

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



*NW 25-82-20-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



Head Office - Drayton Valley, AB 780-542-4337 CTIONS Fsirview 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)			-gst)	
LOT #	Legal Description	Land Size	(2021)	Deposit		Poss	ession	Acres	s \$/Ac	re	Total	
М1	NW23-082-20-W5	<b>159 acres</b> with home site	\$500.99	\$10,	000 23-Ju		ıl 2021					
М2	NE23-082-20-W5	159 acres	\$201.83	\$10,	0,000 23-Jul		/ 2021* 154±		\$50	)	\$7,700	
112	SW23-082-20-W5 159 ac	210 meres	\$213.80	620.000		23-Jul 2021*		157±	: \$50	,	\$7,850	
М3	SE23-082-20-W5 159 ac	318 acres	\$ 74.44	Ş20,	),000 23		12021*					
M4	NW24-082-20-W5	160 acres	\$193.52	\$10,	000	00 23-Jul 2		145±	\$50	)	\$7,250	
M5	NE24-082-20-W5	160 acres	\$ 62.81	\$10,	\$10,000		23-Jul 2021					
М6	NW25-082-20-W5	160 acres	\$ 53.98	\$10,	000	23-Јі	ıl 2021					
M7	NW22-082-20-W5	160 acres	\$22.19	\$10,	000	23-Ји	-Jul 2021					
M8	<b>Plan 9925554 Blk 1 Lot 1</b> NE24-080-19-W5	80.06 acres	\$19.07	\$10,000 23-Jul 202		ıl 2021						
.OCA1	ED IN WOKING, AB											
SALE LOT #	Legal Description	Land Size	Property Taxes (2020) Deposit		oosit	Possession		Municipal Address				
M9	Plan 272KS Blk 7 Lot 20	120' x 50'	\$ 99.1	.8	<i>\$5,</i>	000 23-Jul		2021	4935 49 Ave		9 Ave	
M10	Plan 272KS Blk 7 Lot 21	120' x 50'	¢ 00 1	\$ 99.18 \$.		000	00 23-Jul 2		4931 49 Ave		0 110	

#### 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

Completion Day July 23, 2021 - See Additional Terms below							
Deposit	Non-refundable deposit (\$10,000) by bank draft or approved payment payable to Moore's Agri-         Trade Ltd. This deposit is payable by successful bidder at close of bidding. Cash NOT accepted.						
Conditions	There are no Buyer or Seller Conditions.						
Goods Included	Land Only						
Additional Terms	<ul> <li>The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.</li> <li>Real Property Report will not be provided.</li> <li>Obsidian surface lease annual revenue \$2,100 will be assigned to the buyer and adjusted as of completion day for any rents paid in advance. Lease Date Feb 23.</li> <li>Seller is offering Tenancy at Will Agreement to allow buyer early access to land for purposes of harvesting hay crop.</li> </ul>						

