

BIDDING OPENS: Sat, Dec 10, 2022

BIDDING CLOSES: Tues, Dec 13, 2022



Grazing Lease - GRL 000004

104.3 acres - 18 AUMS

*New leaseholders must be Canadian citizens over 18 years
New Leaseholders must use the land to graze their own cattle or horses. Leaseholders
cannot re-assign the lease to another party for at least 3 years.*

Sale Managed by:

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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 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.**

NOTE TO BIDDERS

- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.
- Internet Bidding Fees: 5% up to a max of \$1,500 per item

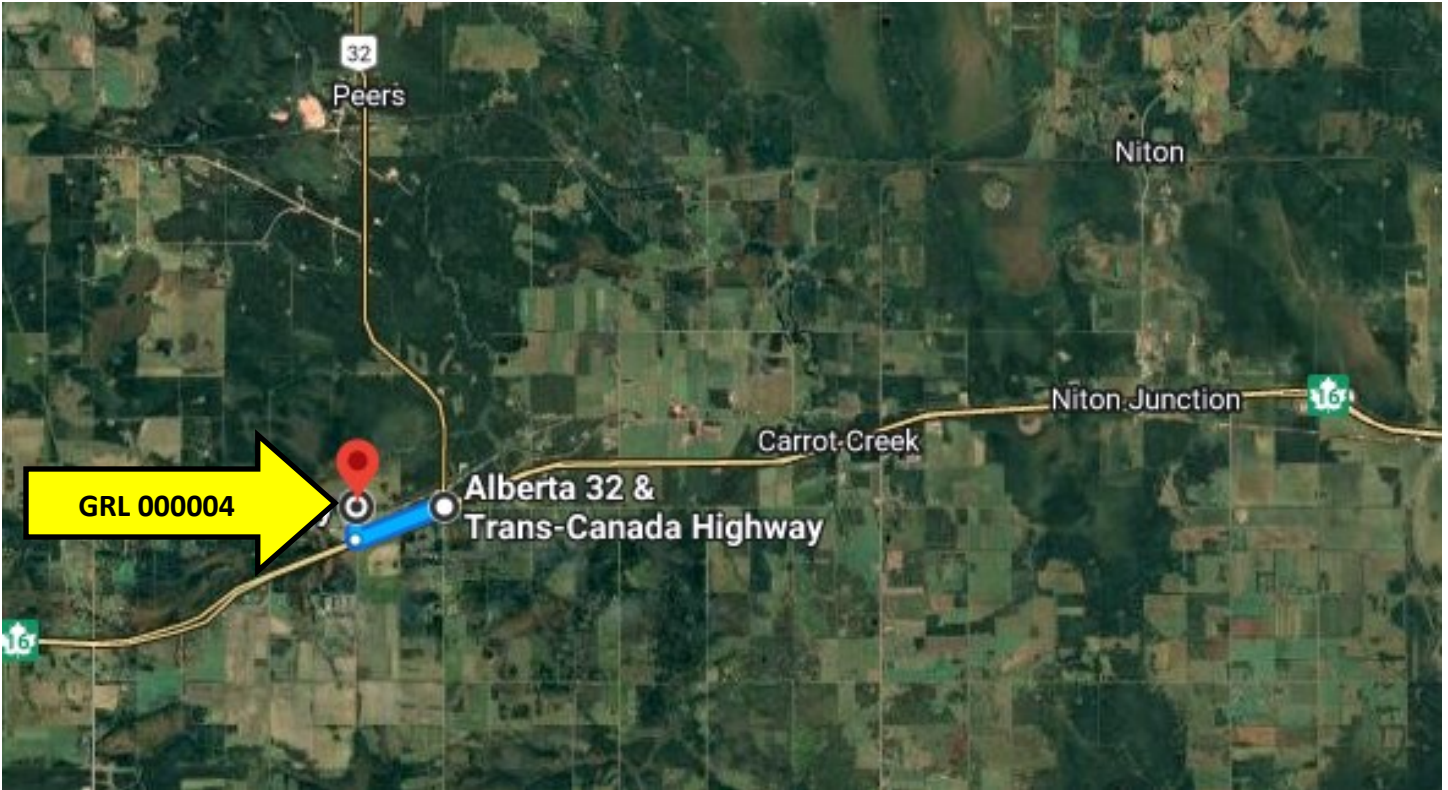
HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	Transfer of Assignment of lease may be one year ±. Estimated closing Dec 31, 2023. Both seller and buyer agree to close as soon as possible prior to that date.
Deposit	\$ 10,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Conditions	There are no Buyer Conditions.
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.Assignment of Grazing Lease to Buyer may take one year +/- to complete. Buyer cannot put livestock onto lease until assignment is complete but if all assignment paperwork and fees are submitted and lease is in good standing the Assignor may request approval from the department to allow the assignee to graze the lease with assignee's livestock.New leaseholders must be Canadian citizens over 18 years and must use the land to graze their own cattle or horses. They cannot re-assign the lease to another party for at least 3 years.Fences may or may not be on property line. Some fence repair is required.Surface lease revenue will be assigned to the buyer effective when the next payment is due after completion day with no adjustment for any rentals paid in advance.\$3,150 transfer fee is payable by buyer

