

Land Tender Information Booklet

**Harvey Hieb
Pauline Grace Hieb
Alfred Hieb
Patricia Hieb**

W ½ 26-11-6-W4



**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**

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Appendix I: Tender Advertisement

Land for Sale by Tender

Cypress County, Alberta

<u>Land</u>	<u>Acres</u>
Parcel 1: NW-26-11-6-W4M	14.50
Parcel 2: SW-26-11-6-W4M	112.06

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

1. Bids must be submitted to Smith & Hersey Agribusiness Law LLP by 2:00pm on March 28, 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 both Parcel 1 and Parcel 2, 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 owner of the Parcels.
5. All bids must be unconditional. All bids received will constitute an unconditional offer to purchase both Parcel 1 and Parcel 2.
6. The balance of the bid price will be payable and the purchase and sale transaction will be completed on or before April 25, 2025.
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. Bidders will be responsible for the cost of any title insurance required to ensure prompt payment at the closing date.
9. The Parcels 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 Parcels to confirm acreage, condition, taxes, and other particulars.
10. The owner 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:
 - (i) 124 acres of St. Mary River Irrigation District water rights attached to the Parcels;
 - (ii) Westside Water Co-op Ltd. turnout available;
 - (iii) no surface leases;
 - (iv) perimeter fencing surrounding the entirety of the Parcels; and
 - (v) dugout located in the Northeast corner.

2. Items included in the purchase are as follows:
 - (i) 1977 Tumatic six tower low pressure pivot with drop tubes converted to a Valley drive train;
 - (ii) 1984 Valley seven tower low pressure pivot with drop tubes;
 - (iii) 350 Chevrolet vortex engine with Monarch 205 pump;
 - (iv) 480 V gen set; and
 - (v) five 4,000bu Butler grain bins.

Appendix II: Land Information



TAX CERTIFICATE

Cypress County
816 2nd Avenue
Dunmore Alberta T1B 0K3
Phone No. (403) 526-2888

Roll Number:	629000
Fee:	\$30.00
Certificate #:	8035
Your File #:	1024221msd/LH

Requested By SMITH & HERSEY AGRIBUSINESS LAW #104, 2201 BOX SPRINGS BLVD. NW MEDICINE HAT AB T1C 0C8																																					
Municipal Address Long Legal NW -26 -11 -6 -4 Short Legal Area 14.50000 Acres	<table style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4" style="text-align: center; border-bottom: 1px solid black;">Statement of Current Taxes for 2024</th> </tr> <tr> <th style="text-align: center; border-bottom: 1px solid black;">Taxes Levied to Date</th> <th style="text-align: center; border-bottom: 1px solid black;">Special Charges</th> <th style="text-align: center; border-bottom: 1px solid black;">Penalty</th> <th style="text-align: center; border-bottom: 1px solid black;">Current Owning</th> </tr> <tr> <td style="text-align: center;">\$26.60</td> <td style="text-align: center;">\$0.00</td> <td style="text-align: center;">\$0.00</td> <td style="text-align: center;">\$0.00</td> </tr> </table>			Statement of Current Taxes for 2024				Taxes Levied to Date	Special Charges	Penalty	Current Owning	\$26.60	\$0.00	\$0.00	\$0.00																						
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Comments: 																																					
<p>I hereby certify that, subject to the following qualifications, this statement shows:</p> <ol style="list-style-type: none"> 1. All arrears of taxes returned to this office and due against the property described herein. 2. The current amount of taxes levied to date on the real property described herein and the amount of current year's and prior year's taxes owing as at the date of certification. 3. That no part of the lands described herein have been sold for taxes and no certificate of tax arrears has been registered against said lands unless specifically identified. 																																					
Certified as at:		10/08/2024																																			
<p>Qualifications</p> <ol style="list-style-type: none"> 1. The total taxes shown may include additions to the Tax Collector's roll as authorized by provincial legislation. 2. The information on this certificate is based on cheques tendered but not necessarily honoured by the institution upon which they were drawn, and may not reflect payment made in the last 5 days. 																																					



TAX CERTIFICATE

Cypress County
 816 2nd Avenue
 Dunmore Alberta T1B 0K3
 Phone No. (403) 526-2888

