Land Tender Information Booklet

North ½ 28-32-21-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	
Parcel 1: NW-28-32-21-W4M	161	(154 acres +/- cultivated)
Parcel 2: NE-28-32-21-W4M	160	(158 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 LLP, 2771 Box Springs Blvd. NW, Medicine Hat, AB, T1C 0C8, Attn: Shane Donner.

3. All bids must be unconditional. The Parcels must be purchased together. All bids received will constitute an unconditional offer to purchase both Parcels.

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 18, 2026. The Parcels will be free and clear of all financial encumbrances on closing.

6. 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 Parcels are sold on an “as is, where is” basis with no representations and warranties being provided by the Seller. 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 Parcels are outlined on the attached 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 Parcels are as follows:

(a) Approximately 312 total cultivated acres.

(b) Two surface leases with Ember Resources Inc.

(c) Right of way agreement with Ovintiv Canada ULC related to a north-south pipeline on the northwest quarter.

(d) A coulee, approximately 13 acres in area, cuts through the northwest corner, along with Range Road 214.

Appendix III: Land Title

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0022 109 136	4;21;32;28;NW	261 076 336
0022 109 144	4;21;32;28;NE	

LEGAL DESCRIPTION

FIRST
MERIDIAN 4 RANGE 21 TOWNSHIP 32
SECTION 28
QUARTER NORTH WEST
AS SHOWN ON THE TOWNSHIP PLAN DATED 28 AUGUST 1907
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT A ROADWAY ON PLAN 6779BM
CONTAINING 0.247 OF A HECTARE (0.61 ACRE) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND
MERIDIAN 4 RANGE 21 TOWNSHIP 32
SECTION 28
QUARTER NORTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: STARLAND COUNTY

REFERENCE NUMBER: 261 076 335

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
261 076 336	10/03/2026	TRANSMISSION OF LAND		

OWNERS

MICHAEL GEORGE HATT
OF BOX 56
RUMSEY
ALBERTA T0J 2Y0
EXECUTOR FOR ERICK GEORGE HATT

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
021 154 594	07/05/2002	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - EMBER RESOURCES INC. PO BOX 477,STN CENTRAL CALGARY ALBERTA T2P2J1 (DATA UPDATED BY: TRANSFER OF CAVEAT 051225499) (DATA UPDATED BY: TRANSFER OF CAVEAT 111305662) (DATA UPDATED BY: CHANGE OF ADDRESS 131160124) (DATA UPDATED BY: TRANSFER OF CAVEAT 151189602) (DATA UPDATED BY: CHANGE OF ADDRESS 231344513)
051 289 390	11/08/2005	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - EMBER RESOURCES INC. PO BOX 477,STN CENTRAL CALGARY ALBERTA T2P2J1 AGENT - SEAL. AFFECTED LAND: 4;21;32;28;NW (DATA UPDATED BY: TRANSFER OF CAVEAT 111305663) (DATA UPDATED BY: CHANGE OF ADDRESS 131232907) (DATA UPDATED BY: TRANSFER OF CAVEAT 151029975) (DATA UPDATED BY: CHANGE OF ADDRESS 241045253)
051 354 595	23/09/2005	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - OVINTIV CANADA ULC. 500 CENTRE ST SE PO BOX 2850 CALGARY ALBERTA T2P2S5 AFFECTED LAND: 4;21;32;28;NW (DATA UPDATED BY: TRANSFER OF CAVEAT 111305662) (DATA UPDATED BY: CHANGE OF ADDRESS 131162927) (DATA UPDATED BY: CHANGE OF NAME 201086097)
061 029 833	19/01/2006	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - EMBER RESOURCES INC. PO BOX 477,STN CENTRAL CALGARY ALBERTA T2P2J1

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AGENT - SEAL. (DATA UPDATED BY: TRANSFER OF CAVEAT 111305664) (DATA UPDATED BY: CHANGE OF ADDRESS 131108386) (DATA UPDATED BY: TRANSFER OF CAVEAT 151029976) (DATA UPDATED BY: CHANGE OF ADDRESS 231371195)
061 128 746	30/03/2006	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - EMBER RESOURCES INC. PO BOX 477,STN CENTRAL CALGARY ALBERTA T2P2J1 (DATA UPDATED BY: TRANSFER OF CAVEAT 111300289) (DATA UPDATED BY: CHANGE OF ADDRESS 131110109) (DATA UPDATED BY: TRANSFER OF CAVEAT 151189603) (DATA UPDATED BY: CHANGE OF ADDRESS 231379062)
061 403 507	29/09/2006	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - EMBER RESOURCES INC. PO BOX 477,STN CENTRAL CALGARY ALBERTA T2P2J1 AFFECTED LAND: 4;21;32;28;NW (DATA UPDATED BY: TRANSFER OF CAVEAT 111300288) (DATA UPDATED BY: CHANGE OF ADDRESS 131159588) (DATA UPDATED BY: TRANSFER OF CAVEAT 151189705) (DATA UPDATED BY: CHANGE OF ADDRESS 231380414)
061 403 508	29/09/2006	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - EMBER RESOURCES INC. PO BOX 477,STN CENTRAL CALGARY ALBERTA T2P2J1 (DATA UPDATED BY: TRANSFER OF CAVEAT 111300287) (DATA UPDATED BY: CHANGE OF ADDRESS 131159588) (DATA UPDATED BY: TRANSFER OF CAVEAT 151189705) (DATA UPDATED BY: CHANGE OF ADDRESS 231389902)