Copy of Purchase Contract is available - call 780-898-0729

Contract must be signed by successful bidder upon bidding closing

Location



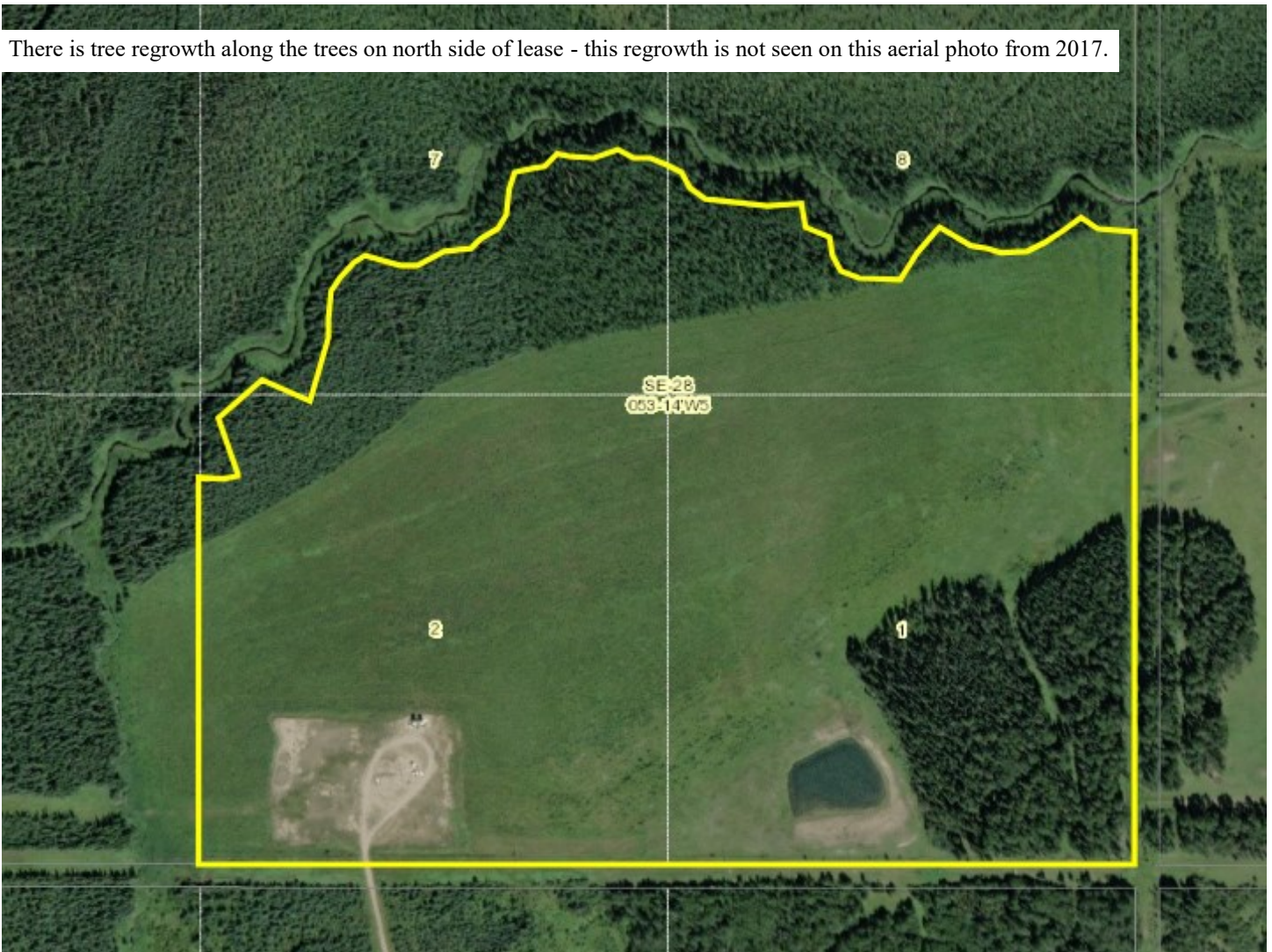
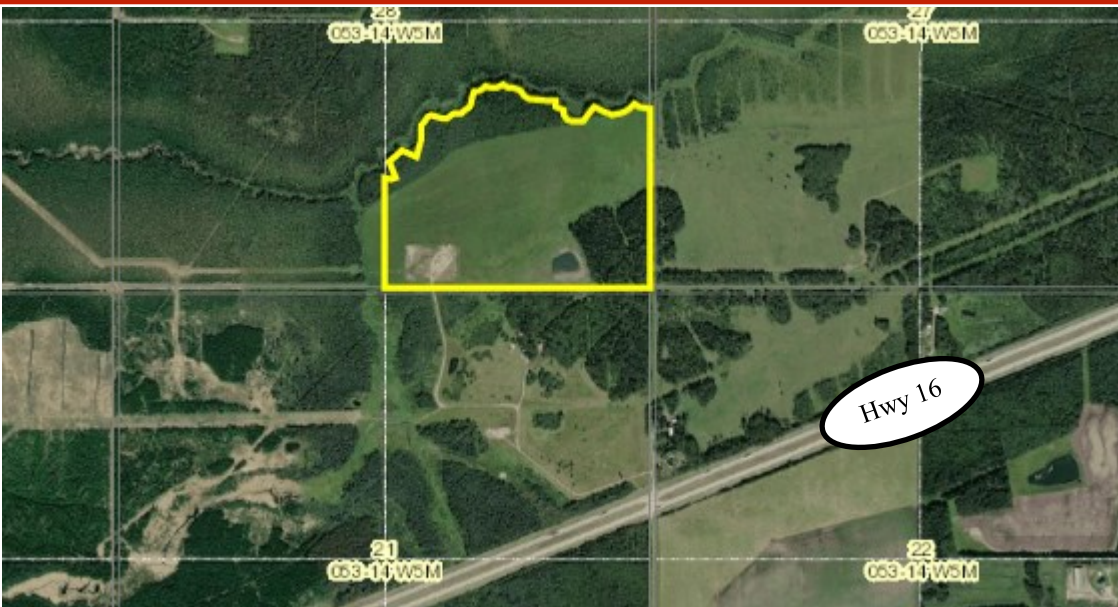
From Hwy 32 and Hwy 16 (Yellowhead Hwy) junction go west 1.8 km on Hwy 16 to Range Road 143. Please call for appt to view the land. Go 0.22 km to end of developed range road. Continue north to power line on the undeveloped road allowance. Lease is on the left side of road allowance and north of power line.

