

UNRESERVED REAL ESTATE AUCTION

**LOT
M3
SW23
SE23**

*Selling for HANS MARTI Estate
By Timed Auction*

June 22 to June 24, 2021

Selling 318 acres

SW 23-82-20-W5 159 acres

SE23-82-20-W5 159 acres

Northern Sunrise County

CLOSING TIMES of the Hans Marti Estate Real Estate Lots are tied together. At closing, if a bid is received on any lot, then a time extension will be applied to all the lots. Once the times close the high bidder on each piece will be the winner.



SW23 & SE23 are selling together as 1 parcel due to SE23 having no developed access. Deposit is \$20,000 for Lot 3.

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
- NW25-082-20-W5

}

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

 CLOSING TIMES of the Hans Marti Estate Real Estate Lots are tied together. At closing, if a bid is received on any lot, then a time extension will be applied to all the lots. Once the times close the high bidder on each piece will be the winner.

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 of \$20,000 (\$10,000 for SW23 & \$10,000 for SE23) 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	Land Only
Additional Terms	<ul style="list-style-type: none"> • The properties sell 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 on NW23 discharges into trees on shared boundary between NW23 & SW23. • Fences may or may be on property line. SE23 East fence is set inside east property line. • The SW23 is leased for the 2021 season until 31-Dec-2021. SW23 Land lease amount of \$7,850 (157± acres @ \$50/acre +GST) will be paid to buyer on or before April 30, 2022. If spring harvest is necessary on SW23, access will be extended to May 15, 2022. • SE23 - Seller is offering Tenancy at Will Agreement to allow early access to buyer onto land for purposes of harvesting hay crop. • SW23 & SE23 are selling together as 1 parcel due to SE23 having no developed access.

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

SALE MANAGED BY

**TEAM
AUCTIONS**

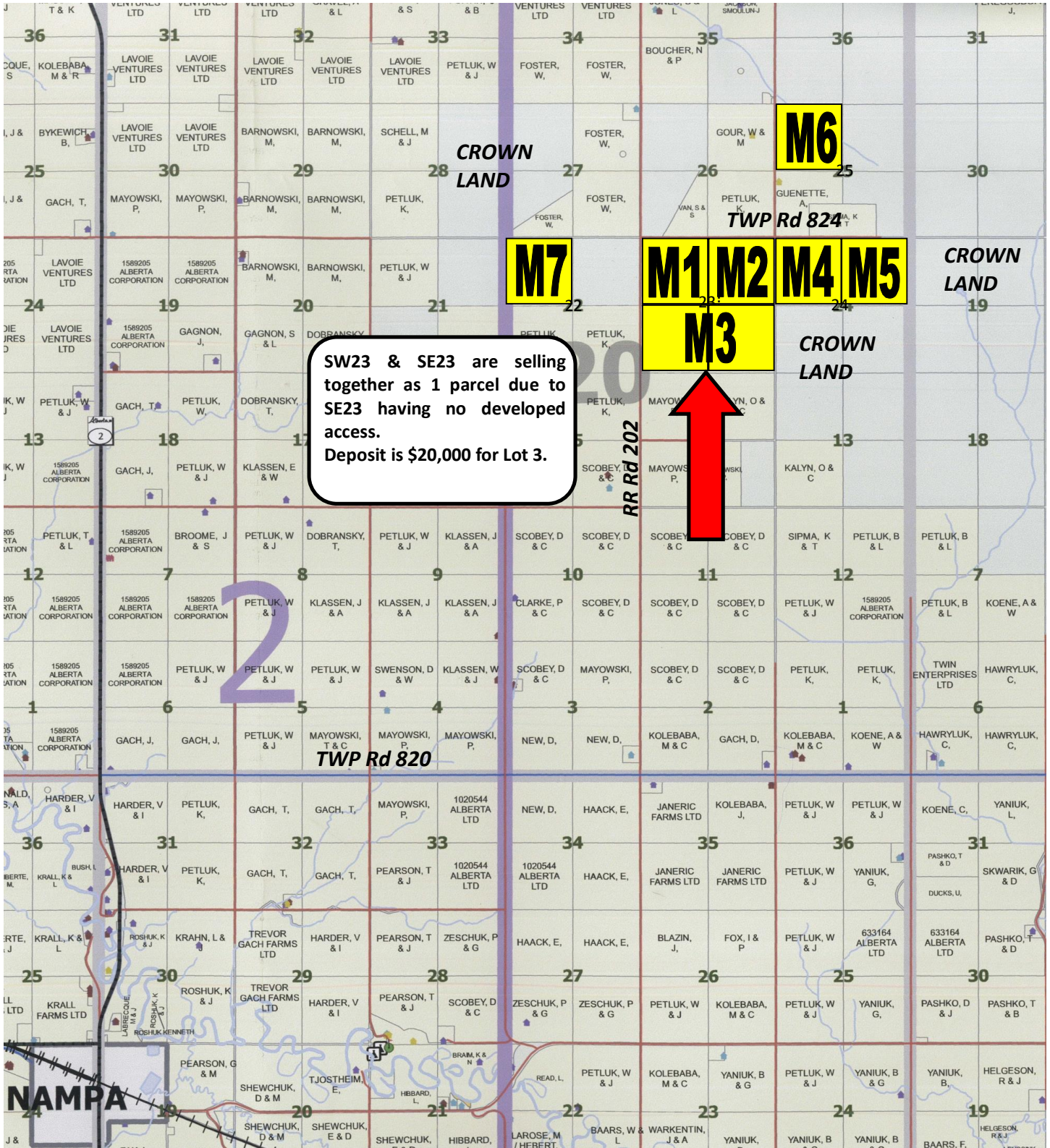
Head Office - Drayton Valley, AB
780-542-4337