Roll Number:	629200
Fee:	\$30.00
Certificate #:	8034
Your File #:	1024221msd/LH

Requested By
 SMITH & HERSEY AGRIBUSINESS LAW
 #104, 2201 BOX SPRINGS BLVD. NW
 MEDICINE HAT AB T1C 0C8

Municipal Address Long Legal SW -26 -11 -6 -4 Short Legal Area 112.06000 Acres	Statement of Current Taxes for 2024			
	Taxes Levied to Date	Special Charges	Penalty	Current Owng
	\$213.64	\$481.50	\$0.00	\$0.00
	Statement of Tax Arrears			
	Year	Taxes	Penalty	Outstanding
	2023			\$0.00
	2022			\$0.00
	2021 & prior			\$0.00
	Total Taxes Owng and Billed at Date of Certification:			\$0.00
<i>Property taxes are due June 30. Payments made after June 30 of the current year will be subject to penalties per Bylaw 2020/02.</i>				
	Special Charges Breakdown			
Code	Description	Amount	Expires	
10/19	Westside Water Co-op	\$481.50	2031	
			0	
			0	
			0	
			0	

TIPP PAYMENT PLAN AMOUNT \$0.00

Previous Year Taxes Levied

2023	\$695.61
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Water/Sewer Balance

\$0.00

Comments:

I hereby certify that, subject to the following qualifications, this statement shows:

- All arrears of taxes returned to this office and due against the property described herein.
- The current amount of taxes levied to date on the real property described herein and the amount of current year's and prior year's taxes owing as at the date of certification.
- That no part of the lands described herein have been sold for taxes and no certificate of tax arrears has been registered against said lands unless specifically identified.

Certified as at: 10/08/2024


 Designated Officer

Qualifications

- The total taxes shown may include additions to the Tax Collector's roll as authorized by provincial legislation.
- The information on this certificate is based on cheques tendered but not necessarily honoured by the institution upon which they were drawn, and may not reflect payment made in the last 5 days.



LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0023 048 234	4;6;11;26;NW	181 184 297
	0030 530 803	4;6;11;26;SW	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 6 TOWNSHIP 11
SECTION 26
THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES TO THE SOUTH EAST OF THE RAILWAY ON PLAN RY49991
CONTAINING 5.462 HECTARES (14.5 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 4 RANGE 6 TOWNSHIP 11
SECTION 26
THAT PORTION OF THE SOUTH WEST QUARTER
WHICH LIES SOUTH AND EAST OF THE RAILWAY RIGHT OF WAY
ON PLAN RY49991
CONTAINING 52.362 HECTARES (129.40 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
SUBDIVISION	0412138	7.02	17.34	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CYPRESS COUNTY

REFERENCE NUMBER: 071 249 002

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE

OWNERS

HARVEY HIEB
OF BOX 674
MEDICINE HAT

(CONTINUED)

ALBERTA T1A 7G6
AS TO AN UNDIVIDED 1/3 INTEREST

PAULINE GRACE HIEB
OF PO BOX 674, LCD 1
MEDICINE HAT
ALBERTA T1A 7G6
AS TO AN UNDIVIDED 1/3 INTEREST

ALFRED HIEB

AND
PATRICIA HIEB
BOTH OF:
126 SEVEN PERSONS DRIVE SW
MEDICINE HAT
ALBERTA T1B 2A5
AS JOINT TENANTS AS TO AN UNDIVIDED 1/3 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1485KX	.	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER IRRIGATION DISTRICT
991 131 207	12/05/1999	IRRIGATION DISTRICT RESOLUTION PART OF AN IRRIGABLE UNIT
021 130 009	18/04/2002	UTILITY RIGHT OF WAY GRANTEE - ALTAGAS UTILITIES INC.
041 294 116	09/08/2004	EASEMENT AFFECTED LAND: 4;6;11;26;SW OVER PORTION OF SW 1/4 SEC 26-11-6 W4M FOR BENEFIT OF PLAN 0412138 BLOCK 1 LOT 1
111 110 943	06/05/2011	UTILITY RIGHT OF WAY GRANTEE - WESTSIDE WATER CO-OP LTD. AFFECTED LAND: 4;6;11;26;SW
111 110 944	06/05/2011	UTILITY RIGHT OF WAY GRANTEE - WESTSIDE WATER CO-OP LTD. AFFECTED LAND: 4;6;11;26;SW
111 164 318	30/06/2011	UTILITY RIGHT OF WAY GRANTEE - WESTSIDE WATER CO-OP LTD. AFFECTED LAND: 4;6;11;26;SW SEE INSTRUMENT FOR INTEREST

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

181 184 297

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 8 DAY OF
OCTOBER, 2024 AT 09:03 A.M.

