

# **UNRESERVED REAL ESTATE AUCTION**

**Real Estate  
Sells at Noon**

*Selling June 22, 2019 at Drayton Valley Consignment Sale  
for Estate of Allen Kirbyson & Carol Kirbyson, Rochfort Bridge*



**OPEN HOUSE:  
JUNE 1, 2019  
1 pm to 3 pm**

**Can't make it to  
Open House...Call  
780-898-0729  
to  
schedule viewing**

**K1** 57132 RR80 Rochfort Bridge, Lac Ste Anne County  
Plan 1921562 Blk 1 Lot 1 4.91 ± acres

**K2** Pt SE13-57-8-W5  
145.29 ± acres

**Directions to SALE SITE** Sekura Auction Site - 3351 50th Street, Drayton Valley AB

SALE MANAGED BY

**TEAM  
AUCTIONS**

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

REAL ESTATE SERVICES BY



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

## **HIGHLIGHTS OF REAL ESTATE AUCTION TERMS**

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property(s) 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**

<b>Completion Day</b>	<b>22 July 2019</b> <i>*Seller is willing to close earlier.</i>
<b>Deposit</b>	<b>\$10,000 per parcel</b> (non-refundable) by bank draft or approved payment payable to Moore's Agri-Trade Ltd on June 22, 2019 (at close of bidding)
<b>Conditions</b>	There are no Buyer Conditions. Or Seller Conditions.
<b>Additional Terms</b>	Buyer acknowledges & accepts <ul style="list-style-type: none"> <li>• The property sells as is with no warranties of any kind whatsoever</li> <li>• Seller is willing to close at earlier date.</li> <li>• Other terms may be announced on sale day by auctioneer</li> </ul>

**Contract must be signed by successful bidder at close of bidding on 22 June 2019**

SALE MANAGED BY

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AUCTIONS**

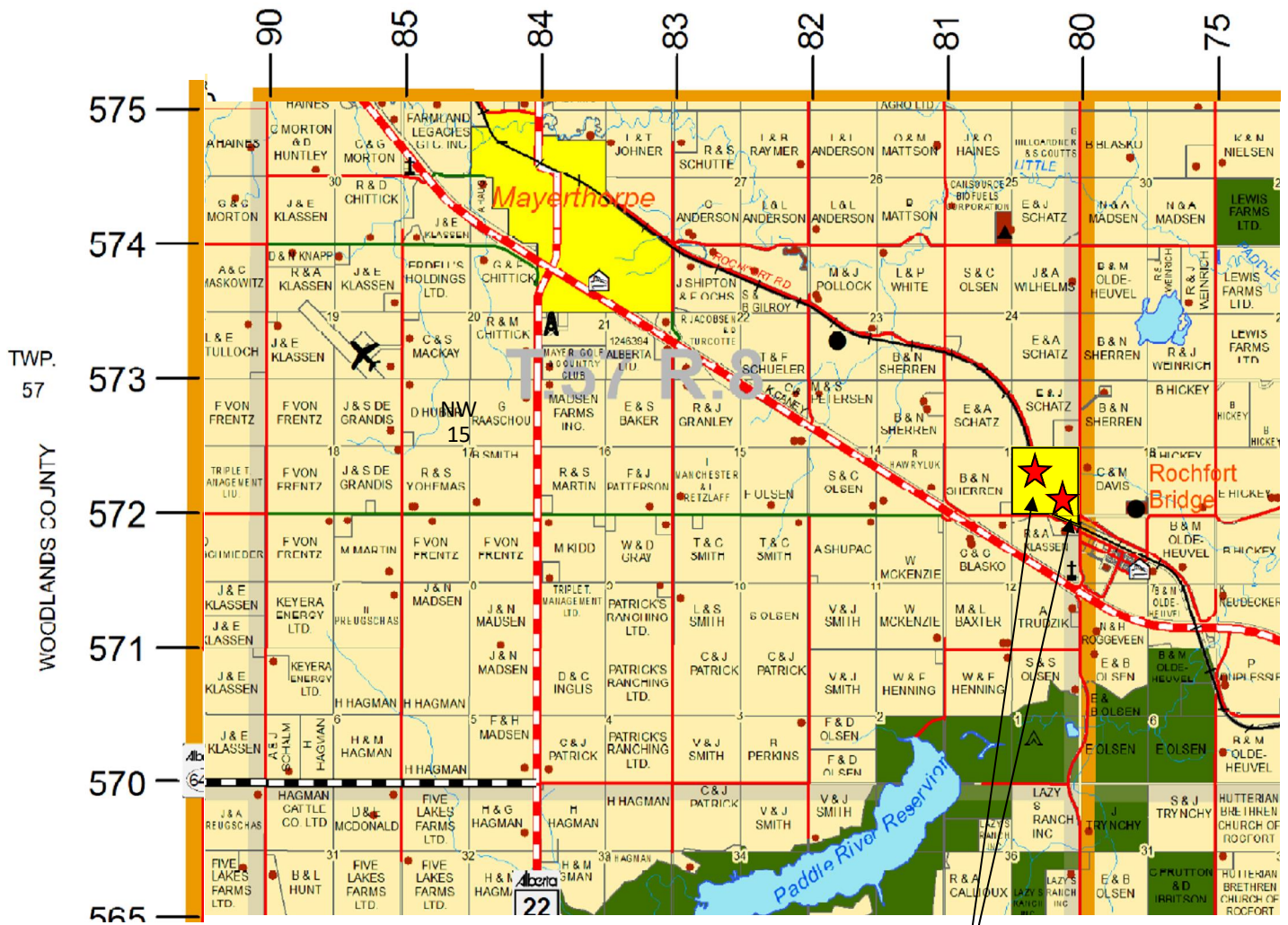
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# LOCATION



