

BIDDING OPENS: Tues Dec 3, 2024

BIDDING CLOSES: Thurs Dec 5, 2024



NE 34-51-5W5 - 156.43 acres

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
587-464-2125 (Real Estate Office)

Real Estate Services by:

Moore's Realty 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

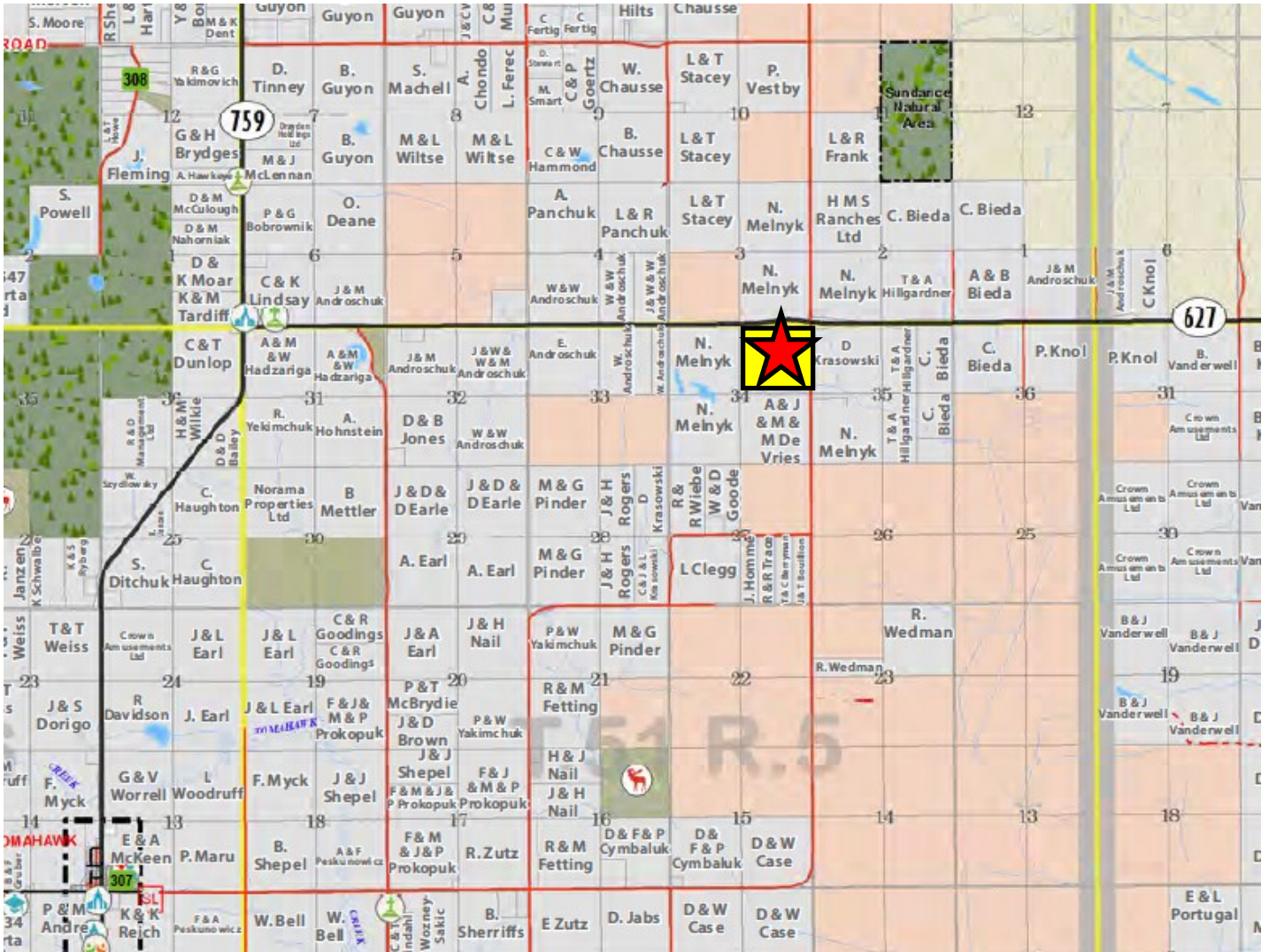
- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.
- Internet Bidding Fees: 10% up to a max of \$5,000 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	January 6, 2025
Deposit	\$ 20,000 (non-refundable) bank draft or approved payment payable to Moore's Realty 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	<p>The Property sells as-is with no warranties of any kind whatsoever & 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.</p> <ul style="list-style-type: none">- Seller has the legal right to sell the property & is not a non-resident of Canada for purposes of Income Tax Act (Canada)- Condition of fences: poor to nonexistent and may or may not be on property lines- Land is rented until May 1, 2025. Any hay bales currently on the property are not included in the sale and belong to the renter. The Renter has until May 1, 2025 to remove the bales. If not removed by May 1, 2025, the bales will become the property of the new owners. Land rent will be pro-rated as of completion date with buyer receiving \$758.33.- The seller will contribute up to \$350 towards the cost of a Title Insurance Policy for the benefit of the buyer and the buyer's lender (if financing is obtained). The policy is to be secured by the buyer. A Real Property Report will not be provided. This title insurance policy to also be used to ensure that this transaction closes on completion date as per Term 2.3

