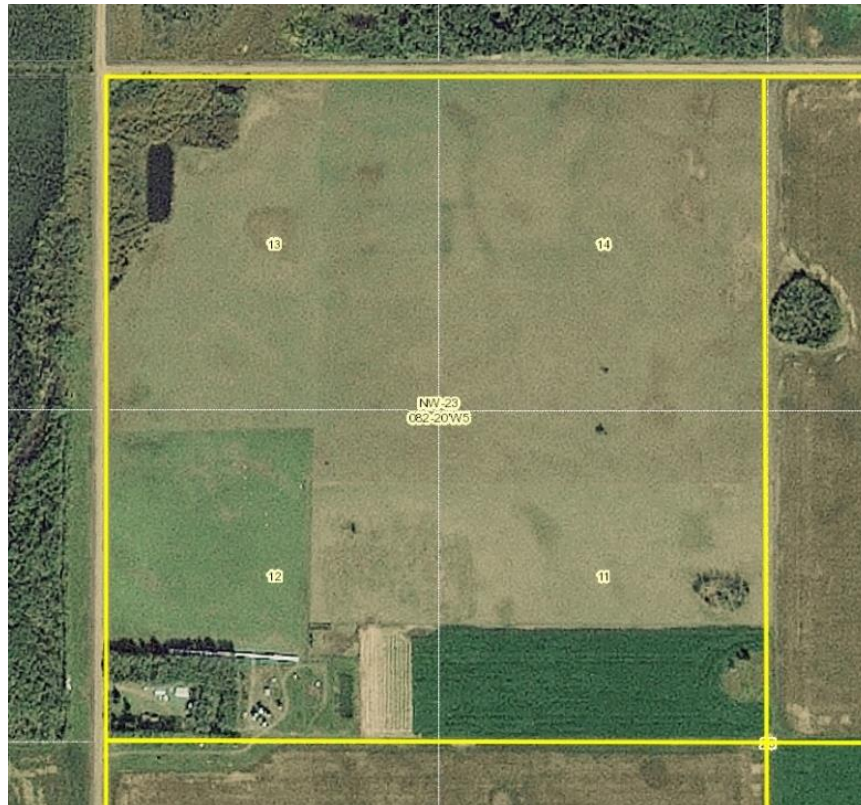


UNRESERVED REAL ESTATE AUCTION

*Selling for HANS MARTI Estate By Timed Auction
June 22 to June 24, 2021*

82343 RR 202
*NW23-82-20-W5 159 acres with home
Northern Sunrise County*

**LOT
M1
NW23**



See next page for full list of the Hans Marti Estate properties

SALE MANAGED BY

**TEAM
AUCTIONS**

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

REAL ESTATE SERVICES BY



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

*SUMMARY of MARTI ESTATE PARCELS
SELLING by UNRESERVED AUCTION*

LOCATED IN NORTHERN SUNRISE COUNTY, AB

SALE LOT #	Legal Description	Land Size	Property Taxes (2021)	Deposit	Possession	LAND LEASE (+gst)		
						Acres	\$/Acre	Total
M1	NW23-082-20-W5	159 acres with home site	\$500.99	\$10,000	23-Jul 2021			
M2	NE23-082-20-W5	159 acres	\$201.83	\$10,000	23-Jul 2021*	154±	\$50	\$7,700
M3	SW23-082-20-W5 159 ac	318 acres	\$213.80	\$20,000	23-Jul 2021*	157±	\$50	\$7,850
	SE23-082-20-W5 159 ac		\$ 74.44					
M4	NW24-082-20-W5	160 acres	\$193.52	\$10,000	23-Jul 2021*	145±	\$50	\$7,250
M5	NE24-082-20-W5	160 acres	\$ 62.81	\$10,000	23-Jul 2021			
M6	NW25-082-20-W5	160 acres	\$ 53.98	\$10,000	23-Jul 2021			
M7	NW22-082-20-W5	160 acres	\$22.19	\$10,000	23-Jul 2021			
M8	Plan 9925554 Blk 1 Lot 1 NE24-080-19-W5	80.06 acres	\$19.07	\$10,000	23-Jul 2021			

LOCATED IN WOKING, AB

SALE LOT #	Legal Description	Land Size	Property Taxes (2020)	Deposit	Possession	Municipal Address
M9	Plan 272KS Blk 7 Lot 20	120' x 50'	\$ 99.18	\$5,000	23-Jul 2021	4935 49 Ave
M10	Plan 272KS Blk 7 Lot 21	120' x 50'	\$ 99.18	\$5,000	23-Jul 2021	4931 49 Ave



* POSSESSION of

- NE23-082-20-W5
- SW 23-082-20-W5
- NW 24-082-20-W5



These properties are leased for 2021 season ending 31 Dec 2021. Lease amount will be paid to buyer on or before April 30, 2022. If spring harvest is necessary access will be extended to May 15, 2022.

