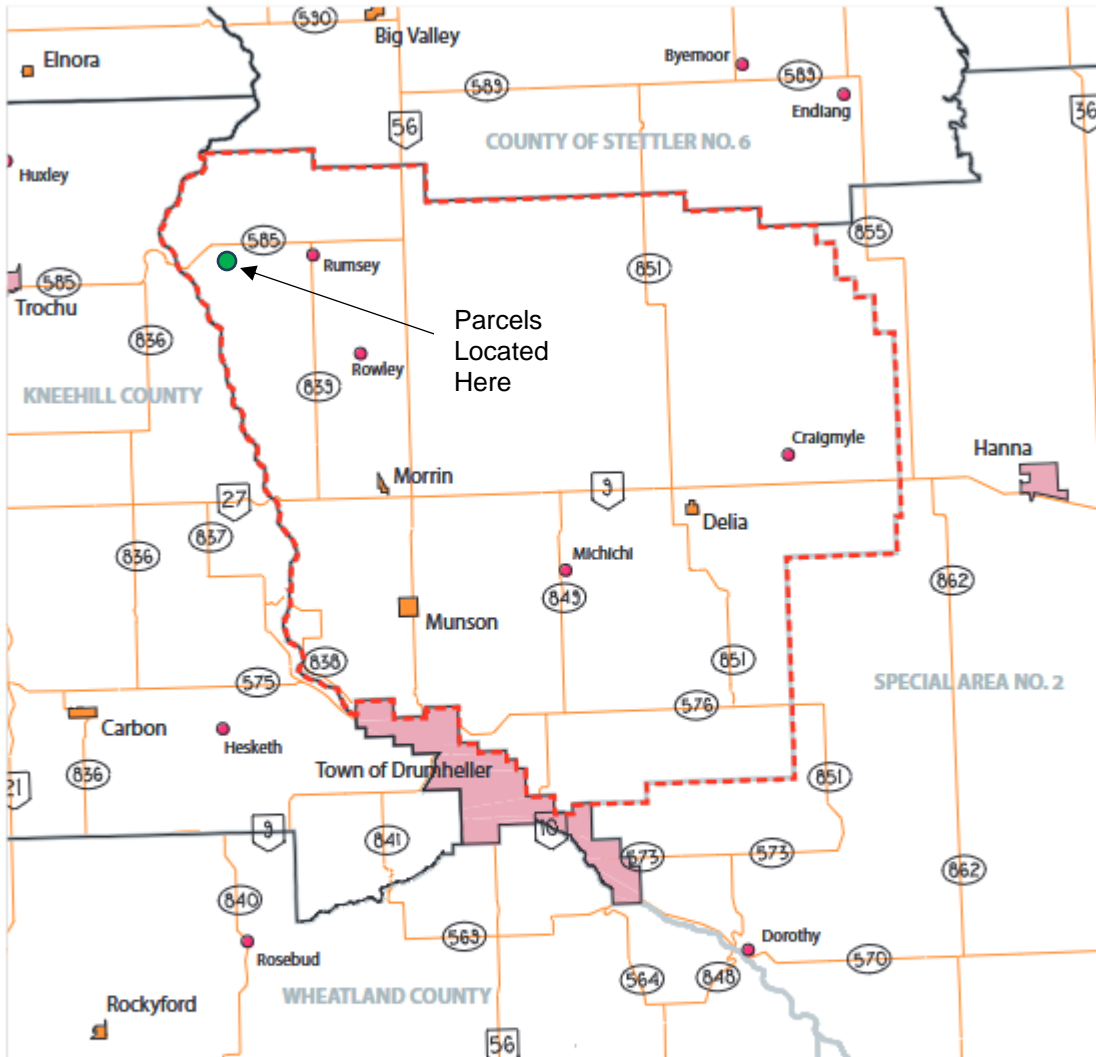
Dated at Morrin, Alberta  
this 26 Day of November 2024

THIS CERTIFICATE CONTAINS TAX INFORMATION ONLY.

