

BIDDING OPENS: Wed, Apr 6, 2022

BIDDING CLOSES: Fri, Apr 8, 2022

UPDATED April 5, 2022 - See page 2 - Additional Terms



F2

SW19-109-17-W5 ... 149.77 acres

Approx. 145 acres cultivated (canola production in 2021)

60 x 150 metal clad barn with concrete floor, wired. Power & natural gas (meters required).

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
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Real Estate Services by:

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



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.**

NOTE TO BIDDERS

- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.
- Internet Bidding Fees: 5% up to a max of \$1,500 per item
- If you are the successful bidder, to meet the obligations set by the federal government, you will be asked to verify your identification. You will also need to provide us with your lawyer info to complete the real estate transaction.

HIGHLIGHTS OF PURCHASE CONTRACT

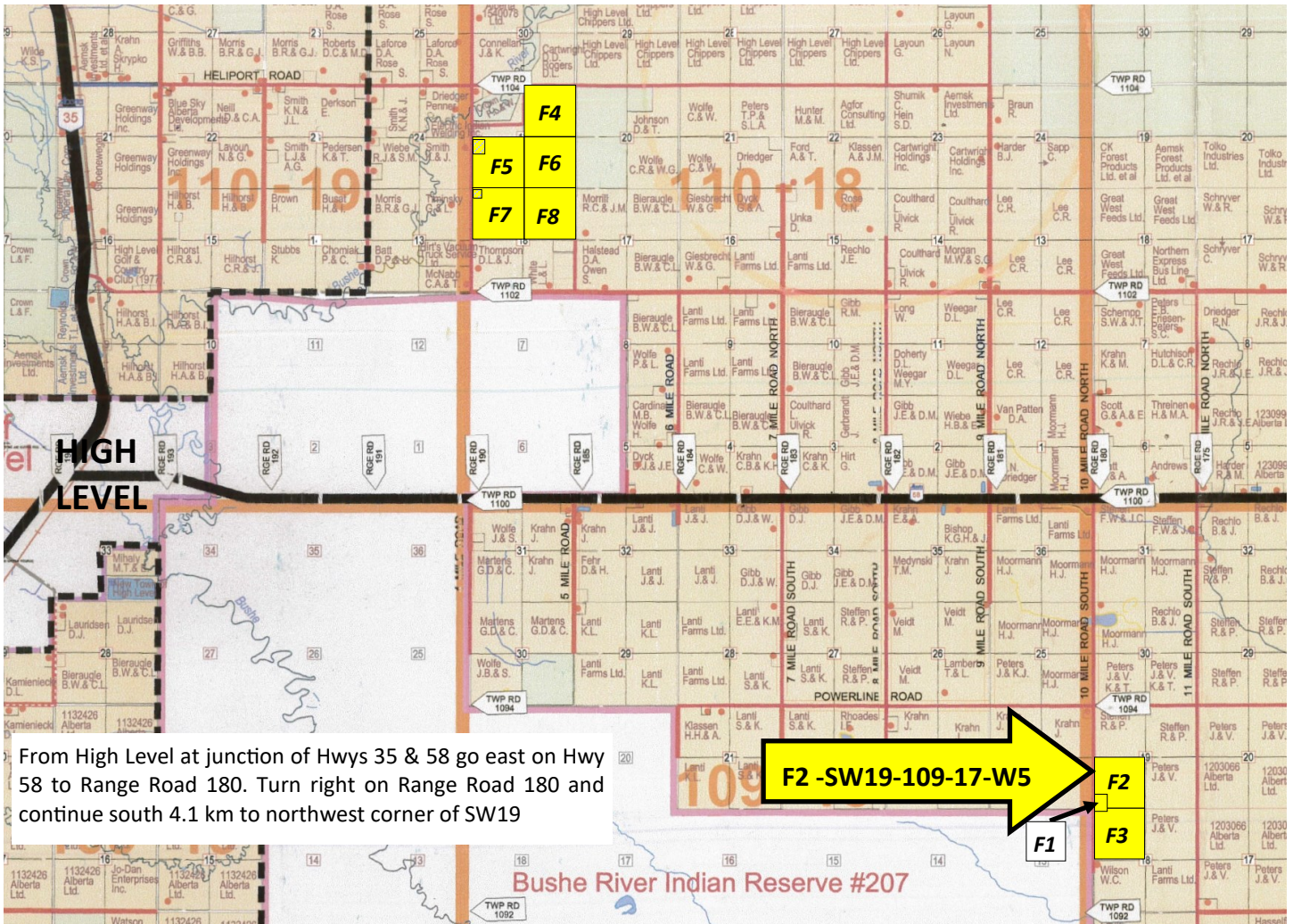
Completion Day	13 May 2022 -Tenancy at Will Agreement when purchase contract signed and deposit received
Deposit	\$ 10,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none">• The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.• Real Property Report will not be provided.• Power & Natural Gas are installed on the property and have monthly fees - meters are required.• Fences around adjoining acreage may or may not be on property line.• Buyer & Seller understand that the transfer of title may be delayed due to processing at Land Title Office & agree to a later closing date (due to land title office delays only) without penalty to either party. Tenancy at Will Agreement allows buyer early access to land prior to closing.