- NW23-082-20-W5
- SE23-082-20-W5
- NE 24-082-20-W5
- NW25-02082-20-W5



Seller is offering Tenancy at Will Agreement to allow buyer early access to land for purposes of harvesting hay crop.

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.**

HIGHLIGHTS OF PURCHASE CONTRACT

(Copy of Purchase Contract with titles included are available - call 780-898-0729)

Completion Day	July 23, 2021 - See Additional Terms below
Deposit	Non-refundable deposit (\$10,000) by bank draft or approved payment payable to Moore's Agri-Trade Ltd. This deposit is payable by successful bidder at close of bidding. Cash NOT accepted.
Conditions	There are no Buyer or Seller Conditions.
Goods Included/Excluded - See Page 6	
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. The sewer discharge for the home discharges into trees on shared boundary between NW23 & SW23. • Except for the Shop, home and any outbuildings remaining with property are of little value. • Temporary perimeter & cross fences (posts & wire) will be removed no later than 30 June 2021. Paige Wire fence will remain. • Seller is offering Tenancy at Will Agreement to allow buyer early access to land for purposes of harvesting hay crop. • Any scrap items remaining on the property on Completion Day will become the responsibility of the buyer. If there are auction items still on property on Completion Day Buyer will be notified.

Contract must be signed & deposit paid by successful bidder upon bidding closing

SALE MANAGED BY

**TEAM
AUCTIONS**

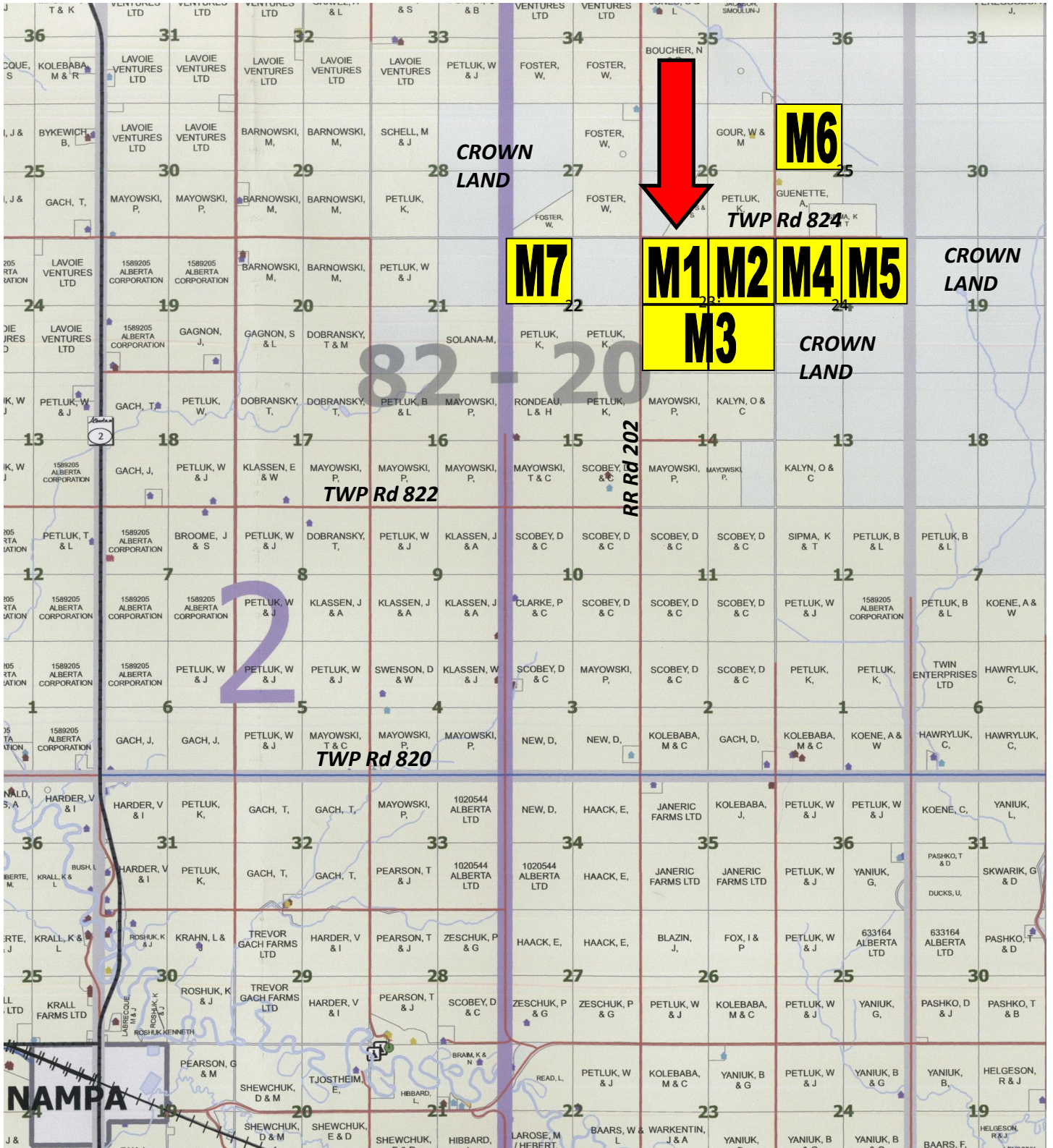
Head Office - Drayton Valley, AB
780-542-4337

