

BIDDING OPENS: Fri. May 6, 2022

BIDDING CLOSES: Mon. May 9, 2022

UPDATED MAY 4, 2022 - See Pages 2, 7,9,10,11



NE21-55-8-W5 - 158 acres

***With treed high hill a great spot for livestock shelter or future cabin retreat
Open land has been cultivated last fall and is ready rework and seed
Small spring fed dugout***

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
780-542-4337
780-834-6888 - Fairview Office

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

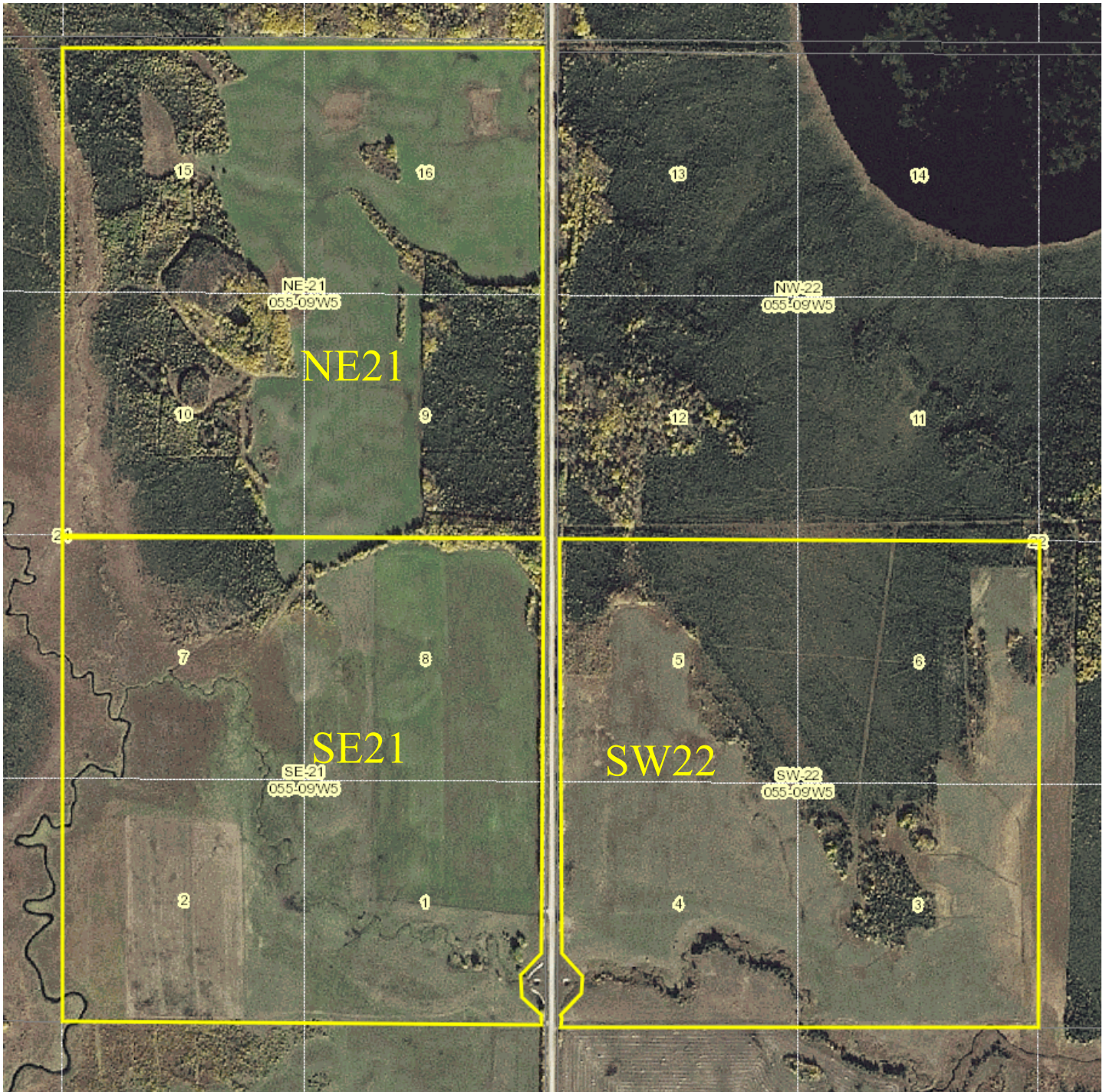
Completion Day	8 July 2022 With Tenancy at Will Agreement (copy included in this pdf) to allow early access to land.
Deposit	\$ 10,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash 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 lines. There are no fences on the west boundary, the north boundary in west corner and on the south boundary in west corner.