REAL ESTATE SERVICES BY

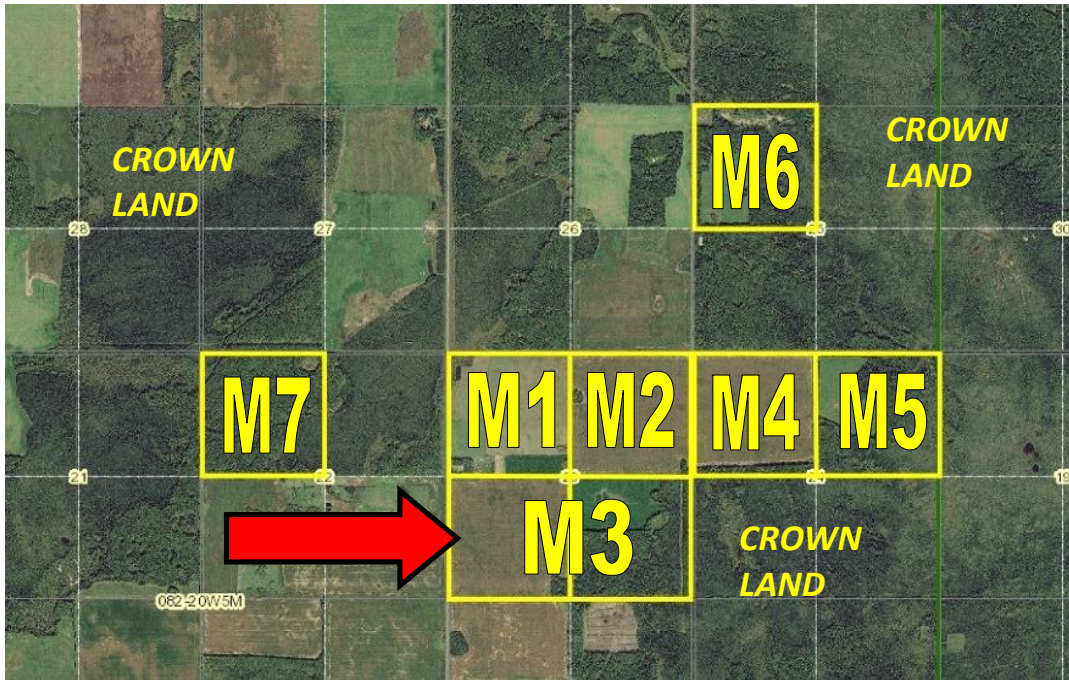


