

UNRESERVED REAL ESTATE AUCTION

*Selling for HANS MARTI Estate By Timed Auction
June 22 to June 24, 2021*

**LOT
M8**

*Plan 9925554 Blk 1 Lot 1
NE24-80-19-W5 80.06 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.



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 |
| Deposit | Non-refundable deposit (\$10,000) 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 property sells 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. • Access is limited - due to condition of trail on undeveloped Township Road 804 just before the property. |

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

SALE MANAGED BY

**TEAM
AUCTIONS**

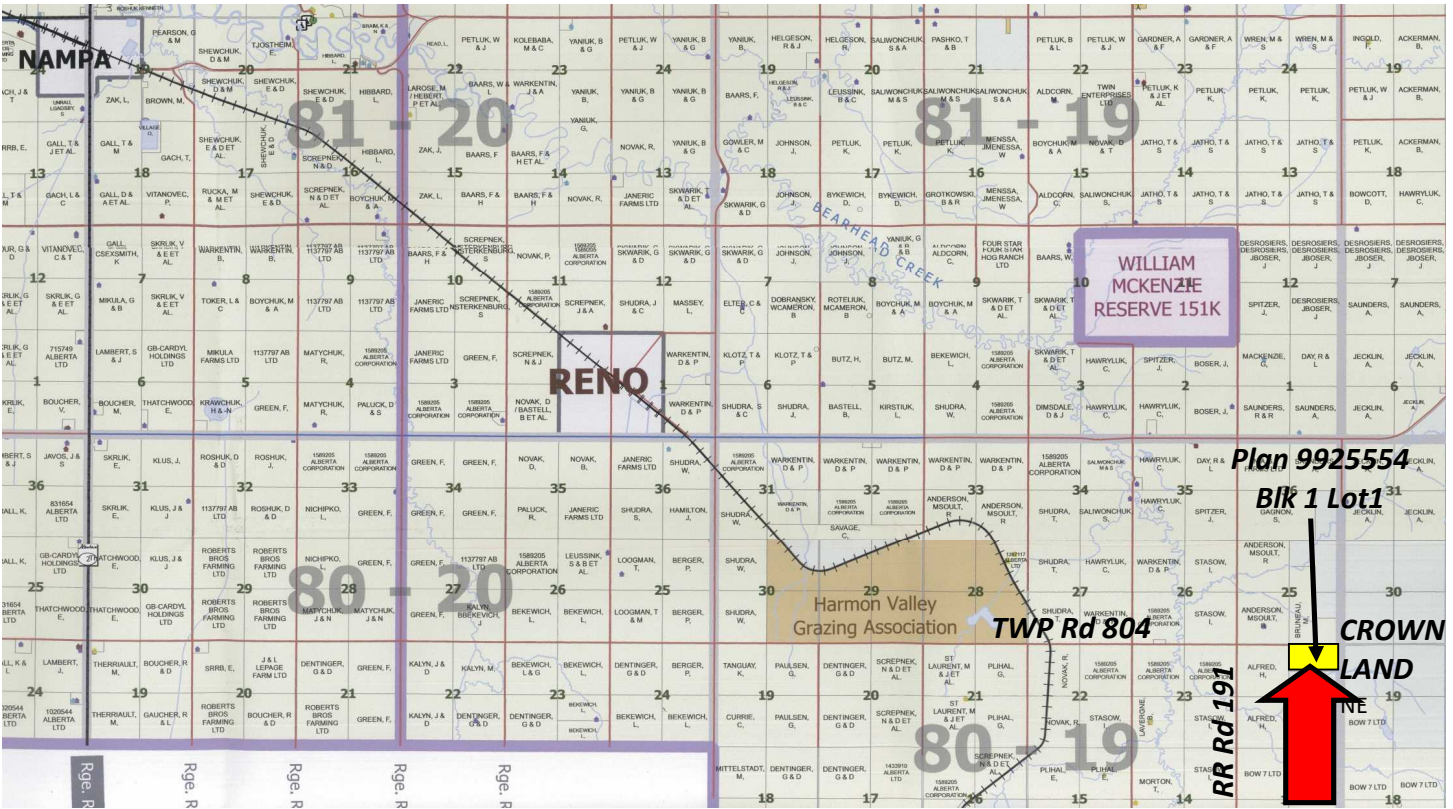
Head Office - Drayton Valley, AB
780-542-4337

