

BIDDING OPENS: Wed Apr 27, 2022

BIDDING CLOSES: Fri Apr 29, 2022

UPDATE TO CLOSING DATE
SEE PAGE 2 - ADDITIONAL TERMS



Part NW5-109-17-W5

74± acre property bordered on north by Boyer River, hay land & trees along the river.

Possession is subject to final registration of subdivided parcel.

Sale Managed by:

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

Moore's Agri-Trade Ltd
Breton, AB
780-898-0729



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

The Documentation for final registration is sitting in the queue at the land title office awaiting registration.

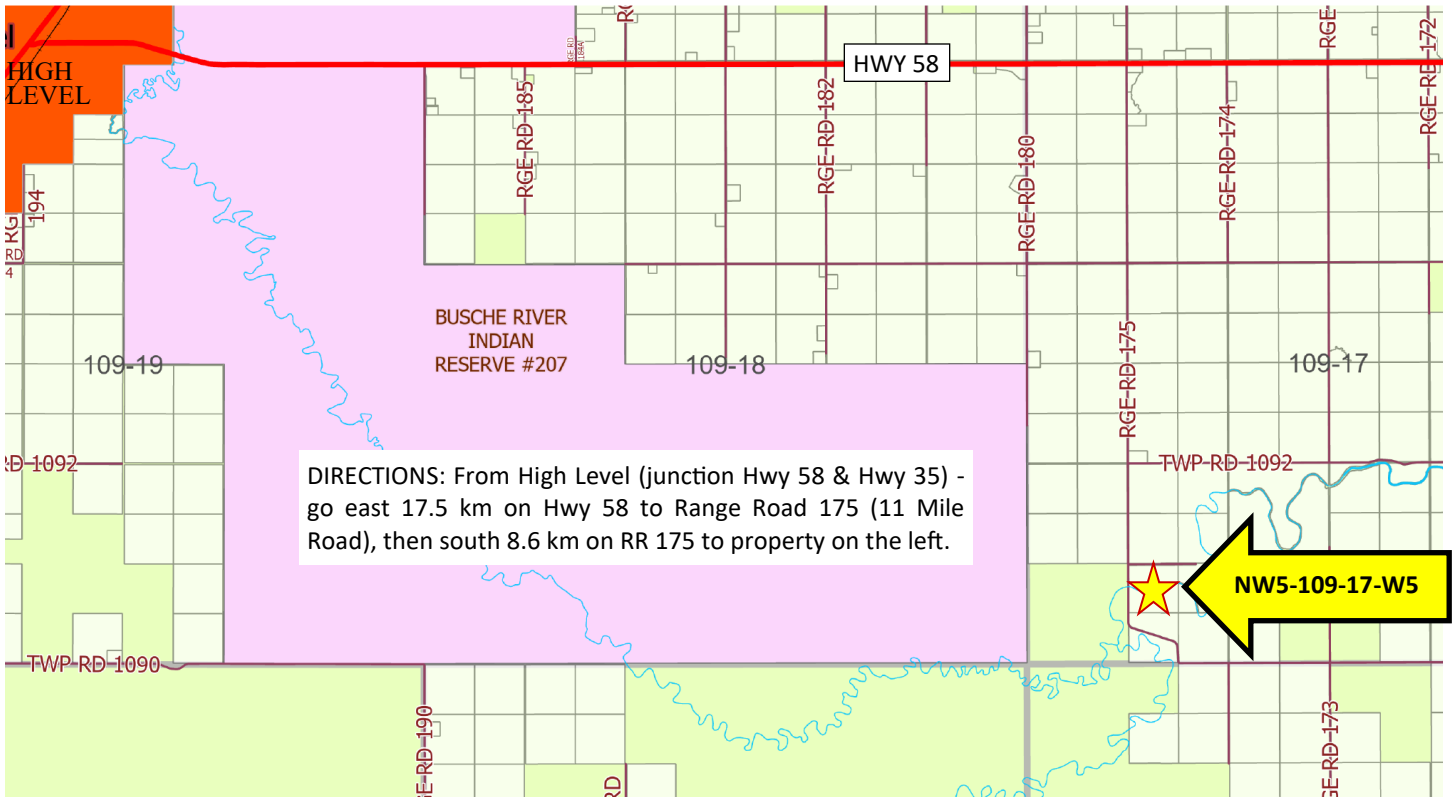
Completion Day	CHANGED to 30-Jun-22 - see below in Addition Terms.
Deposit	\$ 10,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Conditions	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.No Real Property Report will be provided.Fences may or may not be on property linesThis property is the balance of the NW5-109-17-W5 after subdivision. Number of acres is 74.08 +/- acres.Possession has been changed to 30-Jun 2022 due to delays at the land title office with both the final registration of new titles for the subdivided parcels and at transfer. Seller agrees to Tenancy at Will Agreement to allow the buyer access to land prior to closing. Buyer & Seller agree to close at the earliest date possible. . Please call Cathy 780-898-0729 with any questions or concerns.

