

Selling for HANS MARTI Estate By Timed Auction June 22 to June 24, 2021

> NW-24-82-20-W5 160 acres Northern Sunrise County



CLOSING TIMES of the Hans Marti Estate Real Estate Lots are tied together. At closing, if a bid is received on any lot, then a time extension will be applied to all the lots. Once the times close the high bidder on each piece will be the winner.



See next page for full list of the Hans Marti Estate properties

SALE MANAGED BY



A M Head Office - Drayton Valley, AB 780-542-4337 Fairview Office 780-834-6888 REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd Breton, AB 780-696-2249

SUMMARY of MARTI ESTATE PARCELS SELLING by UNRESERVED AUCTION

SALE			Property Taxes					LAND LEASE (+gst)			
LOT #	Legal Description	Land Size	(2021)	Dep	osit	Poss	ession	Acres	5 \$,	/Acre	Total
М1	NW23-082-20-W5	159 acres with home site	\$500.99	\$10,	000	23-Jı	ıl 2021				
М2	NE23-082-20-W5	NE23-082-20-W5 159 acres \$201.83 \$10,000		000	23-Jul 2021*		154±		\$50	\$7,700	
	SW23-082-20-W5 159 ac	219 acros	\$213.80	¢20.000		23-Jul 2021*		157±		\$50	\$7,850
М3	SE23-082-20-W5 159 ac	318 acres	\$ 74.44	<i>Ş20,</i>	\$20,000		25-JUI 2021*				
M4	NW24-082-20-W5	160 acres	\$193.52	\$10,	\$10,000		23-Jul 2021*			\$50	\$7,250
M5	NE24-082-20-W5	160 acres	\$ 62.81	\$10,000		23-Jul 2021					
M6	NW25-082-20-W5	160 acres	\$ 53.98	\$10,	\$10,000		23-Jul 2021				
M7	NW22-082-20-W5	160 acres	\$22.19	\$10,	000	000 23-Jul 2021					
M8	Plan 9925554 Blk 1 Lot 1 NE24-080-19-W5	80.06 acres	\$19.07	\$10,	\$10,000 23-Jul 202		ıl 2021				
ΟϹΑΤ	ED IN WOKING, AB										
SALE LOT #	Legal Description	Land Size		Property Taxes (2020) De		posit Posse		ssion	Municipal Address		l Address
M9	Plan 272KS Blk 7 Lot 20	120' x 50'	\$ 99.1	18 \$5,		.000 23-Jul		2021	4935 49 Ave		19 Ave
M10	Plan 272KS Blk 7 Lot 21	120' x 50'	\$ 99.1	18 \$5		.000 23-Jul		2021	4931 49 Ave		10 110

POSSESSION of

- NE23-082-20-W5
- SW 23-082-20-W5
- NW 24-082-20-W5

These properties are leased for 2021 season ending 31 Dec 2021. Lease amount will be paid to buyer on or before April 30, 2022. If spring harvest is necessary access will be extended to May 15, 2022.

- NW23-082-20-W5
- SE23-082-20-W5
- NE 24-082-20-W5
- NW25-082-20-W5

Seller is offering Tenancy at Will Agreement to allow buyer early access to land for purposes of harvesting hay crop. CLOSING TIMES of the Hans Marti Estate Real Estate Lots are tied together. At closing, if a bid is received on any lot, then a time extension will be applied to all the lots. Once the times close the high bidder on each piece will be the winner.

HIGHLIGHTS OF REAL ESTATE AUCTION TERMS

- 1. UNRESERVED: The seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
- 2. AGENT OF THE SELLER: Real Estate Brokerage (Moore's Agri-Trade Ltd) acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
- **3.** NO WARRANTY: The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
- **4.** It is the **RESPONSIBILITY OF ALL BIDDERS** to review all information provided, including *"Property Information Package" from the Real Estate Brokerage and the terms of this auction.* All information provided is meant as a guide only. *Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage prior to bidding.*
- 5. **GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
- 6. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
- 7. PURCHASE CONTRACT: The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. Note: These contracts will not be subject to any buyer's conditions.

