Land for Sale by Tender

Special Areas #4

Land	Acres
NE ¼ of 14-36-3 W4	106.8
E ½ of 23-36-3 W4	320

FURTHER DETAILS AVAILABLE BY CONTACTING REID A. WILKIE AT 403.577.2539 OR REID@SMITHHERSEY.COM

1. The land is located 10 miles north of highway 12 due north of Kirriemuir.

2. The land is comprised of approximately 426.8 acres of Special Areas grazing lease, has 2 dugouts with groundwater springs, is fenced as one continuous parcel, and contains 4 surface leases (total annual compensation of approximately $5,600). The land has not been grazed since the 2024 season.

3. Bids must be submitted to Smith & Hersey Agribusiness Law by 4:00pm **no later than November 18th, 2026**.

4. Bids must be accompanied by a certified cheque, bank draft, or electronic transfer to Smith & Hersey Agribusiness Law equal to $10,000.00 as a deposit. All unsuccessful bidders shall have their certified cheque, bank draft, or funds returned to them.

5. 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.

6. All bids must be unconditional. All bids received shall constitute an unconditional offer to purchase the land.

7. The balance of the bid price will be payable and the purchase and sale transaction will be completed on or before December 18th, 2026, subject to registration of the assignment with Special Areas. The Buyer and Seller shall equally divide the Special Area's assignment fee.

8. Property taxes and surface lease revenue will be adjusted as of the closing date. Each party will be responsible for their own legal fees.

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.

Please forward all tenders and inquiries to:

Smith & Hersey Agribusiness Law
In Person Deliveries to Office at Roger E Johnson Enterprises Building – Wednesday Each Week
Box 95 Consort, AB T0C 1B0
Attn: Reid A. Wilkie - Partner
reid@smithhersey.com
403.577.2539



*Please note that the property lines shown are approximations and do not reflect true boundaries.

Land Tender Bid

Date: _____, 2026

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

To: Reid Wilkie – Smith and Hersey Law Firm
Box 95, Consort, AB, T0C 1B0
reid@smithhersey.com
RE: Land Tender Bid

Tender Amount: **$_____ (**the **"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. _____	$_____
c. _____	$_____

2. The Bidder hereby provide the deposit amount of $10,000.00.

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.

Bidder: _____

_____
signature