SMITH & HERSEY  
UNIT 104, WESTSIDE COMMON  
2201 BOX SPRINGS BLVD NW  
MEDICINE HAT AB T1C 0C8  
CANADA

# Appendix III: Starland County Overview

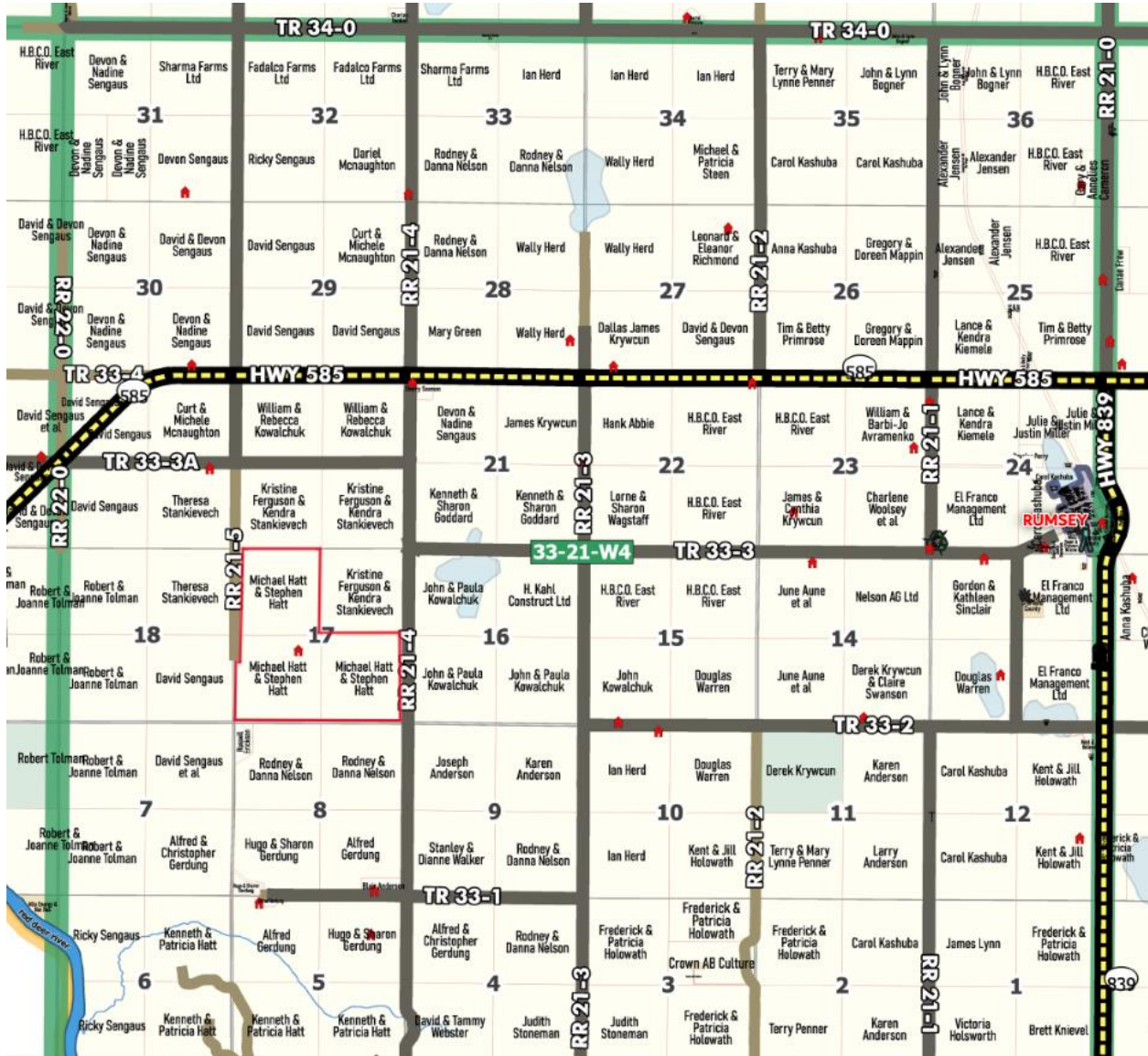
## Starland County



- Municipal Boundary
- City
- Town
- Village
- Summer Village
- Hamlet



# Appendix IV: Starland County Enhanced View



Appendix V: Satellite Image