OR

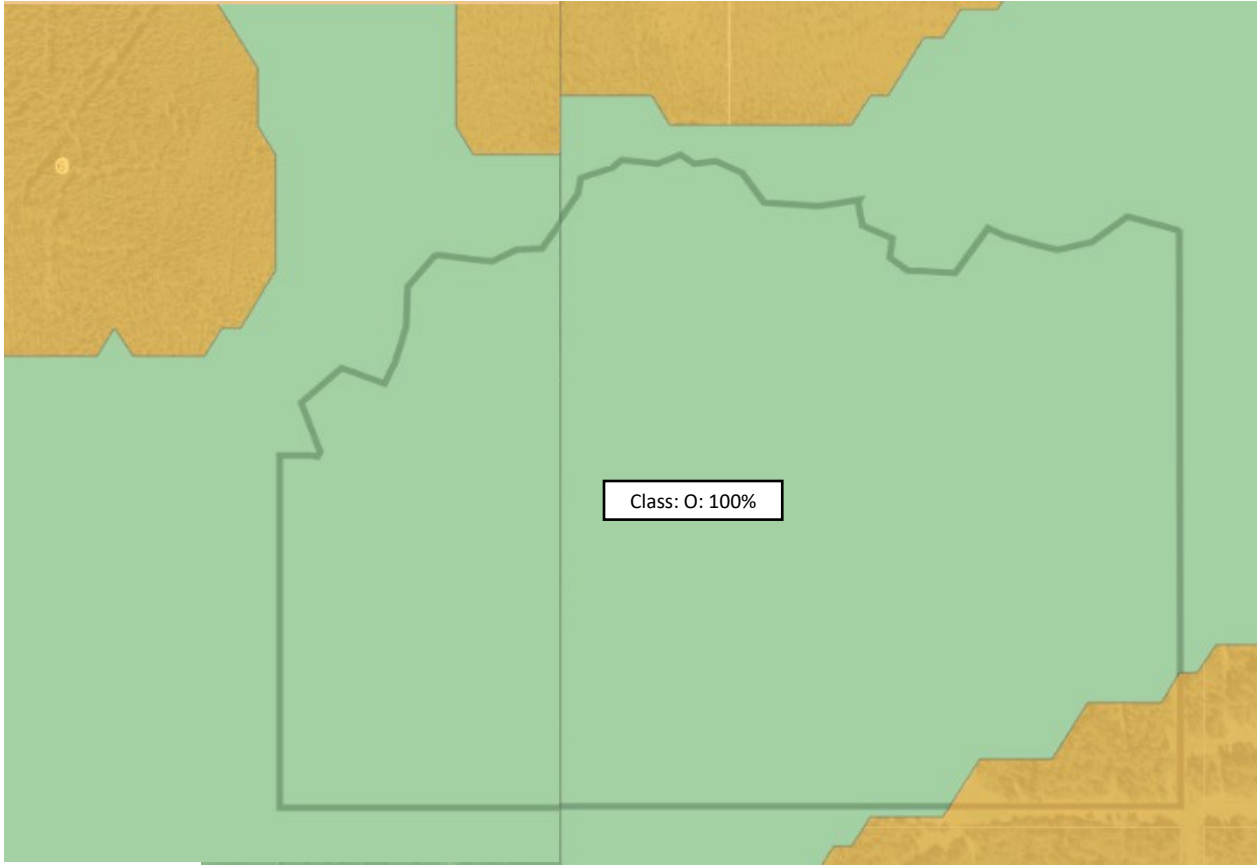
From east end of Edson (25 St) go east on Hwy 16 (yellowhead Hwy) 27 km to Range Road 143. Turn north (left) onto RR143. Go 0.22 km to end of developed range road. Continue north to power line on the undeveloped road allowance. Lease is on the left side of road allowance and north of power line.

GRL#	GRL 000004
Lease Term	10 years
Legal Description	Part SE28-53-14-W5
Municipality	Yellowhead County
Property Taxes	\$25.00
Current Expiry Date	June 30, 2032
AUMS	18* Has been reduced from 28 AUM due to regrowth of trees.
Annual Rent	\$52.50
Assignment Fee	\$3,150
Total Acres	104.3