REAL ESTATE SERVICES BY



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

COUNTY MAP



Plan 9925554 Blk 1 Lot 1 - Located on NE24-80-19-W5

| Municipal Address | Municipality | Legal Description | Land Size | Property Taxes | Deposit | Possession |
|-------------------|-------------------------|--|-------------|----------------|----------|-------------|
| On Twp Rd 804 | Northern Sunrise County | Plan 9925554 Blk 1 Lot 1 NE24-080-19-W5 | 80.06 acres | \$19.07 | \$10,000 | 23 Jul 2021 |

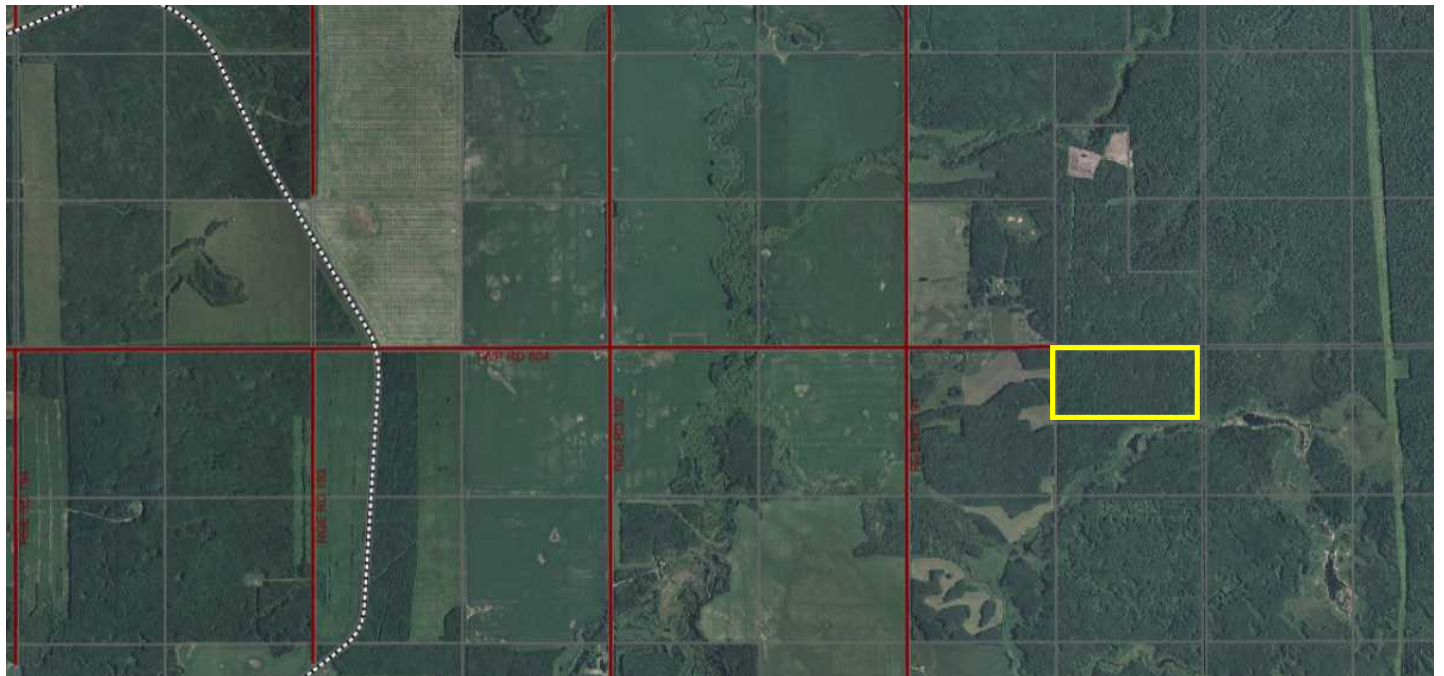
Your own private getaway on 80.06 treed acres at the end of No Exit Township Rd 804. Property is bordered by crown land on both south and east boundaries. The creek in the crown land to south, runs past the southeast corner of this property as it winds into the crown land to the east. Access is limited - due to condition of trail on undeveloped Township Road 804 just before the property.



