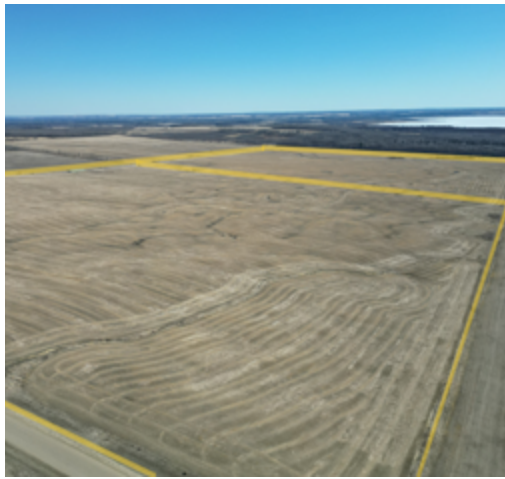


**474± Acres Of Land**  
**3 Quarters Sold Separately**



**Near Wildwood, AB**

**Unreserved Online Auction**  
**Jun 18 - 20, 2024**



# 474± Acres Of Land 3 Quarters Sold Separately

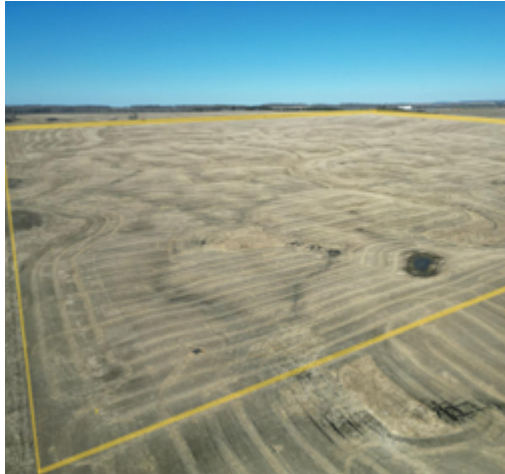
## *Two adjoining quarters of Productive Farmland and one quarter of mixed Farmland and Forest*

Discover a unique investment opportunity in the heart of Yellowhead County. Introducing three parcels of land with each quarter section boasting its own character and potential. Good soil and endless possibilities for agricultural ventures.

**The first two quarters** offer productive cultivated farmland, consistently farmed and well-maintained. Known for their good soil and consistent yield, and no acreages out yet, these two parcels are ideal for agricultural expansion, starter farmers, or investors that are seeking profitable agricultural ventures for now and the future.

The land is not seeded for this year but if you are the buyer and the purchase contract is signed, and deposit is received you can have access to the land for fieldwork. The straw bales are NOT included in the sale.

- **NE-20-54-9-W5:** 158.01 acres. CLI soil # 3. Taxes 2023: \$ 96.29. Zoning: RD – Rural District
- **SE-20-54-9-W5:** 159 acres. CLI soil # 4. Taxes 2023: \$ 119.77. Zoning RD-Rural District. The SE-20-54-9-W5 has 2 dugouts.



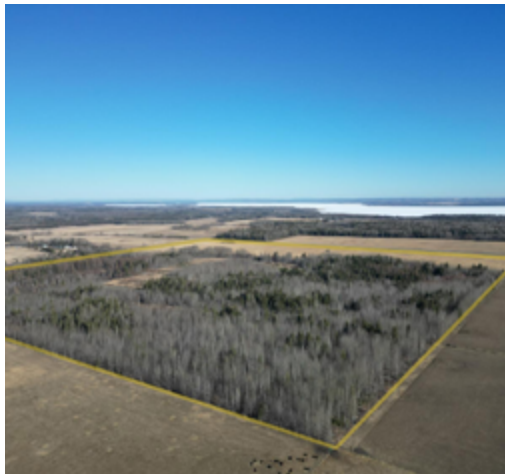
The third quarter mixes cultivation with natural forest. A mix of +/- 44 acres cultivated productive land, pine, spruce, and poplar trees. Three sides are fenced. The west side has no fencing. This quarter offers a rare blend of agricultural and recreational potential, perfect for those interested in livestock farming, horticulture, or agro-tourism. Its secluded location near Chip Lake and the community of Wildwood provides a serene retreat for nature lovers.