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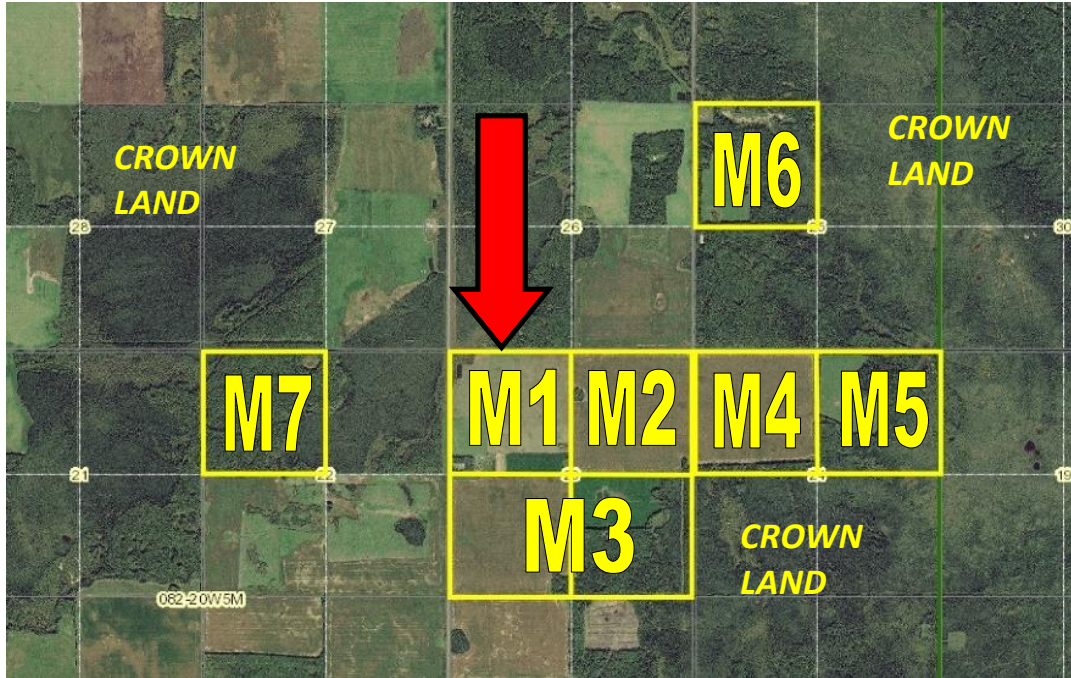


