

# Land Tender Information Booklet

W ½ 13-31-23-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)**

## **Table of Contents**

Appendix I:	Tender Advertisement
Appendix II:	Particulars
Appendix III:	Land Titles
Appendix IV:	Tax Certificates
Appendix V:	Kneehill County Overview
Appendix VI:	Kneehill County Enhanced View
Appendix VII:	Satellite Image
Appendix VIII:	Interior/Exterior Photographs

## Appendix I: Tender Advertisement

### Kneehill County, Alberta

<u>Land</u>	<u>Acres</u>
Parcel 1: NW-13-31-23-W4	160.00
Parcel 2: SW-13-31-23-W4	155.33

1. Bids must be submitted to Smith & Hersey Agribusiness Law LLP by 4:00pm on May 2, 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 within 10 days of the conclusion of the bidding period. Bids may be delivered to Smith & Hersey offices at:
  - (a) 423 Main Street, Three Hills, AB (**Tuesday and Wednesday only**);
  - (b) Bay 100, 515 Highway 10 East, Drumheller, AB; or
  - (c) 2771 Box Springs Blvd. NW, Medicine Hat, AB.
3. Bids may only be submitted for the whole half section - the Parcels must be purchased together.
4. If a bid is accepted and the does not proceed with the sale, the deposit of the bidder will be forfeited to the Seller.
5. All bids must be unconditional. All bids received will constitute an unconditional offer to purchase all of Parcel 1 and Parcel 2.
6. The balance of the bid price will be payable, and the purchase and sale will be completed, on or before June 3, 2025. The Parcels will be free and clear of all financial encumbrances on closing.
7. The successful bidder will be permitted to engage in farming activities on the cultivated portions of Parcel 1 and Parcel 2 immediately upon the Seller's acceptance of the successful bidder's bid.
8. Seller will have possession of the Main Home (as defined in Appendix II) until 5:00pm on July 1, 2025; thereafter, the successful bidder will have possession. For clarity, the successful bidder will take possession of the Main House only, not any associated outbuildings, at 5:00pm on July 1, 2025.
9. Seller will have possession of the Yard Site, all outbuildings, and the Second Home (as each are defined in Appendix II) until 5:00pm on August 1, 2025; thereafter, the successful bidder will have possession.
10. Seller and its agents will be attending the Main Home, Yard Site, and Second Home during the periods noted in Paragraphs 8 and 9 to remove personal belongings, arrange for the removal of farm equipment, perform a final cleanup, etc.
11. Seller will be responsible for the payment of utilities for the Main Home, Second Home, and Yard Site until August 1, 2025.
12. All property taxes will be adjusted as of June 3, 2025.
13. Each party will be responsible for their own legal fees, and all land titles registration costs will be payable by the successful bidder. Bidders will be responsible for the cost of any title insurance required to ensure prompt payment at the closing date.

14. The Parcels and included items detailed on Appendix II 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. Please contact Rod Hanger at (403) 809-5247 if you wish to schedule an in-person inspection.
15. The Seller will not be obligated to accept the highest or any bid submitted for consideration.
16. Further details of the Parcels and the transaction are outlined on Appendix II.

