

# ***UNRESERVED REAL ESTATE AUCTION***

*Selling for Albert Morden of Thorsby*

*April 6, 2019*

*Real Estate Sells at Noon*

- A** *NW35-49-2-W5 141.36 acres  
135+/- cultivated acres, hwy frontage, 30x60 shed*
- B** *NE35-49-2-W5 - 148.65 acres  
100+/- cultivated acres, balance bush & hay, hwy frontage, creek*
- C** *SW35-49-2-W5 - 160 acres  
140+/- cultivated acres, balance bush, creek*
- D** *SW36-49-2-W5 - 100.81 acres  
80 +/- cultivated acres, balance bush, creek*
- E** *Plan 1221688 Blk 1 Lot 1 4.23 acres  
Hwy frontage, established yard site with gas, power, well, out buildings*
- F** *Plan 1221688 Blk 1 Lot 2 6.42 acres  
Hwy frontage - Ready for your development - No services.*

**Directions to SALE SITE**

**SALE MANAGED BY**



RR1, Warburg, AB T0C 2T0  
780-789-3134

**REAL ESTATE SERVICES BY**



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

## **REAL ESTATE AUCTION TERMS**

1. **UNRESERVED:** In this auction, the seller has agreed to accept the highest bid regardless of price. Properties will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Moore's Agri-Trade Ltd.(Real Estate Brokerage) is acting only as agent of the seller and not as agent of the Purchaser. 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. **GST:** GST applies to sale of these properties. The Purchase Price (Bid price) does not include any applicable GST.
4. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to **Moore's Agri-Trade Ltd (Trust)** in the form of bank draft or other approved payment as follows: Amount of Deposits: Parcels A, B, C & D: \$20,000/parcel; Parcels E & F \$10,000/parcel
5. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each of the properties will be available for inspection prior to the auction. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. **Note: These contracts will not be subject to any buyer's conditions.**
6. **COMPLETION DAY:** Titles will be clear of encumbrances except those which are to remain on the titles as shown on the Purchase Contracts. 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.
7. **NO WARRANTY:** The Purchaser 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. All information provided is meant as a guide only. In accepting a buyer registration number each bidder acknowledges receipt of the "Property Information Package" provided. The Purchaser shall have satisfied himself as to the descriptions, location and condition of the property prior to bidding.
8. **RESPONSIBILITIES OF BIDDERS** It is the responsibility of all bidders to review all information provided and terms of this auction. If clarification is required, it is the bidder's responsibility to obtain clarification from Moore's Agri-Trade Ltd prior to bidding.
9. **AUCTIONEER RESERVES THE RIGHT** to accept or reject any bid and in all cases of dispute the auctioneer's decision shall be final. If an auctioneer declares a property "sold" or "closes the bidding" and more than one party immediately claims to hold the high bid the auctioneer may declare who holds the high bid or re-open the bidding for further advances from the parties who held the high bid.
10. **RECORDING:** Real estate auctions managed by Lawrece Auctioneering are recorded. If it is necessary to verify any fact related to the sale the recording can be reviewed by the seller or a buyer.
11. **BUYERS FURTHER AGREE** to be responsible for all charges to them including deposits on sale day, and subsequent payments as outlined in the Purchase Contract. It is understood that if any payment is not made or if any cheque given to Moore's Agri-Trade Ltd. as payment is not honored that the buyer will face civil and/or criminal charges.

In accepting a buyer registration number all buyers agree to be bound by the above terms as well as any other conditions announced by the auctioneer.

