

2026 TAX SALE PACKAGE

for Lacombe County

Updated November 26, 2026

LACOMBE COUNTY





Auction Date – January 8, 2027
At 1:00 pm at Lacombe County
Administration Office

Lacombe County – Public Auction Terms & Conditions of Sale

All parcels will be offered for sale subject to a reserve bid and to the reservation and conditions contained in the existing certificate of title.

The land is being offered for sale on **an "as is, where is" basis**, and Lacombe County makes no representation and gives no warranty whatsoever as to the adequacy of services, soil condition, land use districting, building and development conditions, absence or presence of environmental contamination, vacant possession or the develop ability of the subject land for any intended use by the purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any property. No further information is available at the auction regarding the lands to be sold. If no offer is received on a parcel, or if the reserve bid is not met, the parcel cannot be sold at the public auction.

The successful bidder has a right to clear title with some exceptions. Section 423 (1)(a)-(h) of the *Municipal Government Act* states "a person who purchases a parcel of land at a public auction acquires the land free of all encumbrances, except:

(a) encumbrances arising from claims of the Crown in right of Canada,
(b) irrigation or drainage debentures,
(c) caveats referred to in section 39.2(11) of the *Condominium Property Act*,
(d) registered easements and instruments registered pursuant to section 69 of the *Land Titles Act*,
(e) right of entry orders as defined in the *Surface Rights Act* registered under the *Land Titles Act*,
(e.1) a caveat that, pursuant to section 3.1 (6)(f)(iv) of the *New Home Buyer Protection Act*, remains registered against the certificate of title to the land,
(f) a notice of lien filed pursuant to section 38 of the *Rural Utilities Act*,
(g) a notice of lien filed pursuant to section 20 of the *Rural Electrification Loan Act*, and
(h) liens registered pursuant to section 21 of the *Rural Electrification Long-term Financing Act*."

Goods and Services Tax (GST) will apply to all applicable parcels sold at the Public Auction. The purchaser of the parcel will be responsible for property taxes for the current year. The purchaser will be responsible for the transfer registration fee.

Terms: Cash or bank draft. The Purchase price is payable by a non-refundable deposit equal to 10% of the purchase price due on the auction date with the balance of the purchase price due on closing. Closing date for all sales will be 60 days after the auction date unless otherwise agreed to by the Municipality.

The auctioneer, the councillors, the county manager, the designated officers, and employees of the municipality must not bid for, buy, or act as an agent in buying any parcel of land offered for sale, unless directed by the municipality to bid for or to buy a parcel of land on behalf of the municipality as per section 429 (1)-(2) of the *Municipal Government Act*.

Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale. Once the parcel is declared sold to another individual at the public auction, the previous owner has no further right to pay the tax arrears. The risk of the parcel lies with the purchaser immediately following the auction.

If the parcel is occupied, it is the responsibility of the purchaser to deal with the occupant

Lacombe County may, after the public auction, become the owner of any parcel of land that is not sold at the public auction.

RESERVE BIDS SUMMARY

2026 TAX SALE

LACOMBE COUNTY

Legal Location Lot/Block/Plan	Roll	Parcel Size	C.O.T.	Reserve Bid	Notes
~~17,18/17/7159A~~	~~4022501717~~	~~6,000 Sq. ft.~~	~~182241914~~		Removed from Auction
~~3/1/2020667~~	~~4027164001~~	~~48.83 Acres~~	~~202058008+1~~		Removed from Auction
5-7/11/7159AI	4022501105	18,002 Sq. ft.	042009808	$101,900	House Zoned Hamlet Industrial
8//11/7159AI	4022501108	6,000, Sq. ft.	042009808+1	$14,500	Zoned Hamlet Industrial
1/2/0625813	4027232002	2.84 Acres	062432942	$255,800	Provincial Crown Lien
Sec/Twp/Range/Md	**Roll**	**Parcel Size**	**C.O.T.**	**Reserve Bid**	**Notes**
~~Pt. NW 12 41 2 5~~	~~4102123002~~	~~34.12 Acres~~	~~212208478~~		Removed from Auction
NW 23 41 23 4	4123233001	160 Acres	002312560	$930,000	Zoned Ag Land
SW 23 41 23 4	4123232001	157.5 Acres	002312560	$1,000,000	Includes Structures

