

# Land Tender Information Booklet

**NE-22-29-20-W4**



**SMITH HERSEY**

AGRIBUSINESS LAW LLP

**Smith & Hersey Agribusiness Law  
Bay 100 – 515 Highway 10 East  
PO Box 302  
Drumheller, AB T0J 0Y0  
Attn: Madison Colberg  
Phone: 403.821.5500  
Email: [madison@smithhersey.com](mailto:madison@smithhersey.com)**

## **Table of Contents**

Appendix I:	Tender Advertisement
Appendix II:	Tax Information
Appendix III:	Starland County Overview
Appendix IV:	Aerial View

## **Appendix I: Tender Advertisement**

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

**NE-22-29-20-W4  
Starland County, Alberta**

1. Bids must be submitted to Smith & Hersey Agribusiness Law LLP by 12:00pm on March 10, 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. All bids must be unconditional. All bids will constitute an unconditional offer to purchase the Lands.
5. Approximately 128 acres, comprised of approximately 62 cultivated acres and approximately 66 wasteland acres (i.e. coulees and recreational and hunting lands). Approximately 2.99 acres are fenced with power access. The 2.99 acre fenced portion is currently leased with monthly rental compensation that will be assigned to the Purchaser.
6. The balance of the bid price will be payable and the purchase and sale transaction will be scheduled to close on April 1<sup>st</sup>, 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.
7. 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.
8. 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.
9. The owner will not be obligated to accept the highest or any bid submitted for consideration.

#### **Please forward all bids and inquiries to:**

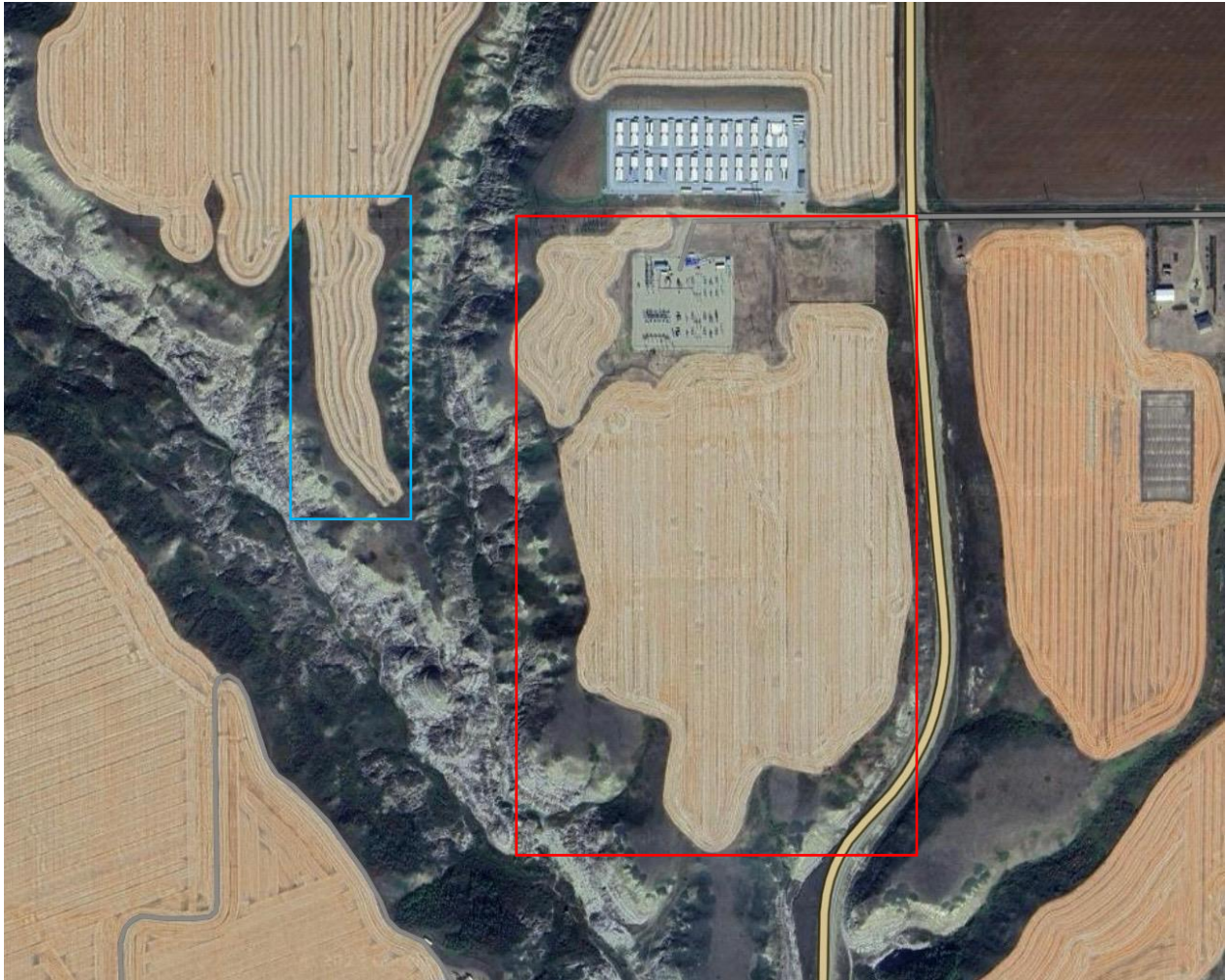
**Smith & Hersey Agribusiness Law  
Bay 100 – 515 Highway 10 East  
PO Box 302  
Drumheller, AB T0J 0Y0  
Attn: Madison Colberg  
Phone: 403.821.5500  
Email: madison@smithhersey.com**

**Appendix II: Tax Information**

<b><u>Legal Description</u></b>	<b><u>Current Taxes</u></b>
NE-22-29-20-W4	\$752.85 <i>*2024 levy</i>



## Appendix IV: Aerial View



- Approximately 50 acres highlighted in red are accessible via Highway 9.
- Approximately 12 acres highlighted in blue are accessible via neighbouring Land to the north of the NE-22-29-20-W4.