SALE MANAGED BY



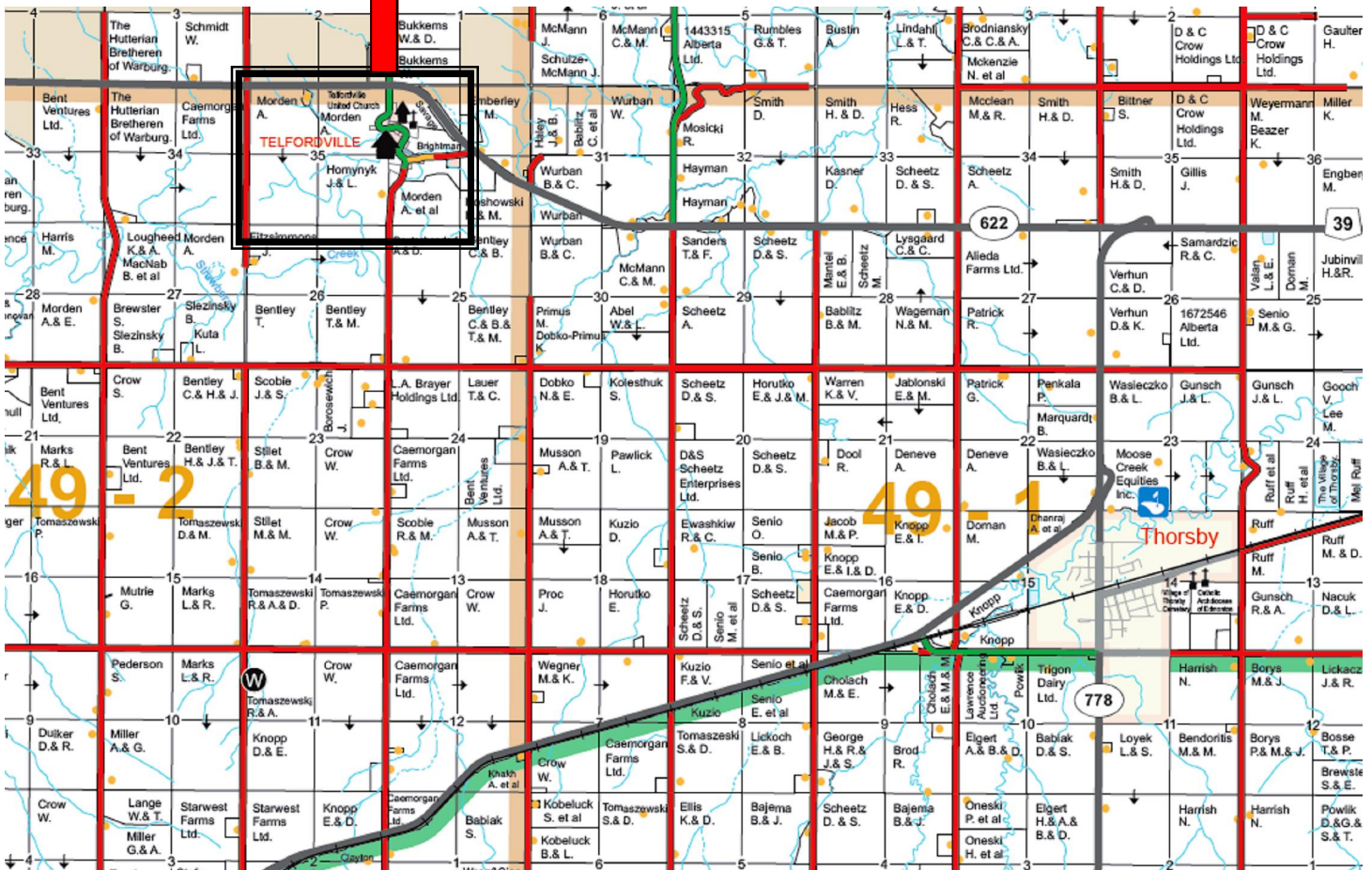
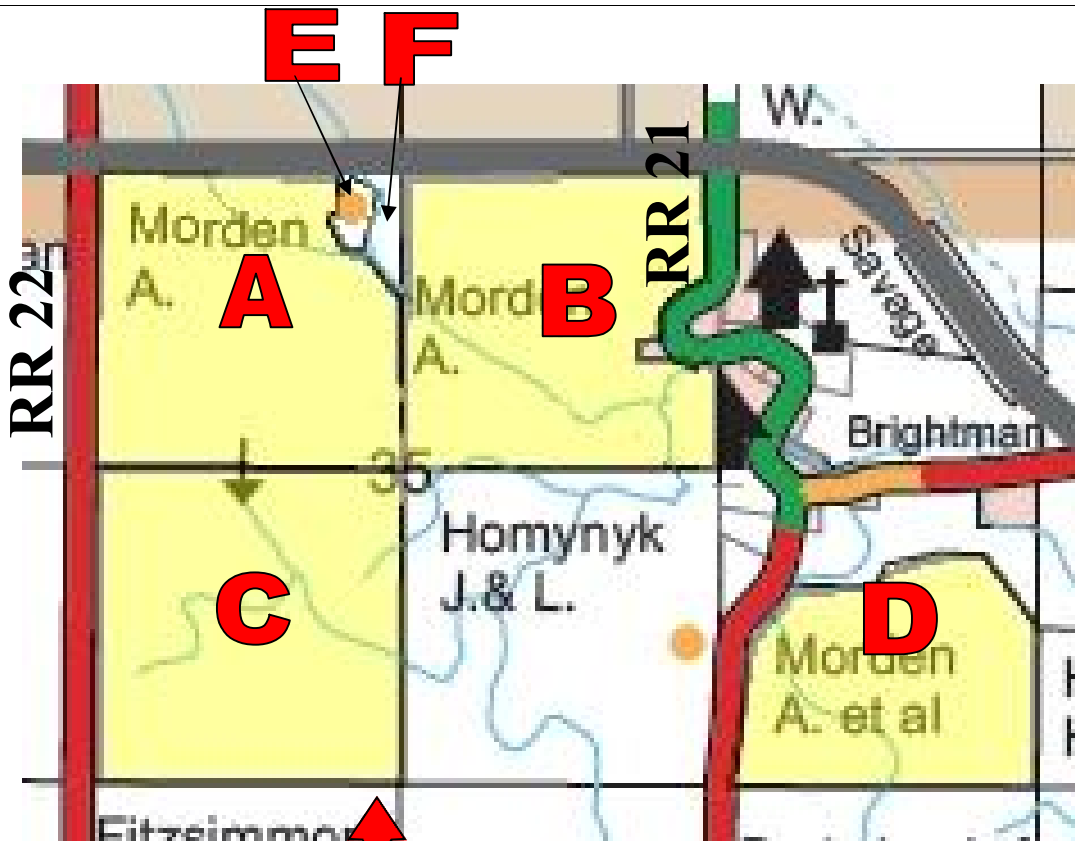
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REAL ESTATE SERVICES BY