SALE MANAGED BY



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

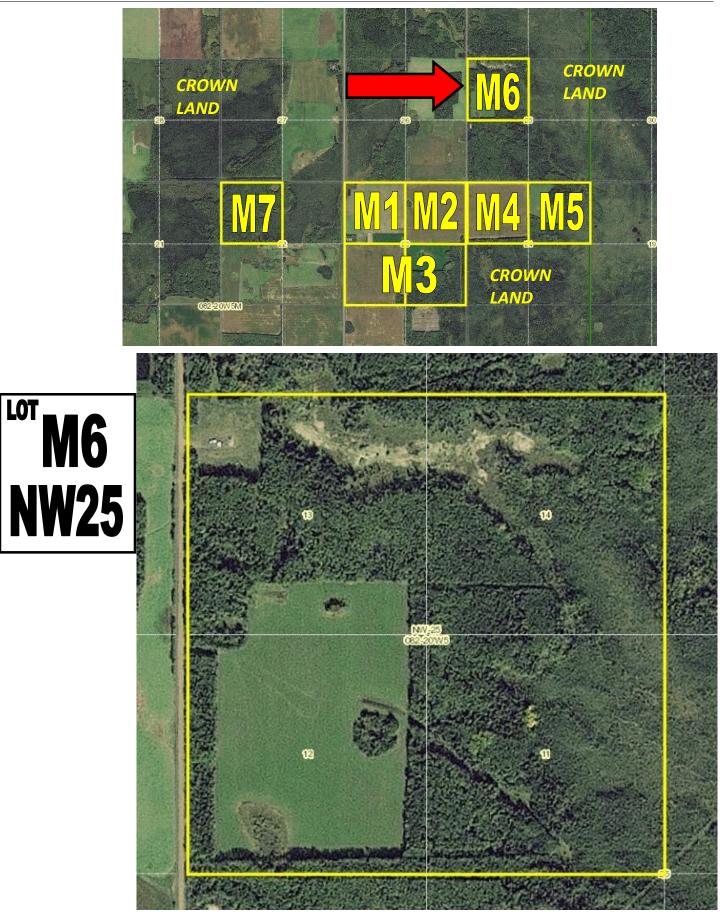


Moore's Agri-Trade Ltd Breton, AB 780-696-2249

# COUNTY MAP

J	T& K	LTD	LTD	LTD	& L	& S	& B	VENTURES	VENTURES LTD	t 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	5	3	6		1
I, J &	BYKEWICH B,	LAVOIE VENTURES LTD	LAVOIE VENTURES LTD	М,	BARNOWSKI, M,	SCHELL, M & J	CROV		FOS	2		M6			0
l, J &	GACH, T,	MAYOWSKI, P,	MAYOWSKI, P,	BARNOWSKI, M,		PETLUK, K,	<sup>8</sup> LAND	Foster, W,	FOSTER, W,	VAN, S&	PEILUK,	GUENETTE, A, Rd 824	а, к Т		0
205 RTA RATION		1589205 ALBERTA CORPORATION	1589205 ALBERTA CORPORATION	BARNOWSKI, M,	BARNOWSKI, M,	PETLUK, W & J		<b>M7</b>	2	M1	<u>M2</u>	<b>M4</b>	<b>M5</b>	CRC LAN	Contraction of the second s
DIE JRES D	LAVOIE VENTURES LTD	1589205 ALBERTA CORPORATION	GAGNON, J,	GAGNON, S & L	DOBRANSKY, T & M	0-	SOLANA-M,	PETLUK, K,	PETLUK,	N	3	CRO		Ċ	
ik, w J	PETLUK, W-	GACH, T	PETLUK, W,	DOBRANSKY, T,	DOBRANSKY, T,	&L	MAYOWSKI, P,	RONDEAU, L& H	PETLUK, K,	MAYOWSKI, P,	KALYN, O & C		3	1	8
ıĸ, w	1589205 ALBERTA CORPORATION	GACH, J,	PETLUK, W & J	KLASSEN, E & W	MAYOWSKI, P,	мауоwsкі, Р, <b>Rd 822</b>	MAYOWSKI, P,	MAYOWSKI, T&C	SCOBEY,	MAYOWSKI, P,	MAYOWSKI, P,	KALYN, O & C	5		
205 RTA LATION		1589205 ALBERTA CORPORATION	BROOME, J & S	PETLUK, W	DOBRANSKY, T,	PETLUK, W & J	KLASSEN, J & A	SCOBEY, D & C	SCOBEY, D & C	SCOBEY, D & C	SCOBEY, D & C	SIPMA, K & T	PETLUK, B &L	PETLUK, B & L	/
205 RTA LATION	1589205 ALBERTA CORPORATION	1589205 ALBERTA CORPORATION	1589205 ALBERTA CORPORATION	PETLUK, W	KLASSEN, J & A	KLASSEN, J & A	KLASSEN, J & A	CLARKE, P & C	SCOBEY, D & C	SCOBEY, D & C	SCOBEY, D & C	PETLUK, W	1589205 ALBERTA CORPORATION	PETLUK, B	KOENE, A & W
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,
DS TA ATION	1589205 ALBERTA CORPORATION	GACH, J,	GACH, J,	PETLUK, W & J	MAYOWSKI, T&C <b>TWP</b>	мауоwski, Р, Rd 820	MAYOWSKI, P,	NEW, D,	NEW, D,	KOLEBABA, M & C	GACH, D,	KOLEBABA, M & C	KOENE, A & W	HAWRYLUK, C,	HAWRYLUK, C,
NALD, S, A	HARDER, V &I	HARDER, V & I	PETLUK, K, <b>1</b>	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.	KRALL, K &	HARDER, V & 1		GACH, T,	GACH, T,	PEARSON, T & J	1020544 ALBERTA LTD	1020544 ALBERTA LTD	HAACK, E,	JANERIC FARMS LTD	JANERIC FARMS LTD	PETLUK, W & J	YANIUK, G,	PASHKO, T & D DUCKS, U,	SKWARIK, G & D
RTE, J	KRALL, K &	ROSHUK, K	KRAHN, L &	TREVOR GACH FARMS LTD	HARDER, V & I	PEARSON, T & J	ZESCHUK, P & G	нааск, е,	нааск, е, <b>7</b>	BLAZIN, J,	FOX,1& P	PETLUK, W	633164 ALBERTA LTD 5	633164 ALBERTA LTD	PASHKO, T
	KRALL FARMS LTD	LIBRECOUE, M&J KANHSON BUKK	ROSHUK, K & J ENNETH	TREVOR GACH FARMS LTD	HARDER, V & I	PEARSON, T & J	SCOBEY, D & C	ZESCHUK, P & G	ZESCHUK, P & G	PETLUK, W & J	KOLEBABA, M & C	PETLUK, W & J	YANIUK, G,	PASHKO, D & J	PASHKO, T & B
N	AMP	A	PEARSON, C	SHEWCHUK, D & M	TJOSTHEIM.		BRAM, K &	READ, L,	PETLUK, W & J	KOLEBABA, M & C	YANIUK, B & G 3	PETLUK, W & J	YANIUK, B & G	YANIUK, B,	HELGESON, R & J
J &			- A	SHEWCHUK,	SHEWCHUK, E & D	SHEWCHUK,	HIBBARD,	LAROSE, M / HEBERT.		& WARKENTIN, J & A	YANIUK,	YANIUK, B	YANIUK, B	BAARS, F,	HELGESON, U