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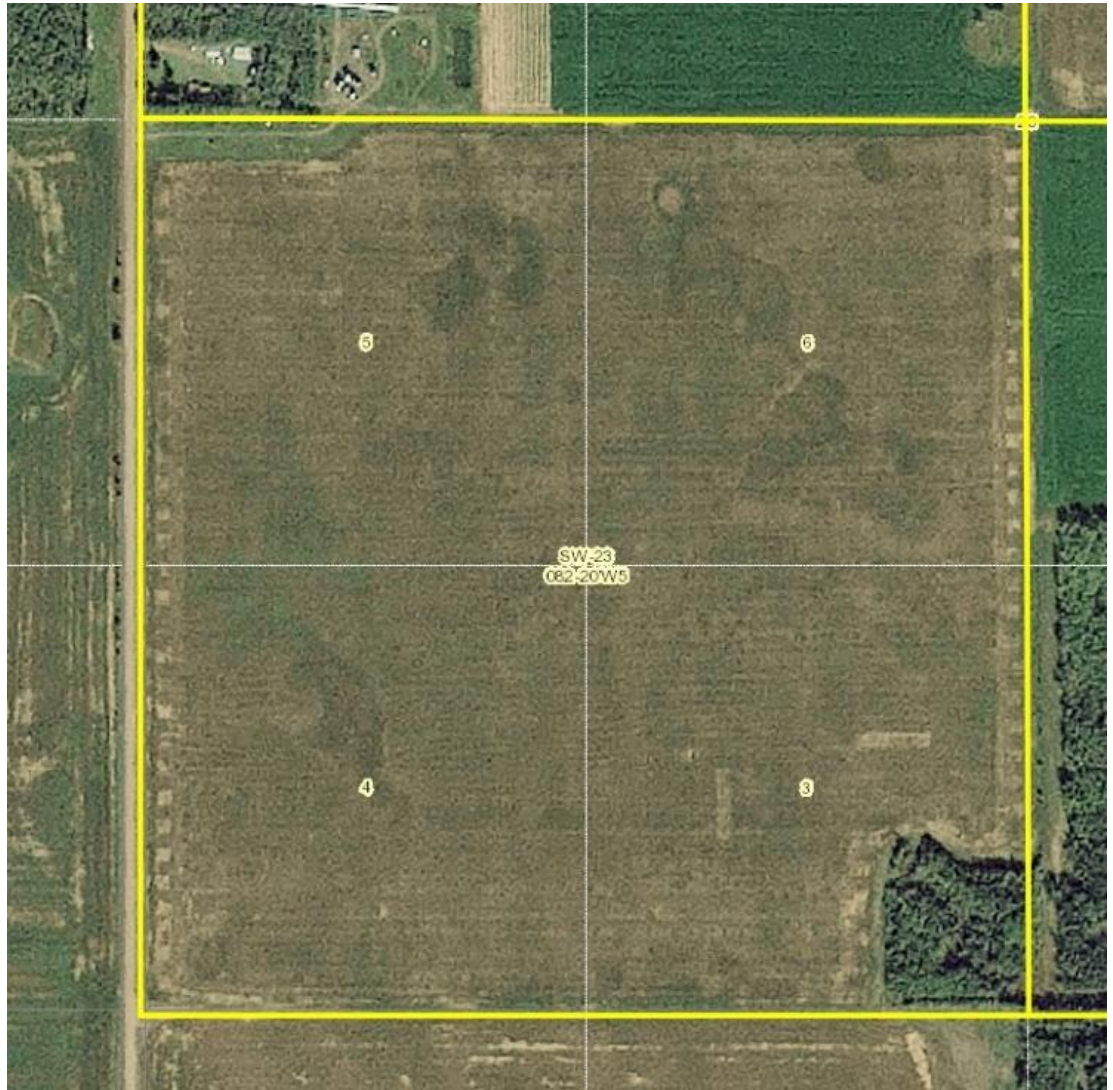
COUNTY MAP