**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) 443-3630**  
**<https://smithhersey.com/land-tenders/>**

## Appendix II: Particulars

1. The Parcels include 300 cultivated acres (+/-), along with 10 acres of fenced coulee with dug out and dam. Each of the Parcels are certified by Eco-Cert for organic farming – all necessary wait periods have been satisfied and concluded.
2. The Parcels have a 10-acre yard site (+/-) (“**Yard Site**”) with a fenced dugout and dam.
3. There are 2 homes located on the Yard Site, the particulars of which are as follows:
  - (a) House built in the early 1970’s (approximately 73’ x 30’ – 2,190 square feet) (the “**Main Home**”):
    - (i) exterior: new shingles, siding, windows, doors installed in 2023;
    - (ii) interior: new furnace, air conditioning, hot water tank, plumbing, fixtures, flooring, kitchen, walls, spray foam insulation in walls installed in 2023;
    - (iii) water purification system installed in 2023;
    - (iv) basement has living suite with kitchen renovated in 2023;
    - (v) new septic tank installed in 2020; and
  - (b) Double wide trailer (approximately 23’ x 38’ – 874 square feet) (the “**Second Home**”).
4. The Yard Site has the following features:
  - (a) upgraded power with transfer switch for generator power;
  - (b) security system;
  - (c) new sidewalks and patio poured in 2024;
  - (d) bin-zebo; and
  - (e) insulated 12’ x 16’ chicken coop.
5. Storage on the Yard Site is as follows:
  - (a) Detached three car garage (approximately 28’ x 40’ – 1,120 square feet):
    - (i) new shingles, siding, man doors, and windows installed in 2024;
    - (ii) concrete floor, no insulation, no heat.
  - (b) Steel quonset shop (approximately 40’ x 70’ – 2,800 square feet):
    - (i) insulated, heated, cement floor with drain;
    - (ii) 16’ wide x 14’ high diamond folding power door;
    - (iii) Wifi;
    - (iv) Security notifications.

(c) Arctic Shelter storage building (approximately 100' x 50' – 5,000 square feet)

(i) cold storage;

(ii) sitting on concrete footing.

(d) Hip roof barn (approximately 45' x 50' – 2,250 square feet).

6. 23,956bu of grain storage:

(a) Westfield flat bottom bins:

(i) 6,000bu (x2);

(ii) 4,000bu (x1);

(iii) 3,200bu (x1);

(b) Twister 19-6 4,756bu flat bottom bin (x1);

(c) All bins are set on concrete pads poured in 2021.



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 221 111 558 +1

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

-----

ALBERTA TOM2A0  
(DATA UPDATED BY: CHANGE OF NAME 061250267)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF MARCH,  
2025 AT 08:46 A.M.

ORDER NUMBER: 53163063

CUSTOMER FILE NUMBER: Matt



\*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).





TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF MARCH,  
2025 AT 08:49 A.M.

ORDER NUMBER: 53163121

CUSTOMER FILE NUMBER: Matt



\*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 IV: Tax Certificates



1600, 2nd Street NE  
 Box 400  
 Three Hills, Alberta T0M 2A0  
 Phone: 403-443-5541/Fax: 403-443-5115

### TAX CERTIFICATE

**Tax Certificate #:** 4938  
**Property Roll:** 31231332000  
**Your File:** MJE/lh  
**Fee:** \$20.50  
**Account:** SMIT040

<p style="text-align: center;"><b><u>PROPERTY DETAILS</u></b></p> Rural Address: 312041 RGE RD 231 Long Legal: Qtr: NW Sec: 13 Twp: 31 Rge: 23 Mer: 4 Short Legal: Lot: Block: Plan: Parcel Area: 160.00000 Acres	<p style="text-align: right;"><b><u>ASSESSMENT TOTAL</u></b> \$0.00</p> <p><i>*information available as of this date</i></p> <p style="text-align: right;"><b><u>PREVIOUS YEAR TAX LEVY</u></b> \$2,762.33</p> <p><i>*includes Local Improvement, if any</i></p>																									
<p style="text-align: center;"><b><u>OUTSTANDING UTILITY CHARGES</u></b></p> Utility Account #: Current Charges Past Due Utilities \$0.00 Total Utilities Outstanding \$0.00	<p style="text-align: center;"><b><u>STATEMENT OF CURRENT TAXES</u></b></p> \$0.00 Current Penalties/Adjustments \$0.00 <b>CURRENT TAXES \$0.00</b>																									
<p style="text-align: center;"><b><u>TAX INSTALLMENT PAYMENT PLAN (TIPPS)</u></b></p> Monthly payment plan amount: \$0.00 Pre-Authorized monthly payment plan amounts are withdrawn from the owner's bank account on the last day of the month.	<p style="text-align: center;"><b><u>OUTSTANDING TAXES</u></b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Year</th> <th style="text-align: right;">Taxes</th> <th style="text-align: right;">Penalties /Adjustments</th> <th style="text-align: right;">Paid</th> <th style="text-align: right;">Outstanding /Credit</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>2024</td> <td style="text-align: right;">\$2,762.33</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$2,762.33</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>2023</td> <td style="text-align: right;">\$2,621.30</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$2,621.30</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="4"><b>TOTAL TAXES OWING</b></td> <td style="text-align: right;"><b>\$0.00</b></td> </tr> </tbody> </table>	Year	Taxes	Penalties /Adjustments	Paid	Outstanding /Credit	2025	\$0.00	\$0.00	\$0.00	\$0.00	2024	\$2,762.33	\$0.00	\$2,762.33	\$0.00	2023	\$2,621.30	\$0.00	\$2,621.30	\$0.00	<b>TOTAL TAXES OWING</b>				<b>\$0.00</b>
Year	Taxes	Penalties /Adjustments	Paid	Outstanding /Credit																						
2025	\$0.00	\$0.00	\$0.00	\$0.00																						
2024	\$2,762.33	\$0.00	\$2,762.33	\$0.00																						
2023	\$2,621.30	\$0.00	\$2,621.30	\$0.00																						
<b>TOTAL TAXES OWING</b>				<b>\$0.00</b>																						

