

**474± Acres Of Land**  
**3 Quarters Sold Separately**



**Near Wildwood, AB**

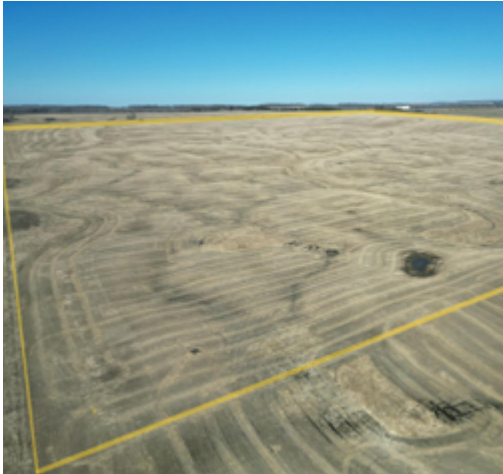
**Unreserved Online Auction**  
**Jun 18 - 20, 2024**



# 474± Acres Of Land 3 Quarters Sold Separately

***Two adjoining quarters of Productive Farmland and one quarter of mixed Farmland and Forest***

Discover a unique investment opportunity in the heart of Yellowhead County. Introducing three parcels of land with each quarter section boasting its own character and potential. Good soil and endless possibilities for agricultural ventures.



**The first two quarters** offer productive cultivated farmland, consistently farmed and well-maintained. Known for their good soil and consistent yield, and no acreages out yet, these two parcels are ideal for agricultural expansion, starter farmers, or investors that are seeking profitable agricultural ventures for now and the future.

The land is not seeded for this year but if you are the buyer and the purchase contract is signed, and deposit is received you can have access to the land for fieldwork. The straw bales are NOT included in the sale.

- **NE-20-54-9-W5:** 158.01 acres. CLI soil # 3. Taxes 2023: \$ 96.29. Zoning: RD – Rural District
- **SE-20-54-9-W5:** 159 acres. CLI soil # 4. Taxes 2023: \$ 119.77. Zoning RD-Rural District. The SE-20-54-9-W5 has 2 dugouts.



The third quarter mixes cultivation with natural forest. A mix of +/- 44 acres cultivated productive land, pine, spruce, and poplar trees. Three sides are fenced. The west side has no fencing. This quarter offers a rare blend of agricultural and recreational potential, perfect for those interested in livestock farming, horticulture, or agro-tourism. Its secluded location near Chip Lake and the community of Wildwood provides a serene retreat for nature lovers.

- **NW-17-53-9-W5:** 157.01 acres. Taxes 2023: \$ 46.10. Zoning RD – Rural District.

All three quarters have good access and located within 1 ½ hour west of Edmonton.

Whether you're looking to expand your existing operations or embark on a new agricultural journey, these quarters represent a golden opportunity to invest in Yellowhead County's diverse and dynamic land offerings.

These parcels are selling at an unreserved online auction on Jun 18-20. Don't miss out on this chance to own a piece of Alberta's agricultural heartland.



