Land Tender Information Booklet

West ½ 34-30-16-W4

Starland County

SMITH HERSEY

AGRIBUSINESS LAW LLP

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

Tender Bids Close: December 11th, 2026 at 4pm

Tender Closing Date & Possession of Lands: January 15th, 2027

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Appendix I: Tender Advertisement

Land for Sale by Tender

Starland County, Alberta

Lands	Acres
Parcel 1 – SW-34-30-16-W4	**Approx. 161 acres**
Parcel 2 – NW-34-30-16-W4	**Approx. 134 acres**

1. Bids must be submitted to Smith & Hersey Agribusiness Law LLP on **December 11th, 2026** by 4pm.

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. All unsuccessful bidders will have their certified cheque or bank draft returned to them.

3. All bids must be unconditional. All bids will constitute an unconditional offer to purchase the Lands.

4. If a bid is accepted and the bidder does not proceed with the sale, then the bidder's deposit will be forfeited.

5. The balance of the bid price will be payable and the purchase and sale transaction will be completed on **January 15th, 2027**. 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.

6. Parcel 1 is comprised of approximately 45 pasture acres and approximately 116 cultivated acres.

7. Parcel 2 is comprised of approximately 134 cultivated acres.

8. The Lands do not have any active surface leases.

9. 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.

10. 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 Lands to confirm acreage, condition, taxes, and other particulars.

11. 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 LLP
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: Property Tax Information

Legal Description	2026 Property Taxes
1. SW-34-30-16-W4 2. NW-34-30-16-W4	1. $300.87 2. $297.28

Appendix III: Starland County Enhanced View

SW-34-30-16-W4 & NW-34-30-16-W4



Land Tender Bid

Lands	**Acres**
Parcel 1 – SW-34-30-16-W4	Approx. 161 acres
Parcel 2 – NW-34-30-16-W4	Approx. 134 acres

Date: _____, 2026

From: _____ ("**Bidder**")
_____, AB
Ph:_____
Email:_____

To: Madison Colberg – Smith and Hersey Law Firm
100 - 515 Highway 10 East
PO Box 302 Drumheller, AB T0J 0Y0
madison@smithhersey.com
RE: Land Tender Bid

Tender Amount: $_____ ("**Tender Amount**")

Tender Bid Terms:

1. The Bidder hereby bids on the following land for the Tender Amount, being $_____:

Land:		**Bid Amount Per ¼:**
a.	_____	$_____
b.	_____	$_____

2. The Bidder hereby provide the deposit amount of $_____, being 5% of the Tender Amount.

3. The Bidder's bid is only subject to the title to the Lands being free and clear (as of the Closing Date) from all financial encumbrances, but no other conditions.

4. The Bidder is a GST registrant and as such agrees to self-remit should their bid be successful.

_____
Signature of bidder or its representative