Land Tender Information Booklet

SW 15-32-17-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

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Appendix I: Tender Advertisement

Starland County, Alberta

Land	**Acres**
SW-15-32-17-W4	160.00 (146 acres +/- cultivated)

1. Bids must be submitted to Smith & Hersey Agribusiness Law LLP by 4:00pm on November 27, 2026.

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 in person to Smith & Hersey offices at:

   (a) 112b 2 Ave W, Hanna, AB (**Monday and Tuesday only**);
   (b) 109 4th Street, Three Hills, AB (**Tuesday and Wednesday only**);
   (c) Bay 100, 515 Highway 10 East, Drumheller, AB; or
   (d) 2771 Box Springs Blvd. NW, Medicine Hat, AB.

   or bids may be submitted by mail to Smith & Hersey Agribusiness Law, 2771 Box Springs Blvd. NW, Medicine Hat, AB, T1C 0C8, Attn: M. Shane Donner.

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

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 Seller.

5. The balance of the bid price will be payable, and the purchase and sale will be completed, on or before December 20, 2026. The land will be free and clear of all financial encumbrances on closing.

6. All property taxes and surface lease compensation will be adjusted as of the closing date.

7. 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.

8. The Land 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.

9. The Seller will not be obligated to accept the highest or any bid submitted for consideration.

10. Further details of the land 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) 527-5506
https://smithhersey.com/land-tenders/

Appendix II: Particulars

Further details of the parcel are as follows:

(a) Approximately 146 total cultivated acres (+/-).

(b) Creek runs along the east and south of the quarter section.

(c) Fence lining running along the south and east.

(d) One surface lease with Marquee Energy Ltd. (now Prairie Provident Resources Inc.).

Appendix III: Land Title

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0022 358 957	4;17;32;15;SW	221 194 586

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 17 TOWNSHIP 32
SECTION 15
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING:

PLAN	NUMBER	ACRES MORE OR LESS
ROADWAY	155BM	2.15

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STARLAND COUNTY

REFERENCE NUMBER: 109V8 .

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
221 194 586	14/09/2022	TRANSFER OF LAND	$525,000	$525,000

OWNERS

D&K CHRISTENSEN FARMS LTD.
OF BOX 2993
DRUMHELLER
ALBERTA T0J 0Y0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
041 212 173	09/06/2004	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - MARQUEE ENERGY LTD. 1700, 500-4 AVENUE SW CALGARY

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		ALBERTA T2P2V6 (DATA UPDATED BY: TRANSFER OF CAVEAT 141091013)
101 302 861	13/10/2010	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - MARQUEE ENERGY LTD. 1700, 500-4 AVENUE SW CALGARY ALBERTA T2P2V6 (DATA UPDATED BY: TRANSFER OF CAVEAT 141099653)
121 046 499	24/02/2012	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - MARQUEE ENERGY LTD. 1700, 500-4 AVENUE SW CALGARY ALBERTA T2P2V6 (DATA UPDATED BY: TRANSFER OF CAVEAT 141099654)
141 329 234	04/12/2014	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - MARQUEE ENERGY LTD. BOX 20151, CALGARY PLACE RPO CALGARY ALBERTA T2P4J3
221 194 587	14/09/2022	MORTGAGE MORTGAGEE - CONNECT FIRST CREDIT UNION LTD. P.O. BOX 908 CALGARY ALBERTA T2P2J6 ORIGINAL PRINCIPAL AMOUNT: $525,000
221 194 588	14/09/2022	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CONNECT FIRST CREDIT UNION LTD. P.O. BOX 908 CALGARY ALBERTA T2P2J6 AGENT - WILLIAM A HERMAN

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 14 DAY OF SEPTEMBER, 2026 AT 09:33 A.M.

ORDER NUMBER: 58359838

CUSTOMER FILE NUMBER: T1026090V/de

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 Certificate

STARLAND COUNTY
P.O. BOX 249
MORRIN, AB T0J2B0
Phone (403) 772-3793
Email info@starlandcounty.com

TAX CERTIFICATE

Tax Certificate No 20260039
Folio/Roll Number 7215200
File # CHRISTENSEN

CURRENT TITLE HOLDERS/INTERESTED PARTIES

D & K CHRISTENSEN FARMS LTD.
BOX 2993
DRUMHELLER, AB, T0J 0Y0

LEGAL INFORMATION

Civic				
Lot		Portion	Quad	Sec
Block			SW	15
Plan		Twp	Rge	Mer
Linc	22358957	32	17	4
Title Number	221194586		District Lot	
River Lot				

LOCAL IMPROVEMENTS

TAX INFORMATION

2025 Gross Taxes	480.24
2026 Gross Taxes	485.33

ASSESSMENT INFORMATION

Class	Description	Amount
11	FARMLAND	27,100
NET TOTAL ASSESSMENT		27,100.00

OUTSTANDING TAX CHARGES

Over 3 Years	0.00
Three Years	0.00
Two Years	0.00
One Year	0.00
Current Taxes	0.00
TOTAL TAXES OWING	0.00