Moore's Agri-Trade Ltd
Breton, AB
780-696-2249

COUNTY MAP



NW23-82-20-W5



LOT
M1
NW23

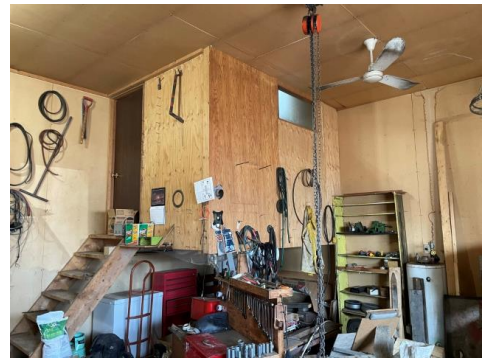
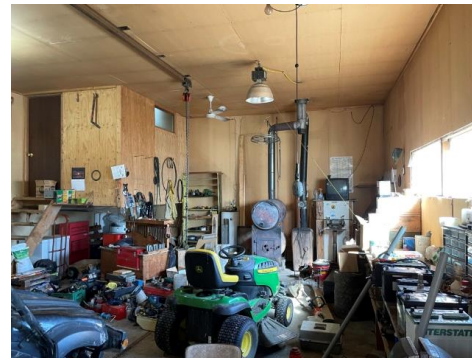
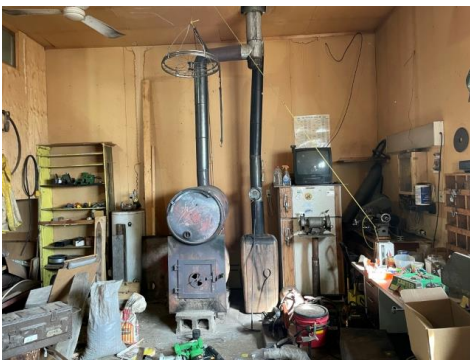


NW23-82-20-W5

Municipal Address	Municipality	Legal Description	Land Size	Property Taxes	Deposit	Possession
82343 RR 202	Northern Sunrise County	NW23-082-20-W5	159 acres with home site	\$500.99	\$10,000	July 23, 2021*
Home	Home is of little value <ul style="list-style-type: none"> • 3 bedroom 1 bath built - 1979 Atco Velaire mobile home • Foundation: axles and hitch are removed, on wood blocking • Asphalt shingles (need replacement), vinyl siding exterior - on the shady side there is mold on the siding.. • Addition with entry and storage - some roof leaking 					
Goods Included	1979 - Atco Velaire mobile home model V502 serial number V502-9-6831 CSA 416995 is included as is & is of little value.					
Goods Excluded	Sea can, oil storage shed, all fences except paige wire fences, all grain bins, camp shack, propane tanks					
Services	<ul style="list-style-type: none"> • Sewer - tank & open discharge - discharges south of home in trees on south property line. • Propane furnace. Propane tanks are not included. They are selling in equipment auction • Phone line • Concrete water cistern (underground) - condition is unknown. • Dugout to east of yard by corrals - water source for livestock. There is a second dugout in northwest corner of quarter. 					
Outbuildings	<ul style="list-style-type: none"> • 24x30 shop - concrete floor, insulated, power. Water tap at door (summer use only) • Open faced machine shed - condition poor • 24x12 Open faced shed - condition fair to poor 					
Comments	<ul style="list-style-type: none"> • The home and most of outbuilding (exception the shop) have little value. • Real Property Report will not be provided. The sewer discharge for the home on NW23 discharges into trees on shared boundary between NW23 & SW23. • Dugouts - one in the northwest corner of this quarter & one by the corrals that supplies water to trough for livestock • Perimeter & cross fences (posts & wire) will be removed by 30 June 2021. • Paige Wire fence will remain • Cultivated hay land has been used for pasture • Any scrap items remaining on the property on Completion Day will become the responsibility of the buyer. If there are auction items still on property on Completion Day Buyer will be notified. • Seller is offering Tenancy at Will Agreement to allow buyer early access to land for purposes of harvesting hay crop. 					