## Mark Your Calendar.

**Auction Dates:**

**Bidding Opens - 9AM Jun 18**

**Bids Start Closing - 9AM Jun 20**

**Parcel 1 NE 20-54-9-W5**

**158.01 Acres of Cultivated Land**



**Parcel 2 SE 20-54-9-W5**

**158.01 Acres of Cultivated Land**



**Parcel 3 NW 17-53-9-W5**

**157.01 Acres of Cultivated & treed Land**



# **COMMUNITY HIGHLIGHTS**

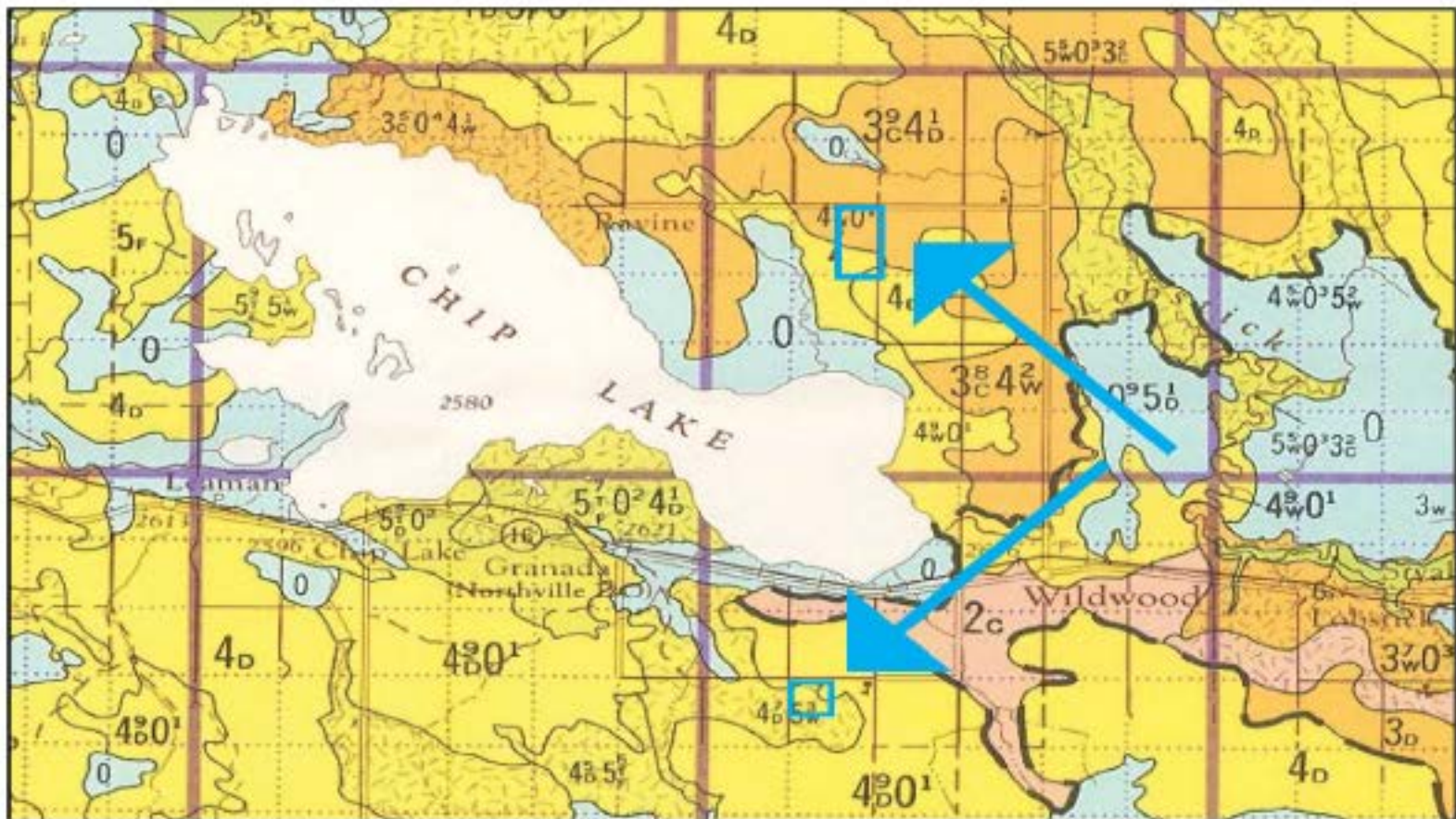
**Yellowhead County is known for its wide variety of valuable industrial, recreational, residential, and agricultural opportunities.**

**A great agricultural example is GROW YELLOWHEAD; helping local food producers, from small niche markets to large processors, get into new markets that are looking for locally sourced food and related products.**

**Visit the Grow Yellowhead website for more information:**

**<https://yhcounty.ca/doing-business/grow-yellowhead/>**

**Chip Lake is a large lake in west-central Alberta. The Lobstick River flows through the lake. It in turn is a tributary of the Pembina River, which eventually flows into the Athabasca River.**