- **NW-17-53-9-W5:** 157.01 acres. Taxes 2023: \$ 46.10. Zoning RD – Rural District.

All three quarters have good access and located within 1 ½ hour west of Edmonton.

Whether you're looking to expand your existing operations or embark on a new agricultural journey, these quarters represent a golden opportunity to invest in Yellowhead County's diverse and dynamic land offerings.

These parcels are selling at an unreserved online auction on Jun 18-20. Don't miss out on this chance to own a piece of Alberta's agricultural heartland.



## Mark Your Calendar.

### Auction Dates:

**Bidding Opens - 9AM Jun 18**

**Bids Start Closing - 9AM Jun 20**





**Parcel 1 NE 20-54-9-W5**

**158.01 Acres of Cultivated Land**



**Parcel 2 SE 20-54-9-W5**

**158.01 Acres of Cultivated Land**





***Parcel 3 NW 17-53-9-W5***

***157.01 Acres of Cultivated & treed Land***





# **COMMUNITY HIGHLIGHTS**

**Yellowhead County is known for its wide variety of valuable industrial, recreational, residential, and agricultural opportunities.**

**A great agricultural example is GROW YELLOWHEAD; helping local food producers, from small niche markets to large processors, get into new markets that are looking for locally sourced food and related products.**

**Visit the Grow Yellowhead website for more information:**

**<https://yhcounty.ca/doing-business/grow-yellowhead/>**

**Chip Lake is a large lake in west-central Alberta. The Lobstick River flows through the lake. It in turn is a tributary of the Pembina River, which eventually flows into the Athabasca River.**





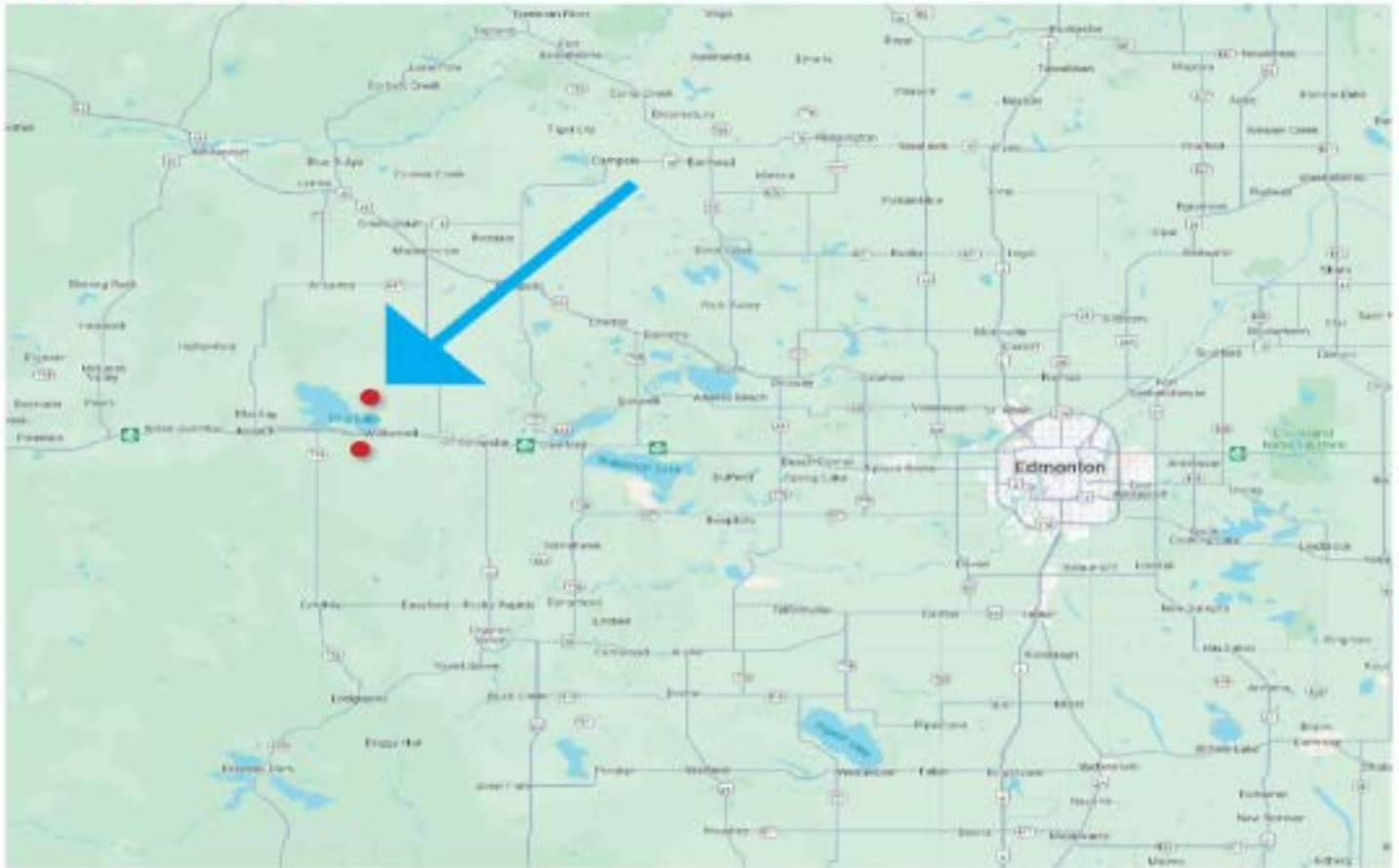
<b>CLASS 1</b>	Soils in this class have no significant limitations in use for crops.	<b>CLASS 5</b>	Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.
<b>CLASS 2</b>	Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.	<b>CLASS 6</b>	Soils in this class are capable only of producing perennial forage crops and improvement practices
<b>CLASS 3</b>	Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.	<b>CLASS 7</b>	Soils in this class have no capability for arable culture or permanent pasture.
<b>CLASS 4</b>	Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.	<b>0</b>	Organic Soils (not placed in capability classes.)

