

FARMLAND FOR SALE BY TENDER

Tenders for the purchase of 4 adjacent parcels of reclaimed farmland in Flagstaff County as described below are invited. Lands will be sold subject to all existing restrictions, reservations and non-financial obligations stated on title. The lands are located approximately 6 miles south and 3 miles west of Forestburg, Alberta.

LINC: 0014 570 890
THE NORTH EAST QUARTER OF SECTION THIRTY ONE (31)
TOWNSHIP FORTY (40)
RANGE FIFTEEN (15)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:
.405 HECTARE (1.00 ACRE) MORE OR LESS
AS SHOWN ON ROAD PLAN 149 M.C.
EXCEPTING THEREOUT ALL MINES AND MINERALS

LINC: 0014 570 882
THE NORTH WEST QUARTER OF SECTION THIRTY ONE (31)
TOWNSHIP FORTY (40)
RANGE FIFTEEN (15)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:
.405 HECTARE (1.00 ACRE) MORE OR LESS
AS SHOWN ON ROAD PLAN 149 M.C.
EXCEPTING THEREOUT ALL MINES AND MINERALS

LINC: 0014 570 908
THE SOUTH EAST QUARTER OF SECTION THIRTY ONE (31)
TOWNSHIP FORTY (40)
RANGE FIFTEEN (15)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.
EXCEPTING THEREOUT: ALL THAT PORTION REQUIRED FOR RESERVOIR AS SHOWN
OUTLINED IN RED ON FILED PLAN 6049 H.W., CONTAINING FOURTEEN AND SIXTY
TWO HUNDREDTHS (14.62) ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

LINC: 0023 545 488
MERIDIAN 4 RANGE 15 TOWNSHIP 40
SECTION 31
ALL THAT PORTION OF THE SOUTH WEST QUARTER
WHICH LIES TO THE NORTH EAST OF THE RESERVOIR AS SHOWN
OUTLINED RED ON RIGHT OF WAY PLAN 6049HW
CONTAINING 26.345 HECTARES (65.11 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

There are no buildings or bins on any of the lands.

The N.E. $\frac{1}{4}$ 31-40-15-W4 has approximately 145 cultivated acres with the rest being wasteland/slough.
The N.W. $\frac{1}{4}$ 31-40-15-W4 has approximately 100 cultivated acres with the rest being slough and pasture.
The S.E. $\frac{1}{4}$ 31-40-15-W4 has approximately 80 cultivated acres and 65 acres of fenced pasture.
The S.W. $\frac{1}{4}$ 31-40-15-W4 has approximately 65 acres of pasture with a corral located on the NE corner.

There currently are annual compensation payments from Atco for transmission towers as follows:

- S.E. $\frac{1}{4}$ 31-40-15-W4 is \$625.00 and S.E. $\frac{1}{4}$ 31-40-15-W4 and S.W. $\frac{1}{4}$ 31-40-15-W4 is \$3,312.00

- N.E. ¼ 31-40-15-W4 is \$1,725.00
- N.W. ¼ 31-40-15-W4 is \$1,242.00

There are adjacent leases of pasture land of approximately 80.693 acres as follows:

Alberta Power (2000) Ltd. – S.E. 31 has 16.01 acres; SW 31 has 8.56 acres; NE of 30 has 5.39 acres. Also, the North ½ of 29-40-15 W4, owned by Alberta Power, has 35.53 acres. The total leased area with Alberta Power (2000) Ltd. is 65.49 acres at the rate \$8.00 per acre.

Flagstaff County

Road Plan 882-2820 lease agreement dated October 24, 2007 with Flagstaff County and Alberta Power (2000) Ltd. approximately 7.403 acres pasture.

Private Lease Agreement with adjacent owner – approximately 7.8 acres of pasture located in the SW corner of SW-32-40-15-W4. Land is fenced in with existing pasture.

All pasture leases have been paid in full for 2026 by the Vendor and there will be no adjustment for the lease payments. All Atco annual compensation payments received by the Vendor before closing will not be adjusted. All future Atco annual compensation payments will go to the Purchaser.

The vendor makes no representation as to whether any or all of the aforementioned lease payments will continue.

All cropland is currently seeded to wheat. There are 22 pairs and 1 bull currently on the pasture land.

Vendor prefers to sell as a package but will entertain offers on individual parcels.

Tenders are to be submitted in sealed envelopes marked “HILLMAN Tender”, to Scott Farnham at Farnham West Stolee Kambeitz LLP, Barristers and Solicitors, 5016 - 52nd Street, Camrose, Alberta, T4V 1V7, on or before 12:00 noon, JULY 29, 2026, and shall be accompanied with GST number and a certified cheque or bank draft payable to Farnham West Stolee Kambeitz LLP in trust for 5% of the tender price.

No conditional tenders will be accepted and the highest, or any tender, will not necessarily be accepted. Tenders will not be opened in public. The deposits of all unsuccessful tenderers will be returned to them by regular mail.

The successful tenderer will be obligated to complete the purchase on or before SEPTEMBER 3, 2026. The 5% deposit shall constitute a deposit towards the purchase price. Land taxes will be adjusted on closing date. If the successful tenderer fails to complete the transaction by the closing date, the deposit will be forfeited.

Access to all land will be granted immediately after removal of crop and cattle or on November 1, 2026, at the latest.

Vendor makes no warranties or representations about the property's size, condition or environmental state.

The purchase and sale shall proceed utilizing title insurance including “GAP” coverage. The cost of title insurance shall be borne by the Purchaser.

Tenders are irrevocable and shall remain open until dealt with by the offices of Farnham West Stolee Kambeitz LLP.

For further information or to view the property, please contact Allen Hillman at 780-678-4430.

For further information about the tender process, please call Scott Farnham at 780-679-0444.

This Tender may also be viewed on the Farnham West Stolee Kambeitz LLP website: www.fwsllp.ca