

LANDS FOR SALE BY TENDER

The registered owner hereby offers for sale by tender the following briefly described property located in the County of Stettler No. 6 subject to the reservations, exceptions and encumbrances contained in the existing certificate of title, but free and clear of any financial liens: SW-28-36-21-4, containing 160 acres more or less (hereinafter called the "Land"). Wonderful recreational value as well as prime grazing land!

Rolling hills with a combination of native pasture and brush. Fully fenced. Dug out with good water even in drought years. Two surface leases in reclamation but both still paying. Number of potential beautiful build sites. Residential gas line running through south side of the Lands. Single phase power to the edge of the Land. Recreational trails around the property have been kept clear. Spectacular views looking southwest towards the river valley.

Located at the corner of Township Rd 364 and Range Road 214. 14 miles south of Erskine on 835 and 2.5 km west off of the pavement. Just three miles from the Red Deer River.

The Land is sold "as is" with no warranties or representations from the registered owner. References to acreage or composition of the Land are estimated only and subject to independent confirmation by potential buyers. For more information about the Land you may contact **Ray Unruh 403-740-2444 or via email at rayunruh@telus.net**

Tenders must be received by the office of Simonin Law up to but not after 12:00 noon on Wednesday May 21, 2025. Tenders must be in a sealed envelope marked "Unruh Tender" and must provide contact information, including a phone number. The highest or any tender not necessarily accepted.

Buyer must prepare and sign an unconditional Purchase Agreement and provide a non-refundable certified cheque or draft equal to 10% of the purchase price payable to Simonin Law within 3 business days of the Buyer being notified of acceptance of their tender bid. Closing date shall be on or before Wednesday June 4, 2025 unless agreed otherwise in writing.

Buyer shall be responsible for own legal and closing costs, plus title insurance to facilitate closing. Tender price shall be excluding G.S.T. All standard adjustments shall be made at the date of closing.



SIMONIN LAW
303, 6501 – 51 Street, Olds, AB or
4810 51 Street, Stettler, AB
Call 403-556-4967 or 403-742-3411





