



IRONPOST · LAND REPORT · ALBERTA

SE-14-10-16-W4

159.1 ac · M.D. of Taber

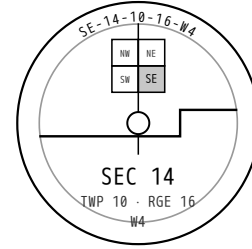
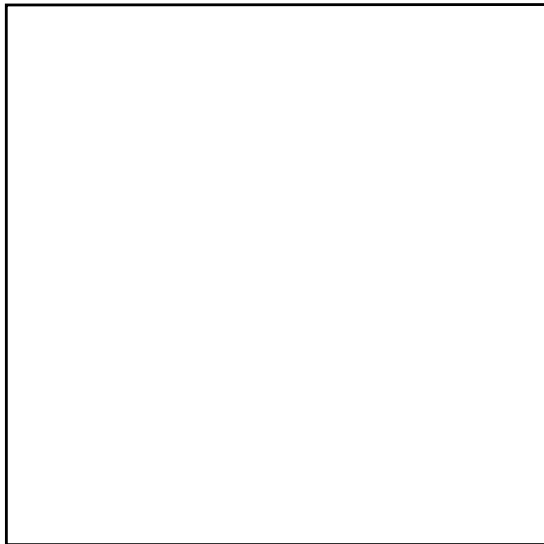
Prepared for **the listing agent** Issued **August 13, 2026** Scope **Version approved-2026-08-13.1**

WHAT THIS LISTING IS

SLOPE UNDER 5° 100% 100% of the listing. Mean slope 0.43°. This is slope alone. Stones, field layout and what is actually cultivated are not measured here.	SOIL CAPABILITY 6 & 3 No single class covers the listing. Class 6 rated 47%, Class 3 rated 47%.	CROPPED 15 / 16 Years where harvested-crop classes covered at least half the listing since 2009.
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THE PARCEL

159.1 ac, 0.9 ac smaller than the nominal 160 ac. This report measures the published boundary; it does not determine the cause of the difference.



SE-14-10-16-W4

Alberta Township System (ATS v4.1) · no
accuracy flag published by the source · retrieved
August 8, 2026

200 m

Parcel boundary as published in the survey fabric.
North is up.

THE LAND

Gradual terrain change across the listing

7.0 m of relief across the listing, at a mean slope of 0.43°. There is no aspect to report: too little of this ground is tilted enough for a direction to mean anything.

ELEVATION

796–803 m

NRCan MRDEM 30 m · 30 m national model, coarser than lidar;
slope is smoothed at this scale · retrieved August 8, 2026

RELIEF

7.0 m

NRCan MRDEM 30 m · 30 m national model, coarser than lidar;
slope is smoothed at this scale · retrieved August 8, 2026

MEAN SLOPE

0.43°

NRCan MRDEM 30 m · 30 m national model, coarser than lidar;
slope is smoothed at this scale · retrieved August 8, 2026

95TH-PERCENTILE SLOPE

0.79°

NRCan MRDEM 30 m · 30 m national model, coarser than lidar;
slope is smoothed at this scale · retrieved August 8, 2026

SLOPE UNDER 5°

100%

NRCan MRDEM 30 m · 30 m national model, coarser than lidar;
slope is smoothed at this scale · retrieved August 8, 2026

Elevation here comes from the 30 m national model, not lidar. Every figure above is therefore measured at 30 m. Slope is smoothed at that scale: a ditch or a pivot track will not appear.

White Area across 100% of the listing

The provincial Green/White Area boundary classifies this footprint for Alberta administrative land-use purposes.

WHITE AREA

100%

Government of Alberta Green/White Area · administrative boundary; the source publishes no dataset update date · retrieved August 13, 2026

BOUNDARY COVERAGE

100%

Government of Alberta Green/White Area · administrative boundary; the source publishes no dataset update date · retrieved August 13, 2026

This is an administrative land-use area only. It is not ownership, municipal zoning or evidence of permitted use.

The source layer publishes no dataset update date. Retrieved August 13, 2026 is when Ironpost queried it, not when the boundary last changed.

MUNICIPALITY AND PLANNING ROUTE

Local planning authority: M.D. of Taber

The provincial municipal boundary identifies the governing jurisdiction for this footprint.

MUNICIPAL CODE

0312

Government of Alberta municipal boundaries · administrative boundary; the source publishes no dataset update date · retrieved August 13, 2026

SHARE OF LISTING

100%

Government of Alberta municipal boundaries · administrative boundary; the source publishes no dataset update date · retrieved August 13, 2026

BOUNDARY COVERAGE

100%

Government of Alberta municipal boundaries · administrative boundary; the source publishes no dataset update date · retrieved August 13, 2026

Open the municipality's official planning documents

(<https://www.mdtaber.ab.ca/p/development-documents>)

This identifies jurisdiction only. It does not identify a land-use district, select an applicable Area Structure Plan or confirm that an intended use is permitted.