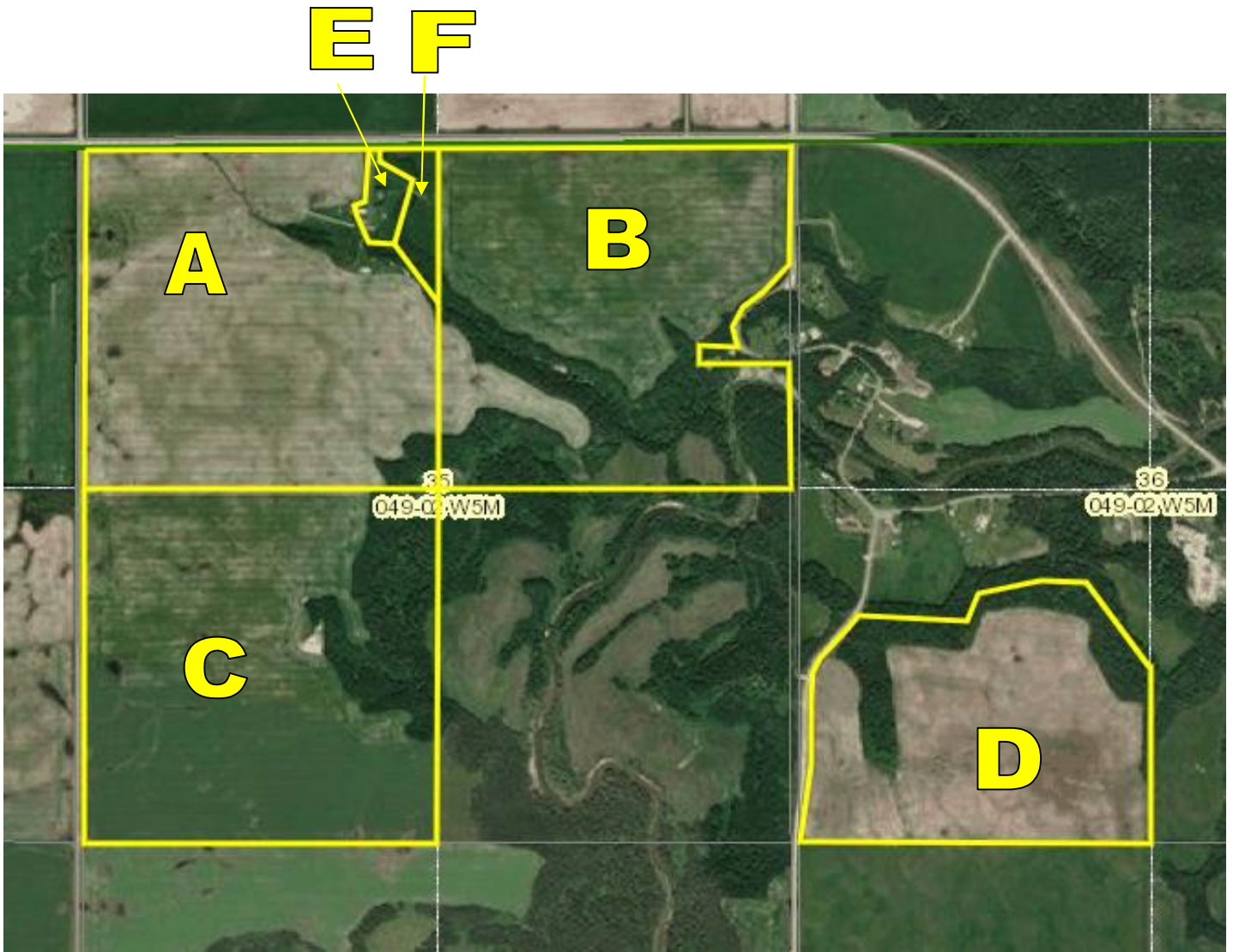


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# LOCATION



*AIR PHOTO of Parcels*



# Photo Tour

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**A**



Grain bins are selling separately in the auction, but the 11 inch deep 16 feet by 350 feet concrete pad will remain on property



Highway frontage



These grain bins remain on property

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**B**



Highway frontage



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**C**



# Photo Tour

**E**



*Shared driveway for Parcels E & F  
(Lots 1 & 2)  
Shared road agreement is  
registered on both titles.*