Copy of Purchase Contract is available - call 780-898-0729

Contract must be signed by successful bidder upon bidding closing

teamauctions.com

Location

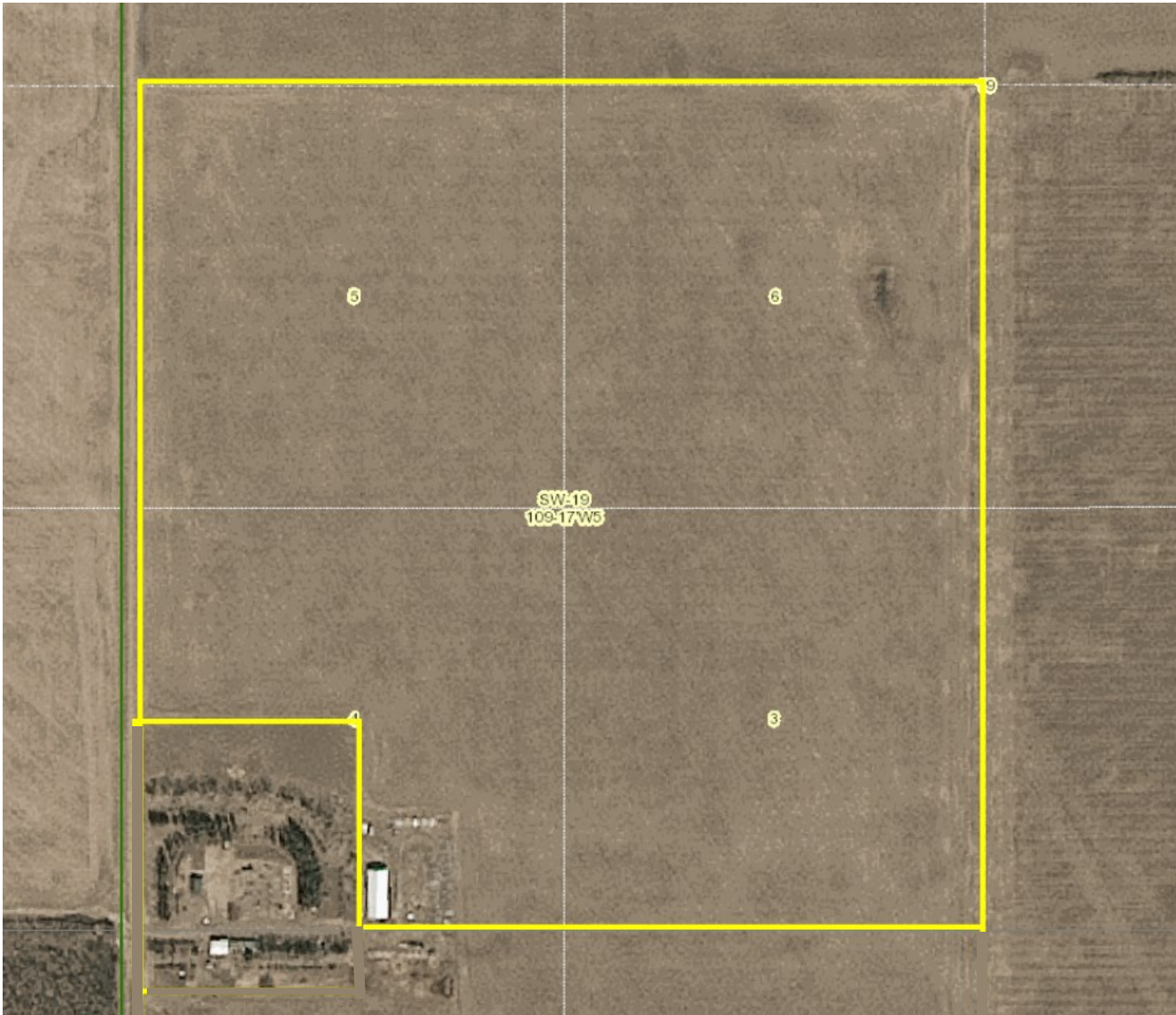
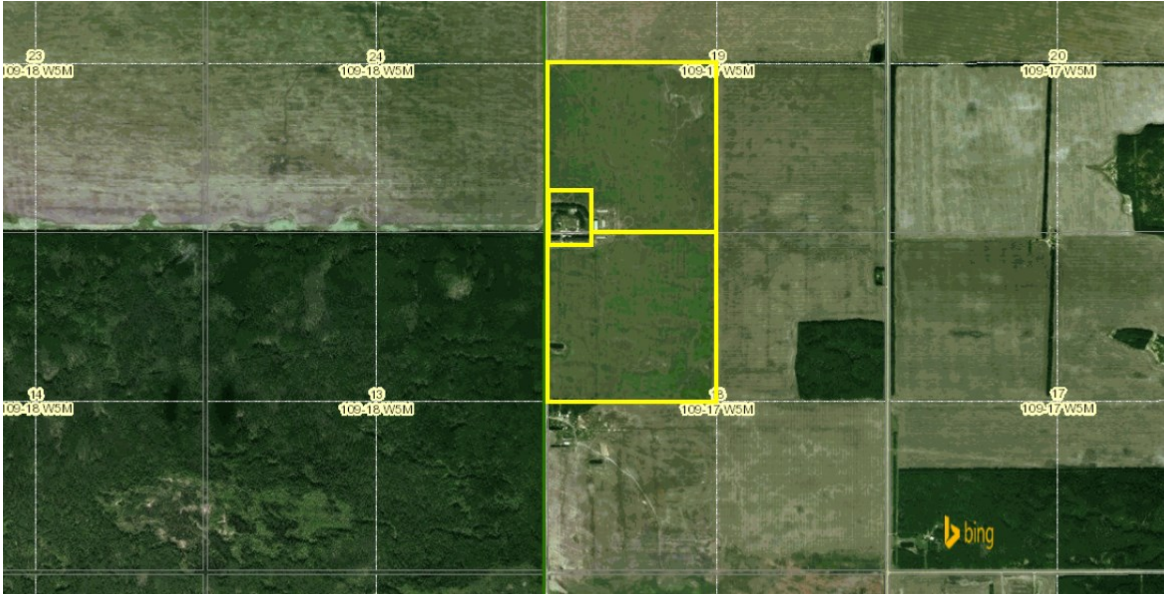