(CONTINUED)

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 20 DAY OF OCTOBER, 2026 AT 03:44 P.M.

ORDER NUMBER: 58690407

CUSTOMER FILE NUMBER: T60176 kl

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

TAX CERTIFICATE
OFFICIAL

CERTIFICATE #	ROLL #	FILE #	ISSUED
143	1228300	HATT NW NE 28-32-21	2026 Oct 27

CURRENT TITLE HOLDERS / INTERESTED PARTIES

HATT MICHAEL GEORGE
EXECUTOR FOR ERICK G. HATT
BOX 56
RUMSEY, AB, Canada, T0J 2Y0

ASSESSMENT INFORMATION

CLASS	DESCRIPTION	AMOUNT
11	FARMLAND -	$41,200.00
NET TOTAL ASSESSMENT		**$41,200.00**

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**

LEGAL INFORMATION

CIVIC		LOT	BLOCK
PLAN	LINC 22109136	PORTION	QUAD NW
SEC 28	TWP / RGE 32 21	MER 4	
TITLE NUMBER 261076336		RIVER LOT	

TAX INFORMATION

2025 Gross Taxes	$730.11
2026 Gross Taxes	$737.83
OUTSTANDING TAX CHARGES	
Over 3 Years	$0.00
Three Years	$0.00
Two Years	$0.00
One Year	$0.00
Current Taxes	$796.86
TOTAL TAXES OWING	**$796.86**

SUMMARY OF AMOUNTS OWING

Total Taxes Owing	$796.86
Total Utilities Owing	$0.00
Total Other Owing	$0.00
TOTAL OUTSTANDING	**$796.86**

PREAUTHORIZED PAYMENT PLAN

Roll on Preauthorized	No
Withdrawal Day	
Current Monthly Payment	

Dated at MORRIN, AB, CANADA, T0J2B0,
this 27 day of October, 2026.

Duckworth
STARLAND COUNTY

STARLAND COUNTY
P.O. BOX 249
MORRIN AB T0J2B0

TAX CERTIFICATE **Official**

CERTIFICATE #	ROLL #	FILE #
143	1228300	HATT NW NE 28-32-21

CERTIFICATE TYPE	DATE
Official	2026 Oct 27

THIS IS THE ONLY INVOICE YOU WILL RECEIVE

PROCESSING FEE	TOTAL INVOICE
$20.00	$20.00

TO
SMITH & HERSEY
2771 BOX SPRINGS BLVD NW
MEDICINE HAT AB Canada T1C 0C8

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

TAX CERTIFICATE
OFFICIAL

CERTIFICATE #	ROLL #	FILE #	ISSUED
142	1228400	HATT NW NE 28-32-21	2026 Oct 27

CURRENT TITLE HOLDERS / INTERESTED PARTIES

HATT MICHAEL GEORGE
EXECUTOR FOR ERICK G. HATT
BOX 56
RUMSEY, AB, Canada, T0J 2Y0

ASSESSMENT INFORMATION

CLASS	DESCRIPTION	AMOUNT
11	FARMLAND -	$42,200.00
NET TOTAL ASSESSMENT		**$42,200.00**

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**

LEGAL INFORMATION

CIVIC		LOT	BLOCK
PLAN	LINC 22109144	PORTION	QUAD NE
SEC 28	TWP / RGE 32 21	MER 4	
TITLE NUMBER 261076336		RIVER LOT	

TAX INFORMATION

2025 Gross Taxes	$747.83
2026 Gross Taxes	$755.75
OUTSTANDING TAX CHARGES	
Over 3 Years	$0.00
Three Years	$0.00
Two Years	$0.00
One Year	$0.00
Current Taxes	$816.21
TOTAL TAXES OWING	**$816.21**

SUMMARY OF AMOUNTS OWING

Total Taxes Owing	$816.21
Total Utilities Owing	$0.00
Total Other Owing	$0.00
TOTAL OUTSTANDING	**$816.21**

PREAUTHORIZED PAYMENT PLAN

Roll on Preauthorized	No
Withdrawal Day	
Current Monthly Payment	

Dated at MORRIN, AB, CANADA, T0J2B0,
this 27 day of October, 2026.