NW23-82-20-W5 - Shop



Water tap - summer use only located at SW corner of shop

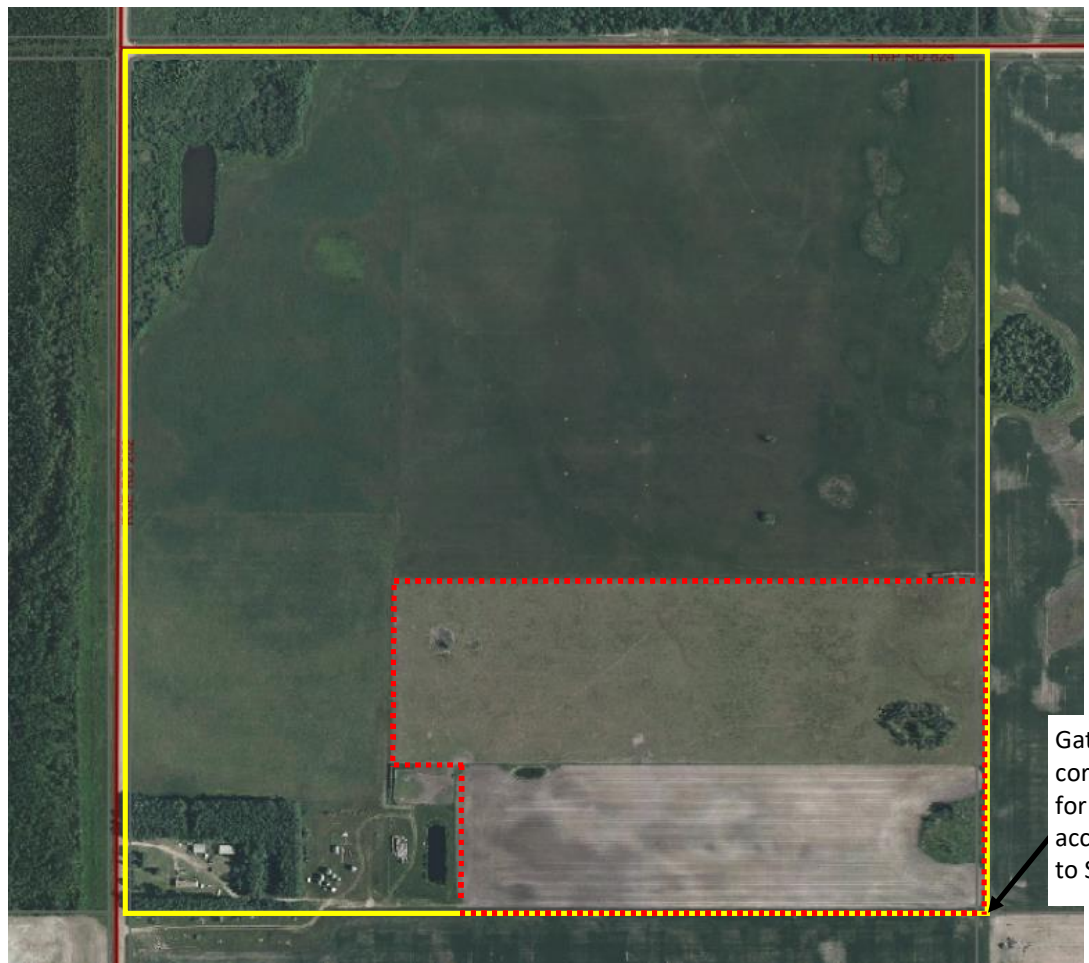
NW23-82-20-W5 - Outbuildings, Handling Corrals, Fences



DUGOUT FOR LIVESTOCK WATER



**Posts and wire will be removed
no later than 30 Jun 2021. Paige
Wire fences will remain**



..... Approximate location of Paige wire fence

Gate in corner for access to SE23



Septic tank - Discharges into trees on south property line.

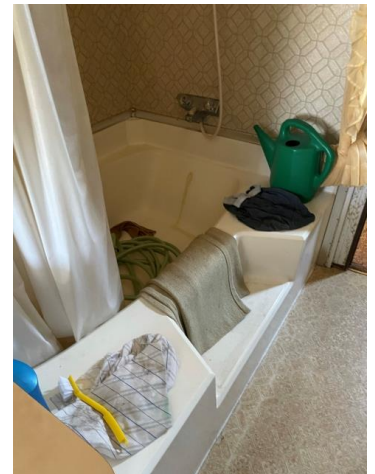
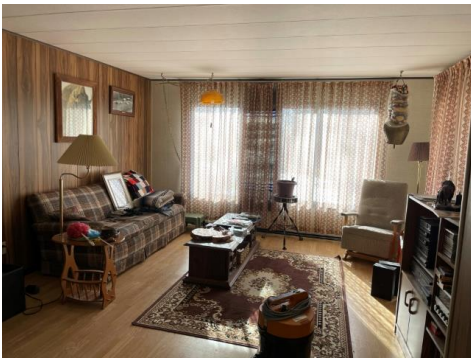
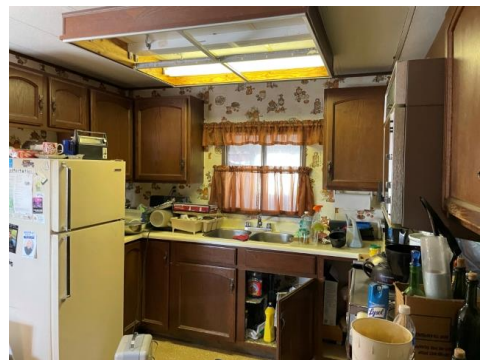


