



Unreserved Real Estate Auction

Brazeau County, AB

BIDDING OPENS: Tues Oct 17, 2023

BIDDING CLOSES: Thurs Oct 19, 2023



PARCEL 2

NE 3-50-7-W5 - 144 Acres - Pasture - Dugout

Fenced, Cross Fenced, Surface Lease Revenue

Sale Managed by:



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



teamauctions.com

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	December 1, 2023
Deposit	\$ 20,000 (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.
Included Goods	
Excluded Goods	
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 linesThe seller will contribute up to \$ 500 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.Surface lease revenue will be assigned to the buyer and adjusted as of completion day for any rents paid in advance

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

Contract must be signed by successful bidder upon bidding closing

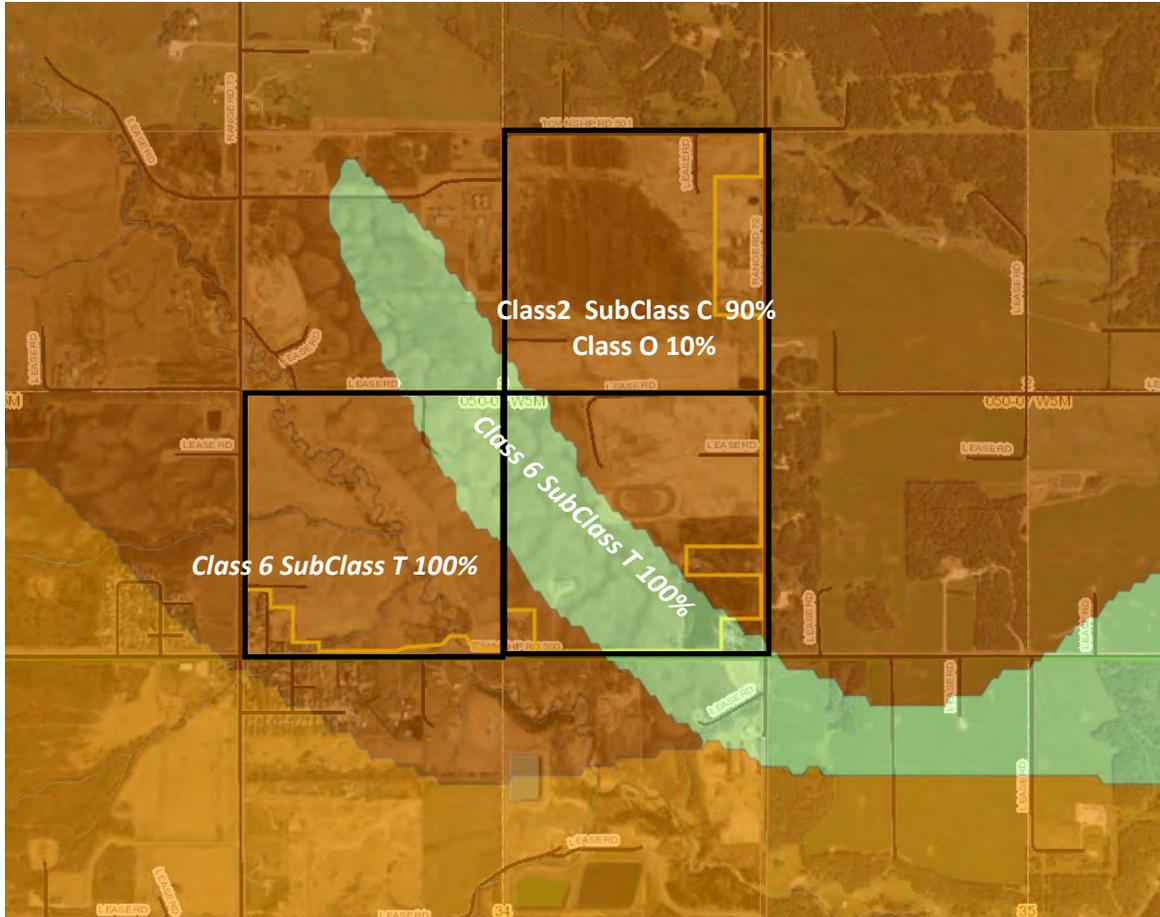
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4 PROPERTIES SELLING SEPARATELY



