

Location of Auction: Smith Community Complex in Smith, Alberta
Date of Auction: Wednesday, August 23, 2017
Time: 1:30 pm

Disposition of this land is subject to a reserve bid, as indicated.

Legal Description and Location:

NW 14-71-26-W4M, 154.48 acres, more or less
Reserve Bid: \$118,150.00

A plan suitable for registration at the Land Titles Office may be required for the sale parcels. It is the successful bidder's responsibility to obtain the appropriate plan as required by Land Titles Office and the terms of sale. The cost of any required plan is the responsibility of the purchaser.

Down Payment

10% of the amount bid, 5% GST on the total purchase price and the \$50.00 administration fee plus GST by bank draft or cheque made payable to the **Government of Alberta**, at the auction. The balance of the purchase price, Land Titles Office registration fees and any applicable taxes will be payable within 30 days of the date of the sale.

The total amount of the GST must be paid at the auction unless the successful bidder submits his/her registration number. GST registrants may make remittance directly to the Government of Canada.

The down payment will not be returned, if the successful bidder fails to complete the sale.

Terms and Conditions of Sale

Bidders must be 18 years of age or older, and Canadian citizens or permanent residents of Canada.

Employees of the **Government of Alberta** may not bid unless it is done in compliance with Section 24 of the *Public Service Act* and Article 4.4 of the Code of Conduct for the Public Service.

Anyone submitting a bid on behalf of an association or corporation must ensure that the organization is eligible in accordance with the regulations, and provide evidence of the status of the organization.

Environment and Parks reserves the right to withdraw any of the lands from the auction, or to include any other lands therein.

Environment and Parks reserves the right to reject any bid, and the highest or any bid will not necessarily be accepted. No bid is accepted and no disposition of a parcel is final until the director has, in writing, approved and accepted a bid, notwithstanding any other statements, discussion, apparent acceptance or decision concerning the bid before, at, or after the bid. The fact that the highest bidder may have paid the balance of or any part of the price as required herein, does not mean his bid is accepted, and does not oblige the director to accept his bid.

No bid may be withdrawn at anytime before, or after the director has accepted a bid.

The successful bidder will be required to sign a declaration attesting to age and citizenship, and remit the payment previously mentioned, or the bid will be rejected and the land may be offered for sale again at a later time.

If the successful bidder is an agent representing another party, an original written consent (proxy) must be presented to Environment and Parks at the auction when completing the auction declaration form.

Title to the land will be issued to the successful bidder only in the name(s) listed on the auction declaration form. Changes will not be accepted.

The land and/or buildings are sold on a "where is/as is" basis. The Crown in the right of Alberta makes no representations or warranties of any kind about the land and/or buildings. The purchaser is solely responsible to inspect the land and/or buildings, and to conduct such searches and inquiries as it deems appropriate. There are no collateral agreements as to the fitness, suitability for any particular purpose, merchantability or condition of the land or buildings.

The sale will not include or convey any mines and minerals which shall be reserved to the Crown, and will be subject to the *Public Lands Act* and the Public Lands Administration Regulation.

Sand or gravel may not be removed from the lands, without prior approval, until the full purchase price has been paid, and title is conveyed to the purchaser.

Prospective bidders are advised to contact the financial institution of their choice before the auction to obtain tentative approval regarding their financing. This will reduce the time involved in processing the mortgage after acceptance of the bid by Environment and Parks.

If there are any improvements on this land, including fencing, which were not required to be paid for separately (or included in the purchase price) it will be necessary for the successful bidder to deal directly with the owner of these improvements.

Local development restrictions will apply, and any development must conform with all requirements of the development control and public health authorities. The purchaser is required to obtain a development permit before commencing any work on the land.

The successful bidder is responsible for payment of municipal taxes, and will be advised if any reimbursement to the Crown is required.

Any indebtedness to Environment and Parks and all other sale requirements must be satisfied, before title will be issued to the successful bidder.

The land listed above will be subject to any further instruments and caveats, if any, registered at the Land Titles Office that might affect the subject land.

Note

For further information, please contact:

- Jane Dadson, Edmonton
780 638-4757
- Tanya Silzer, Upper Athabasca Region
780 778-7107

These telephone numbers may be reached toll free by dialing 310-0000.