UTILITY INFORMATION

2025 Utility Costs	0.00
2026 Utility Costs	0.00

OUTSTANDING UTILITY CHARGES

Past Due Utilities	0.00
Current Charges	0.00
TOTAL UTILITIES OUTSTANDING	0.00

SUMMARY OF AMOUNTS OWING

TOTAL TAXES OWING	0.00
TOTAL UTILITIES OWING	0.00
TOTAL OTHER OWING	0.00
TOTAL OUTSTANDING	0.00

1. This certificate does not include public utility charges which may be placed on the TAX ROLL subsequent to the issuance of this Certificate.
2. The Tax Certificate does not include local improvement or special assessment charges which have not been entered on the TAX ROLL.

PREAUTHORIZED PAYMENT PLAN

ROLL ON PREAUTHORIZED	NO
WITHDRAWAL DAY	
CURRENT MONTHLY PAYMENT	

Dated at MORRIN, AB
this 2 day of October, 2026

Tax & Assessment Clerk

STARLAND COUNTY
P.O. BOX 249
MORRIN, AB T0J2B0
Phone (403) 772-3793

SMITH & HERSEY
2771 BOX SPRINGS BLVD NW
MEDICINE HAT, AB, T1C 0C8
CANADA

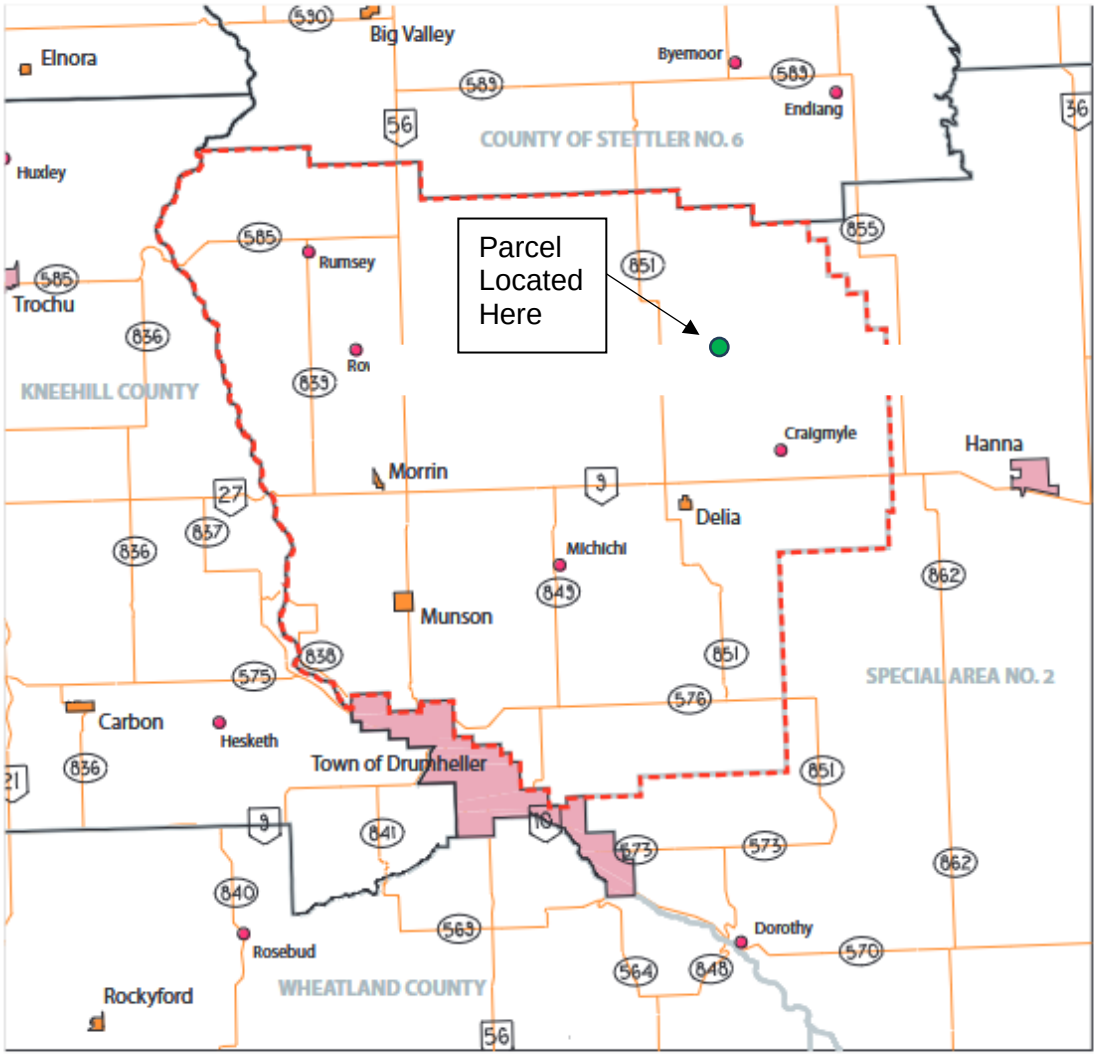
Cert Type: Regular

Date	10/02/2026
Cert #	20260039
Roll #	7215200
File #	CHRISTENSEN

This is the only invoice you will receive.