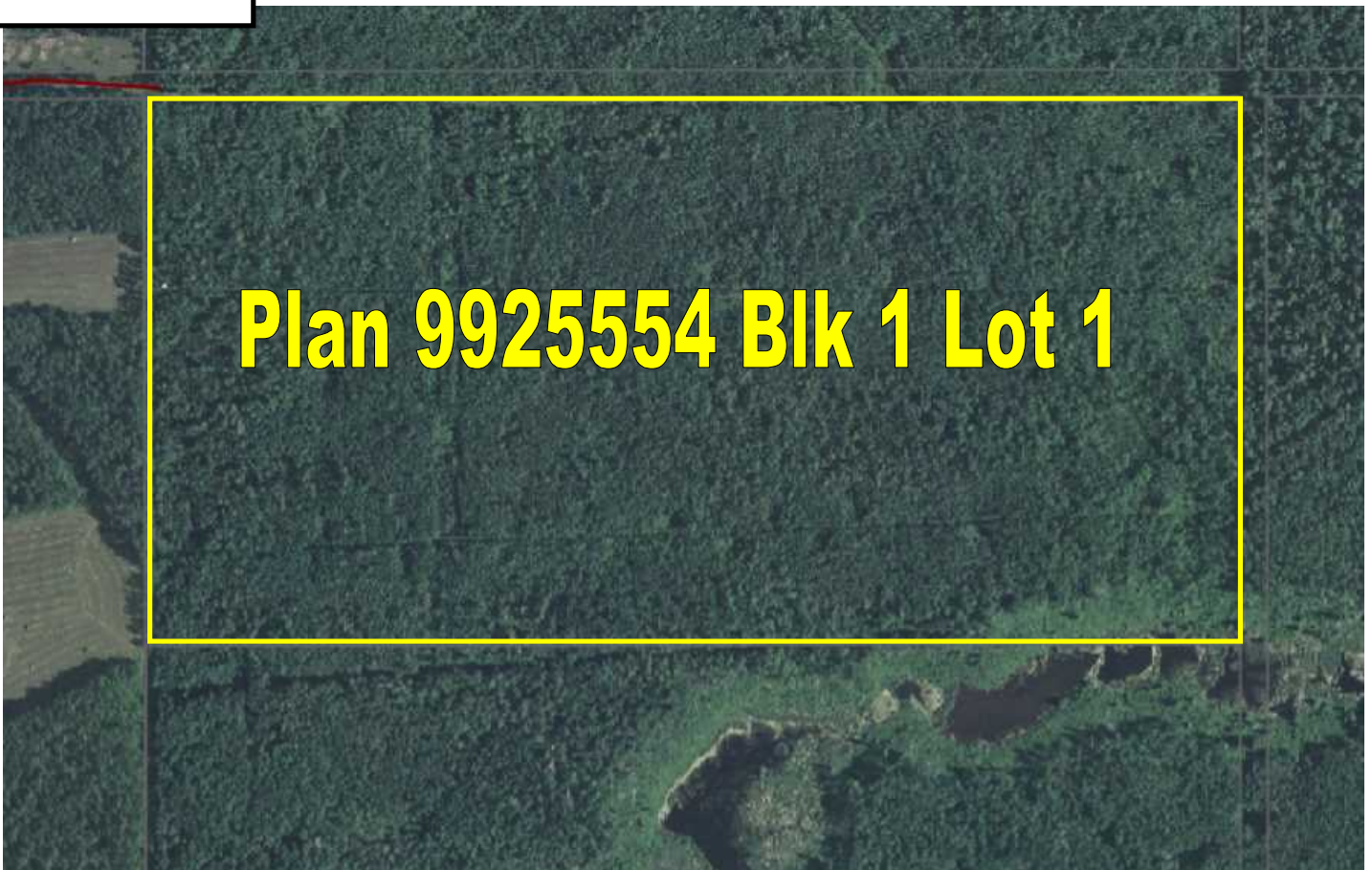
Creek south of property



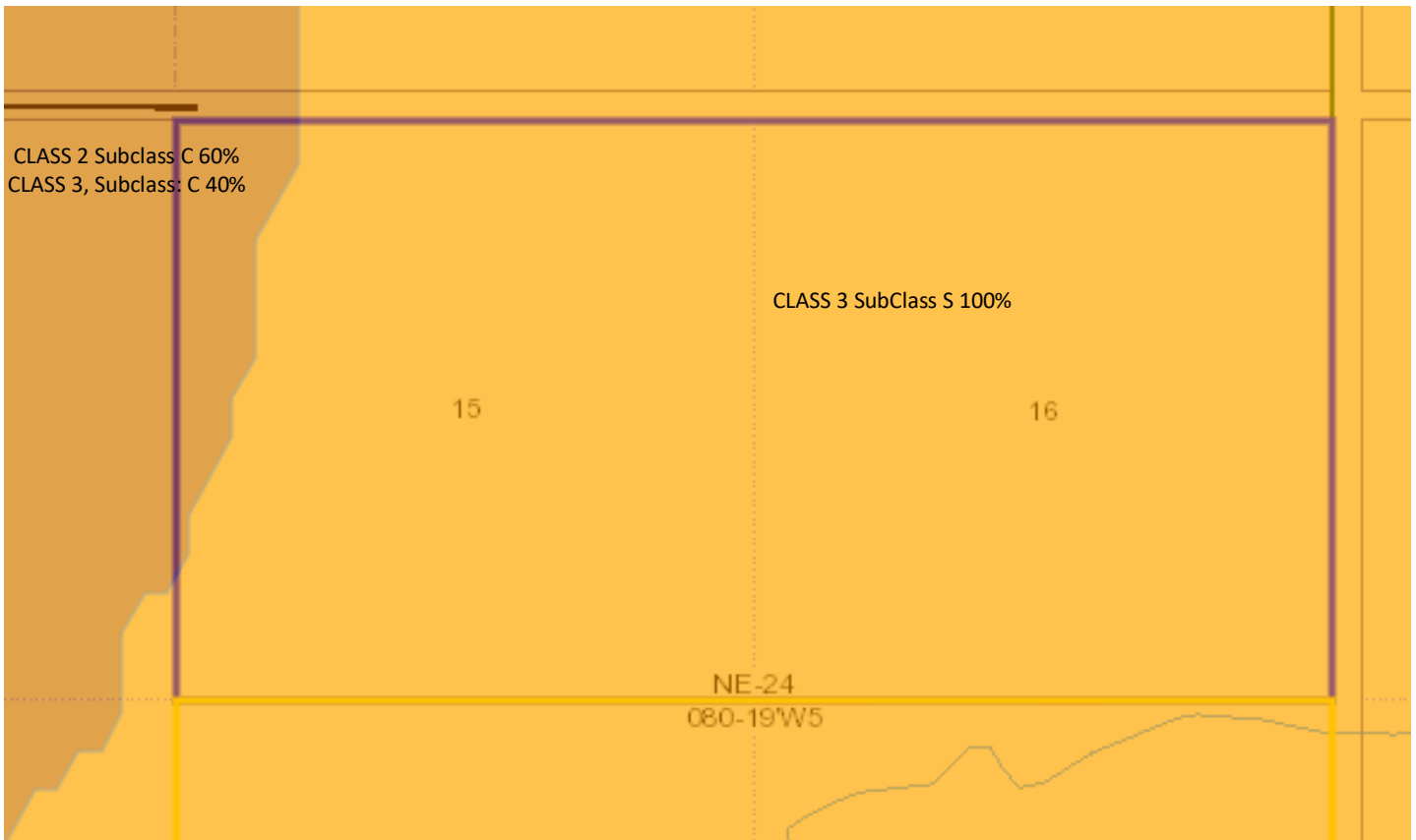
AIR PHOTO Plan 9925554 Blk 1 Lot 1 - located on NE24-80-19-W5



LOT
M8



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 |