This official planning-portal route was checked August 13, 2026. The municipality owns the current Land Use Bylaw and Area Structure Plans; confirm each document's version, effective date and application to this parcel there.

The provincial boundary source publishes no dataset update date. Retrieved August 13, 2026 is the query date, not proof that the boundary or municipal name changed then.

WATER ACT LICENCE SCREEN

1 mapped Water Act authorization/allocation record on or near the listing

Ironpost searched the official Environmental Records Viewer authorization layers across the listing footprint and a 1,000 m mapped buffer on August 13, 2026.

MAPPED WITHIN FOOTPRINT

1

Government of Alberta Environmental Records Viewer · registry geometry; intersection or proximity is not licence attachment · viewer search; a blank result is not evidence of absence · retrieved August 13, 2026

MAPPED WITHIN BUFFER

0

Government of Alberta Environmental Records Viewer · registry geometry; intersection or proximity is not licence attachment · viewer search; a blank result is not evidence of absence · retrieved August 13, 2026

RECORDED ACTIVE

1

Government of Alberta Environmental Records Viewer · registry geometry; intersection or proximity is not licence attachment · viewer search; a blank result is not evidence of absence · retrieved August 13, 2026

RECORDED INACTIVE

0

Government of Alberta Environmental Records Viewer · registry geometry; intersection or proximity is not licence attachment · viewer search; a blank result is not evidence of absence · retrieved August 13, 2026

Authorization 35640

Mapped geometry intersects the listing footprint

AUTHORIZATION STATUS	Active
AUTHORIZATION TYPE	Water Resources Licence
ALLOCATION NUMBER	16324
PRIORITY NUMBER	19930107001
RECORDED PURPOSE	Agricultural
RECORDED SOURCE	Groundwater
RECORDED WATER BODY	Unnamed Aquifer
ISSUE DATE	January 8, 1994
RECORDED ATS LOCATION	NE-14-010-16-W4

Open the official Environmental Records Viewer (<https://geospatial.alberta.ca/erv>)

Read Alberta's Water Act licence search guidance (<https://www.alberta.ca/water-act-licences>)

A mapped intersection or nearby geometry does not establish that an authorization attaches to this listing, transfers with it or makes water available. Alberta notes that a licence location may be placed at a quarter-section centre when precise coordinates are unavailable.

Authorization 35640 intersects the mapped listing footprint, but its recorded ATS location is NE-14-010-16-W4 while this listing is SE-14-10-16-W4. Treat this as a location conflict: reconcile the mapped geometry and ATS record in the original authorization and with Alberta before relying on it. VERIFY

A blank or short mapped search is not evidence that no Water Act licence or water-related obligation exists. Search identifiers and original documents, and confirm the listing-specific position with the responsible authority and transaction lawyer.

Alberta publishes this information for research convenience and says it must not be relied upon for decisions or commitments. Verify every status, date, allocation, priority and condition against the original authorization documents before relying on it.

WATER AND WELL RECORDS

1 mapped AWWID record on or near the listing

Ironpost searched the official Alberta Water Well Information Database across the listing footprint and a 1,000 m mapped buffer on August 13, 2026.

MAPPED WITHIN FOOTPRINT

1

Government of Alberta, Alberta Water Well Information Database · registry points; many locations are approximate · registry coverage is incomplete; a blank search is not evidence of absence · retrieved August 13, 2026

MAPPED WITHIN BUFFER

0

Government of Alberta, Alberta Water Well Information Database · registry points; many locations are approximate · registry coverage is incomplete; a blank search is not evidence of absence · retrieved August 13, 2026

GIC 224507

Mapped within the listing footprint

LATEST WORK RECORD

RECORDED USE

TOTAL DEPTH DRILLED

WORK/REPORT DATE

RECORDED LEGAL LOCATION

Drill Stem Test Hole

Industrial

704.1 m

September 7, 1964

8-14-10-16-W4

Open the original Government of Alberta well report (<https://environment.extranet.gov.ab.ca/apps/GIC/Report/ViewReport.aspx?wellid=224507>)

Search the official Alberta Water Wells database (<https://groundwater.alberta.ca/WaterWells/d/>)

A mapped point is not a parcel match. Alberta warns that many wells are not precisely located: where GPS was not supplied, a record may be placed at the centre of a quarter section or legal subdivision. Confirm the GIC ID against the physical well, tag, construction details and seller records.

A blank or short registry search is not evidence that no well exists. Older reports can be missing, a location can be reported or entered incorrectly, and a driller may not have submitted a report.