*Water well: no well report  
is available*



*Decommissioned well:  
- has been sealed off.*

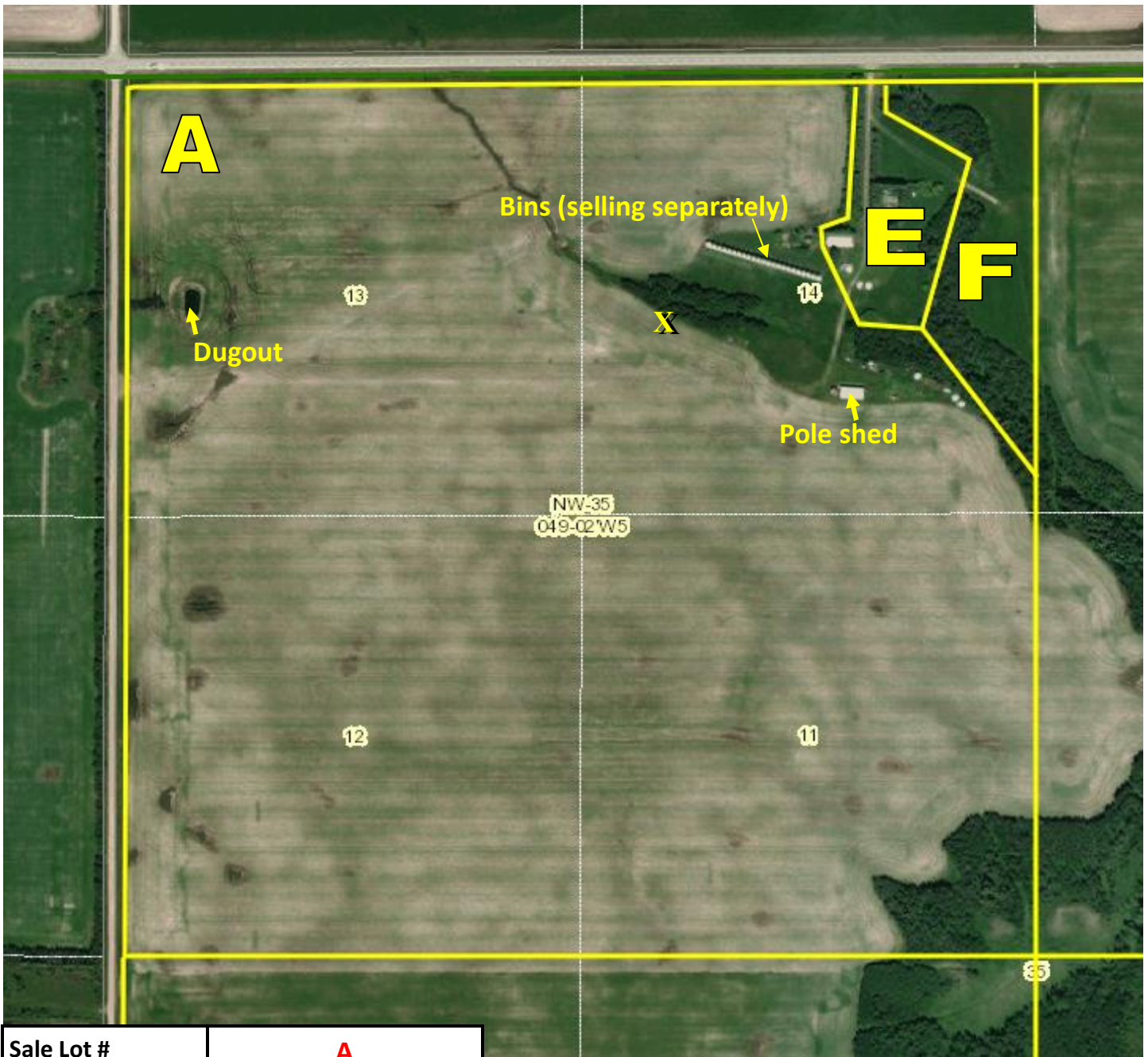


*Former sewer is buried under mound.*

**F**



# AIR PHOTO - NW-35 and Lot 1 & 2



|                   |                       |
|-------------------|-----------------------|
| Sale Lot #        | <b>A</b>              |
| LEGAL             | NW35-49-2-W5          |
| Size (Approx)     | 141.36 acres          |
| Taxes (2018)      | \$ 381.40             |
| Municipality      | Leduc County          |
| Zoning            | Agriculture           |
| Surface Lease Rev | None                  |
| Deposit           | \$20,000              |
| Possession        | 6 May 2019 or earlier |

## **A - NW 35-49-2-W5 - 141.36 acres.**

- *Approximately 135 cultivated acres, no rocks.*
- *Approach is located off range road*
- *30x60 pole shed*
- *Grain bins are selling separately in the auction, but the 11 inch deep 16 feet by 350 feet concrete pad will remain on property*
- *Burn pit located at spot marked with X and will be buried.*