**TEAM SEKURA AUCTION MAIN SALE TERMS ALSO APPLY.

HIGHLIGHTS OF PURCHASE CONTRACT

lable - call 780-898-0729)	(Copy of P
	Completion Day July
oved payment payable to Moore's Agri- close of bidding. Cash NOT accepted.	
	Conditions The
	Goods Included Land
d whatsoever as to the conditions or ec 31, 2021. NW24 Land Lease amount of o buyer on or before April 30, 2022. If o May 15, 2022.	•
(<u>Contra</u>

SALE MANAGED BY



Head Office - Drayton Valley, AB 780-542-4337 REAL ESTATE SERVICES BY

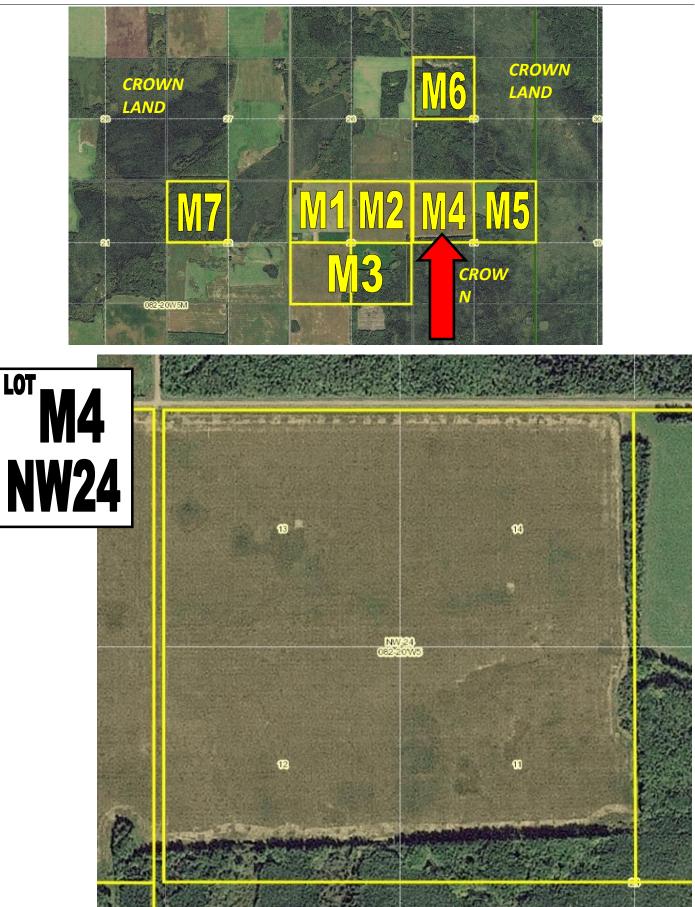


Moore's Agri-Trade Ltd Breton, AB 780-696-2249

COUNTY MAP

J	T& K	LTD	LTD	LTD	& L	& S	& B	VENTURES	VENTURES LTD	₩ L	SMOULUNJ				J,
CQUE,	KOLEBABA M& R	LAVOIE VENTURES LTD	LAVOIE VENTURES LTD	LAVOIE VENTURES LTD	LAVOIE VENTURES LTD	LAVOIE VENTURES LTD	BETLUK, W	FOSTER, W,	foster, W,	BOUCHER, N & P	0	3	6		1
I, J &	BYKEWICH B,	LAVOIE VENTURES LTD	LAVOIE VENTURES LTD	BARNOWSKI, M,	BARNOWSKI, M,	SCHELL, M & J	CROV	wN	FOSTER, W, O		GOUR, W &	M6			
I, J &	GACH, T,	MAYOWSKI, P,	O MAYOWSKI, P,	BARNOWSKI, M,	9 BARNOWSKI, M,	PETLUK, K,	⁸ LANC	Foster, W,	FOSTER, W,	VAN, S&	PETLUK,	2 GUENETTE, A, Rd 824	5		0
205 RTA RATION	LAVOIE VENTURES LTD	1589205 ALBERTA CORPORATION	1589205 ALBERTA CORPORATION	BARNOWSKI, M,	BARNOWSKI, M,	PETLUK, W & J		M7		M1	M2	M4	M5	LAN	
DIE JRES D	LAVOIE VENTURES LTD	1589205 ALBERTA CORPORATION	GAGNON, J,	GAGNON, S & L	O DOBRANSKY, T & M	2	SOLANA-M,	PETLUK, K,	2 PETLUK, K,	Ń	3		ŴN	1	9
ik, W J	PETLUK, W-	GACH, T	PETLUK, W,	DOBRANSKY, T,	DOBRANSKY, T,	PETLUK, B &L	MAYOWSKI, P,	RONDEAU, L& H		MAYOWSKI, P,	KALYN, O & C)		Y
к, w J	3 1589205 ALBERTA CORPORATION	2 1 GACH, J,	8 PETLUK, W & J	KLASSEN, E	MAYOWSKI, P,	1 мауоwsкі, Р, Rd 822	MAYOWSKI, P,	• 1 мауоwsкі, т & с	SCOBEY, DA	MAYOWSKI, P,	4 MAYOWSKI, P,	KALYN, O & C	3		8
205 RTA LATION	PETLUK, T	1589205 ALBERTA CORPORATION	BROOME, J & S	PETLUK, W & J	DOBRANSKY, T,	PETLUK, W & J	KLASSEN, J & A	SCOBEY, D & C	SCOBEY, D & C	SCOBEY, D	SCOBEY, D & C	SIPMA, K & T	PETLUK, B & L	PETLUK, B	7