**Directions to SALE SITE & PROPERTY:**

57132 RR 80, Rochfort Bridge, AB  
 From Junction of Hwy 43/Hwy 22 (Mayerthorpe) - southeast 7.5 km on Hwy 43 to RR80 - (Rochfort Bridge turnoff), then north .9 km to property on left.

Located less than 1 km from Hwy 43, close to the Rochfort Bridge Trading Post. A short drive to either Sangudo or Mayerthorpe.

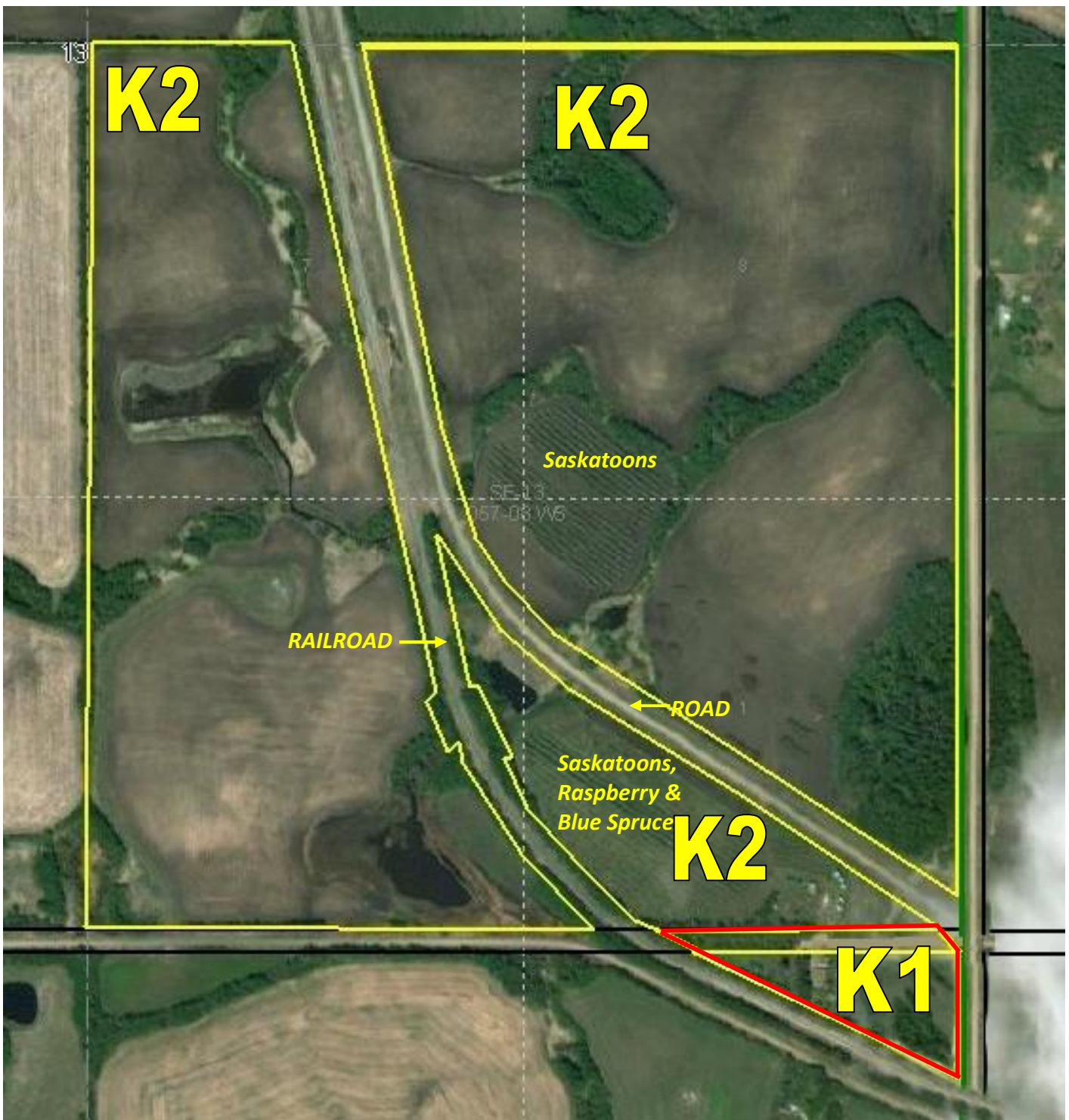
KIRBYSON LANDS

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*AIR PHOTO*



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**K1** 57132 RR80 Rochfort Bridge, Lac Ste Anne County  
Plan 1921562 Blk 1 Lot 1 4.91 ± acres

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**K2** Pt SE13-57-8-W5  
145.29 ± acres