4022501105
RESERVE BIDS
2026 TAX SALE
LACOMBE COUNTY

Legal Location	Roll	Parcel Size	C.O.T	Reserve Bid
W4; 28; 40; 22; SW	**4022501105**	**18,002 sq. ft.**	**042 009 808**	**$101,900**

Zoned I-H – Hamlet Industrial District

- Property is located in the Hamlet of Mirror

Land

- Property has a total parcel area of 18,000 sq. ft.
- Property is fully serviced.
- Property is improved.

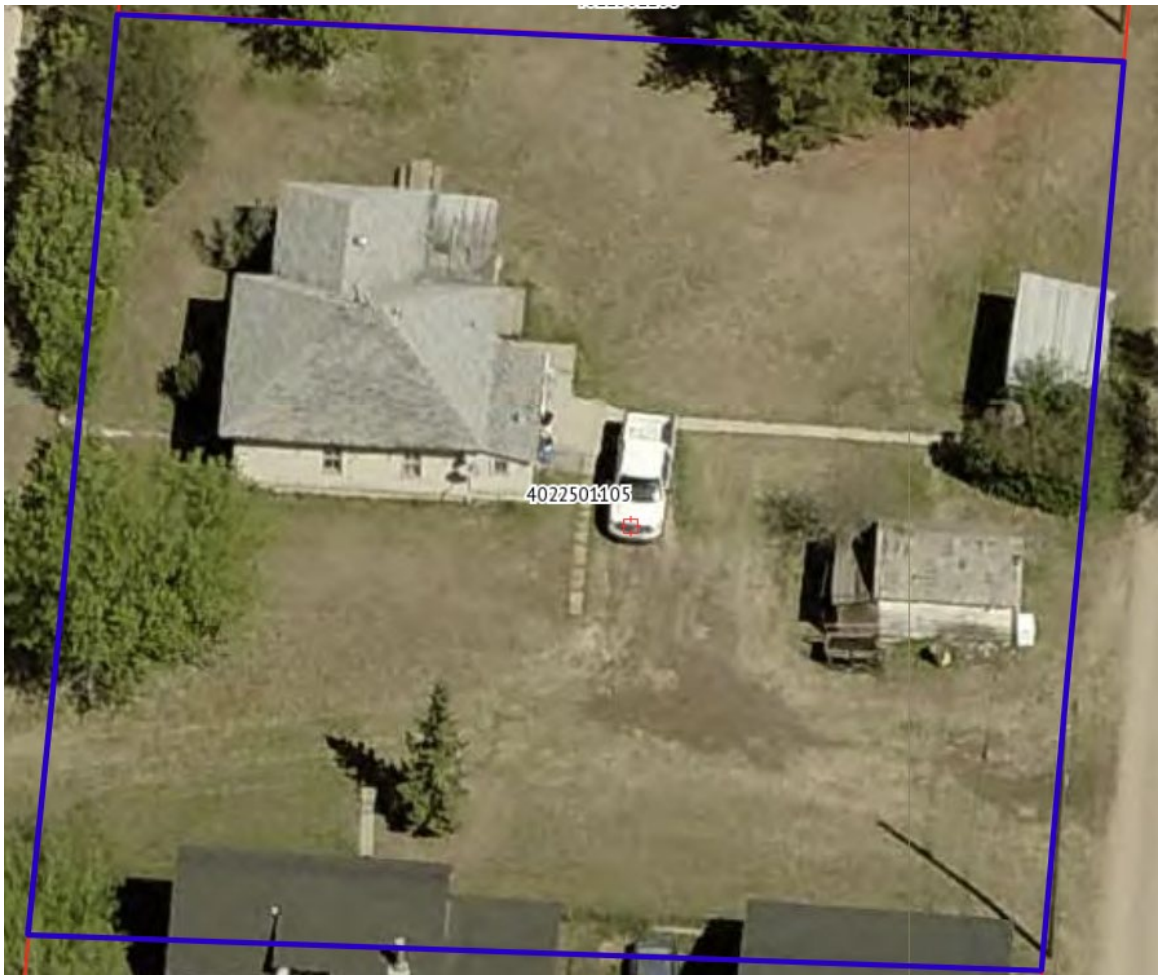
Improvements

- 1 storey house with no basement – 1,131 sq. ft. built in 1941.
- Garage/Shed – 260 sq. ft., built in 1950
- Two misc. sheds