**Info on Parcels E & F follows after Parcel D**

# AIR PHOTO - NE-35



|                   |                       |
|-------------------|-----------------------|
| Sale Lot #        | <b>B</b>              |
| LEGAL             | NE35-49-2-W5          |
| Size (Approx)     | 147.14 acres          |
| Taxes (2018)      | \$ 295.03             |
| Municipality      | Leduc County          |
| Zoning            | Agriculture           |
| Surface Lease Rev | None                  |
| Deposit           | \$20,000              |
| Possession        | 6 May 2019 or earlier |

## **B - NE 35-49-2-W5 - 160 acres.**

- *Strawberry Creek winds through southeast corner of property.*
- *Highway frontage, no rocks*
- *Approximately 100 cultivated acres*
- *Approach is located off range road*



# AIR PHOTO - SW-35

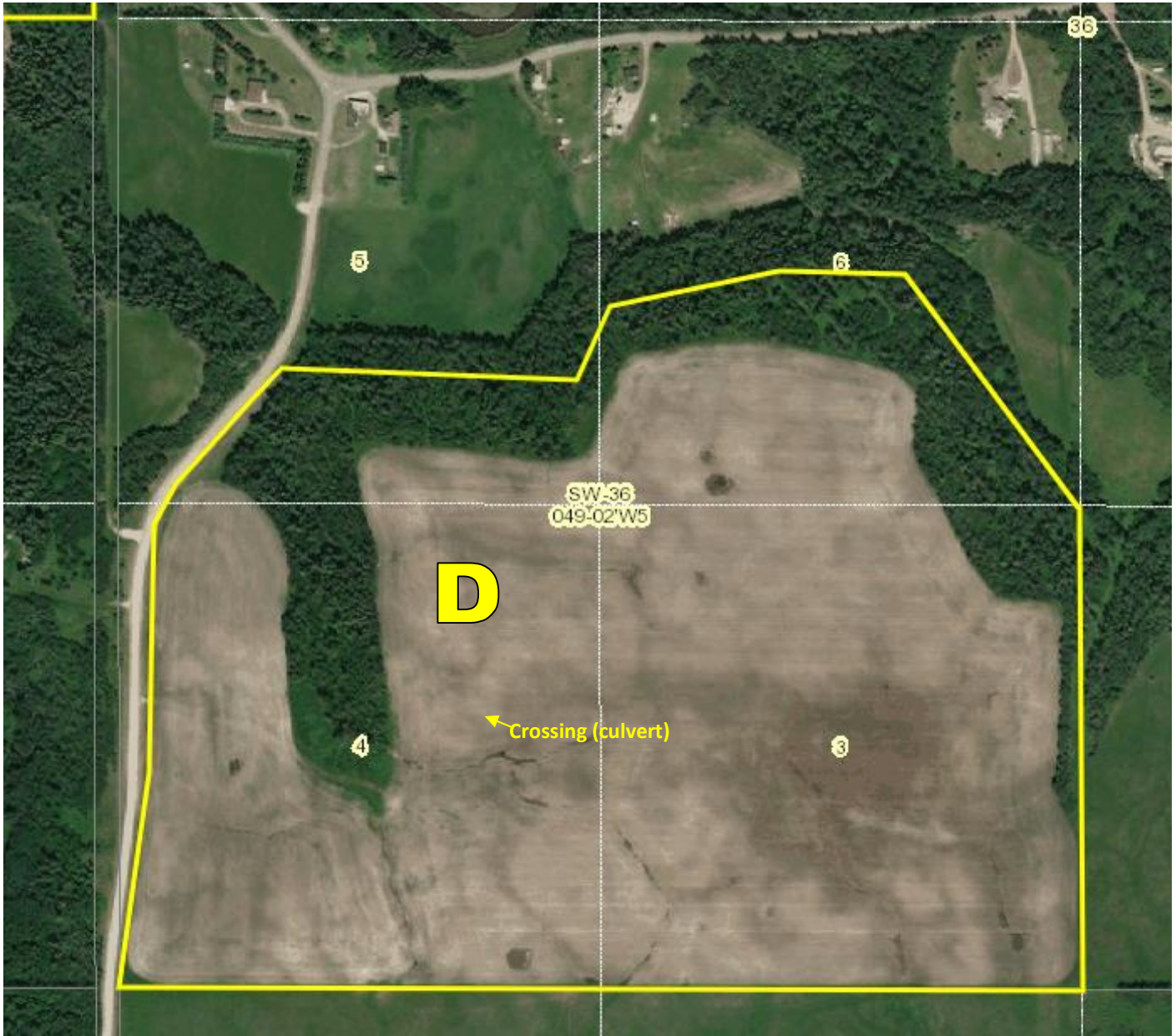


|                   |                       |
|-------------------|-----------------------|
| Sale Lot #        | <b>C</b>              |
| LEGAL             | SW35-49-2-W5          |
| Size (Approx)     | 160 acres             |
| Taxes (2018)      | \$ 380.76             |
| Municipality      | Leduc County          |
| Zoning            | Agriculture           |
| Surface Lease Rev | None                  |
| Deposit           | \$20,000              |
| Possession        | 6 May 2019 or earlier |

## **C - SW35-49-2-W5 - 160 acres.**

- East sloping land, no rocks
- Concrete pile marked with X,
- Approximately 140 cultivated acres
- Fence on east boundary along east and south property lines.

