



K-1 NW 26 60 22 W4

Selling 2 parcels of Farmland for

Ron & Linda Kostyk

Rural Thorhild County

320 +/- Titled Acres - 251 +/- Cultivated Acres

K-1 – NW 26 60 22 W4th 160 +/- Title Acres (approx. 130 +/- cult acres)

K-2 – SE 27 60 22 W4th 160 +/- Title Acres (approx. 121 +/- cult acres)

Directions to properties

From the hamlet of Thorhild travel north 4.8 km (3 miles) on HWY 827 to Twp Rd 604. West 4.8 km (3 miles). K-2 located on NW side of intersection. Travel north on Rg Rd 222 .8 km (0.5 mile), K-1 located on east side of road.

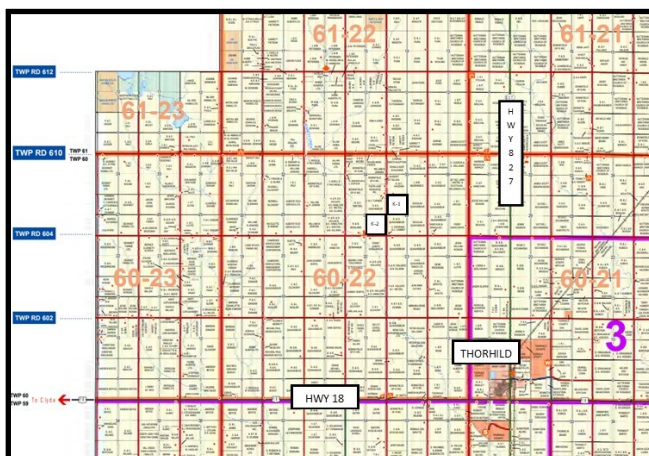
From HWY 18 travel north on Rg Rd 222 6.4 km (4 miles). K-2 located on NW side of intersection. Travel north on Rg Rd 222 .8 km (0.5 mile), K-1 located on east side of road.



K-1 NW 26 60 22 W4



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Sale managed by Team Auctions & Brandi Wolff—
Royal LePage Town & Country Realty

Brandi Wolff: (780)349-0764
bwolff@royallepage.ca

K-1 – NW 26 60 22 W4th 160 +/- Title Acres (approx. 130 +/- cult acres)

Rg Rd 222 road access Taxes - \$385.55 2021

Quarter has perimeter fencing, small loading corral, & dug out. Cultivated acres grew a canola crop for 2021 and a barley crop for 2020. Fall work was completed, land was worked and had 80 lbs of anhydrous ammonia fertilizer applied.



K-2 – SE 27 60 22 W4th 160 +/- Title Acres (approx. 121 +/- cult acres)

Twp Rd 604 & Rg Rd 222 road access Taxes - \$439.48

Quarter has partial perimeter fencing and cross fencing. Corrals w/ well shed & older bored well (currently not being used) & dug out. Approx. 20 +/- acres of pasture (had cattle grazing last year, feeder NOT included). Cultivated acres grew a wheat crop for 2021 and a canola crop for 2020. Fall work was completed, land was worked and had 100 lbs of anhydrous ammonia fertilizer applied. (Disclaimer: natural gas line that passes through quarter is set to be upgraded in 2023 with compensation)



1.**UNRESERVED:** In this auction, the seller has agreed to accept the highest bid regardless of price. Properties will sell to the highest bidder without minimum or reserve.

2.**AGENT OF THE SELLER:** Royal LePage Town & Country Realty (Real Estate Brokerage) is acting only as agent of the seller & not as an agent of the Purchaser. 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.**PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property is available for inspection prior to the auction. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract.

Note: These contracts will not be subject to any buyer's conditions.

4.**GST:** GST is applicable to this property. The Purchase Price (Bid price) does **not** include GST.

5.**DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to **Royal LePage Town & Country Realty (Trust)** in the form of a bank draft or other approved payment as follows:

\$20,000.00 (Twenty thousand dollars) per parcel

6.**COMPLETION DAY:** Titles will be clear of encumbrances except those which are to remain on the title as shown on the Purchase Contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day (June 23, 2022). Possession will be in accordance with the terms of the Purchase Contract. (Buyer's will have option to close early with title insurance or on a tenancy at will basis to work and seed land)

7.**NO WARRANTY:** The Purchaser shall accept the Property as-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. All information provided is meant as a guide only. In accepting a buyer registration number each bidder acknowledges receipt of the "Property Information Package" provided. The Purchaser shall have satisfied himself as to the descriptions, location & condition of the property prior to bidding.

8.**RESPONSIBILITIES OF BIDDERS** It is the responsibility of all bidders to review all information provided and terms of this auction. If clarification is required, it is the bidder's responsibility to obtain clarification from Royal LePage Town & Country Realty prior to bidding.

9.**AUCTIONEER RESERVES THE RIGHT** to accept or reject any bid and in all cases of dispute the auctioneer's decision shall be final. If an auctioneer declares a property "sold" or "closes the bidding" and more than one party immediately claims to hold the high bid the auctioneer may declare who holds the high bid or re-open the bidding for further advances from the parties who held the high bid.

10.**BUYERS FURTHER AGREE** to be responsible for all charges to them including deposits on sale day, and subsequent payments as outlined in the Purchase Contract. It is understood that if any payment is not made or if any cheque given to Royal LePage Town & Country Realty as payment is not honored that the buyer will face civil and/or criminal charges.

11.**INTERNET BIDDING FEE** please note an internet bidding fee applies to this sale and the sale of the real estate as per the Team Auctions terms and conditions.

In accepting a buyer registration number all buyers agree to be bound by the above terms as well as any other conditions communicated by the auctioneer.

SALE MANAGED BY



Town & Country Realty
INDEPENDENTLY OWNED AND OPERATED

780-349-0764

www.brandiwofff.ca

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