SW23-82-20-W5



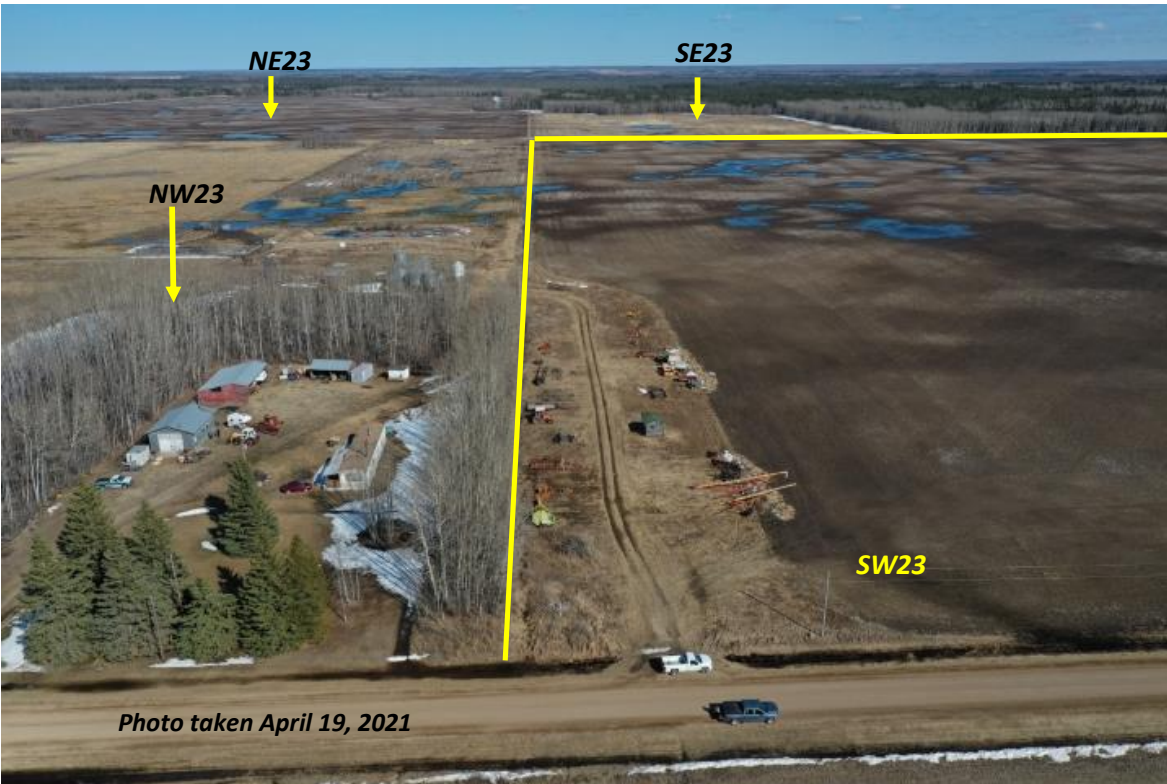
LOT
M3
SW23



SW23-82-20-W5

Municipal Address	Municipality	Legal Description	Land Size	Property Taxes	Deposit	Possession
On Rng Rd 202	Northern Sunrise County	SW23-082-20-W5	159 acres	\$213.80	See Below	23 July 2021*

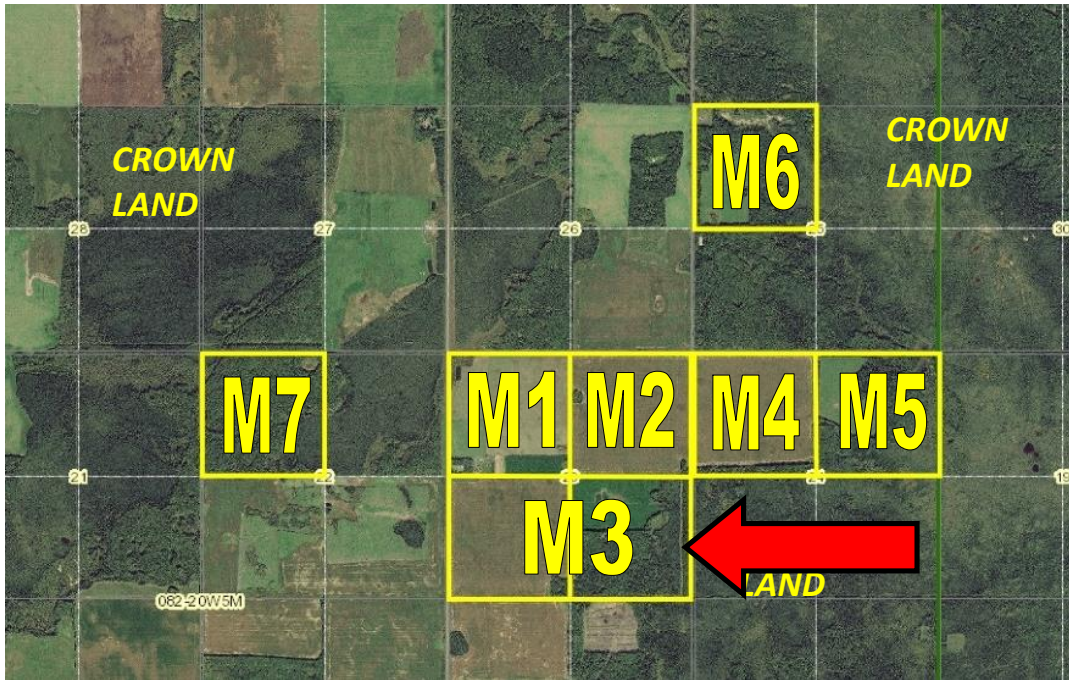
- Cultivated land
- There are paige wire fences along portion of boundary between SW23 and the NW23 and on the boundary between the SW23 & SE23.
- The sewer discharge for the home on NW23 discharges into trees on shared boundary between NW23 & SW23.
- The land is leased for the 2021 season, in effect to Dec 31, 2021. Lease amount \$7,850 (157± acres @ \$50/acre +GST) will be paid to buyer on or before April 30, 2022. If spring harvest is necessary access will be extended to May 15, 2022.