205 RTA LATION	1589205 ALBERTA CORPORATION	1589205 ALBERTA CORPORATION	1589205 ALBERTA CORPORATION	PETLUK, W	KLASSEN, J & A	KLASSEN, J & A	KLASSEN, J	CLARKE, P & C	O SCOBEY, D & C	SCOBEY, D & C	SCOBEY, D & C	PETLUK, W &J	2 1589205 ALBERTA CORPORATION	PETLUK, B	KOENE, A &
205 RTA LATION	1589205 ALBERTA CORPORATION	1589205 ALBERTA CORPORATION	PETLUK, W & J	PETLUK, W & J	PETLUK, W & J	SWENSON, D & W	KLASSEN, W & J	SCOBEY, D	MAYOWSKI, P,	SCOBEY, D & C	SCOBEY, D & C	PETLUK, K,	PETLUK, K,	TWIN ENTERPRISES LTD	HAWRYLUK, C,
D5 TA ATION	1589205 ALBERTA CORPORATION	GACH, J,	GACH, J,	PETLUK, W & J	MAYOWSKI, T&C TWP	MAYOWSKI, P, Rd 820	MAYOWSKI, P,	NEW, D,	NEW, D,	KOLEBABA, M & C	GACH, D,	KOLEBABA, M & C	KOENE, A & W	HAWRYLUK, C,	HAWRYLUK, C,
MALD, S, A	HARDER, V & I	HARDER, V & I	PETLUK, K,	GACH, T,	GACH, T,	MAYOWSKI, P,	1020544 ALBERTA LTD	NEW, D,	HAACK, E,	JANERIC FARMS LTD	KOLEBABA, J,	PETLUK, W & J	PETLUK, W & J	KOENE, C,	YANIUK, L,
BERTE, M.	6 BUSH, L KRALL, K &	HARDER, V		GACH, T,	GACH, T,	PEARSON, T & J	1020544 ALBERTA LTD	1020544 ALBERTA LTD	4 HAACK, E,	JANERIC FARMS LTD	JANERIC FARMS LTD	3 PETLUK, W & J	G YANIUK, G,	PASHKO, T & D DUCKS, U,	1 SKWARIK, G & D
, J	KRALL, K &	ROSHUK, K	KRAHN, L &	TREVOR GACH FARMS LTD	HARDER, V & I	PEARSON, T & J	ZESCHUK, P & G	HAACK, E,	HAACK, E,	BLAZIN, J,	FOX,1&	PETLUK, W & J	633164 ALBERTA LTD	633164 ALBERTA LTD	PASHKO, T
	KRALL FARMS LTD	M & J	ROSHUK, K	Z TREVOR GACH FARMS LTD	HARDER, V & I	PEARSON, T & J	SCOBEY, D & C	ZESCHUK, P & G	ZESCHUK, P & G	2 PETLUK, W & J	6 KOLEBABA, M & C	PETLUK, W	YANIUK, G,	PASHKO, D & J	O PASHKO, T & B
N N	AMP		PEARSON, C	SHEWCHUK, D&M	TJOSTHEIM.	HEBARD, L,	BRAM, K &	READ, L,	PETLUK, W & J	KOLEBABA, M & C	YANIUK, B & G	PETLUK, W & J	YANIUK, B & G	YANIUK, B,	HELGESON, R & J
J &	4		the second	SHEWCHUK, D&M	BHEWCHUK,	SHEWCHUK,	HIBBARD,	LAROSE, M /HEBERT.		2 & WARKENTIN, J & A	3 YANIUK,	2 YANIUK, B	4 YANIUK, B		9 HELGESON, UI R&J