From High Level at junction of Hwys 35 & 58 go east on Hwy 58 to Range Road 180. Turn right on Range Road 180 and continue south 4.1 km to northwest corner of SW19

Lot Number	Quarter	Section	Township	Range	W of Meridian	Acres
F1	PLAN 9721044 LOT 1			109279 RR180		13.29
Located on SW19/NW18-109-17-W5						
F2	SW	19	109	17	5	149.77
F3	NW	18	109	17	5	156.95
F4	NE	19	110	18	5	156.34
F5	SW	19	110	18	5	148.07
F6	SE	19	110	18	5	160
F7	NW	18	110	18	5	153.03
F8	NE	18	110	18	5	159

Municipality	Mackenzie County
Legal Description	SW19-109-17-W5
Land Size	149.77 acres
Land Use Zoning	Agricultural
Property Taxes	\$251.03(2021)
Deposit	\$10,000
Possession	13 May 2022 Tenancy at Will Agreement when purchase contract signed and deposit received

SW19-109-17-W5 - 149.77 acres



Property Photos



Gas Riser - located east of barn
Cost \$42 +/- per month
Meter needs to be installed.

150x60 Barn was redone with solid construction approximately 10 years ago.
Soil Cement floor (**correction - this was previously listed as concrete**)
Power is installed in barn but power service needs meter to be installed.
Sliding door on north end. Overhead door on south end.



20' Steel pilings in ground east of barn - 16' diameter for mounting round grain bin.