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# K1

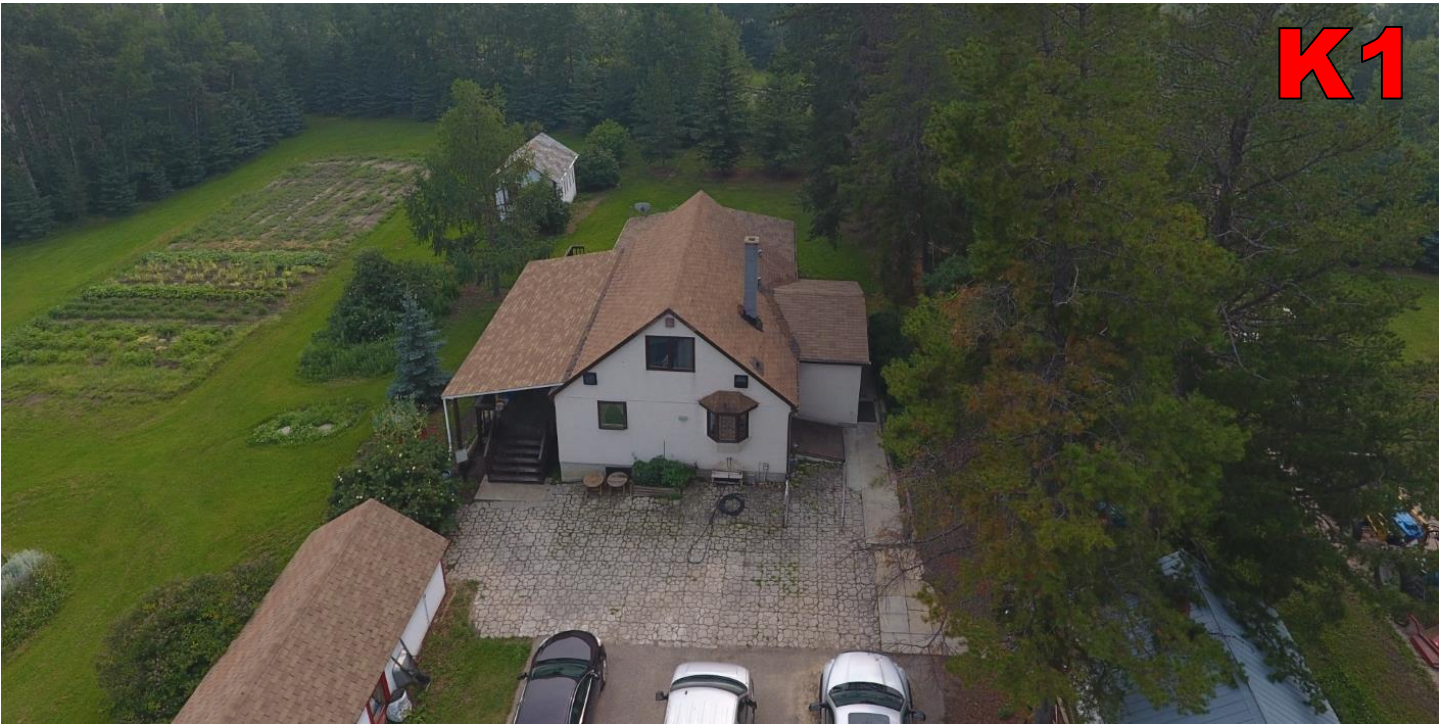


<b>Sale Lot #</b>	<b>K1</b>
<b>LEGAL</b>	Plan 1921562 Blk 1 Lot 1
<b>Size (Approx)</b>	4.91 acres
<b>Taxes (2018)</b>	\$1,549.58 Based on original acreage prior to amalgamation of closed township road
<b>Municipality</b>	Lac Ste Anne County
<b>Zoning</b>	Rural District
<b>Deposit</b>	\$10,000
<b>Possession</b>	22 July 2019

<b>Municipal Address</b>	57132 Range Road 80 ROCHFORD BRIDGE, AB - Lac Ste Anne County
<b>Home</b>	<p>1700± sq ft 3 bedroom 2 bath 1.5 storey home Original home built approx 1955 and was upgraded with large addition in 1992. Addition on crawlspace. Hardwood flooring, carpet and lino. Main floor features country style kitchen with oak cabinetry, large dining area, living room, sitting area, master bedroom with 3 piece ensuite (shower), 4 piece main bath, and large back porch with laundry area - complete with laundry sink. Upper floor has two bedrooms. Poured concrete partial basement - partial developed with family room (painted concrete floor), cold room, and