Aerial Photo



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

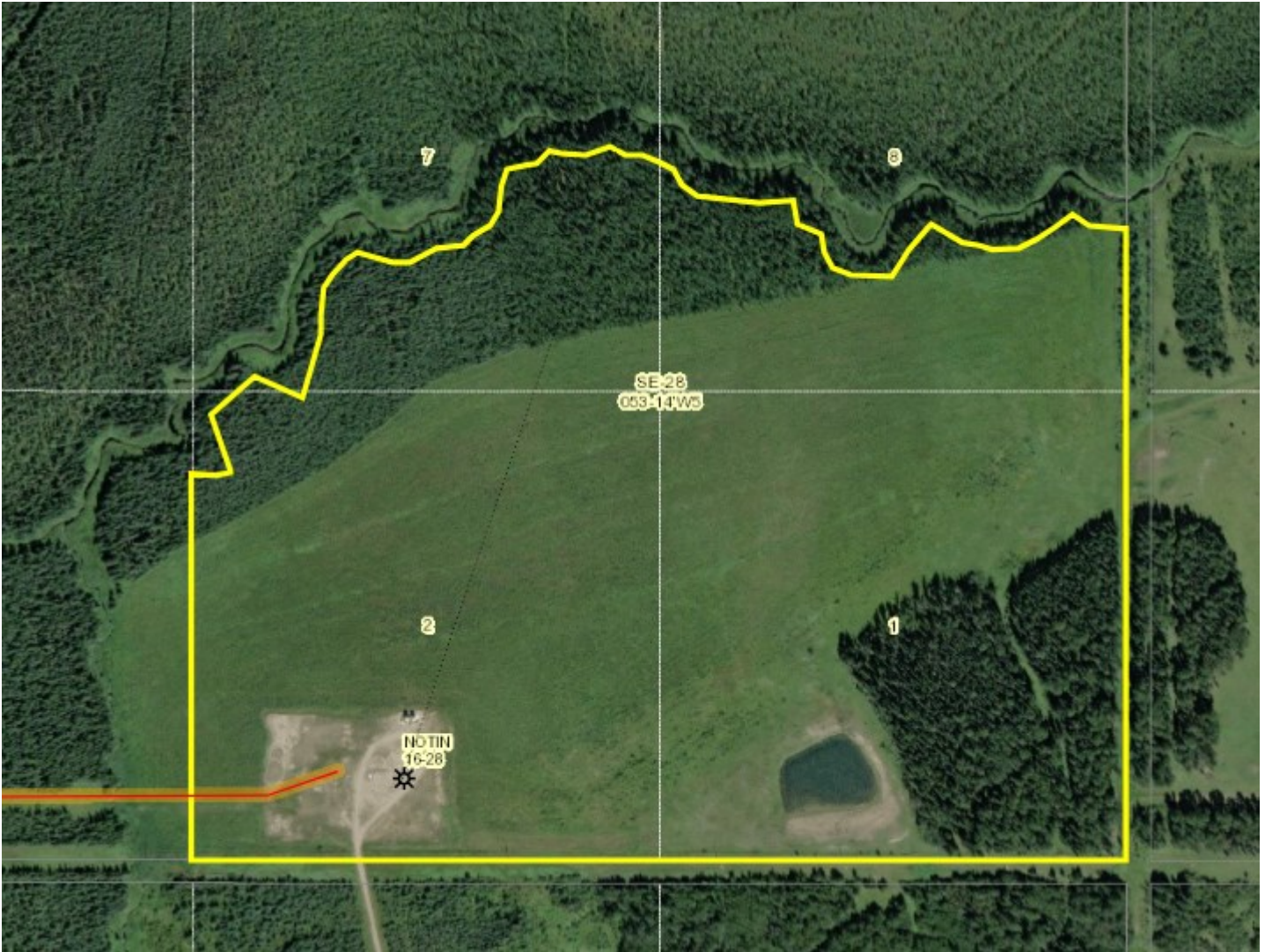
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of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



Pipeline locations are approximate only and do not show actual locations of pipelines

REVENUE FROM SURFACE LEASES that are part of GRL 000004

Quarter	Section	Twp	Range	W of	Annual Payment	Lease Date	Received	File Number	Company
SE	28	53	14	5	\$700	TBV	Jun 15	TBV	Notine Holdings Inc
SE	28	53	14	5	\$96	June 1		TBV	Alta Link

Revenue from above sources will be assigned to the buyer effective when the next payment is due after completion day with no adjustment for any rentals paid in advance

YELLOW LINE SHOWS APPROXIMATE PROPERTY LINE



Portable panels in southeast corner of lease are included.