Please note the following additional information related to this parcel:

1. This Certificate only contains the information current on the tax roll as of today's date.
2. Taxes are due on or before October 31st.
3. A 2% penalty will be applied on any tax arrears the 1st day of the month.
4. Please note all charges may not appear on this certificate. Please call to confirm balance before issuing final payment.

**Requested By:**

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

**Dated at Kneehill County, Alberta**

**March 18, 2025**

\_\_\_\_\_  
 CAO/Delegate





1600, 2nd Street NE  
 Box 400  
 Three Hills, Alberta T0M 2A0  
 Phone: 403-443-5541/Fax: 403-443-5115

**TAX CERTIFICATE**

**Tax Certificate #:** 4939  
**Property Roll:** 31231322000  
**Your File:** MJE/lh  
**Fee:** \$20.50  
**Account:** SMIT040

<b>PROPERTY DETAILS</b>		<b>ASSESSMENT TOTAL</b>		\$0.00	
Rural Address:		*information available as of this date			
Long Legal:	Qtr: SW Sec: 13 Twp: 31 Rge: 23 Mer: 4	<b>PREVIOUS YEAR TAX LEVY</b>		\$653.41	
Short Legal:	Lot: Block: Plan:	*includes Local Improvement, if any			
Parcel Area:	155.33000 Acres	<b>STATEMENT OF CURRENT TAXES</b>			
<b>OUTSTANDING UTILITY CHARGES</b>		2025 Tax Levy		\$0.00	
Utility Account #:		Local Improvement Annual Tax			
Current Charges	\$0.00	Current Penalties/Adjustments		\$0.00	
Past Due Utilities	\$0.00	<b>CURRENT TAXES</b>		<b>\$0.00</b>	
Total Utilities Outstanding	\$0.00	<b>OUTSTANDING TAXES</b>			
<b>TAX INSTALLMENT PAYMENT PLAN (TIPPS)</b>		<b>Year</b>	<b>Taxes</b>	<b>Penalties /Adjustments</b>	<b>Outstanding Paid /Credit</b>
Monthly payment plan amount:	\$0.00	2025	\$0.00	\$0.00	\$0.00
Pre-Authorized monthly payment plan amounts are withdrawn from the owner's bank account on the last day of the month.		2024	\$653.41	\$0.00	\$653.41
		2023	\$567.48	\$0.00	\$567.48
		<b>TOTAL TAXES OWING</b>			<b>\$0.00</b>

Please note the following additional information related to this parcel:

1. This Certificate only contains the information current on the tax roll as of today's date.
2. Taxes are due on or before October 31st.
3. A 2% penalty will be applied on any tax arrears the 1st day of the month.
4. Please note all charges may not appear on this certificate. Please call to confirm balance before issuing final payment.