ORDER NUMBER: 51826492

CUSTOMER FILE NUMBER:

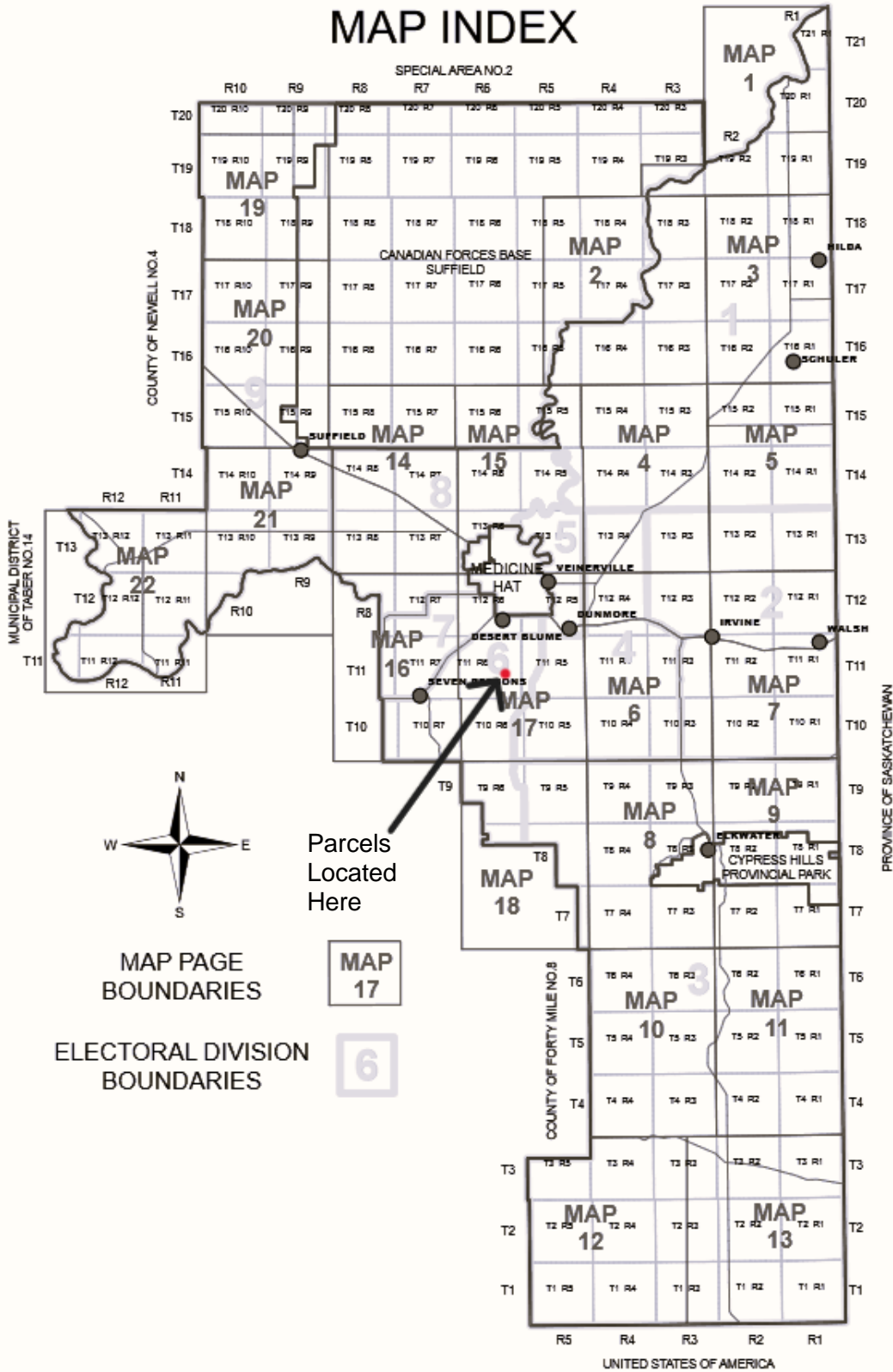


END OF CERTIFICATE

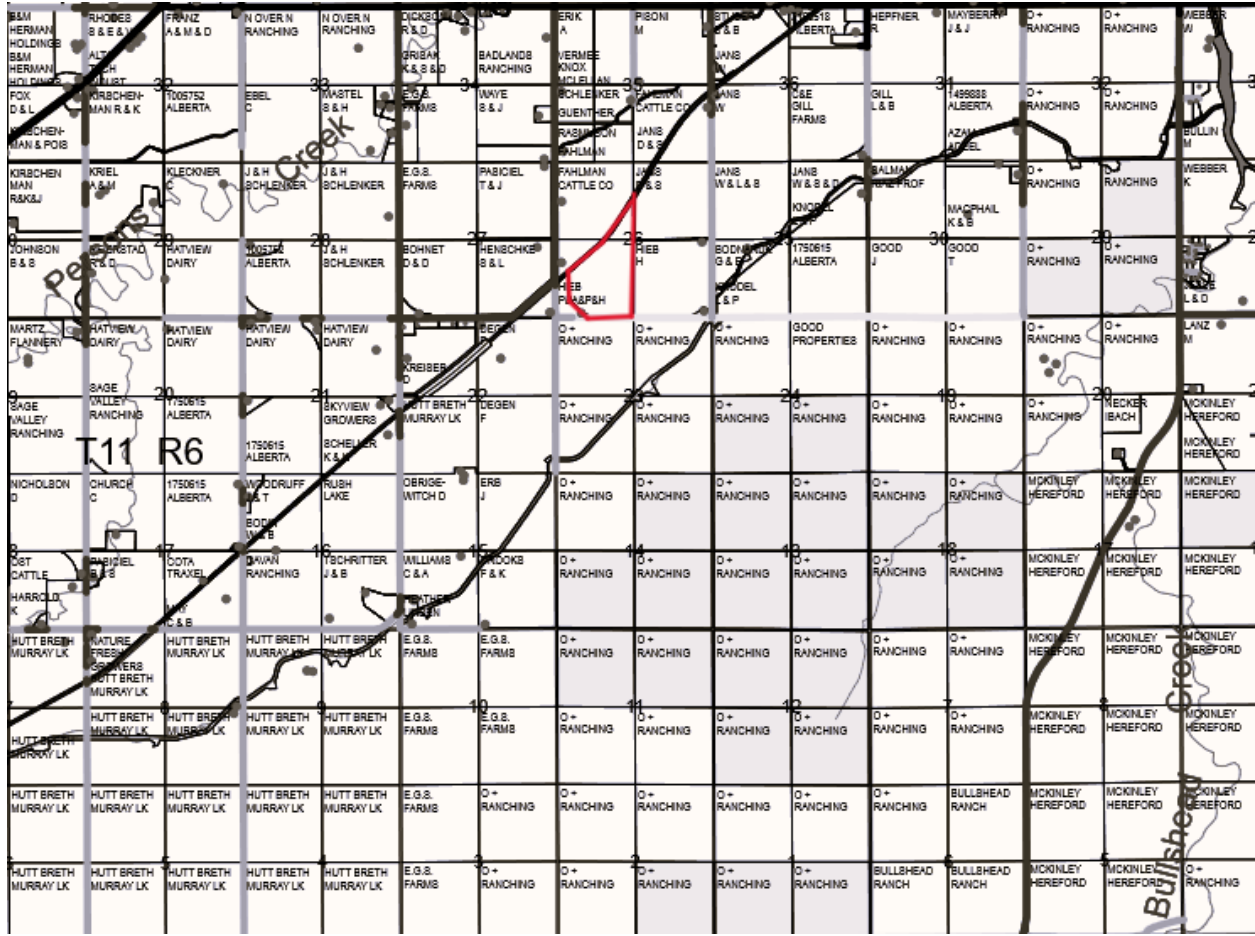
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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).

Appendix III: Cypress County Overview



Appendix IV: Cypress County Enhanced View



Appendix V: Satellite Image

