

COUNTY OF ST. PAUL

5015 49 Avenue, St. Paul, Alberta, T0A 3A4

www.county.stpaul.ab.ca

Our Mission - To create desirable rural experiences

For Lease by Tender



The County of St. Paul offers a 6-Year Lease by Tender, commencing January 1, 2025 (2025-2030)

Roll #	Legal Land Location	Grazing Land
3604100	SE 4-56-3-W4	Approximately 154.05 Acres
3618300	SW 18-56-3-W4	Approximately 140.00 Acres
4531500	NW 31-55-4-W4	Approximately 158.97 Acres
4608700	NE 8-56-4-W4	Approximately 71.09 Acres Excluding the Old Landfill Site and Whitney Lake Transfer Station.
5634566	NW 34-56-5-W4	Approximately 15.51 Acres
5816300	SW 16-58-5-W4	Approximately 159.00 Acres
8727501	NW 27-57-8-W4 Lot 2, Block 1, Plan 0922355	Approximately 49.99 Acres Excluding the St. Edouard Landfill Site, Lying North of the abandoned rail line
10006732	NE 6-60-10-W4	Approximately 41.00 Acres Portion lying South of Hwy 28
10007532	NW 7-60-10-W4	Approximately 19.70 Acres
10233700	NE 33-62-10-W4	Approximately 159.00 Acres Excluding the Gravel Pit
10234700	NE 34-62-10-W4	Approximately 159.00 Acres
10234500	NW 34-62-10-W4	Approximately 149.00 Acres Excluding the Gravel Pit
11834301	SW 34-58-11-W4	Approximately 79.49 Acres Excluding the Old Landfill Site.
12202700	NE 2-62-12-W4	Approximately 158.00 Acres
12204700	NE 4-62-12-W4	Approximately 156.01 Acres

- > There must be only one legal description per offer. Please indicate the bid amount per year and the intended use of the lands. Lease will be for a **six (6) year term**, effective January 1, 2025 to December 31, 2030.
- > The highest offer received for any given parcel through this invitation for tender will not necessarily be awarded as the successful bid. If there is a current Lessee, they shall have right of first refusal with respect to the lease of the Grazing Lands. The current Lessee must submit a compliant tender for proposal. The current Lessee would then have the option to match the highest bid and be awarded the tender.

The County of St. Paul offers a 3-Year Lease by Tender, commencing January 1, 2025 (2025-2027)

Roll #	Legal Land Location	Arable Land
10913700	NE 13-59-10-W4	Approximately 49.00 Acres Utilized by the Lakeland Cross Country Ski Club during the winter months. Mandatory Crop Rotation Practice (2024-Canola)
11921700	NE 21-59-11-W4	Approximately 76.97 Acres Excluding the area used for the Lagoon.

- > There must be only one legal description per offer. Please indicate the bid amount per year and the intended use of the lands. Lease will be for a **three (3) year term**, effective January 1, 2025 to December 31, 2027.
- > The highest offer received for any given parcel through this invitation for tender will not necessarily be awarded as the successful bid
- > With respect to the lease of the Arable Lands the current Lessee must be within fifteen percent (15%) of the highest bid on the terms and conditions acceptable to the County of St. Paul to exercise their right of first refusal. The current Lessee would then have the option to match the highest bid and be awarded the tender.
- > Leaseholders are required to implement a comprehensive crop rotation plan that aligns with sustainable agricultural practices to maintain the long-term health and fertility of the soil while reducing the risk of pest and disease cycles. The consecutive planting of the same crop is strictly prohibited, and adherence to an effective rotational practice is mandatory for all leaseholders. For instance, crops more susceptible to pests and diseases, such as canola, must be rotated with a minimum planting interval of two years.

The County of St. Paul offers a 3-Year Lease by Tender, commencing January 1, 2025, for the purpose of harvesting a Standing Hay Crop (2025-2027)

Roll #	Legal Land Location	Standing Hay Crop
11917500	NW 17-59-11-W4	Approximately: 42.96 Acres
10705302	SW 5-57-10-W4 Lot A, Block 2, Plan 4339KS	Approximately: 6 Acres Former Lafond School Site

- > There must be only one legal description per offer. Please indicate the bid amount per year. Lease will be for a **three (3) year term**, effective January 1, 2025 to December 31, 2027
- > Highest or any tender not necessarily accepted.

1. In no way shall the County be obligated to provide road access of any form to the above Lands.
2. The County in its sole discretion reserves the right to cancel the request for offers and not enter into any lease agreement.
3. Successful lease holders will be required to have comprehensive general liability insurance with inclusive limits not less than two million dollars (\$2,000,000). The County of St. Paul is to be named as an additional insured on the leaseholder's policy.
4. All improvement costs will be the responsibility of the successful tender which may include constructing a fence if required.
5. Upon entering into an Agreement with the County of St. Paul, the successful bidder will provide payment upon execution of the agreement. The lease holder will be invoiced in subsequent years.

Deadline for tenders with respect to the Lands shall be **12:00 p.m. (noon) on FRIDAY, DECEMBER 6, 2024**. All offers must be submitted in a sealed envelope and addressed as follows:

Offer RE: (legal description of property)

Crystal St. Arnault, Taxation and Assessment Technician
County of St. Paul No. 19
5015 - 49 Avenue, St. Paul, Alberta T0A 3A4

To view the tender opening on Tuesday, December 10, 2024, at 11:30 a.m., the meeting will be live streamed on 'YouTube' by searching 'County of St. Paul No. 19'

A copy of the Bid Form is available for pick up at the County Office, 5015 – 49th Avenue or on our website at www.county.stpaul.ab.ca

For further information contact Crystal St. Arnault, Taxation & Assessment Technician at (587) 465-1506 Email: tax@county.stpaul.ab.ca