Copy of Purchase Contract is available - call 780-898-0729
Contract must be signed by successful bidder upon bidding closing

NE34-51-5-W5 - 156.43 acres

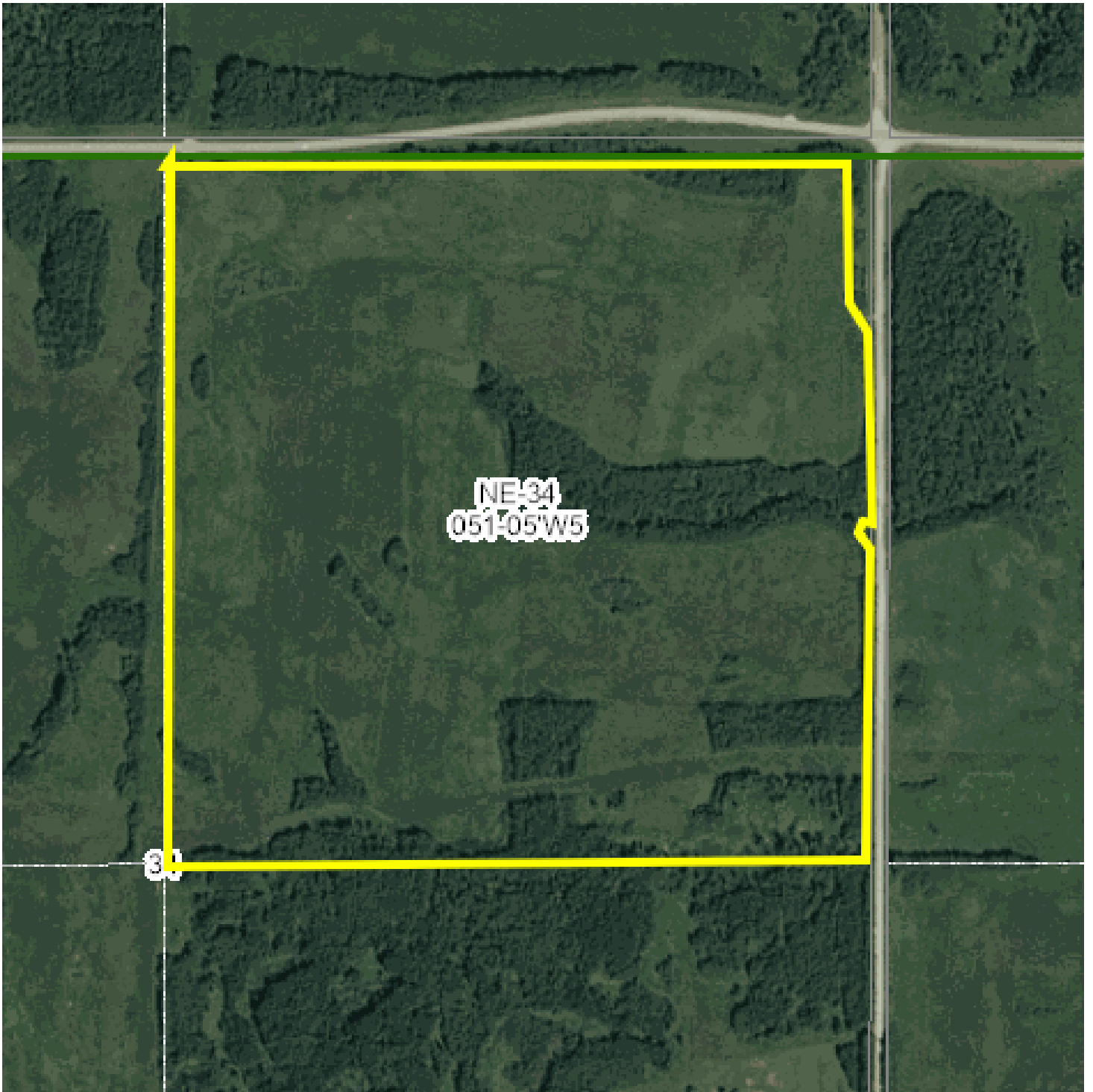


Municipal Address	ON RR 52
Municipality	Parkland County
Legal Description	NE 34-51-5-W5
Land Size	156.43 acres
Land Use Zoning	Agricultural General District
Property Taxes	\$ 102.03
Deposit	\$20,000
Possession	6 Jan 2025
Coordinates	53.453288, -114.641810
Google Map Link	https://maps.app.goo.gl/QcCRAv962nNYTgf77

DIRECTIONS:

From Tomahawk : north approx. 7 km on Hwy 759 to Hwy 627. Turn right (east) onto Hwy 627 & continue 6.5 km to property on the right (south side). Access south on RR52