YELLOW LINE SHOWS APPROXIMATE PROPERTY LINE



Receive \$700 annual from
Notine Holdings Inc

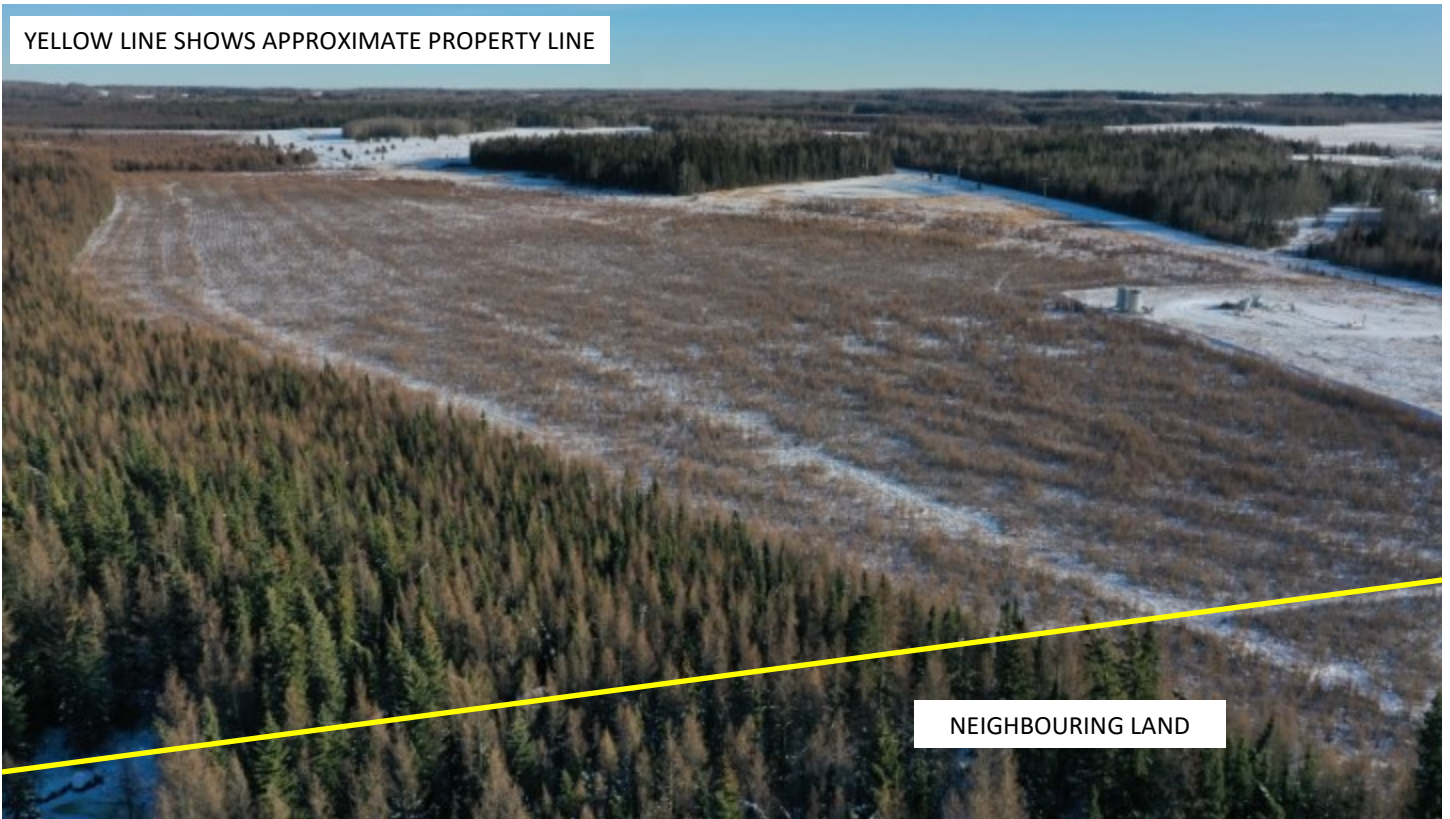
YELLOW LINE SHOWS APPROXIMATE PROPERTY LINE



Dugout along the power line on
south side of lease.