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

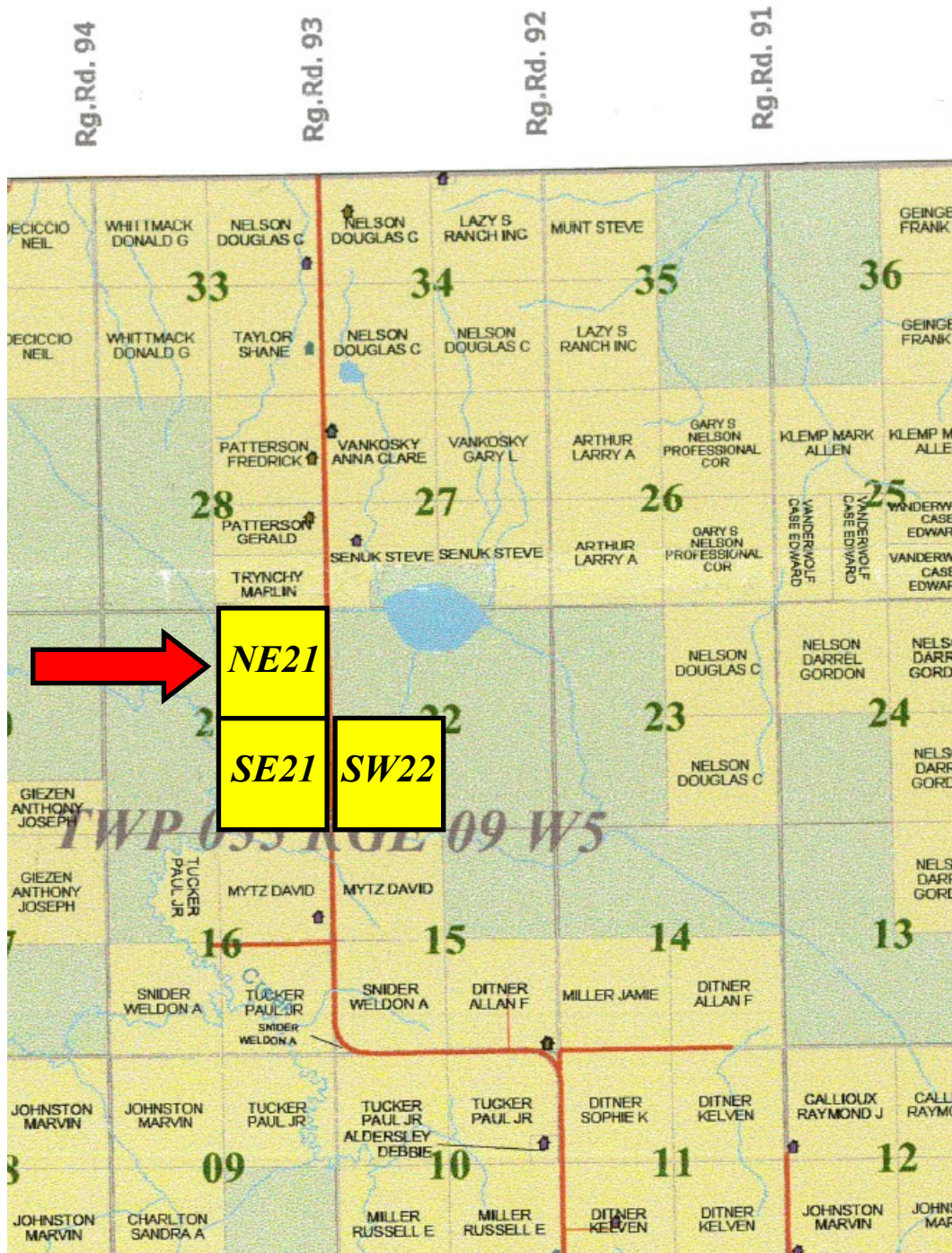
Contract must be signed by successful bidder upon bidding closing

AERIAL - 3 quarters - Buy 1,2, or all 3!