AERIAL



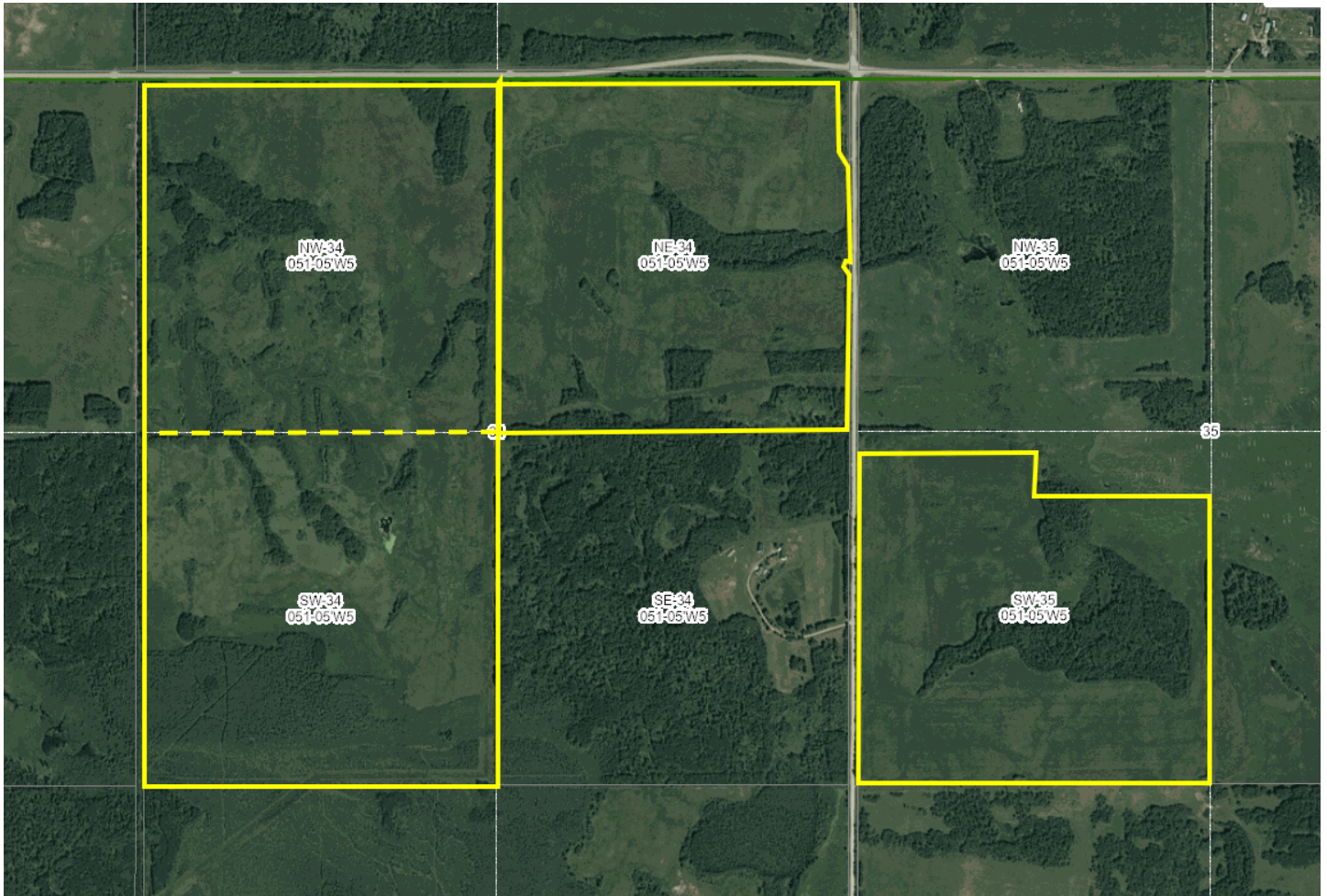
- Condition of fences: poor to nonexistent and may or may not be on property lines
- Has been in hay production (alfalfa grass)
- Land is rented until May 1, 2025. Any hay bales currently on the property are not included in the sale and belong to the renter. The Renter has until May 1, 2025 to remove the bales. If not removed by May 1, 2025, the bales will become the property of the new owners. Land rent will be pro-rated as of completion date with buyer receiving \$758.33.