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

Contract must be signed by successful bidder upon bidding closing

teamauctions.com

Location



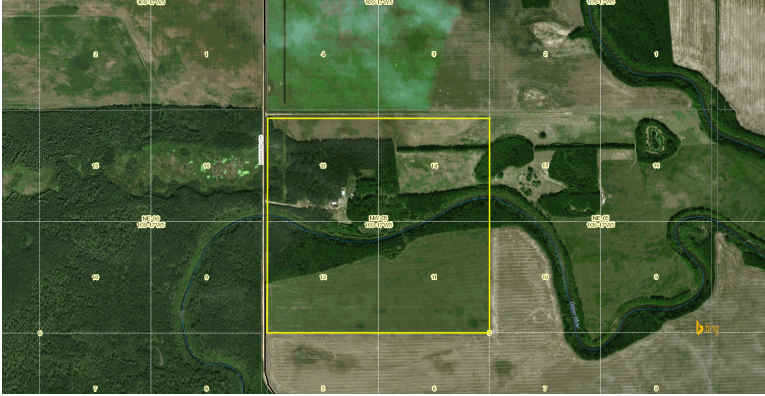
DIRECTIONS: From High Level (junction Hwy 58 & Hwy 35) - go east 17.5 km on Hwy 58 to Range Road 175 (11 Mile Road), then south 8.6 km on RR 175 to property on the left.

Lot Number	Quarter	Section	Township	Range	W of Meridian	Acres
Lot A	109063 RR 175 (Located on NW5-109-17-W5)					75.12± *
Lot B	NW	5	109	17	5	74.08± *

* **NOTE:** The Documentation for final registration is sitting in the queue at the land title office awaiting registration. Note: the Boyer River is excluded from the title of these properties..