LEGAL LAND DESCRIPTION	ACRES	PROPERTY TAXES	DEPOSIT	POSSESSION
NE21-55-9-W5	158 acres	\$53.30 (2021)	\$10,000	July 8, 2022
SE21-55-9-W5	157.42 acres	\$73.34 (2021)	\$10,000	July 8, 2022
SW22-55-9-W5	157.44 acres	\$53.74 (2021)	\$10,000	July 8, 2022

Location



DIRECTIONS:

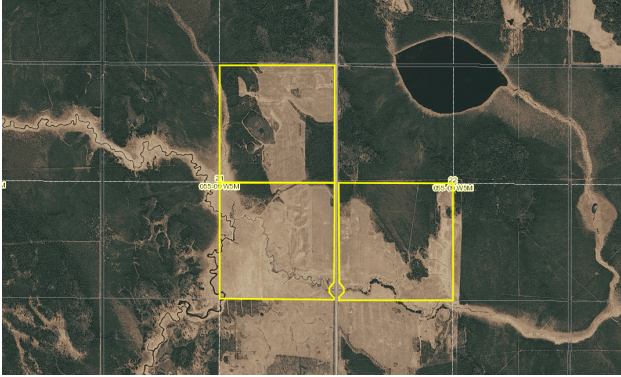
From Hwy 22 & Hwy 16 (west of Entwistle)

Head north 13.3 km on Hwy 22 to paved Twp Rd 550, then west (left) 7.8 km on Twp Rd 550, then slight right turn onto RR91A . Go 0.55 km. RR91A turns slightly & becomes RR92. Go north 2.6 km to Twp Rd 552, Then 1.8 km west on Twp Rd 552. Twp Rd 552 turns slightly right and becomes RR93. Go 2.9 km north. Property will be on the left.

OR

From Hwy 22 & Hwy 43 (Mayerthorpe) - Head south 6.2 km on Hwy 22 to Hwy 647W. Turn right onto Hwy 647 W and go 8.1 km to RR93. Turn left onto RR93 and go south 13 km. Property will be on your right.

AERIAL - NE21-55-9-W5 - 158 acres



Municipal Address	On Range Road 93
Municipality	Yellowhead County
Legal Description	NE21-55-9-W5
Land Size	158 acres
Land Use Zoning	Rural District
Property Taxes	\$53.30 (2021)
Deposit	\$10,000
Possession	8 July 2022 with Tenancy at Will Agreement

Mulched for future fenceline approx 6 years ago.



NE21-55-9-W5 158 acres. The quarter has been in hay or grain production for the last 15 years. It was worked up last fall. It is ready to be reworked and seeded this spring. A small dugout is spring fed. There are no fences on the west side of property & on the west side of north & south property lines. See Pink lines above. There is a treed high hill in center of quarter where cattle would gather in the natural shelter - This would be a great spot for a cabin get away.

NE21-55-9-W5



Open land has been cultivated last fall and is ready rework and seed.



South fence line

NE21-55-9-W5



Looking east along the north boundary.



Northeast corner of NE21 looking to the southwest

NE21-55-9-W5



High land Sellers cattle found shelter in the trees on this spot

Land was cultivated around this high spot



Spruce trees in the center of the "high land"