mechanical area. With water distiller There has been some leaking as seen by staining on painted concrete walls. Mr Kirbyson had sealed but seller unsure if situation has been fully remedied. There is sump pump installed in basement. Asphalt shingles, stucco exterior. Covered deck Concrete paver patio/ asphalt parking area on the north side of home</p>
<b>Goods Included</b>	Fridge, stove, dishwasher, washer, dryer, water distiller, 2 ceiling fans
<b>Goods Excluded</b>	Window coverings, microwave, freezers
<b>Services</b>	Power (Mayerthorpe REA), phone, natural gas (TRL Gas Coop), septic bell & siphon with weeping tile, drilled well. Epcor yard light
<b>Outbldgs</b>	15x38 heated workshop, concrete floor, radiant tube heater. This shop is not garage. Storage sheds, Chicken coop
<b>Comments</b>	This property is selling as 4.91 acres as the requested property boundary realignment to include the 12.5± acre parcel of the SE13-57-8-W5 with the home site located on NE12-57-8-W5 was refused by Land Titles..

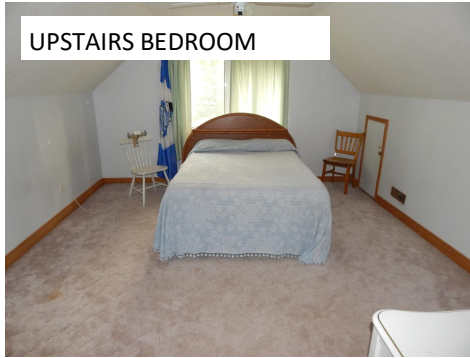
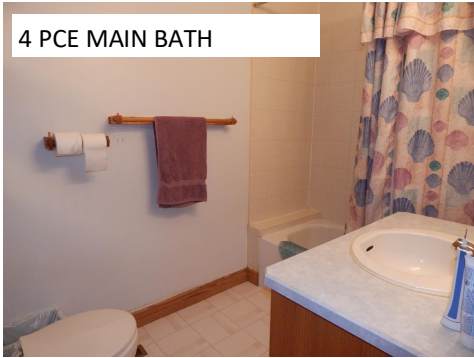