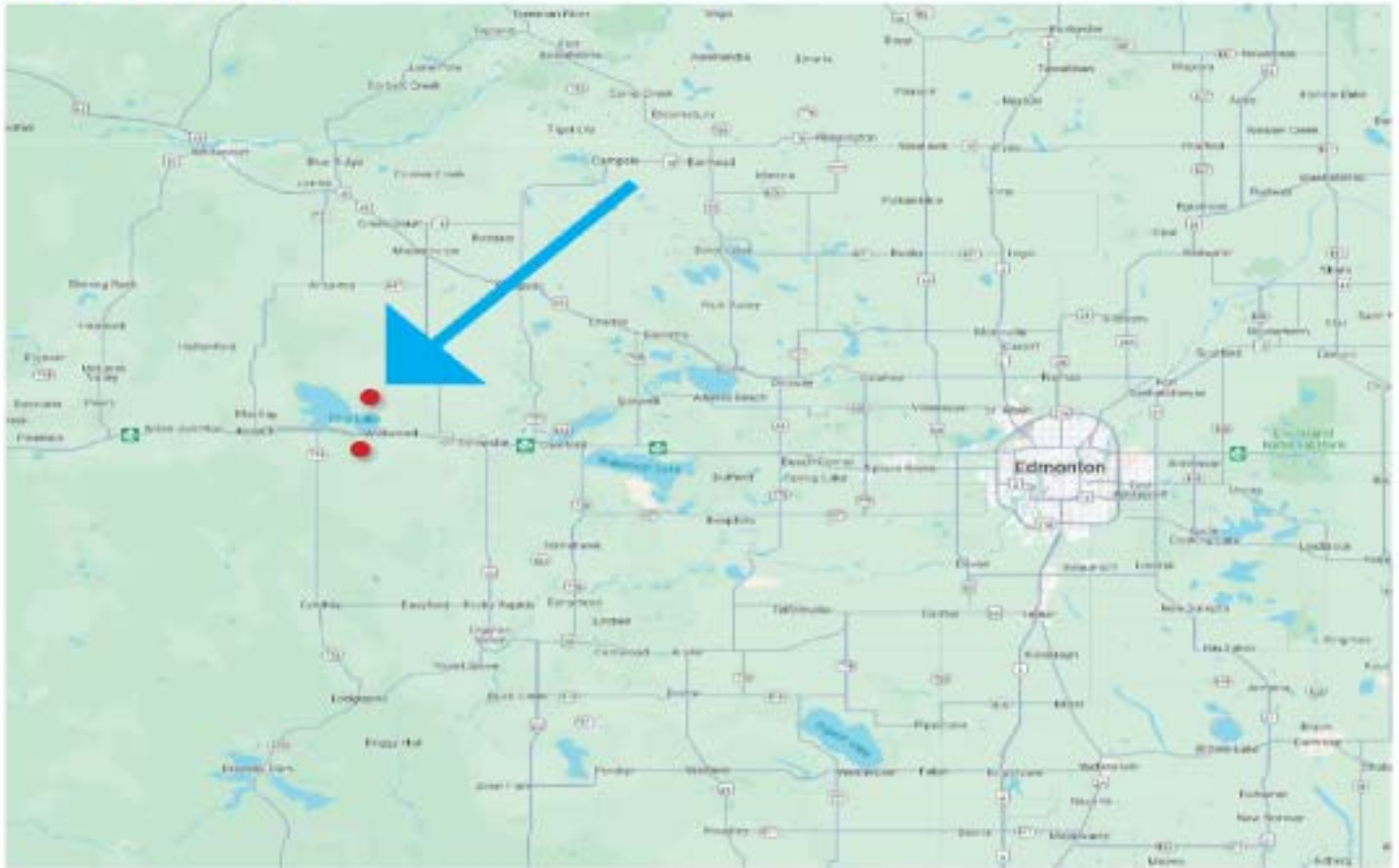


|                |  |                |  |
|----------------|--|----------------|--|
| <b>CLASS 1</b> | Soils in this class have no significant limitations in use for crops.  | <b>CLASS 5</b> | Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. |
| <b>CLASS 2</b> | Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.         | <b>CLASS 6</b> | Soils in this class are capable only of producing perennial forage crops and improvement practices   |
| <b>CLASS 3</b> | Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices. | <b>CLASS 7</b> | Soils in this class have no capability for arable culture or permanent pasture.  |
| <b>CLASS 4</b> | Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.   | <b>0</b>       | Organic Soils (not placed in capability classes.)  |