Property Photos



Power
located east of barn
Transformer in place,
Cost \$100+/- permonth
Requires meter

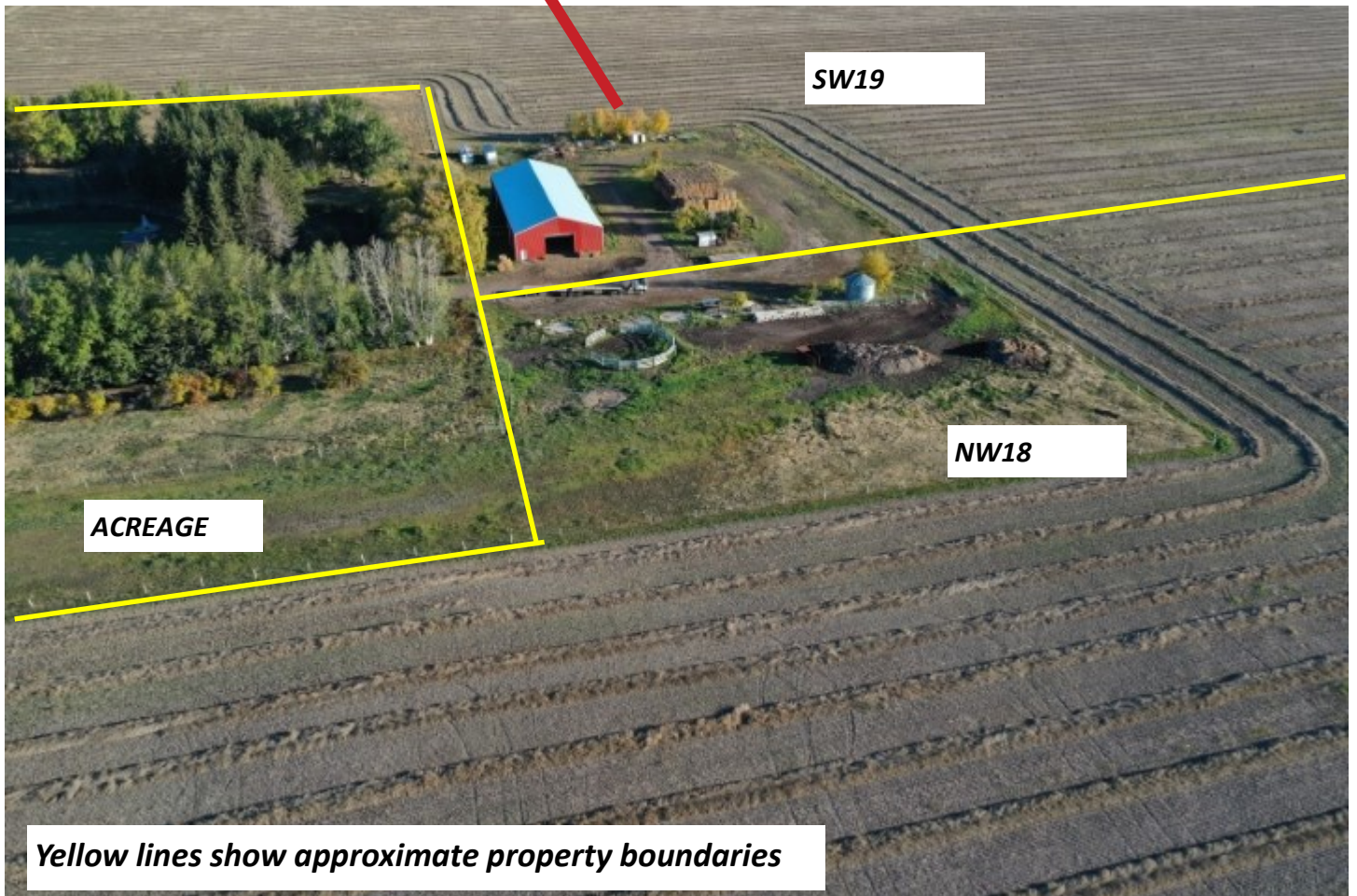


Barn

Property Photos



Concrete pads for round grain bins



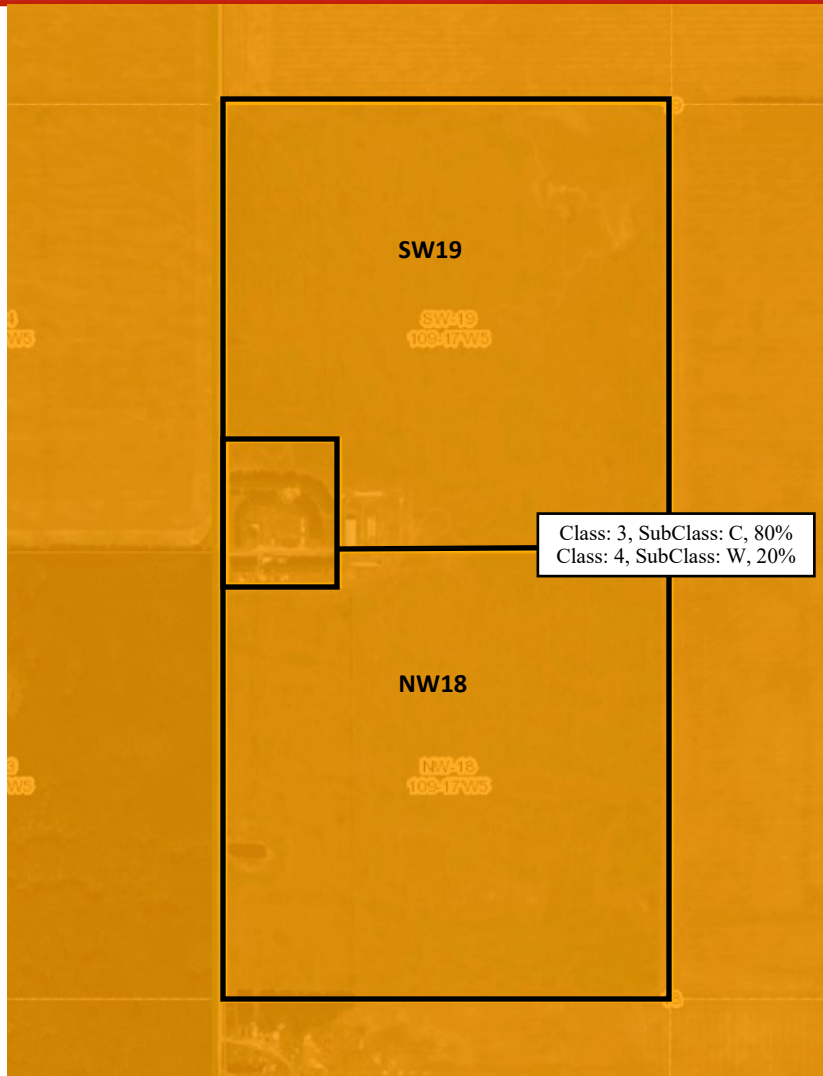
SW19

NW18

ACREAGE

Yellow lines show approximate property boundaries

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).

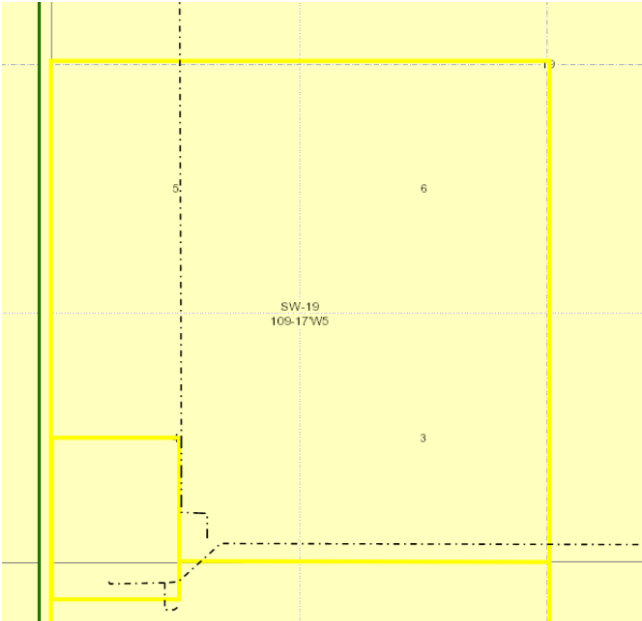
1.2 AGRICULTURAL SOIL CLASSES

CLASS	DESCRIPTION
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of crops or require special conservation practices
5	Very severe limitations that restrict capability in producing perennial forage crops. Improvement practices are feasible.
6	Capable only of producing perennial forage crops and improvement practices are not feasible
7	No capacity for arable culture or permanent pasture
0	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 streams or lakes
M	Moisture limitations
N	Salinity
P	Stoniness
R	Consolidated bedrock
S	Combinations of subclasses
T	Topography
W	Excess Water
X	Soils having limitations resulting from the cumulative effect of two or more adverse characteristics

