

Offers will be received in the form of sealed tenders by Environment and Parks in the Provincial Building, 2nd floor, 6203 – 49 St, Barrhead, Alberta T7N 1A1, until 2:30 p.m. on August 22, 2017.

The tender opening will take place at the Smith Community Complex in Smith, Alberta, on Wednesday, August 23, 2017 at 10:30am.

Legal Description and Location:

- Unit 1: NE 17-69-26-W4M, 159 acres, more or less
Reserve Bid: \$110,500.00
- Unit 2: SE 22-70-26-W4M, 159 acres, more or less
Reserve Bid: \$116,450.00
- Unit 3: E½ 35-69-26-W4M, 316 acres, more or less
Reserve Bid: \$247,350.00

Conditions of Tender

SALE OF THIS LAND IS OFFERED PURSUANT TO THE FARM HOLDINGS CONSOLIDATION PROGRAM. IN ACCORDANCE WITH THE PROGRAM AFTER DETERMINATION OF THE HIGHEST ACCEPTABLE BID, THE CURRENT GRAZING LEASE HOLDERS WILL BE GIVEN 30 MINUTES TO MATCH THAT BID.

No bidder shall be at liberty to withdraw or countermand a tender, once it is made.

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.

The highest or any bid will not necessarily be accepted and improperly submitted bids will not be considered.

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.

The director may waive any or all circumstances of non-compliance with the tender.

The director need not accept any bid for any unit.

The director may determine in his sole discretion whether any bid is compliant with the tender.

The director may reject any tender which is not compliant with the tender.

Environment and Parks reserves the right to withdraw any of the lands from the tender.

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.

All tender details including names and amounts bid become public information at the time of the tender decision. Cheques or money orders representing the deposits submitted by the unsuccessful bidders, will be returned within one week of the tender decision. Deposits on successful bids are not refundable.

Tender Requirements

Each bid must be submitted on a separate tender bid submission form, provided by Environment and Parks and must specify the unit to which the bid applies. The tender must be accompanied by a postal or bank money order or certified cheque equal to 10% of the reserve bid, and made payable to the **Government of Alberta**.

Each bid is to be enclosed in a separate sealed envelope. All envelopes containing bids must have return addresses and be marked as follows:

Tender for Sale
Unit No.: 1
Legal Description: NE 17-69-26-W4M
Tender Closing Date: 2:30 p.m. on August 22, 2017

OR

Tender for Sale
Unit No.: 2
Legal Description: SE 22-70-26-W4M
Tender Closing Date: 2:30 p.m. on August 22, 2017

OR

Tender for Sale

Unit No.: 3

Legal Description: E½ 35-69-26-W4M

Tender Closing Date: 2:30 p.m. on August 22, 2017

If the tender envelope(s) is/are enclosed in a separate mailing or courier envelope the word "**TENDER**" must be clearly marked on the outer envelope. Bids must be delivered to the in the Provincial Building, 2nd floor, 6203 – 49 St, Barrhead, AB T7N 1A1, prior to 2:30 p.m. on Tuesday, August 22, 2017, in order to be considered.

Terms of Payment

- Upon being advised that a tender has been accepted, the successful bidder must remit the total amount of the GST or provide his/her registration number. GST registrants may make remittance directly to the Government of Canada.
- The successful bidder will be required to remit the balance of the purchase price, \$50 administration fee plus GST, Land Titles Office registration fees and any applicable taxes within 30 days of being advised that the tender has been accepted
- If the successful bidder fails to complete the sale, after acceptance of the tender, the deposit and administration fee will be forfeited.

General Sale Terms

- Title to the land will be issued to the successful bidder only in the name (s) listed on the bid submission 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.
- 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.
- All tender details including names and amounts bid become public information after the tenders have been opened, and a bid accepted by Environment and Parks.

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.