A drilling report, depth or recommended rate does not establish current yield, a water right, current water quality or potability. Obtain the seller's current laboratory and yield tests and confirm applicable rights with the responsible authority.

SURFACE WATER AND WETLAND SCREEN

No water or wetland feature mapped in this search

Ironpost intersected the listing with Alberta's public base-hydrography polygon layers on August 13, 2026.

MAPPED SHARE OF LISTING

0%

Government of Alberta Base Water Features · provincial base hydrography, not a site delineation · source feature dates vary · a blank base-map search is not evidence of absence · retrieved August 13, 2026

INTERSECTING SOURCE FEATURES

0

Government of Alberta Base Water Features · provincial base hydrography, not a site delineation · source feature dates vary · a blank base-map search is not evidence of absence · retrieved August 13, 2026

This provincial base hydrography is a reconnaissance map, not a site-level wetland delineation, drainage opinion or determination of regulatory status. Confirm conditions on the ground and with the responsible authority before relying on it.

No mapped feature is not evidence that no wetland, water body, seasonal water or drainage feature exists. Smaller, changed or unrecorded features may not appear in the base map.

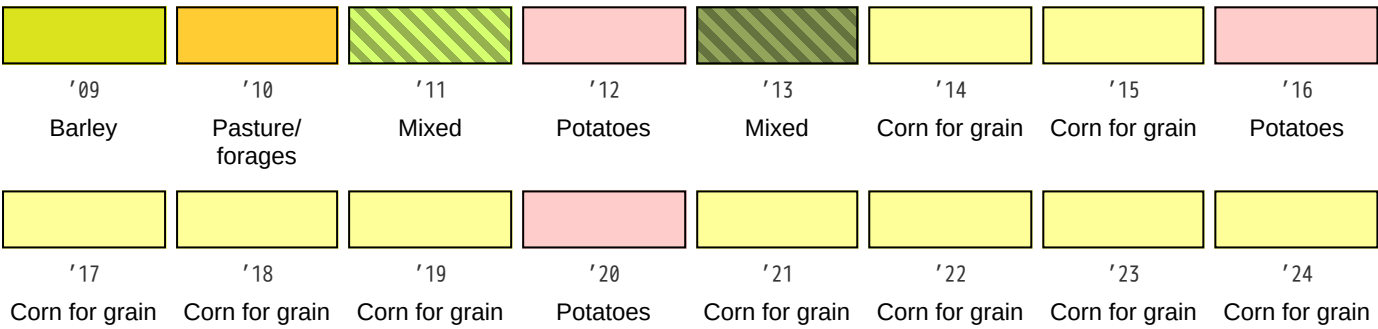
Source feature dates vary. The retrieval date records when Ironpost queried the service, not when each water or wetland feature was surveyed or last changed.

CORRECTION LINE — the survey uses correction lines every four townships to reconcile the grid

SATELLITE-CLASSIFIED COVER HISTORY

Predominantly cropped in 15 of 16 sampled years

16 years of satellite classification. The colours are the Annual Crop Inventory's own; crop names are printed as well, because this page has to survive a photocopier.



YEARS PREDOMINANTLY CROPPED

15 / 16

AAFC Annual Crop Inventory 2009-2024 · satellite classification; AAFC targets 85% overall accuracy nationally and publishes none per parcel · retrieved August 8, 2026

NAMED DOMINANT CROP CLASSES

3 classes

AAFC Annual Crop Inventory 2009-2024 · satellite classification; AAFC targets 85% overall accuracy nationally and publishes none per parcel · retrieved August 8, 2026

2024 CLASSIFIED COVER

Corn for grain 88%

AAFC Annual Crop Inventory 2009-2024 · satellite classification; AAFC targets 85% overall accuracy nationally and publishes none per parcel · retrieved August 8, 2026

MIXED YEARS

2

AAFC Annual Crop Inventory 2009-2024 · satellite classification; AAFC targets 85% overall accuracy nationally and publishes none per parcel · retrieved August 8, 2026

Barley has an unambiguous dominant label in one sampled year only (2009, 76%). That is a fact about this label, not about the crop: the inventory classifies each year independently, and related crops carry their own separate classes. Read the year-by-year record rather than this one year, and confirm the sequence against producer records before publishing.

VERIFY

The classification also contains material cover that the unambiguous dominant labels above do not name: Canola/rapeseed reached 39% in 2011, Spring wheat reached 31% in 2013, Beans reached 24% in 2013, Exposed land/barren reached 21% in 2013, Wheat reached 20% in 2011 and Grassland reached 17% in 2021. These are satellite-class shares within individual years, not additional acreage.

Hatched years are shown as mixed rather than named, because no single class held half the listing. Naming such a year by its plurality would describe land that is not there.