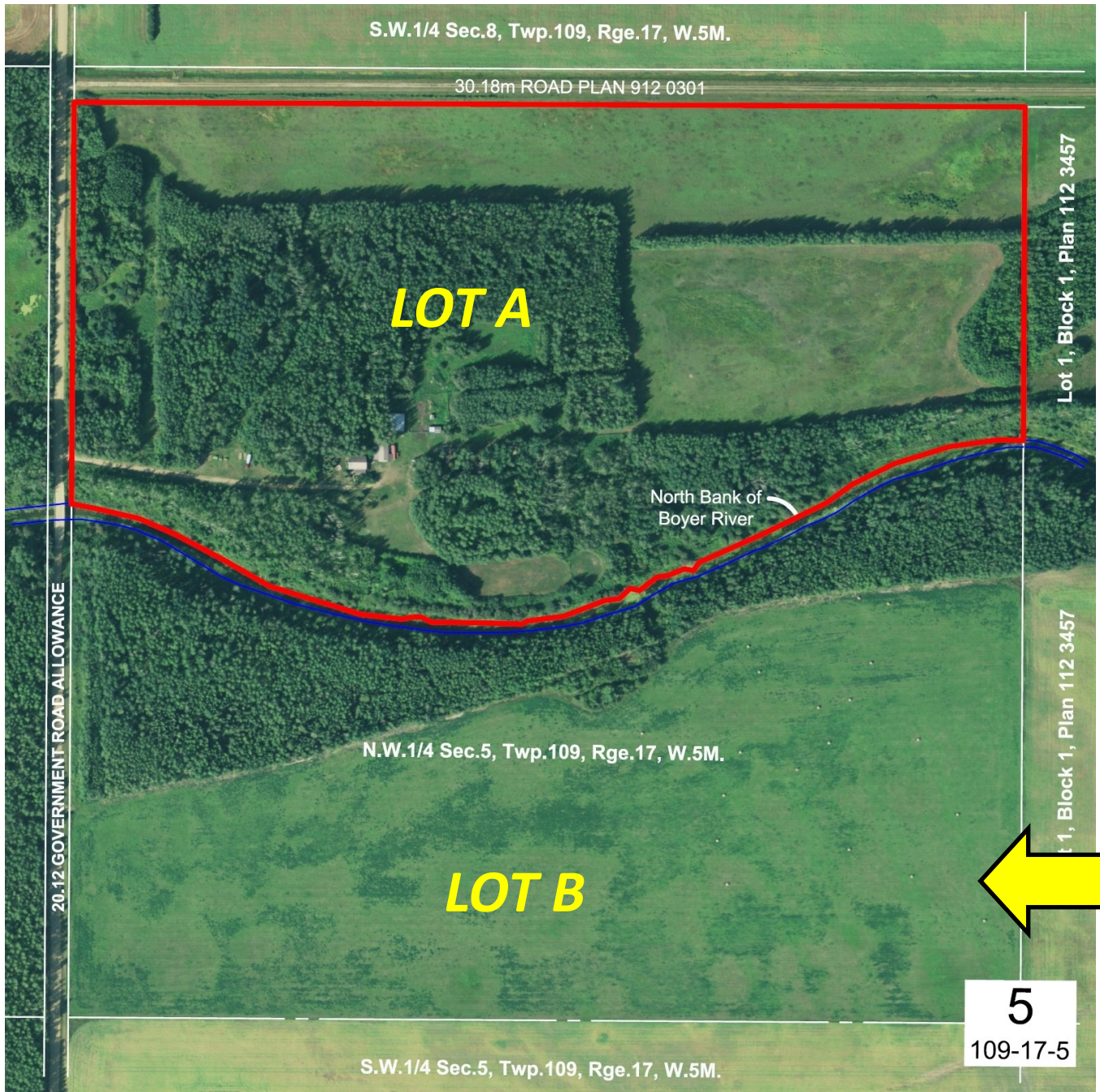
Municipal Address	On RR 175
Municipality	Mackenzie County
Legal Description	NW5-109-17-W5
Land Size	74.08 ± acres
Land Use Zoning	Ag
Property Taxes	Not assessed as subdivided parcel
Deposit	\$10,000
Possession (UPDATED)	Possession has been changed to 30-Jun 2022 due to delays at the land title office with both the final registration of new titles for the subdivided parcels and at transfer. Seller agrees to Tenancy at Will Agreement to allow the buyer access to land prior to closing. Buyer & Seller agree to close at the earliest date possible. . Please call Cathy 780-898-0729 with any questions or concerns

AERIAL - Tentative Plan of Survey



NOTE: Subdivision of the NW5-109-17-W5 has been approved by Mackenzie County. Final area (number of acres) of each parcel is still to be determined at review by government (Environment & Parks) of boundaries along the river. Note: the Boyer River is excluded from the title for this quarter.

This Tentative plan aerial view with approximate boundaries marked is courtesy of Jason Coates of Borderline Surveys Ltd, Fairview, AB



NW5-109-17-W5

Bordered on the north by the Boyer river, is this approximately 74± acre property - Trees and approx 55 acres of hay land.

This property is the balance of the NW5-109-17-W5 after subdivision. Number of acres may be adjusted prior to final registration of title due to review by Alberta Environmental & Parks of the boundary along the river.