Notes

- There are several registrations on title including:
    - Tax notification – Lacombe County (2025)
    - Restrictive Covenant (1912)
- Inspection Oct 26, 2026. No interior inspection.

Aerial Image



4022501108
RESERVE BIDS
2026 TAX SALE
LACOMBE COUNTY

Legal Location	Roll	Parcel Size	C.O.T	Reserve Bid
7159AI/11/8	**4022501108**	**6,000 sq. ft.**	**042 009 808**	**$14,500**

Vacant Property
Zoned I-H – Hamlet Industrial District

- Property is located in Mirror

Land

- Property has a total parcel area of 6,000 sq. ft.
- Property is un-serviced.
- Property is un-improved.

Improvements

- None - Vacant.

Notes

- There are several registrations on title including:
  - Tax notification – Lacombe County (2025)
- Inspection Oct 26, 2026.

Aerial Image



4027232002
RESERVE BIDS
2026 TAX SALE
LACOMBE COUNTY

Legal Location	Roll	Parcel Size	C.O.T	Reserve Bid
0625813/2/1	**4027232002**	**2.84 Ac**	**062 432 942**	**$255,800**

Vacant Agricultural Property
Zoned A – Agricultural District

- Property is located in the Wildrose Industrial Park on the West side of Highway 12.

Land

- Property has a total parcel area of 2.84 acres.
- Property is un-serviced; power is adjacent to the property.
- Property is un-improved.
- Topography and setbacks may impact development.

Improvements

- None - Vacant.

Notes

- There are several registrations on title including:
    - Tax notification – Lacombe County (2025)
- Inspection Oct 26, 2026.

Aerial Image



4123233001
RESERVE BIDS
2026 TAX SALE
LACOMBE COUNTY

Legal Location	Roll	Parcel Size	C.O.T	Reserve Bid
W4; 23; 41; 23; NW	**4123233001**	**160 Ac**	**002 312 560**	**$930,000**

Vacant Agricultural Property
Zoned A – Agricultural District

- Property is located North of Township Road 412 on Range Road 232. North-West of Mirror

Land

- Property has a total parcel area of 160 acres.
- Property is un-serviced, power, and natural gas are adjacent to property.
- Property is un-improved.

Improvements

- None - Vacant.

Notes

- There are several registrations on title including:
    - Tax notification – Lacombe County (2025)
    - Energy related caveats & rights-of-way (1975-2014)
- Inspection Oct 26, 2026.

Aerial Image



4123232001
RESERVE BIDS
2026 TAX SALE
LACOMBE COUNTY

Legal Location	Roll	Parcel Size	C.O.T	Reserve Bid
W4; 23; 41; 23; SW	4123232001	**157.5 Ac**	**002 312 560**	**$1,000,000**

Improved Agricultural Property
Zoned A – Agricultural District

- Property is located North of Township Road 412 on Range Road 232. North-West of Mirror

Land

- Property has a total parcel area of 157.5 acres.
- Property is fully serviced.
- Property is partially farmed, partially treed and has roughly 5 acres of water coverage.

Improvements

- Property has a 912 sq. ft. bungalow built in 1957 in poor condition.
- Property has a 1,536 sq. ft. shop with 2 - 576 sq. ft. carports attached to the sides.

Notes

- There are several registrations on title including:
    - Tax notification – Lacombe County (2025)
    - Energy related caveats & rights-of-way (1975-2014)

- Inspection Oct 26, 2026. Exterior inspection of property.
- Lots of scrap metal/vehicles on parcel around the home site.
- Miscellaneous farm buildings are located on the quarter.
- Oil and Gas site in NE of quarter

Aerial Image

