

BIDDING REQUIREMENTS AND SUMMARY FOR WATER RIGHTS 172 PERMANENT IRRIGATION ACRES IN THE ST. MARY RIVER IRRIGATION DISTRICT (“SMRID”)

SALE INFORMATION:

Sale Date:	August 14, 2025
Start/ End Time:	9:00 AM MDT- 10:00 AM MDT
Starting Bid:	\$745,000.00
Bidding Increments:	\$10,000.00

ADDITIONAL COST TO BE PAID BY THE HIGH BIDDER

Transaction Fee payable to CLHbid:	1.25% of the Purchase Price plus Goods and Services Tax (“GST”)
SMRID Capacity Check (if required):	\$250.00 (exclusive of GST)
SMRID Transfer Fee:	\$100.00 / acre (exclusive of GST) for a total of \$17,200 + GST payable to the SMRID.

BIDDING REQUIREMENTS:

- The high bidder (the “Purchaser”) must be the legal landowner listed on the land title for the land to which the permanent acres are being transferred onto. The land must be within an area that SMRID is able to service and must meet all the requirements of the Irrigation Districts Act. Each parcel is unique, and SMRID reviews are necessary to determine what is required.
- If easements or other legislative requirements such as a Land Classification are required by the Irrigation District Act, they shall be obtained by the Purchaser at their own expense.
- Any infrastructure or interconnection requirements to use the permanent irrigation acres will be at the Purchaser’s expense.

WHAT TO EXPECT:

- The process to transfer irrigation acres is very dependent on the site specific requirements. It can take as little as a few days up to several months all depending on the specific land the acres are being transferred to.
- The Town of Taber has leased the quarter of land, which the permanent irrigation acres are coming from, for the 2025 season and irrigation is being utilised. The transfer of the permanent irrigation acres will come into effect January 1, 2026. For clarity, the high bidder will be responsible for the irrigation rate for the 2026 season (2025 rate is currently \$28 / acre x 172 acres = \$4,816 + GST)
- The Purchaser will be required to execute the Section 26 application form (provided by SMRID) and give a 10% Deposit of the Purchase Price, payable to CLH Law in trust, together with the Transaction Fee and any applicable Goods and Services Tax (“GST”) within 48 hours of the sale.
- SMRID must have the capacity to service the lands. A capacity check is subject to a \$250 charge with the SMRID unless it is a known project. The capacity check is required to be completed by the SMRID Engineering Department and Operation & Maintenance Department to ensure that the SMRID can service the requested area.

- SMRID will need to review any land that is proposed to hold the irrigation acres. Irrigation acres are tied to specific lands and someone cannot own permanent irrigation acres outside of what the land title document shows ownership as. Meaning if someone buys the acres, they must be transferred off the Town of Taber's land onto their own property. This is subject to a \$100/ acre (exclusive of GST) transfer fee payable to the SMRID.
- If the land is not included in the SMRID district (no notation on Land Titles), a board motion and approval by the Irrigation Council will be required (this is a minimum three-month process before the irrigation acres can be moved). If the lands are in the district, a Land Classification may still be required (this is a legislative requirement. Any infrastructure required to connect to SMRID pipelines / canals will be the responsibility of the landowner and they will be required to obtain any required easements or access through neighboring lands. This may take time to negotiate. They may be required to sign a remote delivery or irrigable unit as required (this is provided by the SMRID). Please note a lawyer can prepare the easement agreement for you. Pivot packages providing detailed information as to how the land will be irrigated will be required as part of the submission.
- The remaining 90% of the purchase price shall be paid, to CLHlaw in trust, within 30 days of the SMRID conditions being satisfied. If the balance of the purchase price is not paid within this timeline, the vendor shall have the right to a) terminate the agreement with the deposit being forfeited or b) may claim interest at the rate of 10% per annum on any money owing to the vendor until that money has been paid.
- All legislative requirements of the SMRID must be met within 6 months of the Sale Date. In the event the legislative requirements are not met within 6 months of the Sale Date, the Purchaser shall have their full deposit returned and the application shall be deemed withdrawn, with no further obligation on either party.
- If the successful bidder is not able to acquire the irrigation acres due to SMRID requirements, the irrigation acres will be offered to the next highest bidder.

SHOULD YOU HAVE ANY QUESTIONS OR CONCERNS:

- Please feel free to reach out to our team here with CLHbid.com or alternatively, you can reach out to the Town of Taber or St. Mary River Irrigation District directly. Their contact information is as follows:
 - Town of Taber: Megan Sushelnitski (Phone: (403) 223-5500 ext. 6012/ Direct: (403) 223-6012/ Cell: (403) 331-7602/ Email: Megan.Sushelnitski@taber.ca)
 - St. Mary River Irrigation District: Stacey Russell (Office: (403) 328-4401/ Mobile: (587) 220-9539/ Email: srussell@smrid.com

This statement is based on information provided to us. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered prior and after auction shall be adjusted directly between the parties. E. & O.E.