SW23 & SE23 are selling together as 1 parcel due to SE23 having no developed access. Deposit is \$20,000 (\$10,000 for each of the 2 quarters)



SE23-82-20-W5



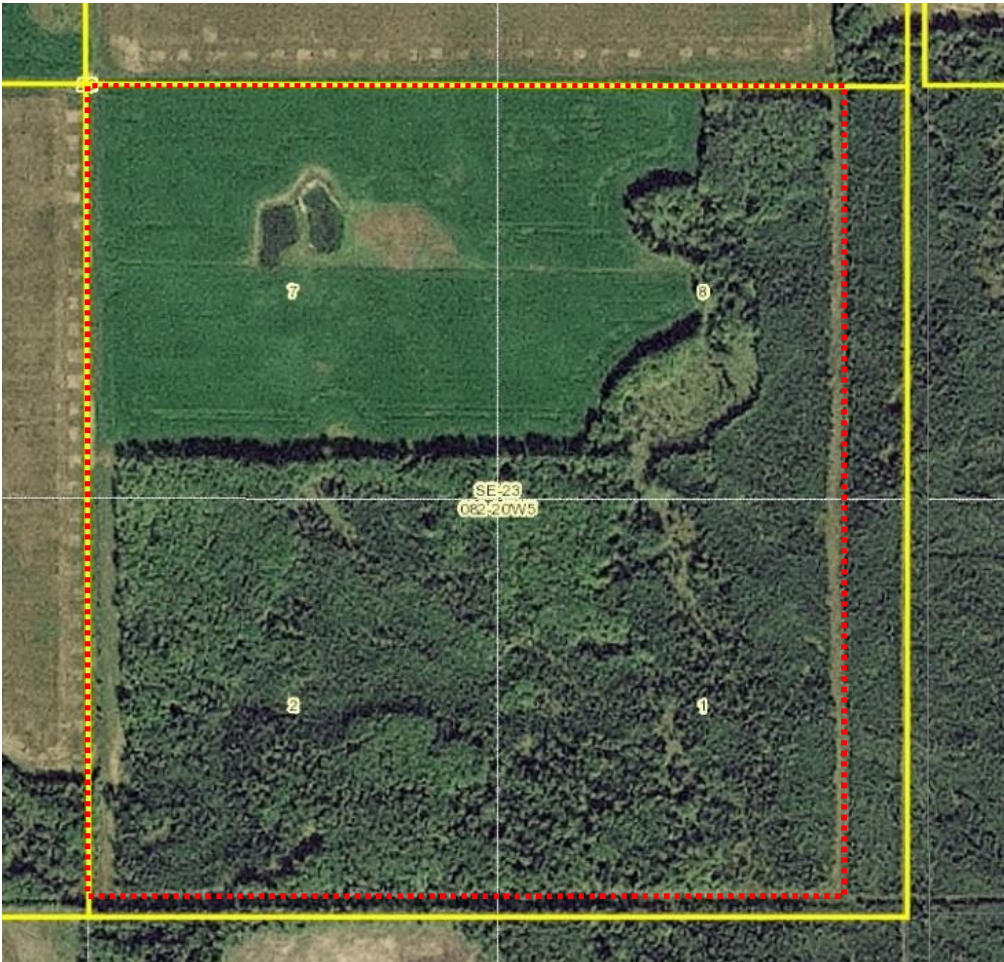
LOT
M3
SE23



SE23-82-20-W5

Municipal Address	Municipality	Legal Description	Land Size	Property Taxes	Deposit	Possession
No developed access	Northern Sunrise County	SE23-082-20-W5	159 acres	\$74.44	See below	23 July 2021*

- Property has perimeter paige wire fence. East fence line is inside the property line.
- Seller is offering Tenancy at Will Agreement to allow early access to buyer onto land for purposes of harvesting hay crop.