# AIR PHOTO - SW-36



|                   |                        |
|-------------------|------------------------|
| Sale Lot #        | <b>D</b>               |
| LEGAL             | SW36-49-2-W5           |
| Size (Approx)     | 100.81 acres           |
| Taxes (2018)      | \$ 174.86              |
| Municipality      | Leduc County           |
| Zoning            | RC Country Residential |
| Surface Lease Rev | None                   |
| Deposit           | \$20,000               |
| Possession        | 6 May 2019 or earlier  |

## **D - SW36-49-2-W5 - 100.81 acres.**

- Open rolling land
- Approximately 80 cultivated acres, no rocks
- Overlooks Telfordville and valley.
- Awesome building sites
- Treed areas -poplar with sprinkling of spruce
- Good fences along east and south property lines.

# AIR PHOTO– Lots 1 & 2

## E - Plan 1221688 Blk 1 Lot 1

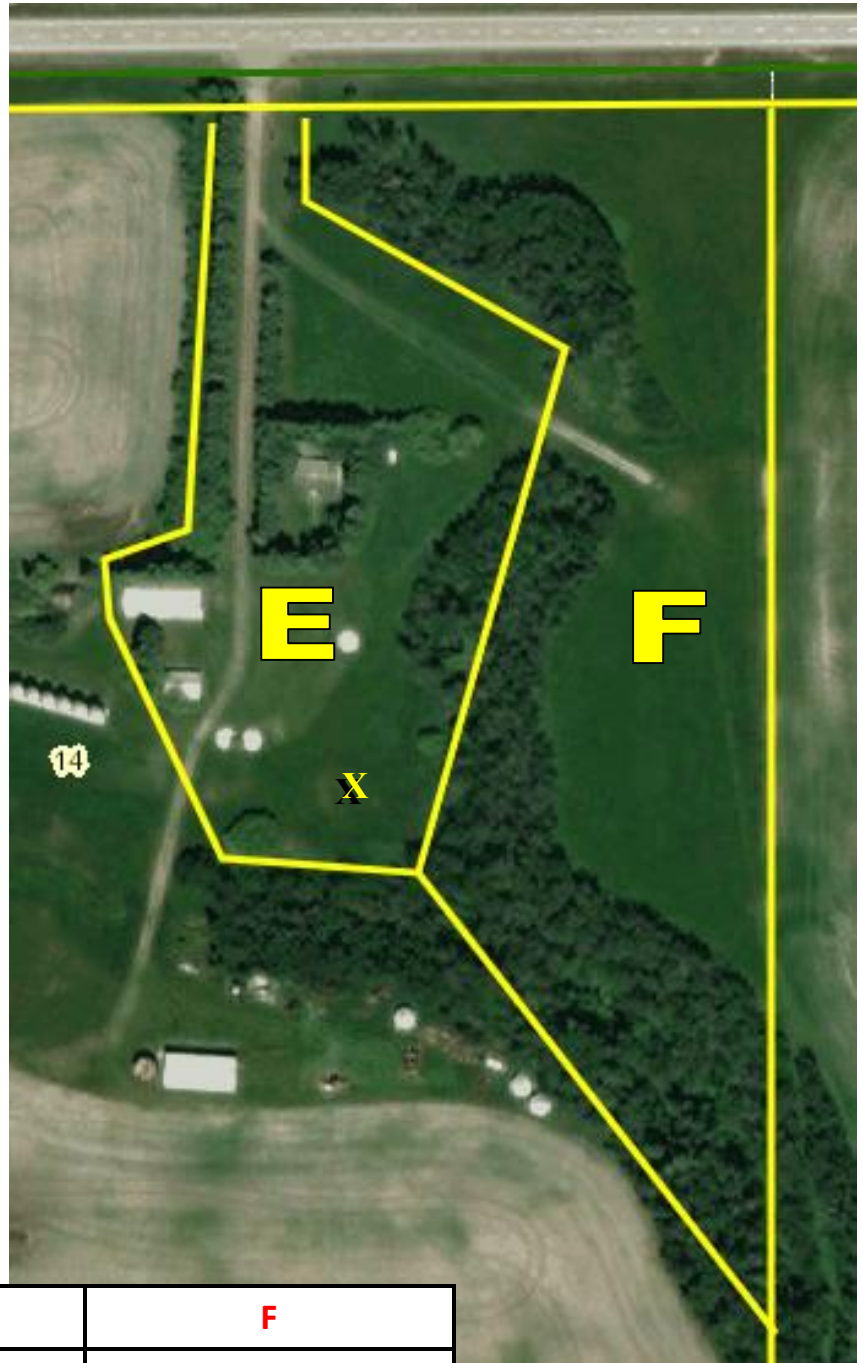
### 4.23 acres.