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Lot #	Address	Quarter	Section	Township	Range	W of Meridian	Acres	Property Taxes	Residence Rental \$	Lease Revenue	
1	7222 Twp Rd 500	SW	3	50	7	5	149.83	\$667.77	\$1,100	TBV	
2	On RR72	NE	3	50	7	5	144	\$ 52.24	NIL	TBV	
3	50014 RR72	SE	3	50	7	5	149.96	\$ 91.20	NIL	TBV	
4	50006 RR72	PLAN 0625259 Block 1 Lot 2 Located on SE3-50-7-W5 PLAN 0625259						4.99	\$984.02	\$1,300	NIL

Soil Map of the 4 Properties



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

1.2 AGRICULTURAL SOIL CLASSES

CLASS DESCRIPTION

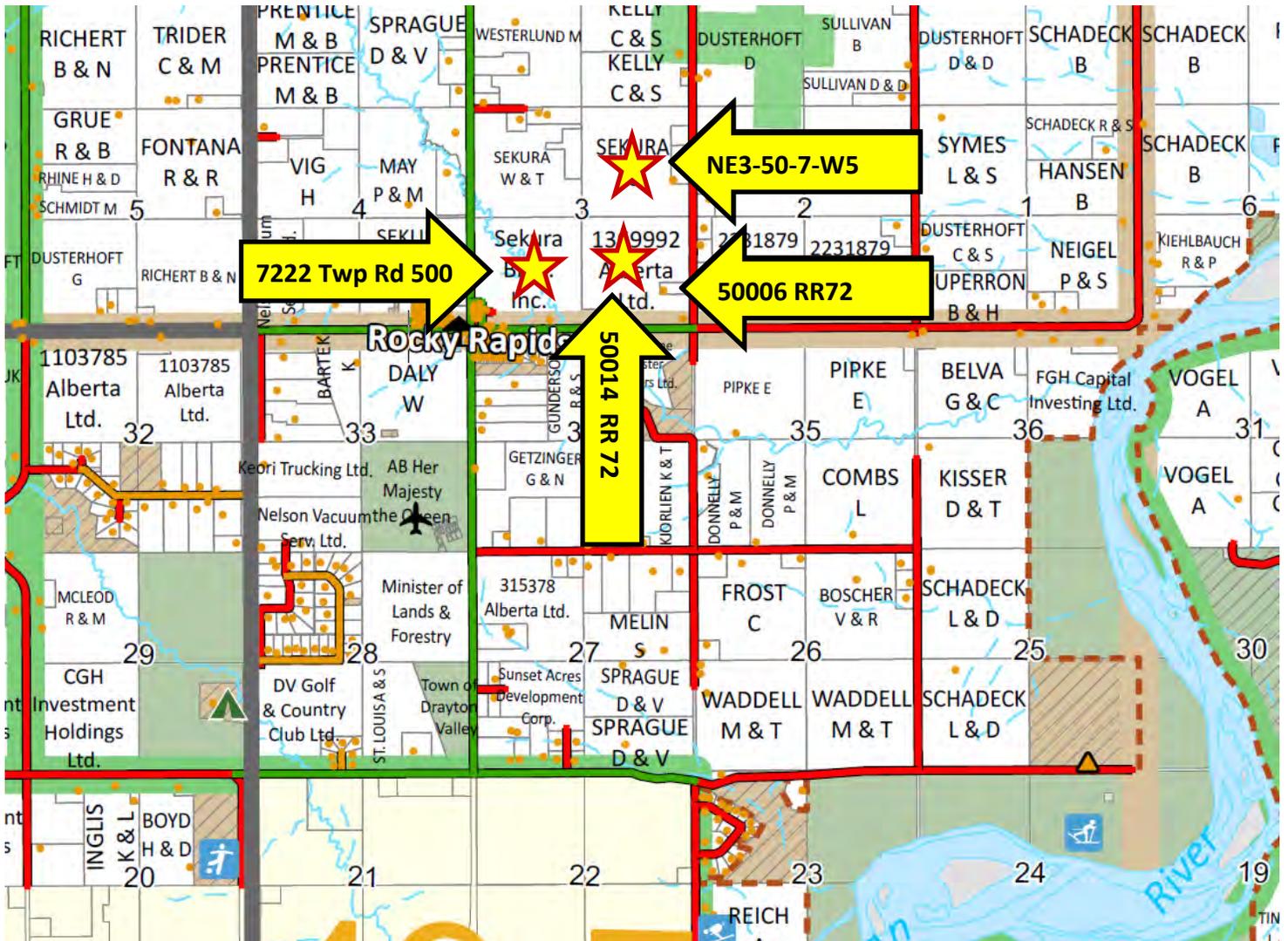
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of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