This is satellite-classified cover, not a verified cropping record or evidence of crop suitability. AAFC targets 85% overall accuracy nationally and publishes none per parcel. Read a single year as an indication, use the pattern across years as evidence, and confirm isolated or surprising years against producer records before publishing.

SOIL CAPABILITY

No single capability class covers this listing

The Canada Land Inventory rates inherent capability for agriculture, without irrigation, from 1 to 7. Classes 1 to 3 are prime agricultural land in Canadian planning language.

CLASS	MEANING	SHARE
6	Perennial forage only, improvement not feasible	47%
3	Moderately severe limitations (prime agricultural land)	47%
4	Severe limitations that restrict the choice of crops	6%
5	Perennial forage only, improvement feasible	<1%

PRIME (CLASSES 1-3)

47%

Canada Land Inventory, Land Capability for Agriculture · 1:250,000 national coverage, surveyed 1963–1995; inherent capability, not current condition · retrieved August 8, 2026

LIMITATION

A combination of limitations · Topography

Canada Land Inventory, Land Capability for Agriculture · 1:250,000 national coverage, surveyed 1963–1995; inherent capability, not current condition · retrieved August 8, 2026

IRRIGATION ON RECORD

Fully irrigated at survey

Canada Land Inventory, Land Capability for Agriculture · 1:250,000 national coverage, surveyed 1963–1995; inherent capability, not current condition · retrieved August 8, 2026

No single class covers this listing, so none is printed as "the" class. The split is shown in full above.

The irrigation flag comes from a survey carried out between 1963 and 1995. It records that this ground was irrigated then. It does not establish current irrigation-district membership, a water allocation or a licence. Obtain current documentary evidence before relying on irrigation status or water rights.

VERIFY

Because the capability rating excludes irrigation, it may not align with later satellite-classified cover on historically irrigated ground. This does not establish present irrigation or explain any specific crop year.

This report uses the 1:250,000 national coverage, so a mapped polygon is regional rather than parcel-specific.

PUBLIC RECORD SCREENS

5 provincial public record screens ran over this listing

These are the Alberta record screens Ironpost runs today. Each searched one named source with stated parameters on the date shown, and each has its own section above.

This set is what Ironpost screens in Alberta. It is not the whole of the public record for this land: title and registered instruments, energy and environmental records, and municipal files are not screened here.

Where a screen above found nothing, that means the named source held no matching record for this land, with the parameters and on the date it states. It is not evidence that no such record exists.

CORRECTION LINE — the survey uses correction lines every four townships to reconcile the grid

SOURCES & METHOD

Every figure above names where it came from

LAYER	SOURCE	RESOLUTION	LICENCE	RETRIEVED
Boundary	Alberta Township System (ATS v4.1)	survey fabric	Open Government Licence - Alberta	August 8, 2026

LAYER	SOURCE	RESOLUTION	LICENCE	RETRIEVED
Elevation	NRCan MRDEM 30 m	30 m	Open Government Licence - Canada	August 8, 2026
Crop history	AAFC Annual Crop Inventory 2009-2024	30 m	Open Government Licence - Canada	August 8, 2026
Soil capability	Canada Land Inventory, Land Capability for Agriculture	1:250,000	Open Government Licence - Canada	August 8, 2026
Green/White Area	Government of Alberta Green/White Area	administrative boundary; no source update date	Open Government Licence - Alberta	August 13, 2026
Municipal jurisdiction	Government of Alberta municipal boundaries	administrative boundary; no source update date	Open Government Licence - Alberta	August 13, 2026
Water Act authorization/allocation records	Government of Alberta Environmental Records Viewer	registry points, lines and polygons; not parcel attachment	Public information under Water (Ministerial) Regulation s. 15	August 13, 2026
Water well records	Government of Alberta, Alberta Water Well Information Database	registry points; locations may be approximate	Alberta Water Wells database terms	August 13, 2026
Surface water and wetland mapping	Government of Alberta Base Water Features	provincial base hydrography; source dates vary	Open Government Licence - Alberta	August 13, 2026

The boundary is published survey fabric, not a position computed from township and range numbers. Correction-line adjustments make the published geometry the authoritative source for this report.

Scope and limitations. Every figure in this report names its source and its date.

Nothing here is an appraisal, an assessment, an opinion of value, or a survey, and nothing here replaces one. Ironpost assembles published federal and provincial data as decision-support and marketing material. No boundary shown here is a legal survey; the sources table names where each one came from. Confirm water rights, zoning, title and current land use with the relevant authority before relying on them.

IRONPOST · IRONPOST.CA · REPORT SE-14-10-16-W4 · ISSUED AUGUST
13, 2026 · SCOPE VERSION APPROVED-2026-08-13.1