- Established yard site with water well, natural gas, & power
- Former sewer is not functional
- Outbuildings include Quonset (arch rib, metal, concrete footings, dirt floor) and small garage with concrete floor.
- House is of little value & will be removed from property. Basement will be covered in - concrete will remain.
- Driveway is shared with Parcel F (Lot 2)
- An old house & granaries were burnt and are buried at spot marked with X

## F - Plan 1221688 Blk 1 Lot 2

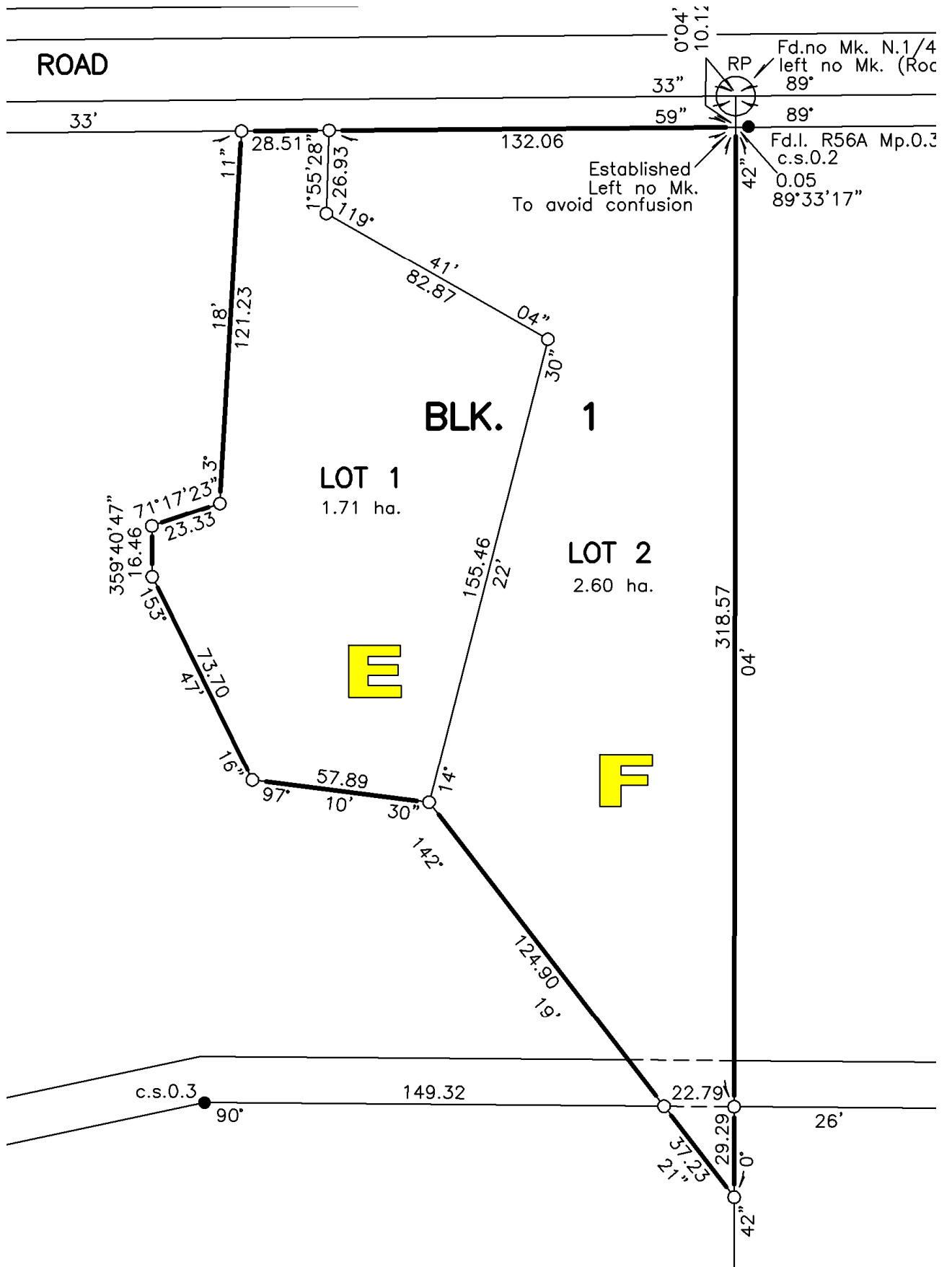
### 6.42 acres.