NW24-82-20-W5



NW24-82-20-W5

Municipal Address	Municipality	Legal Description	Land Size	Property Taxes	Deposit	Possession	
On Twp Rd 824	Northern Sunrise County	NW24-082-20-W5	160 acres	\$193.52	\$10,000	23 July 2021*	

- The land is leased for the 2021 season until Dec 31, 2021. Land lease amount \$7,250 (145± acres @ \$50/acre +GST) will be paid to buyer on or before April 30, 2022. If spring harvest is necessary access will be extended to May 15, 2022.
- 145± cultivated acres with treed area along south boundary.

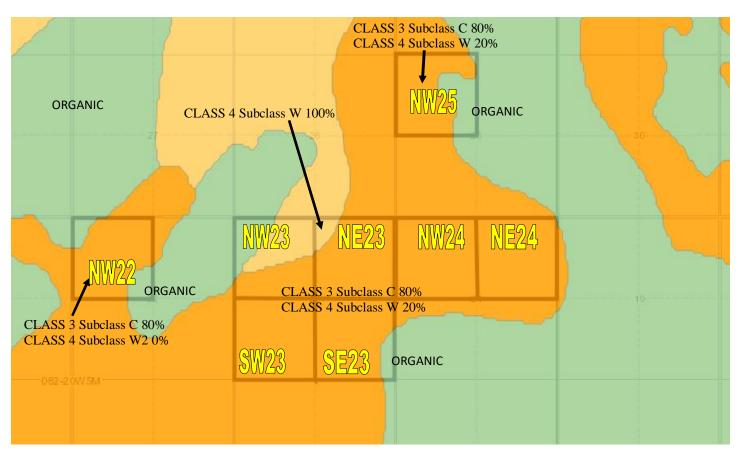




Looking from the east to west across NW24



SOIL MAP



AGRICULTURAL SOIL CLASSIFICATION: The Agriculture layer shows the varying potential of a specific area for agricultural production. It indicates the classes and subclasses according to the Soil Capability Classification of Agriculture, which is based on characteristics of the soil as determined by soil surveys. The mineral soils are grouped into 7 classes and 13 subclasses according to the potential of each soil for the production of field crops. Organic soils are not a part of the classification and are shown as a single separate unit (0).

1.2 AGRICULTURAL SOIL CLASSES

CLASS DESCRIPTION No significant limitations in use for crops 1 Moderate limitations that restrict the range of crops or 2 require moderate conservation practices. Moderately severe limitations that restrict the range of 3 crops or require special conservation practices Severe limitations that restrict the range of crops or 4 require special conservation practices Very severe limitations that restrict capability in 5 producing perennial forage crops. Improvement practices are feasible. Capable only of producing perennial forage crops and 6 improvement practices are not feasible 7 No capacity for arable culture or permanent pasture

O Organic Soils (not placed in capability classes)

1.3 Agricultural Subclasses

Subclass Description

- C Adverse Climate
- D Undesirable soil structure and/or low permeability
- E Erosion
- F Low Fertility
- I Inundation by streans or lakes
- M Moisture limitations
- N Salinity
- P Stoniness
- R Consolidated bedrock
- S Combinations of subclasses
- T Topography
- W Excess Water
 - Soils having limitations resulting from the
- X cumulative effect of two or more adverse characteristics