**K1**

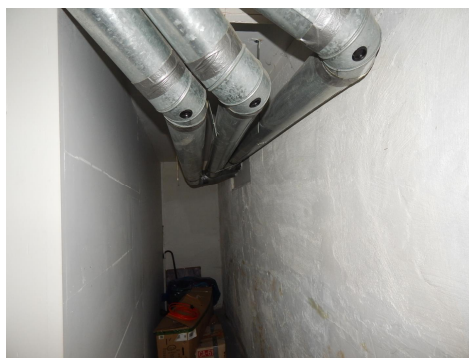
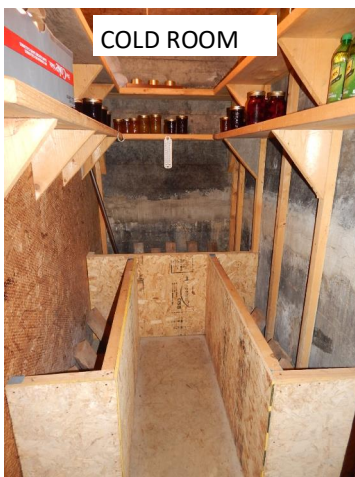


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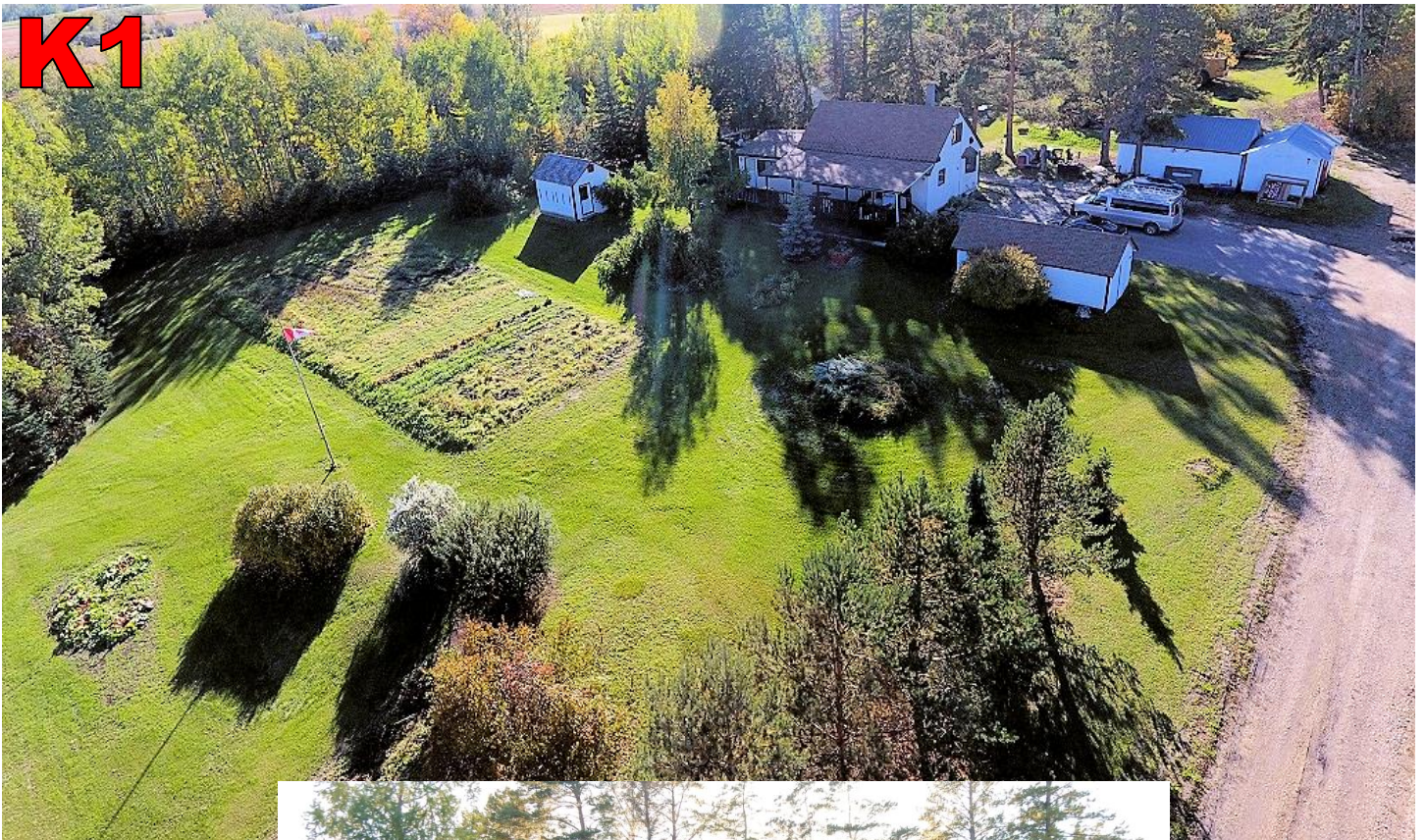
# BASEMENT