County Map Showing the 4 Properties

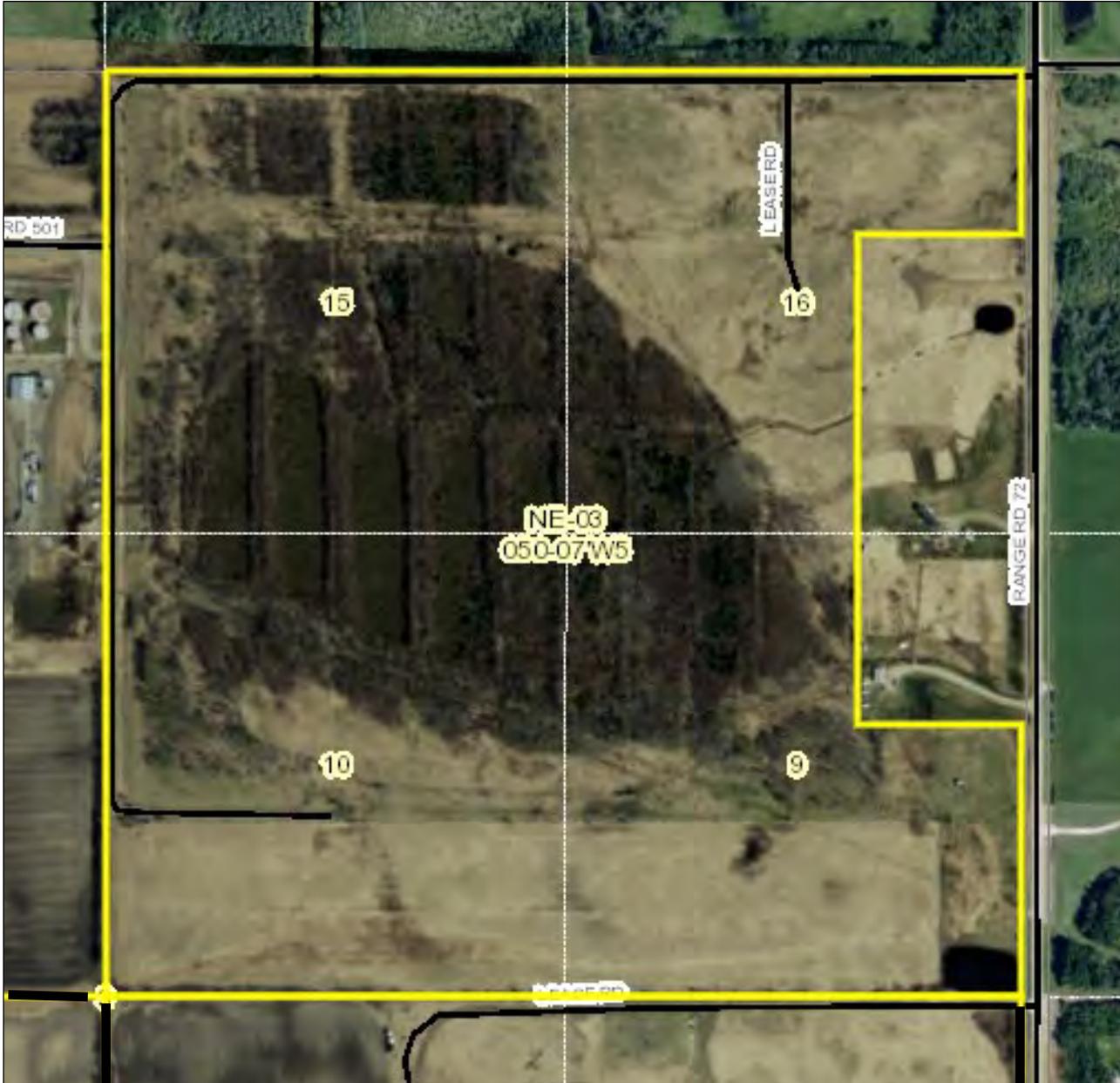


DIRECTIONS:

NE3-50-7-W5 on RR 72

From Drayton Valley - 50 Ave & Hwy 22 (McDonalds Restaurant corner) go north 6.9 km on Hwy 22 to Twp Rd 500. Turn right and continue east 3.2 km to Range Road 72, turn left & go north 1.6 km to lease road on north end of the property.