Pipeline & Well Info

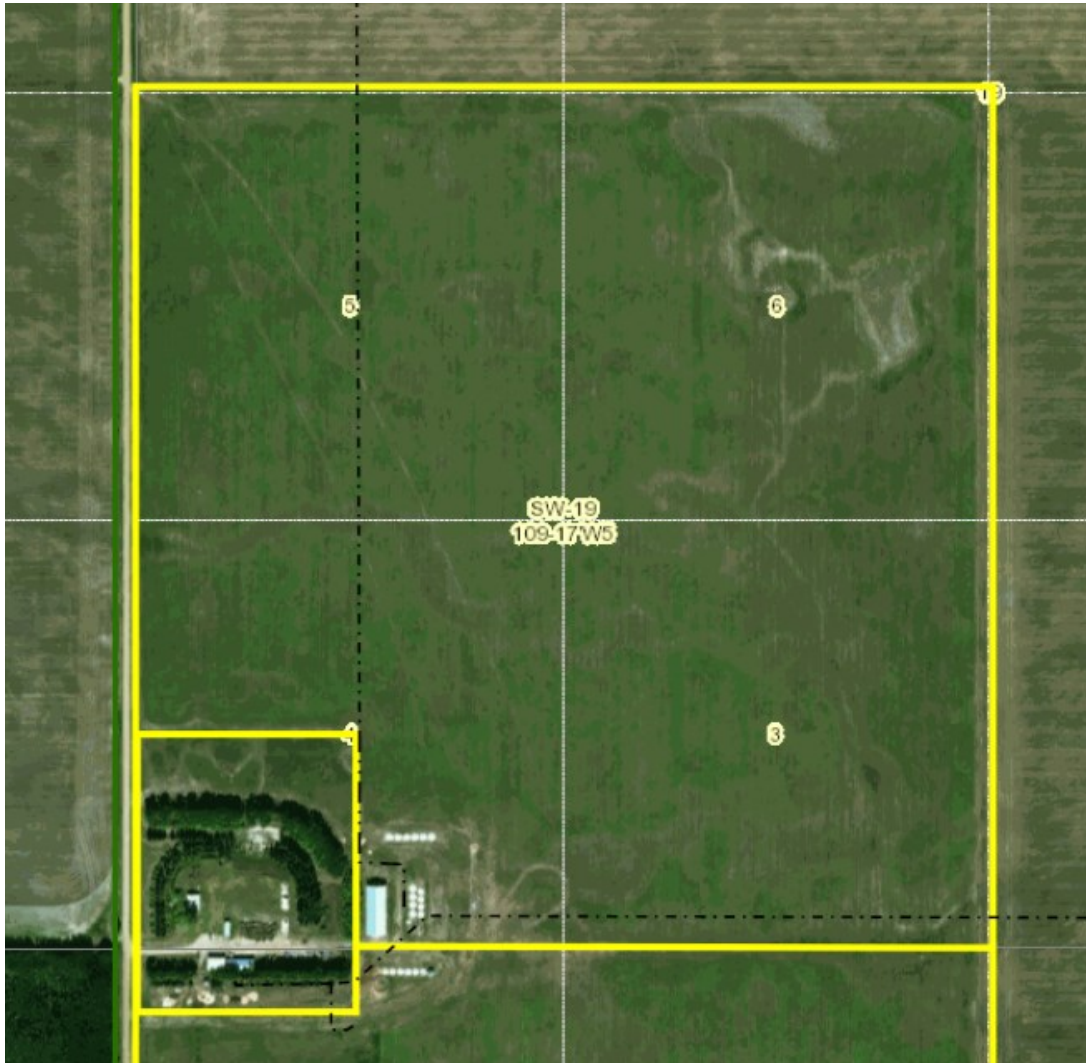


****Pipeline locations are approximate only and do not show actual locations of pipelines****

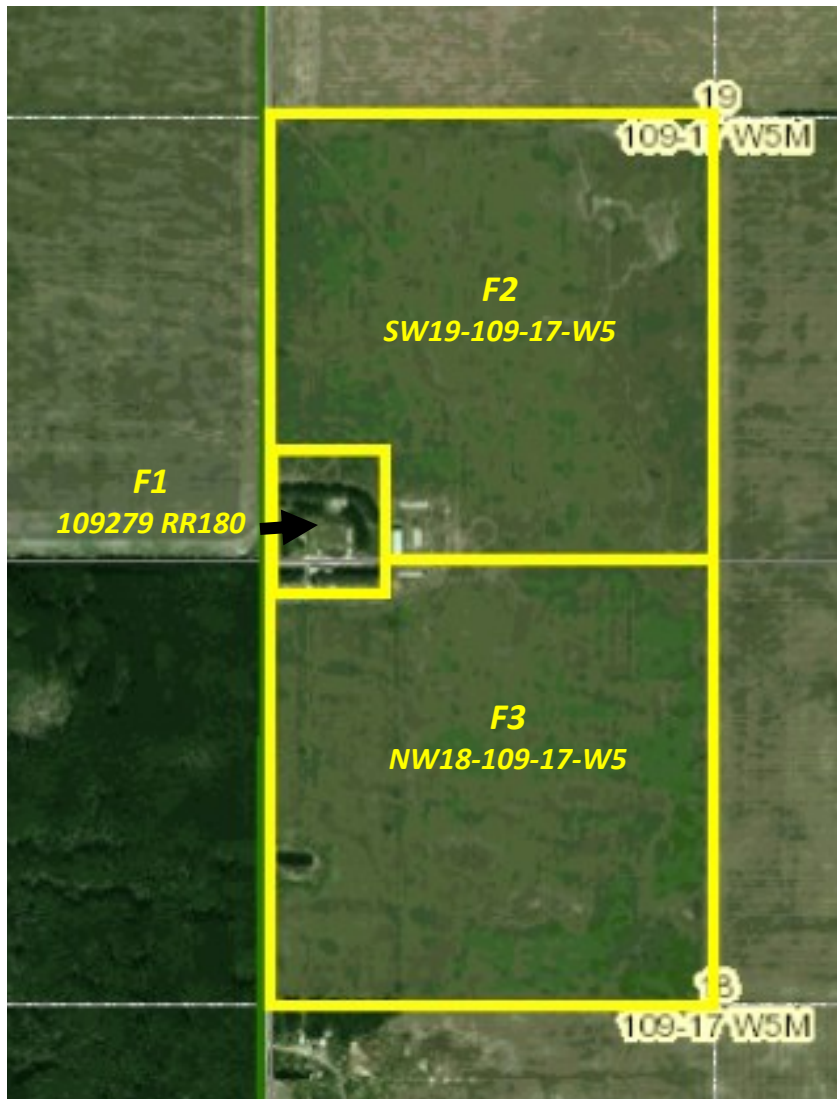
NATURAL GAS CO-OPERATIVE CONTACT INFORMATION

Data Current To January 1, 2020

Name:	Northern Lights Gas Co-op Ltd.		
Address:	Box 1600 LaCrete, T0H 2H0		
Phone #:	(780) 928-3744	Alternate Phone #:	
Website:	http://www.northernlightsgas.com		