**SUB CLASSES:**

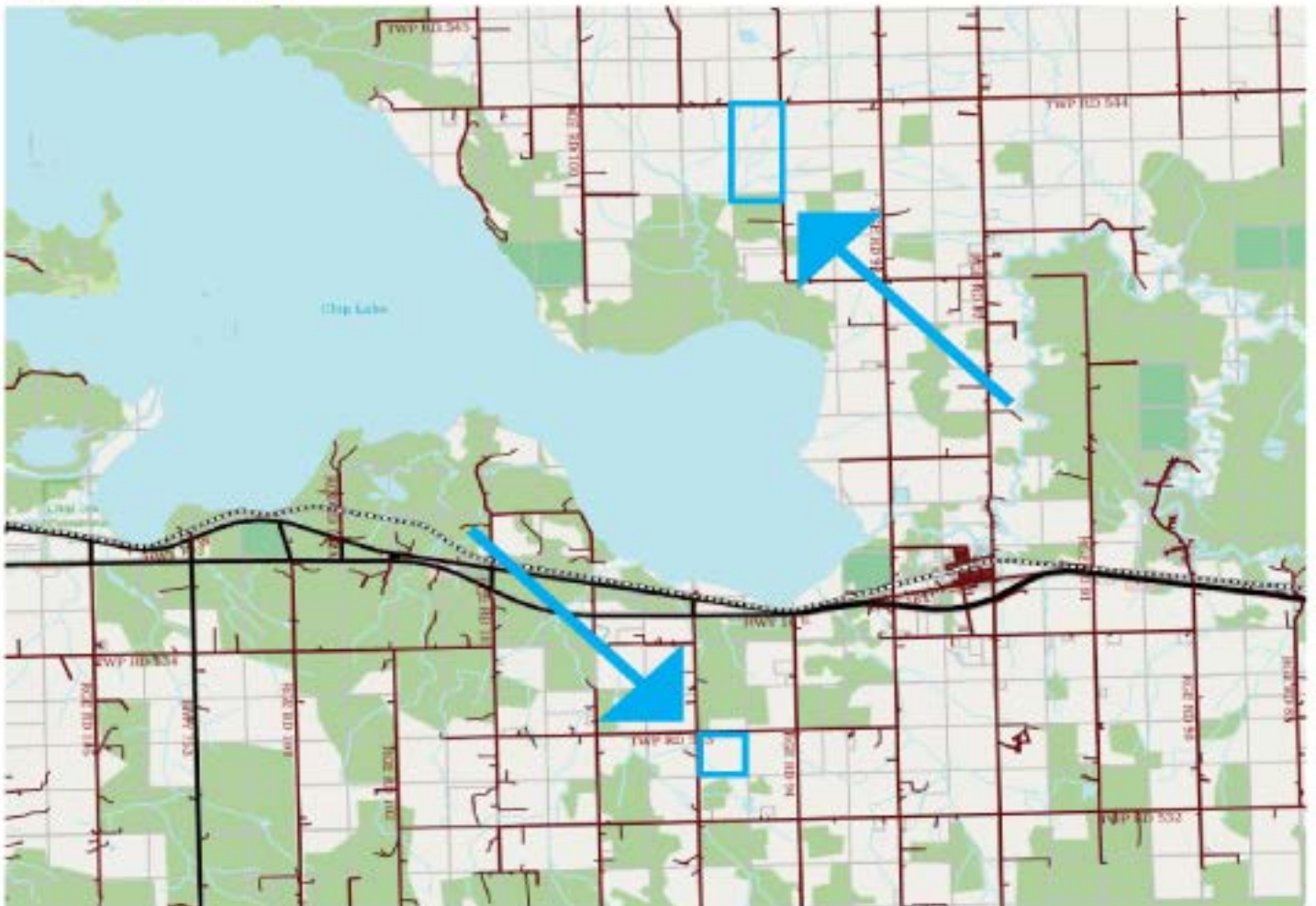
<b>C</b> - Adverse Climate	<b>P</b> - Stoniness
<b>D</b> - Undesirable soil structure and/or low permeability	<b>R</b> - Shallowness to soil bedrock
<b>E</b> - Erosion Damage	<b>S</b> - Soil Limitations
<b>F</b> - Fertility	<b>T</b> - Adverse Topography
<b>I</b> - Inundation	<b>W</b> - Excess water
<b>M</b> - Moisture	<b>X</b> - Minor cumulative limitations



## Regional Map



## Municipal Map



# HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

## LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

Cookies help us deliver our services. By using our services, you agree to our use of cookies.

DISMISS

[Learn more.](#)



## MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

## INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots' closing time.

## GROUP LOTTING

- Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

*Note: Each lot within the group can be sold at a different price and/or to a different buyer*

## TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

## WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

## WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

## JUMP THE BID

Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

## BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

The screenshot displays a group of 25 lots. The first lot, LOT 1001, is a 'WINNING' bid at CA\$51,000 with a max bid of CA\$55,000. The second lot, LOT 1002, is an 'OUTBID' where the user's bid is CA\$235,000 and the current bid is CA\$236,000. The third lot, LOT 1003, is also an 'OUTBID' with a user bid of CA\$320,000 and a current bid of CA\$320,000. Each lot entry includes a description, contact information for Ria Braaksma, and a location in Grenfell, SK. Buttons for 'EDIT BID', 'PLACE BID', and 'JUMP THE BID' are visible for the respective lots.

Lot	Status	Your Bid	Current Bid
LOT 1001	WINNING	CA\$51,000	CA\$55,000 (Max)
LOT 1002	OUTBID	CA\$235,000	CA\$236,000
LOT 1003	OUTBID	CA\$320,000	CA\$320,000

## Partial Terms & Conditions:

**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 (Real Estate Centre) 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.





Questions about our Auction Process?



Rod McLennan  
**587-998-2095**

**587-464-2125**

Questions about the properties?



Ria Braaksma  
**780-446-3006**

**teamauctions.com**