NE3-50-7-W5 - 144 acres



NE3-50-7-W5 - 144 acres - Pasture - Surface Leases - Dugout

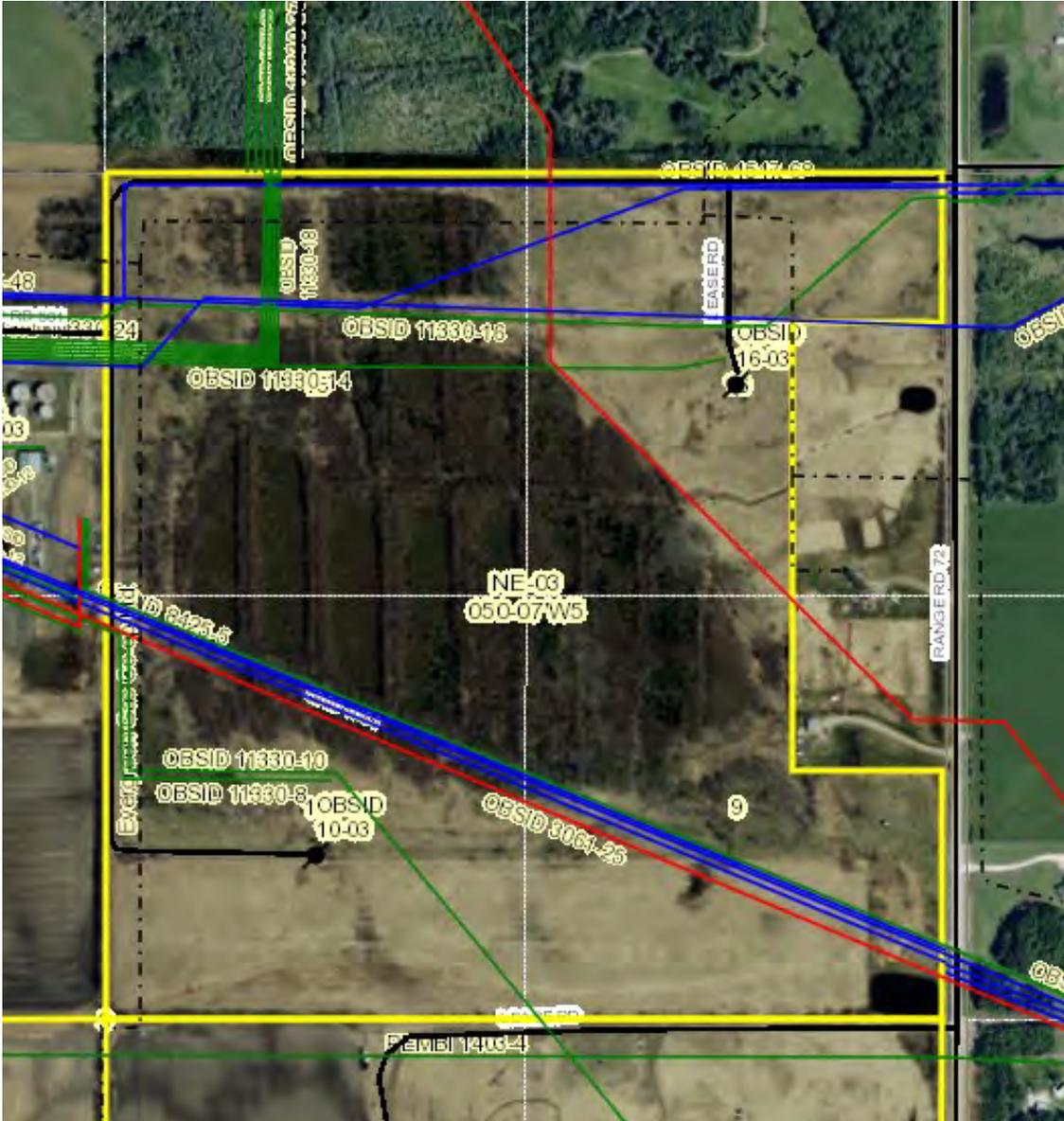
Municipal Address	NE3-50-7-W5
Municipality	Brazeau County
Legal Description	NE3-50-7-W5
Land Size	144 acres
Land Use Zoning	Agricultural
Property Taxes	\$ 52.24
Deposit	\$20,000
Possession	Dec 1, 2023