Underground Concrete water cistern

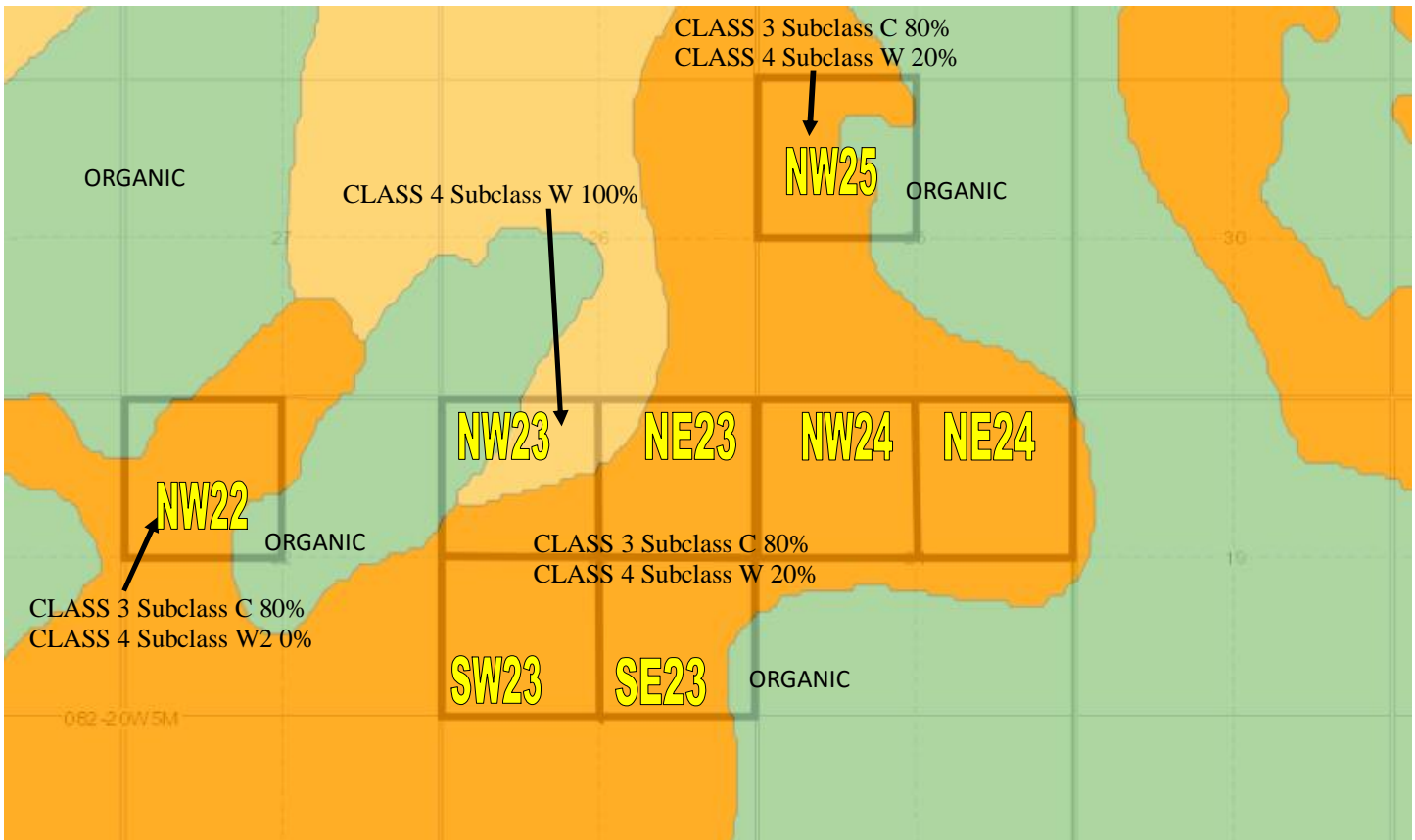


Propane tanks are excluded. They are selling in equipment auction





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



No pipelines or wells on this property. There are two RecExempt wells on quarter to the west.