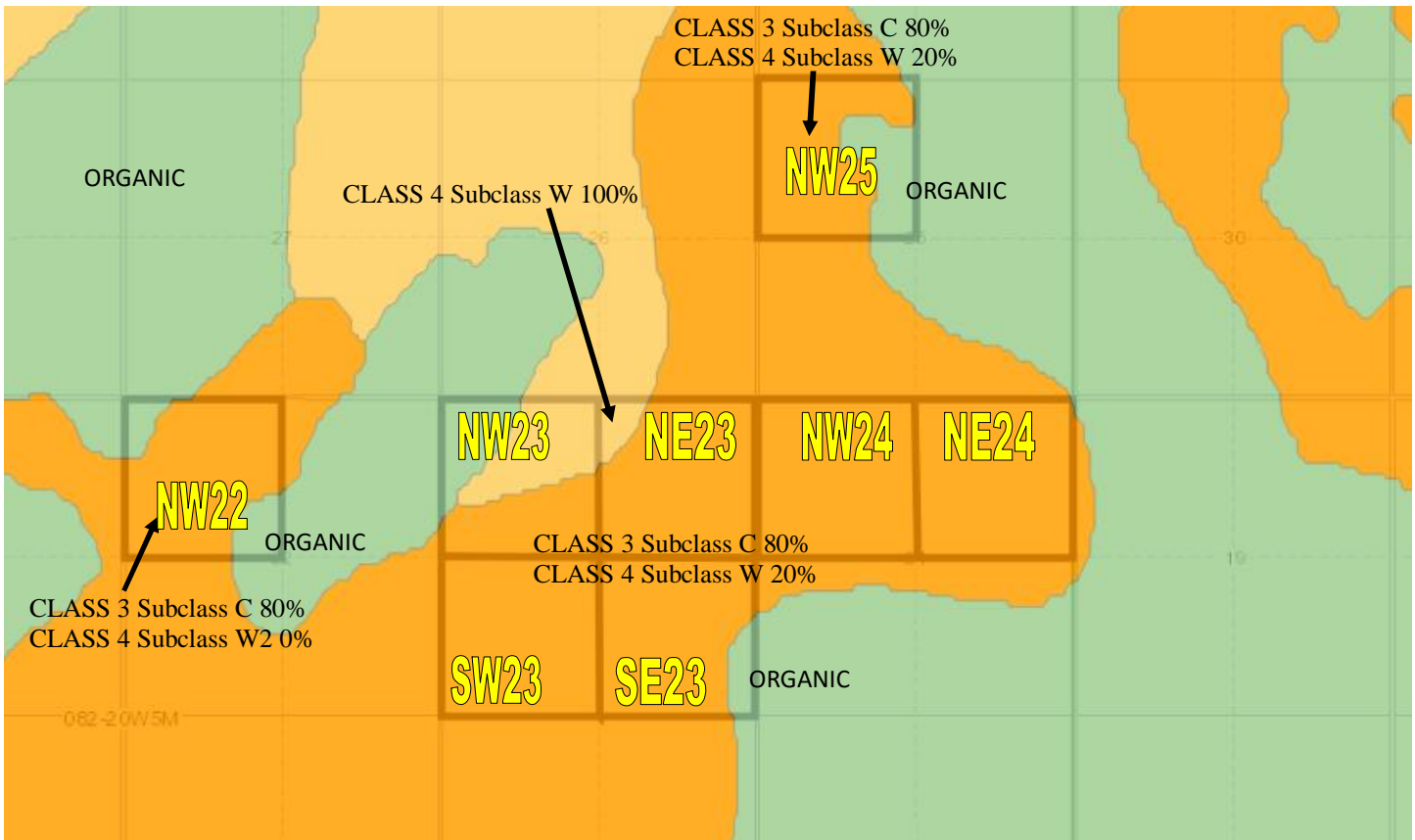


SW23 & SE23 are selling together as 1 parcel due to SE23 having no developed access.
 Deposit is \$20,000 (\$10,000 for each of the 2 quarters)

- Property Line - approximate
- - - Paige Wire Fence - approximate



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).