Buckworth

STARLAND COUNTY

STARLAND COUNTY
P.O. BOX 249
MORRIN AB T0J2B0

TAX CERTIFICATE **Official**

CERTIFICATE #	ROLL #	FILE #
142	1228400	HATT NW NE 28-32-21

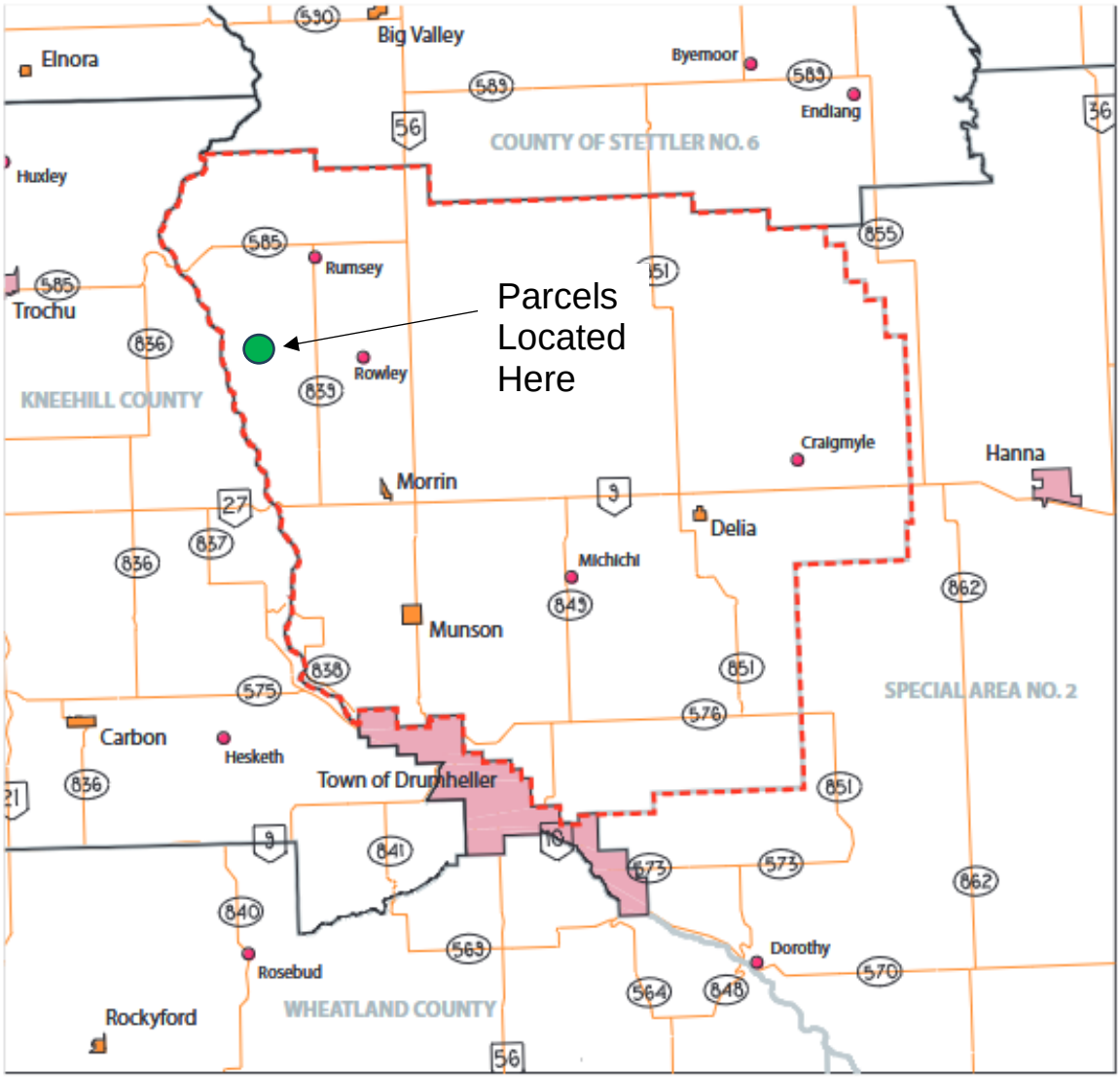
CERTIFICATE TYPE	DATE
Official	2026 Oct 27