144 acres, where a natural blend of open land and forests provides awesome pasture. A generously sized dugout provides a reliable water source for your livestock's well-being. Moreover, the trees that grace this land serve as nature's own protective canopy, offering a natural shelter for your livestock.

Surface lease revenue is received annually. Amount of lease revenue is being verified. Surface lease revenue will be assigned to the buyer and adjusted as of completion day for any rents paid in advance

The seller will contribute up to \$ 500 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.

Pipelines and Surface Lease Well Info



REVENUE FROM SURFACE LEASES -

Quarter	Section	Twp	Range	W of	Annual Payment	Lease Date	File #	Company
NE	3	50	7	5	Being Verified			Obsidian
NE	3	50	7	5	Being Verified			Obsidian

- Surface lease revenue will be assigned to the buyer and adjusted as of completion day for any rents paid in advance

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

Property Photos



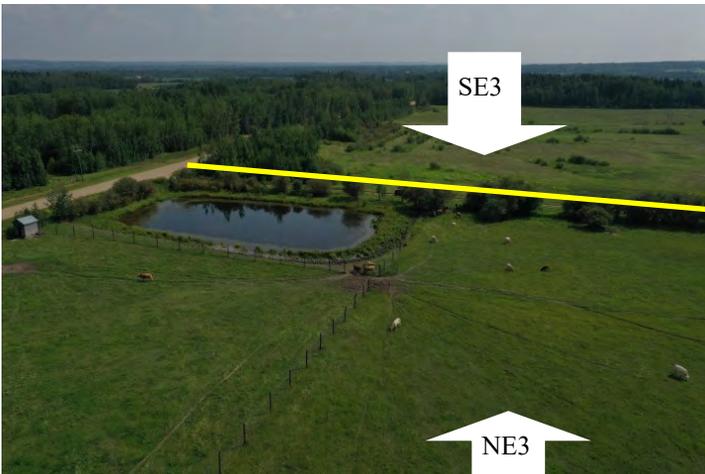
Property Photos - NE 3-50-7-W5



Property Photos - NE 3-50-7-W5



Property Photos NE 3-50-7-W5



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