Heat ducts into crawlspace under addition



**K1**







Former garage - used for storage - wood siding, asphalt shingles, power, wood floor. 26'x12'



Chicken Coop



Storage shed in yard



Workshop

Workshop -

Two buildings joined together form this workshop.

- 14'x24' building with metal roof, concrete floor, 220 wiring, Tube gas heater.
- 12'8 x 16' - Painted osb exterior, metal roof. Wood floor. Large hinged doors.





# K2



<b>Sale Lot #</b>	<b>K2</b>
<b>LEGAL</b>	Pt SE13-57-8-W5
<b>Size (Approx)</b>	145.29 acres
<b>Taxes (2018)</b>	\$210.09
<b>Municipality</b>	Yellowhead County
<b>Zoning</b>	Rural District
<b>Deposit</b>	\$10,000
<b>Possession</b>	22 July 2019

Productive farm land with cultivated land and U-Pick Saskatoon operation. Large storage shop/shed rent



Cultivated Acres (85 acres) has been rented for 2019 season. Buyer will receive land rent based on \$35/acre for 85 acres





K2



Storage Shed - 22'x24'. Plywood Exterior, Asphalt shingles, wood floor.



**K2**



Productive cultivated farm land west of railway tracks.

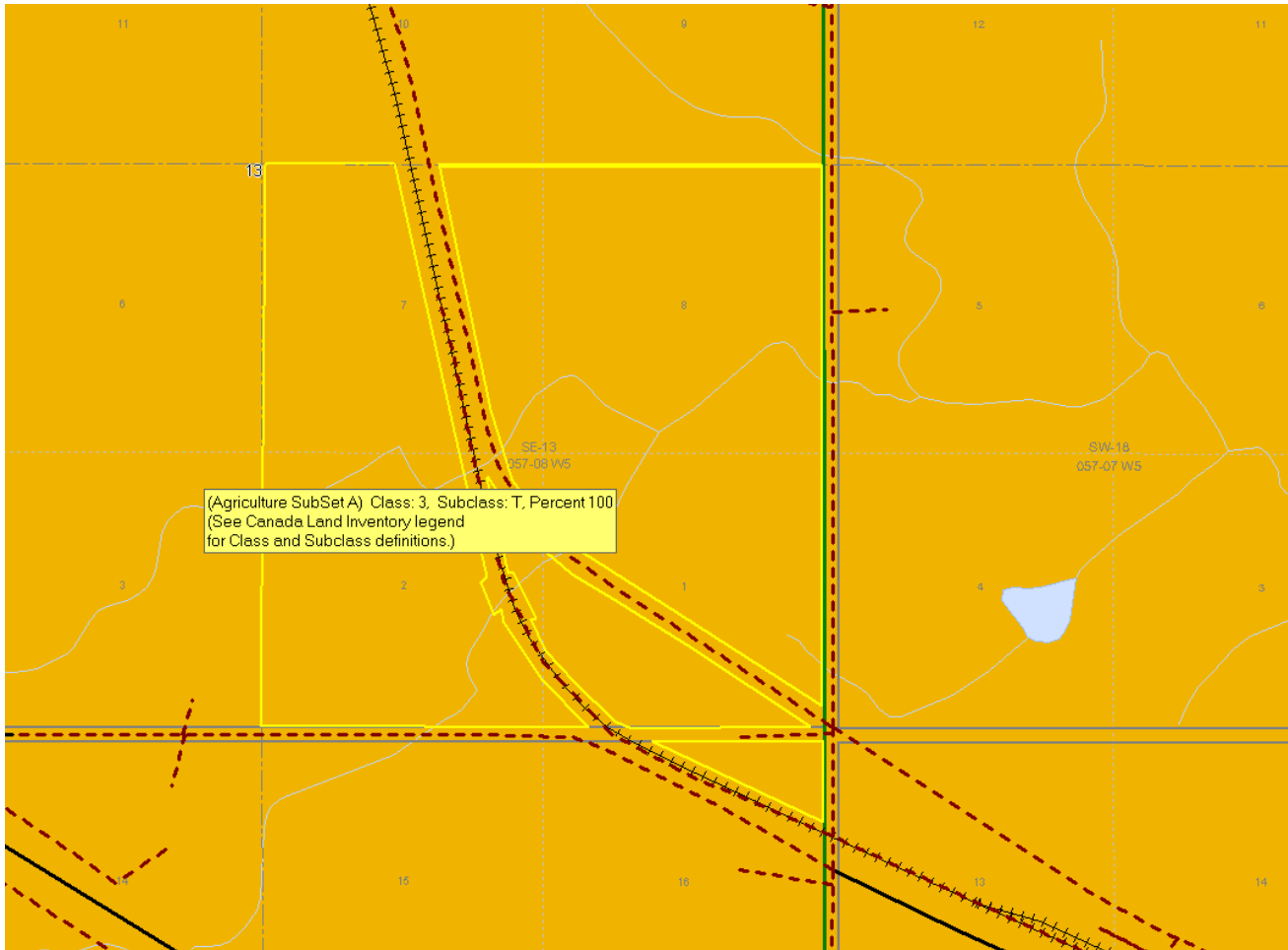


Lower right corner of photo shows water body located on south end of the land lying west of tracks.





# 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

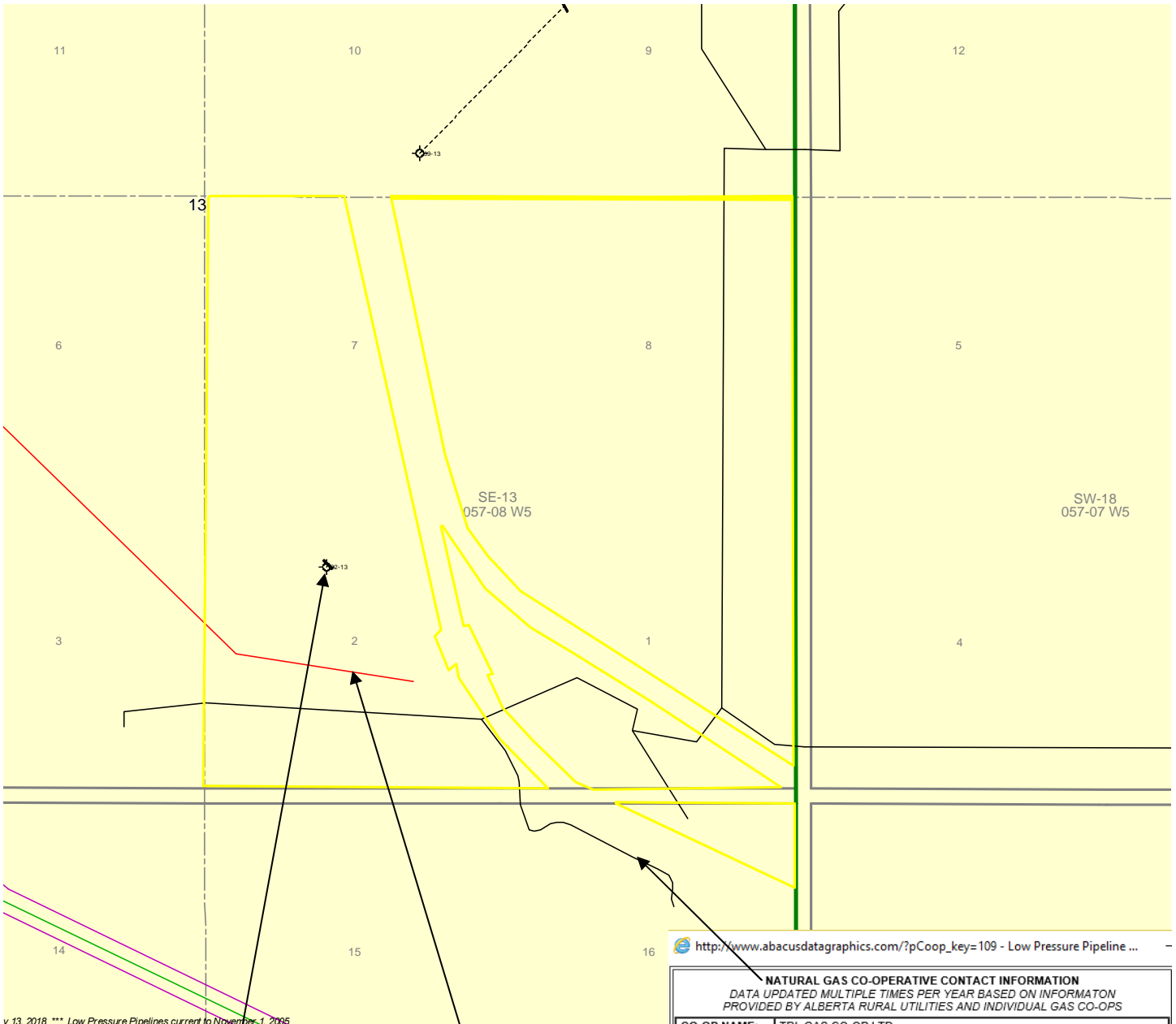
CLASS	DESCRIPTION
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict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