Property Photos

NE34

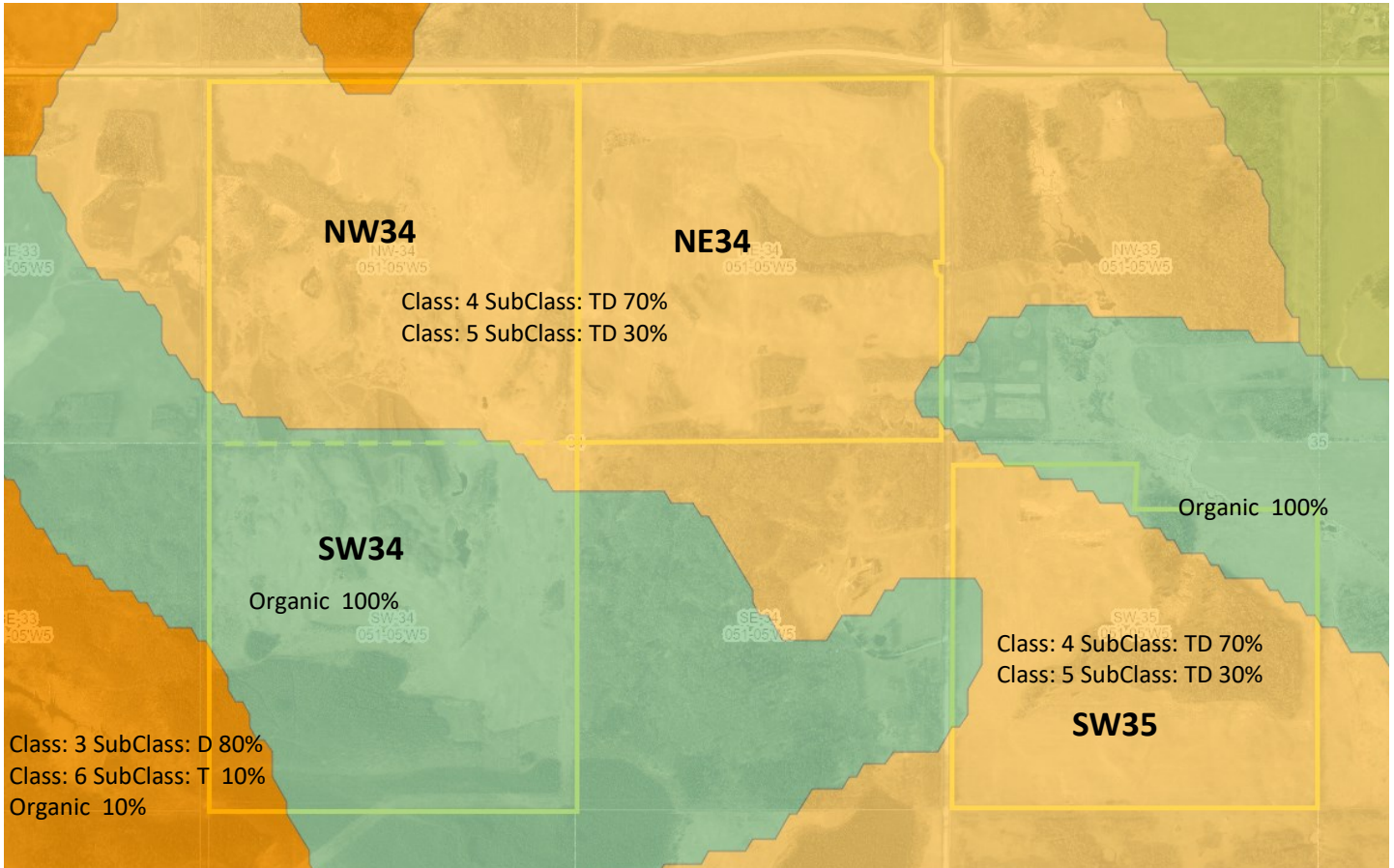


3 Parcels Selling



	Selling as One Parcel			
Municipal Address	ON HWY 627		ON RR 52	ON RR 52
Municipality	Parkland County		Parkland County	Parkland County
Legal Description	NW 34-51-5-W5	SW 34-51-5-W5	NE 34-51-5-W5	SW 35-51-5-W5
Land Size	158.02 acres	160 acres	156.43 acres	140 acres
Land Use Zoning	Agricultural General District		Agricultural General District	Agricultural General District
Property Taxes	\$ 75.29	\$ 65.27	\$ 102.03	\$ 87.56
Deposit	\$40,000		\$20,000	\$20,000
Possession	6 Jan 2025		6 Jan 2025	6 Jan 2025
Coordinates	53.454537, -114.656105		53.453288, -114.641810	53.444087, -114.639578
Google Map Link	https://maps.app.goo.gl/UxnGjw4MWDi9hE9p9		https://maps.app.goo.gl/QcCRAv962nNYTgf77	https://maps.app.goo.gl/tHjxSp122PZ3quoXA