### NW25-82-20-W5



## NW-25-82-20-W5

Municipal Address	Municipality	Legal Description	Land Size	Property Taxes	Deposit	Possession	
On Rge Rd 201	Northern Sunrise County	NW25-082-20-W5	160 acres	\$53.98	\$10,000	23 July 2021*	

- 160 acres with approximately 30± acres of timothy hay. Balance is treed. A seasonal creek angles from northwest corner to southeast making marshy wet area. Peat area
- Seller is offering Tenancy at Will Agreement to allow buyer early access to land for purposes of harvesting hay crop.
- Obsidian surface lease, located in the north west corner of the quarter. The surface lease annual revenue \$2,100 will be assigned to the buyer and adjusted as of completion day for any rents paid in advance. Lease Date Feb 23.





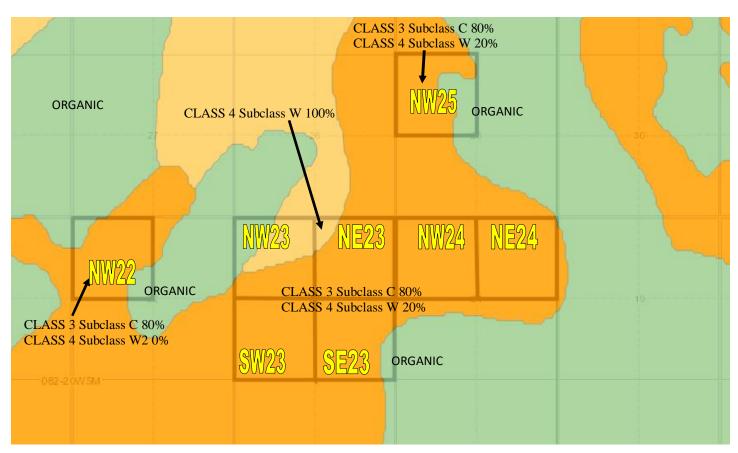








## SOIL MAP



**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

## PIPELINE & WELL INFO



Quarter	Section	Тwp	Range	W of	Annual Payment	Lease Date	File Number	Last Renewal Date	Company
NW	25	082	20	5	\$2,100	23-Feb			Obsidian Energy

The revenue from this Obsidian lease will be assigned to the buyer and adjusted as of completion day for any rents paid in advance

**\*\****Pipeline locations are approximate only and do no show actual locations of pipelines***\***\*