NE21-55-9-W5



High land - perhaps the spot for your getaway cabin



South side of hill



NE21-55-9-W5



Southwest corner of NE21



Creek along west side of property



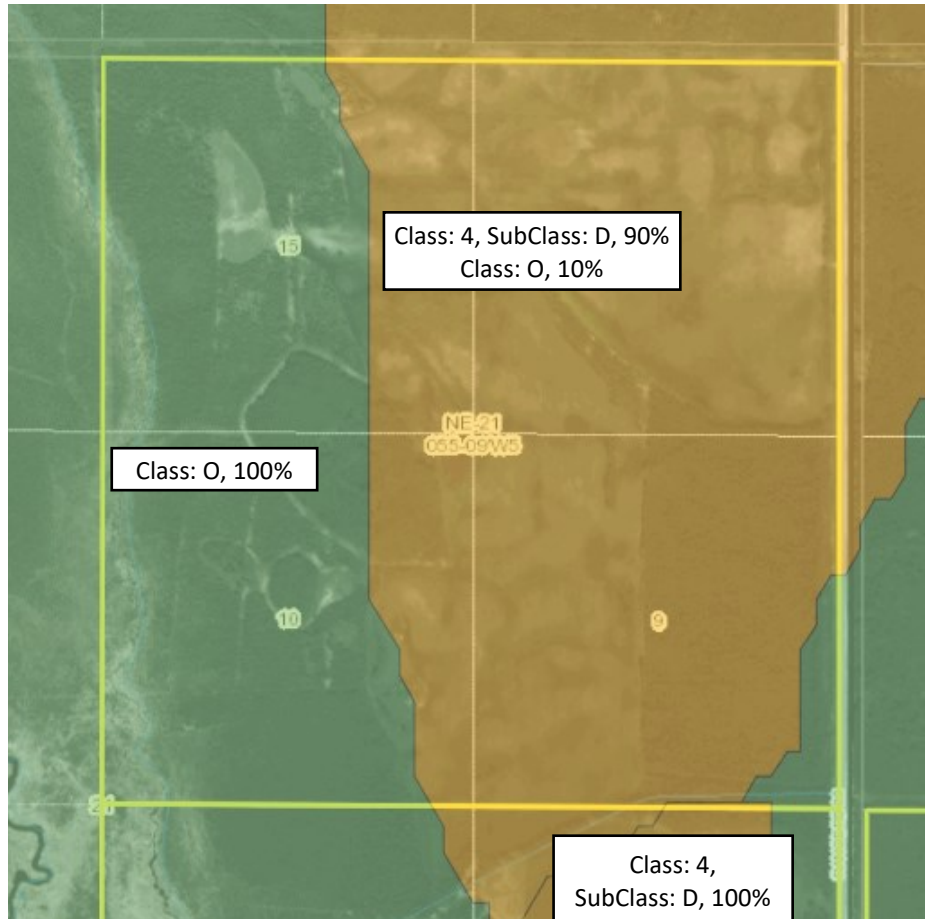
Southeast corner of NE21

NE21-55-9-W5



Northwest corner of NE21
Mulched area (done approx 6 years
ago) on north and west boundary for
future fence.

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 (O).

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
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 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*****

TENANCY AT WILL AGREEMENT

Team-Meier

Purchase Contract Number

The seller is willing to enter into a Tenancy At Will Agreement which upon unconditional purchase contract being fully signed and deposit has been received by Moore's Agri-Trade Ltd, will allow the buyer access to the land prior to the closing date.

This agreement applies to land described as:

Quarter	Section	Township	Range	W of	Acres
NE	21	55	9	5	158

Terms of Agreement:

- If deposit as per signed Purchase Contract has been received by Moore's Agri-Trade Ltd, Buyer will be allowed on the land to prepare the land & plant crop including application of fertilizer, herbicides or pesticides, and seeding.
- The Buyer shall use prudent husbandry in dealing with the land.
- Buyer assumes all liability for themselves, any workers, contractors and for their animals.

Should the sale of the land not be completed due to any fault of the seller:

- The buyer will be allowed to harvest any crop on said lands in a timely fashion.
- The buyer will receive his entire deposit back.
- Legal action may be taken.

Should the sale of the land not be completed due to any fault of the buyer:

- All crop will be forfeited
- All input costs will be forfeited
- Deposit will be forfeited
- Legal action will be taken

Signed by Seller on: _____

Seller _____

Seller _____

Signed by Buyer on: _____

Buyer _____

Buyer _____

TEAM AUCTIONS

Sekura Auctions Since 1966

Serving Western Canada!

BOOK YOUR AUCTION NOW!

Head Office – Drayton Valley, AB

Suite #101, 3351 50 St Drayton Valley, AB T7A 0C6

Phone: (780) 542-4337

Northern Alberta – Fairview, AB

Box 193 Fairview, AB T0H 1L0

Phone: (780) 834-6888

Southern Alberta – Taber, AB

93080 RGE RD 182 Cranford, AB

Phone: (403) 634-4189

British Columbia – Kelowna, BC

Kelowna, BC

Phone: (250) 784-5504

www.teamauctions.com