THIS IS THE ONLY INVOICE YOU WILL RECEIVE

PROCESSING FEE	TOTAL INVOICE
$20.00	$20.00

TO
SMITH & HERSEY
2771 BOX SPRINGS BLVD NW
MEDICINE HAT AB Canada T1C 0C8

Appendix V: Starland County Overview

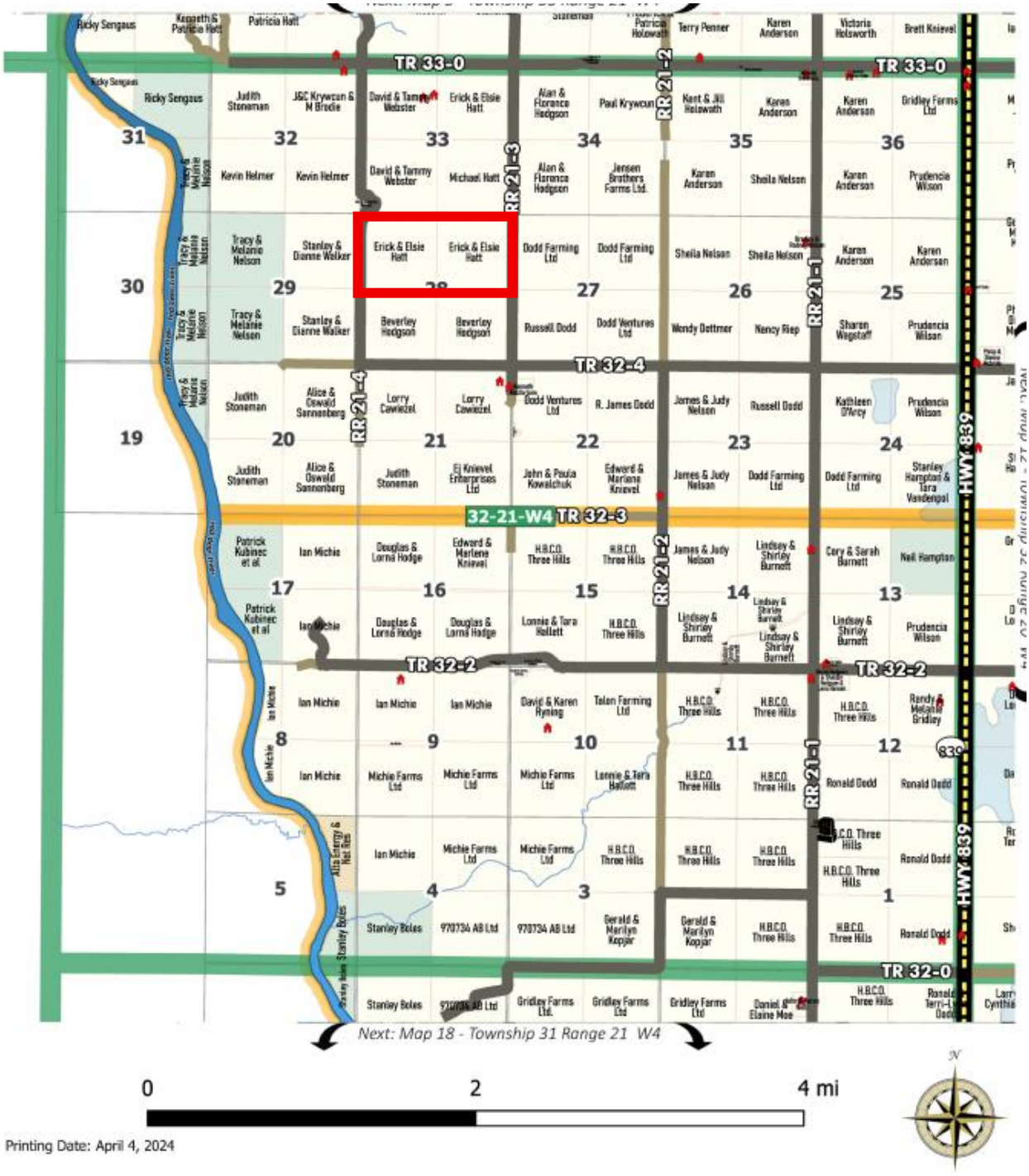




Municipal Boundary
City
Town
Village
Summer Village
Hamlet

Alberta Municipal Af and Housing

Appendix VI: Starland County Enhanced View



Appendix VII: Satellite Image



Appendix VIII: Bid Sheet

Name of Bidder: _____

Address: _____

Phone: _____

Email: _____

Land: N ½ 28-32-21-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