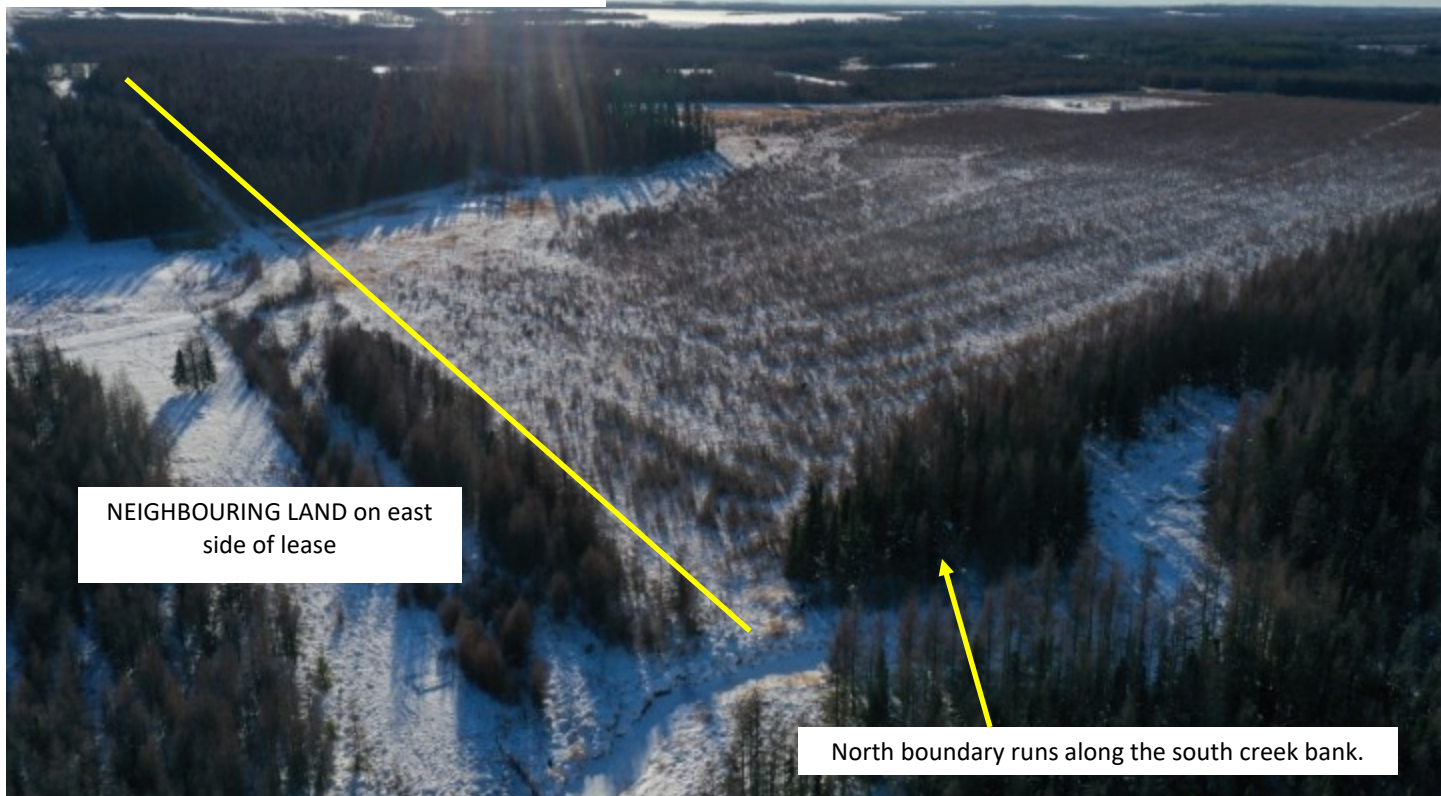


Powerline runs along the south side of property



Looking over lease from the north west corner to southeast corner.

YELLOW LINE SHOWS APPROXIMATE PROPERTY LINE



YELLOW LINE SHOWS APPROXIMATE PROPERTY LINE





Undeveloped range road 143 runs along the east side of property.



Spruce forest



Open land was rototilled and seeded in the past. There is tree regrowth in this area. This regrowth has caused Alberta Environment and Parks to reduce the AUMs to 18.



Perimeter fence is smooth wire.
Fence along east side is 5 wire. Fences along the other sides are 3 wire and 4 wire.

There have been some trees that fallen across the fences - some fence repair will be required.



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