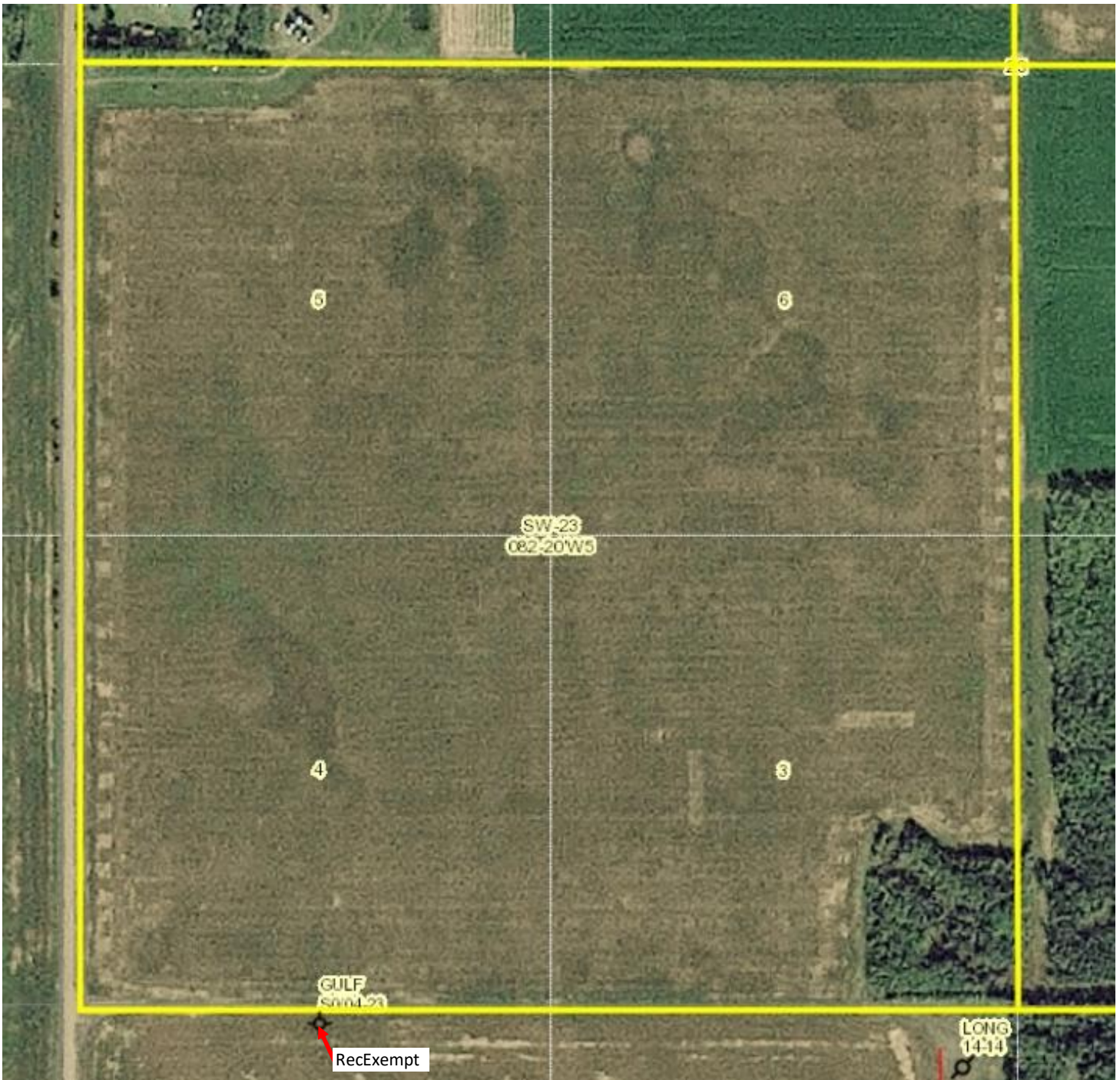
1.2 AGRICULTURAL SOIL CLASSES

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



SW23-82-20-W5
Has Rec Exempt lease site on south boundary

Pipeline locations are approximate only