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

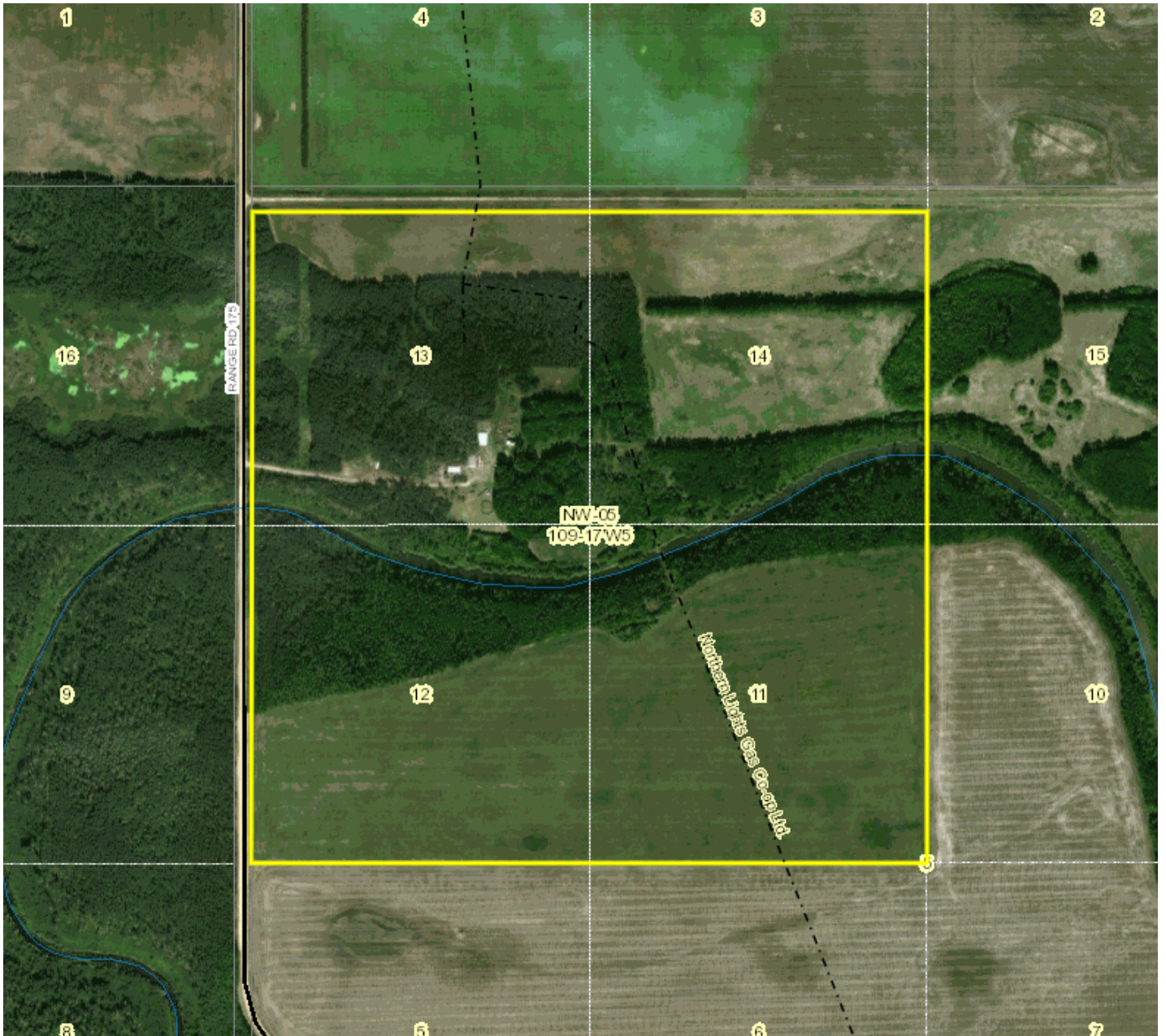
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of 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 Info



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

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