Processing Fee	20.00
TOTAL INVOICE	20.00

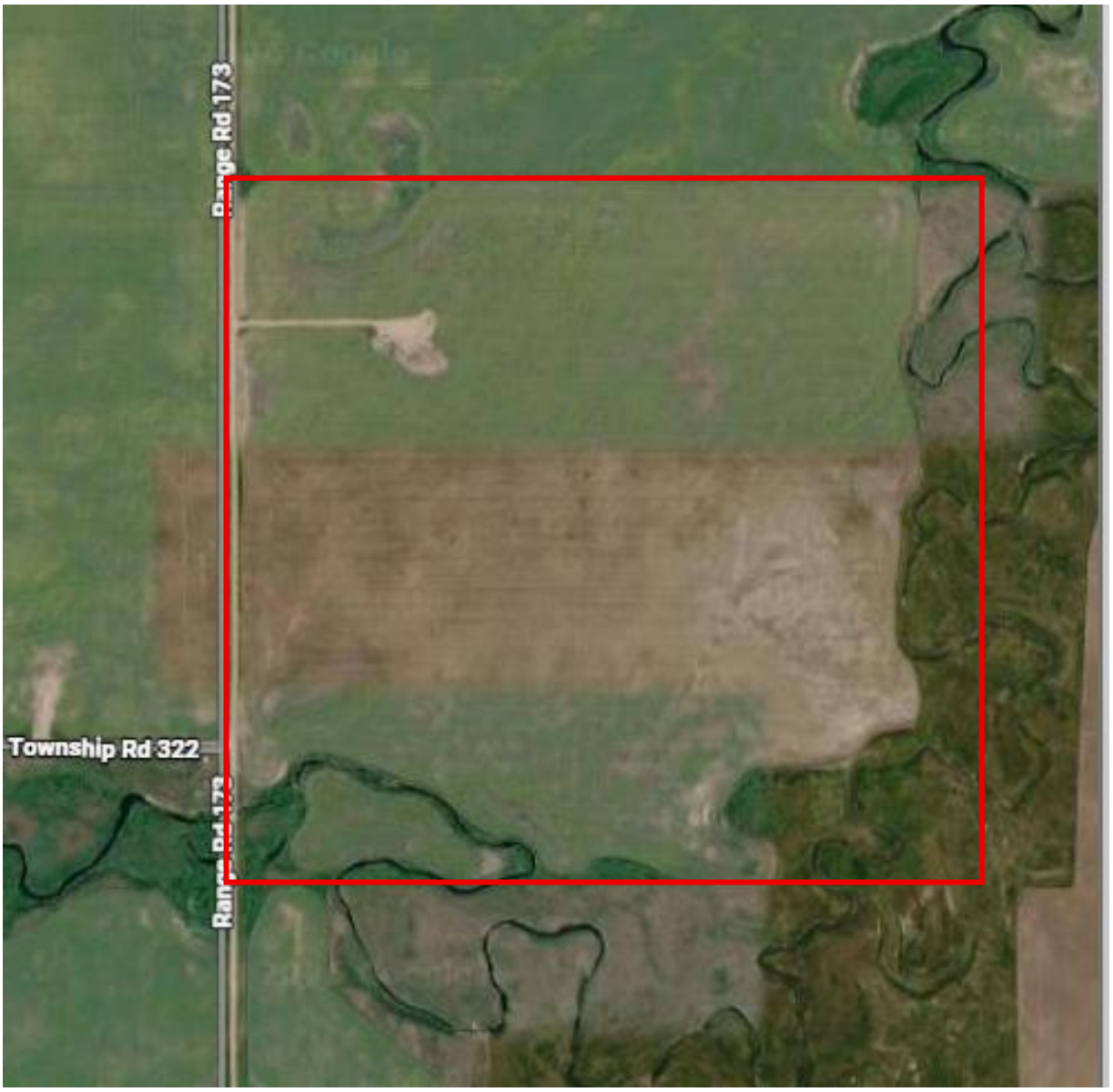
Appendix V: Starland County Overview



Appendix VI: Starland County – Township 32 Range 17



Appendix VII: Satellite Image



Appendix VIII: Bid Sheet

Name of Bidder: _____

Address: _____

Phone: _____

Email: _____

Land: SW 15-32-17-W4M

Bid Price: _____

Deposit (5%): _____

Date: _____

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