

Tender Information Booklet

19 Permanent SMRID Irrigation Acres

Various pieces of Irrigation Equipment



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
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Appendix I: Tender Advertisement

St. Mary River Irrigation District Irrigation Acres

- 19 permanent irrigation acres in the St. Mary River Irrigation District (the “**SMRID Acres**”).

Irrigation Equipment

- Two (2) ¼ mile wheel moves with movers (1 mover per unit)
 - 6-cylinder Ford Industrial natural gas pump with timer
 - Two (2) Powerfist mover 5hp engines
 - 4” – 5” pipe with wade and gear clamps
1. Bids must be submitted to Smith & Hersey Agribusiness Law LLP by 4:00pm on May 29, 2026, using the Bid Sheet attached as Appendix V.
 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 or their funds direct deposited into their bank account (as indicated on the attached Bid Sheet) within 10 days of the conclusion of the bidding period. Bids may be delivered to the Smith & Hersey office at 2771 Box Springs Blvd. NW, Medicine Hat, AB.
 3. Bids may be submitted for the SMRID Acres only, the Irrigation Equipment only, or bids may be submitted jointly for both the SMRID Acres and the Irrigation Equipment. Bids on the Irrigation Equipment must be for all Irrigation Equipment listed under the “Irrigation Equipment” heading above.
 4. All bids must be unconditional. All bids received will constitute an unconditional offer to the SMRID Acres, the Irrigation Equipment, or both, as indicated by the bidder on the attached Bid Sheet.
 5. If a bid is accepted and the bidder does not proceed with closing, then the deposit of the bidder will be forfeited to the Seller.
 6. The balance of the bid price will be payable, and the purchase and sale will be completed, on June 12, 2026. The SMRID Acres and the Irrigation Equipment will be free and clear of all encumbrances on closing.
 7. All irrigation rates will be adjusted as of June 12, 2026.
 8. Each party will be responsible for their own legal and other professional fees.
 9. The successful bidder will be responsible for removing the Irrigation Equipment from the seller’s property.
 10. The Irrigation Acres and the Irrigation Equipment are sold on an “as is, where is” basis with no representations and warranties being provided by the owner, save for the owner having good and marketable title to the Irrigation Acres and the Irrigation Equipment. Bidders must rely on their own research and inspection to confirm condition and other particulars. Please

contact Dave Trotter at (403) 548-1641 if you wish to schedule an in-person inspection of the Irrigation Equipment.

11. The Seller will not be obligated to accept the highest or any bid submitted for consideration.
12. Further details on the SMRID Acres are outlined on Appendix II and further details on the Irrigation Equipment are outlined on Appendix III.

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/>

Appendix II: SMRID Acres



April 8, 2026

Smith Hersey
2771 Box Springs Blvd N.W.
Medicine hat, Alberta T1C 0C8

Your File No: NA - TROTTER
Via Email: ledawn@smithhersey.com

Attention: LeDawn Heringer

**RE: TROTTER, DAVID & CHRISTOPHER TROTTER & MELISSA KURIYAMA
NE-01-12-06-W4TH**

In reply to your email dated April 8, 2026, we wish to advise that the above Irrigation acres are paid in full.

The Irrigation Rates for the 2026 year will be invoiced in May and will be as follows;

2026

NE-01-12-06-W4th

Minimum Permanent (19.0)	\$ 760.00
GST	<u>\$ 38.00</u>
TOTAL	<u>\$ 798.00</u>

The January to October discount for the current year charges is \$11.40.
Amount payable if paid by October 31, 2026 is \$786.60.

Our records indicate that the Water Rights are in the name of the above and that such water rights will remain until transfer of ownership has been completed.

Please be advised the fee for this service is \$52.50.

Please fill in our SMRID Ownership Change Notification so we can update our records.

Yours truly,


Digitally signed by: JLam
DN: cn = JLam email =
jlam@smrid.com C = CA O =
SMRID
Date: 2026.04.10 11:18:58
-0500

Joyce Lam, CPA, CA
Finance and Administration Manager
JL/cm

Appendix III: Irrigation Equipment Details

- 6-cylindar Ford industrial natural gas pump was rebuilt in 2024.
- Powerfist 5ph mover engines were purchased brand new in 2025.

Appendix IV: Photographs





Appendix V: Bid Sheet

Name of Bidder: _____

Address: _____

Phone: _____

Email: _____

19 Permanent SMRID Irrigation Acres

Bid Price: _____

Deposit (5%): _____

Irrigation Equipment

Bid Price: _____

Deposit (5%): _____

If you have submitted bids for the SMRID Irrigation Acres **AND** the Irrigation Equipment, are the bids to be taken as 1 single/collective bid (meaning you are bidding on the SMRID Irrigation Acres and the Irrigation Equipment as a package such that you would receive the SMRID Irrigation Acres AND the Irrigation Equipment or nothing at all) or are you bidding on each individually (meaning you could have the winning bid on the SMRID Irrigation Acres and not the Irrigation Equipment, and vice versa)?

_____ I am bidding on the SMRID Irrigation Acres and the Irrigation Equipment as a package

_____ I am making separate bids on the SMRID Irrigation Acres and the Irrigation Equipment

If your Bid is unsuccessful, would you prefer to have your bank draft returned or would you prefer to have the funds direct deposited into your bank account? **If you select direct deposit, please include a void cheque or direct deposit slip for the proper account.**

_____ Return Bank Draft

_____ Direct Deposit

Signature of bidder or its representative

Bids are to be mailed or dropped off at the Smith & Hersey Agribusiness Law LLP office located at:

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