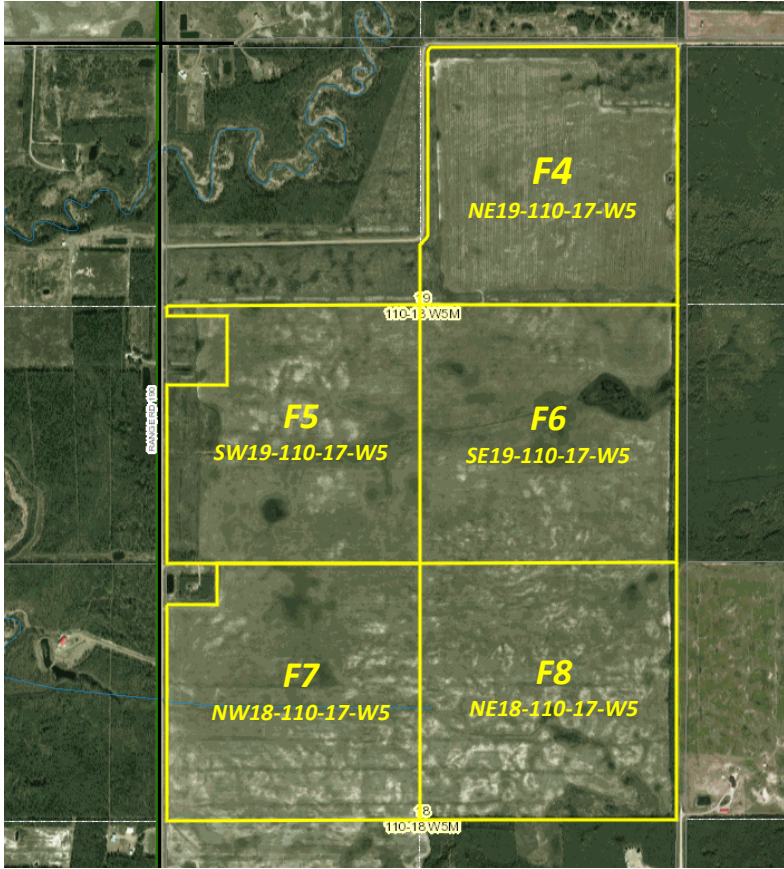


FRIESEN PROPERTIES to F1 to F3

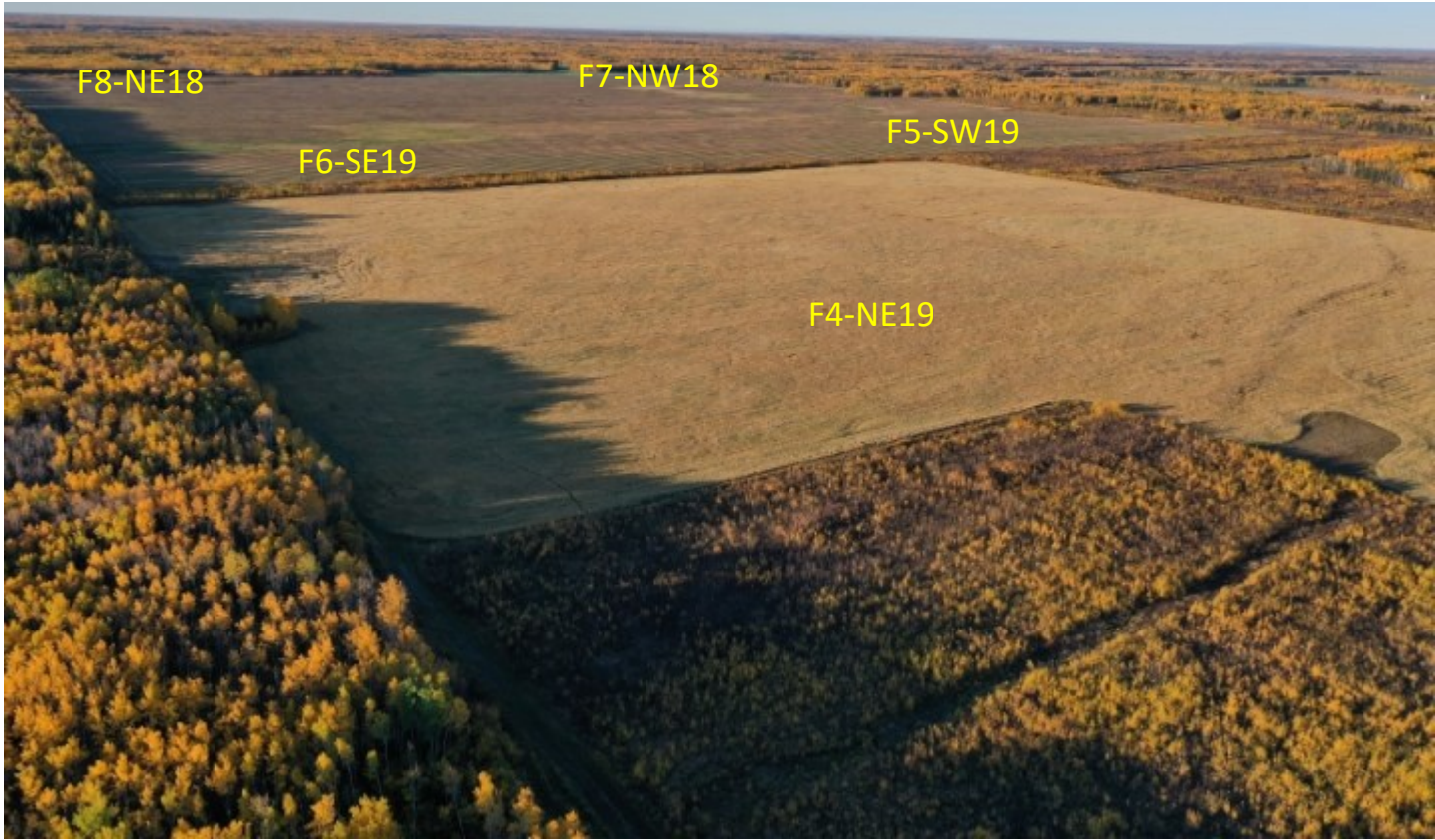


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FRIESEN PROPERTIES F4 to F8



Lot #	Quarter	Sect	Twp	Rge	W of	Acres
F4	NE	19	110	18	5	156.34
F5	SW	19	110	18	5	148.07
F6	SE	19	110	18	5	160
F7	NW	18	110	18	5	153.03
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