LAND FOR SALE BY TENDER

The following parcels of land located in the Kitscoty/Marwayne area are offered for sale by tender, subject to the restrictions in the existing certificates of title.

PARCEL 1 - SE 20-51-2-4 & SW 20-51-2-4

The SE & SW 20 have approximately 322 acres and have been farmed as a parcel. It was seeded to wheat in 2026. The parcel is partially fenced with some slough & wet acres. The parcel is located north from the intersection of Hwy 897 & Hwy 16 to Twp Rd 512, then east to Rg Rd 25, and then north for one mile to the property which is on the east side of the road.

PARCEL 2 - NE 5-52-2-4

The NE 5 has approximately 90 cultivated acres and 19 pasture acres. It was seeded to wheat in 2026. The parcel is partially fenced. The cultivated acres are currently rented at $90/acre and the lease does not expire until November 2027. The purchaser shall assume this lease. The access to this parcel is through the south quarter. The parcel is located north from the intersection of Hwy 897 & Hwy 16 to Twp Rd 520 and then east for three miles to Rg Rd. 24. At the building site on the corner go north through the south quarter to access the property.

PARCEL 3 - SE 24-51-3-4 & NE 24-51-3-4

The SE 24 has approximately 159 cultivated acres and the NE has approximately 129 cultivated acres. It was seeded in barley in 2026. The parcel is partially fenced. The SE 24 has annual surface lease income of $6,000.00 which the seller shall retain for income received up to the closing date following which the lease will be assigned to the buyer. The parcel is located north from the intersection of Hwy 897 & Hwy 16 to Streamstown (TWP 514) Road and then east for one mile to the property on the south side of the road.

The current renters of Parcel 1 and Parcel 3 shall be entitled to access to the lands until April 1, 2027 to remove the grain stored in grain bags on the lands.

The parcels can be sold as units or separately. Please ensure your tender indicates the parcel you wish to purchase and if you wish to purchase both quarter sections in that parcel.

Further information can be provided by contacting Karen at 780-205-1800.

Tenders must be made in writing accompanied by bank draft for 10% of the amount of the tender price, as a deposit, payable to PSM LLP, IN TRUST and placed in a sealed envelope identified DO NOT OPEN - TENDER - FILE No. 50104JKK.

The highest or any tender will not necessarily be accepted. In the event of acceptance, the successful tenderer will be notified on or before December 21, 2026, and the unsuccessful tender deposits will be returned.

Tenders must be unconditional and the balance payable no later than thirty days after acceptance by the owner. If the successful tenderer does not complete the purchase after the acceptance of his tender, the deposit shall be forfeited.

Tenders will be received until 12 o'clock noon on December 14, 2026 at PSM LLP offices located at:
5042 - 49th Avenue, Vermilion AB - or - 5009 - 47 Street, Lloydminster AB.