- No development
- Mix of trees and open areas
- No services
- Driveway is shared with Parcel E (Lot 1)
- Restrictive Covenant by Leduc County protects trees. Copy of Restrictive Covenant is available.

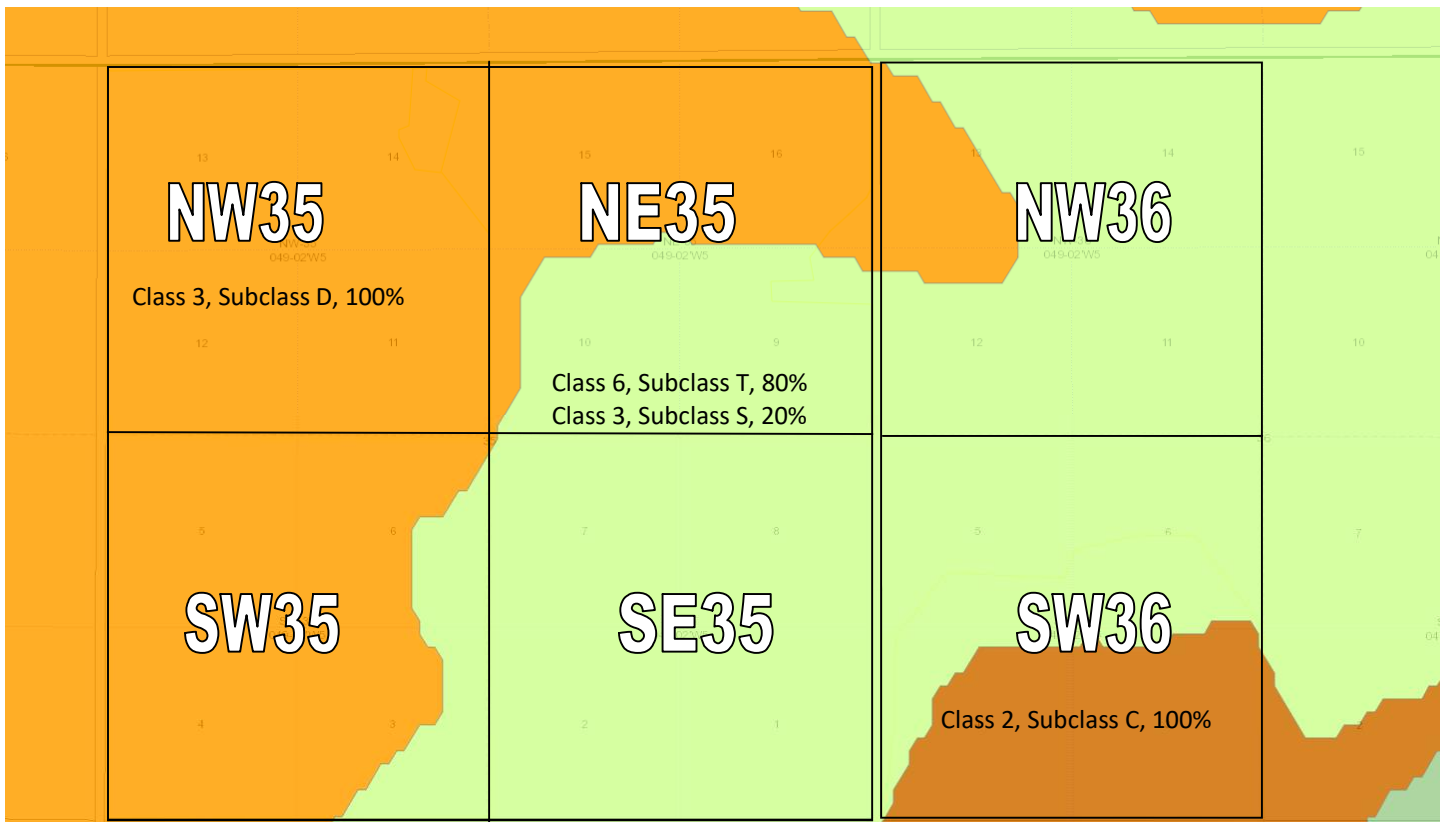


| Sale Lot #           | E                          | F                          |
|----------------------|----------------------------|----------------------------|
| <b>LEGAL</b>         | Plan 1221688 Block 1 Lot 1 | Plan 1221688 Block 1 Lot 2 |
| <b>Address</b>       | 2147 Highway 622           | ---                        |
| <b>Size (Approx)</b> | 4.23 acres                 | 6.42 acres                 |
| <b>Taxes (2018)</b>  | \$ 870.64                  | \$ 10.19                   |
| <b>Municipality</b>  | Leduc County               | Leduc County               |
| <b>Zoning</b>        | Agriculture                | Agriculture                |
| <b>Deposit</b>       | \$10,000                   | \$10,000                   |
| <b>Possession</b>    | 6 May 2019 or earlier      |                            |

# LOT DIMENSIONS – Lots 1 & 2



# 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