**Requested By:**

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

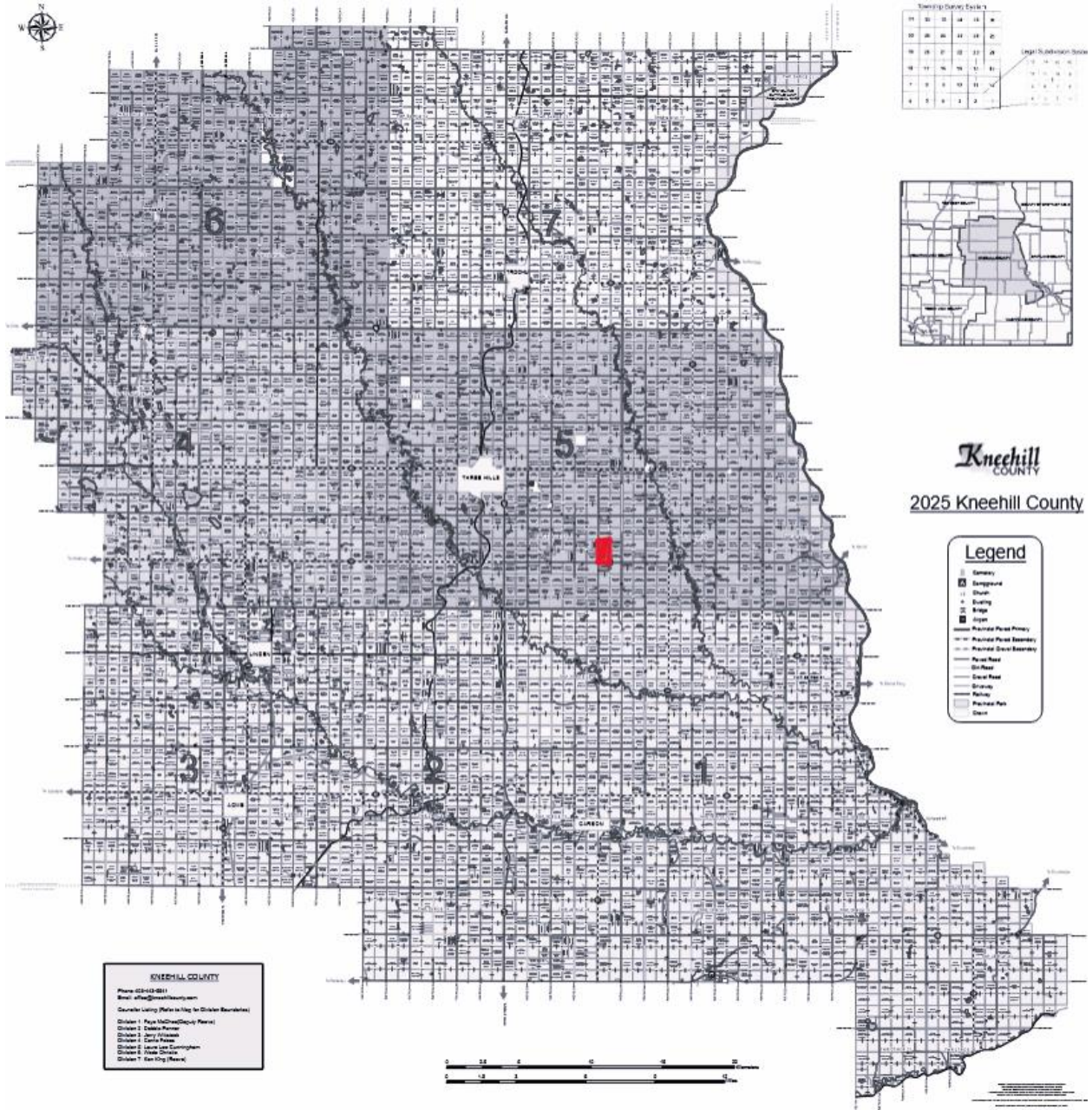
**Dated at Kneehill County, Alberta**

**March 18, 2025**

CAO/Delegate



# Appendix V: Kneehill County Overview



## Appendix VI: Kneehill County Enhanced View



Appendix VII: Satellite Image



**Appendix VIII: Interior/Exterior Photographs**