y 13, 2018 \*\*\* Low Pressure Pipelines current to November 1, 2006.

<http://www.abacusdatagraphics.com/?pKey=0575081302003&pPMG=false&pWellEvent>

[http://www.abacusdatagraphics.com/?pCoop\\_key=109 - Low Pressure Pipeline ...](http://www.abacusdatagraphics.com/?pCoop_key=109 - Low Pressure Pipeline ...)

NATURAL GAS CO-OPERATIVE CONTACT INFORMATION	
DATA UPDATED MULTIPLE TIMES PER YEAR BASED ON INFORMATION PROVIDED BY ALBERTA RURAL UTILITIES AND INDIVIDUAL GAS CO-OPS	
CO-OP NAME:	TRL GAS CO-OP LTD.
ADDRESS:	Box 1770 Whitecourt, Alberta T7S 1P5
PHONE #:	(780) 779-9990
FAX #:	(780) 779-9993
EMAIL:	trgadmin@telusplanet.net

WELL INFORMATION	
CURRENT TO JULY 11, 2018	
EVENT: <input type="button" value="3"/>	Seller has signed paperwork to finalize reclamation of this lease.
WELL ID:	00 / 02-13-057-08 W5 / 3
LICENCE #:	0288820
LICENCE DATE:	JUNE 23, 2003
WELL NAME:	LONG RUN PADDLER 2-13-57-8
WITHIN:	02-13-057-08 W5
H2S (%):	NOT AVAILABLE
LICENCEE:	LONG RUN EXPLORATION LTD.
SPUD DATE:	JULY 5, 2003
FINAL DRILL DATE:	JULY 12, 2003
STATUS:	ABD
ABANDONED DATE:	JULY 6, 2009
SURFACE:	
DOWNHOLE:	
OFFSETS:	N 301.5 W 637.4
OFFSETS:	N 303.9 W 635.8
LATITUDE:	53.921589
LATITUDE:	53.92161
LONGITUDE:	115.053078
LONGITUDE:	115.053054
GROUND ELEVATION:	696 m 2283'
TOTAL DEPTH:	1523 m 4997'
WELL TYPE:	NOT AVAILABLE
SUBSTANCE:	NOT AVAILABLE

<http://www.abacusdatagraphics.com/?pKey=436240001#contentEUB - AER Pipeline Informati>

AER PIPELINE INFORMATION	
CURRENT TO JULY 13, 2018	
LICENCE/LINE #:	43624 - 1
PERMIT DATE:	SEPTEMBER 22, 2008
ABACUS #:	65823
LICENCE DATE:	JANUARY 27, 2010
COMPANY:	LONG RUN EXPLORATION LTD.
FROM LOCATION:	02-13-057-08 WSM BE
TO LOCATION:	05-23-057-08 W4M BE
LENGTH:	3.45 kms 2.14 mi
STATUS:	A
SUBSTANCE:	NG
H2S:	3.2 mol/kmol 3,200 ppm
OD:	114.3 mm 4.50"
WT:	4 mm 0.16"
MATERIAL:	S
TYPE:	Z245.1
GRADE:	2902
MOP:	0 kPa 0 psi
JOINTS:	W
INTL COATING:	U
STRESS LEVEL:	0 %
ENVIRONMENT:	
ORIGINAL PERMIT DATE:	OCTOBER 7, 2004
CONST. DATE:	
ORIGINAL LICENCE/LINE #:	43624 - 1
NEB REG:	No