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

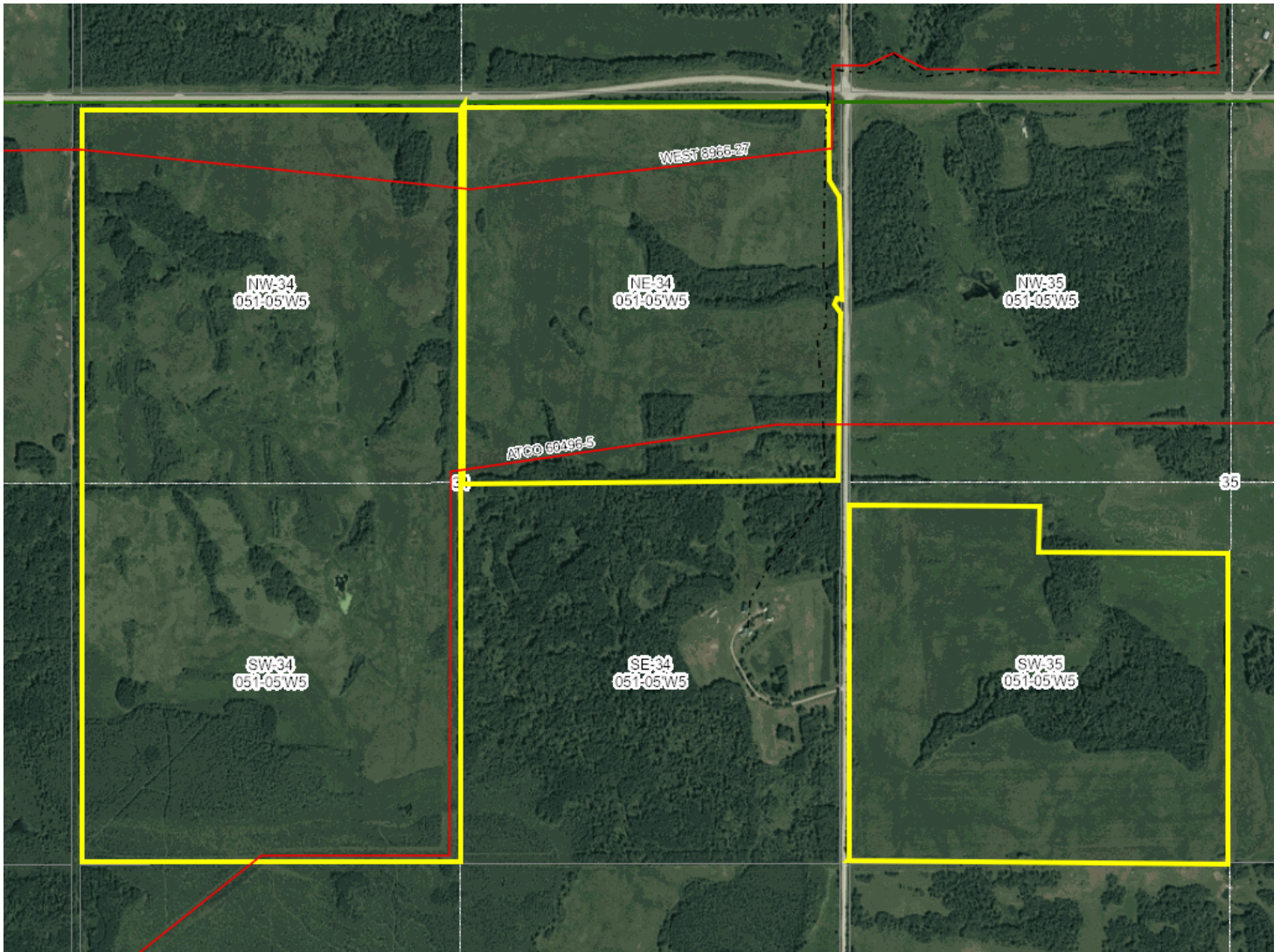
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of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

Pipelines Map



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

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