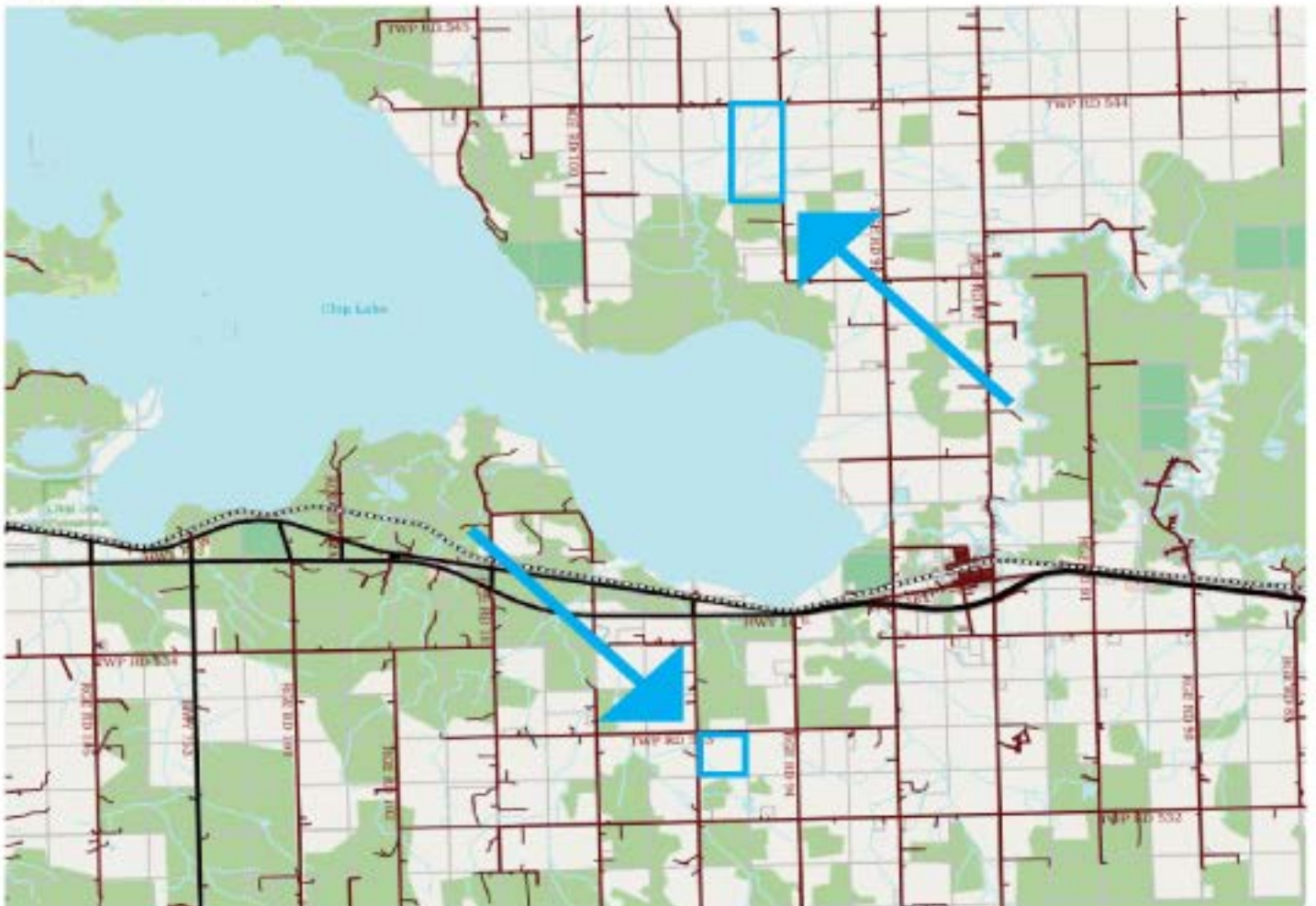
**SUB CLASSES:**

|   |   |
|---|---|
| <b>C</b> - Adverse Climate                                    | <b>P</b> - Stoniness                    |
| <b>D</b> - Undesirable soil structure and/or low permeability | <b>R</b> - Shallowness to soil bedrock  |
| <b>E</b> - Erosion Damage                                     | <b>S</b> - Soil Limitations             |
| <b>F</b> - Fertility  | <b>T</b> - Adverse Topography           |
| <b>I</b> - Inundation   | <b>W</b> - Excess water                 |
| <b>M</b> - Moisture   | <b>X</b> - Minor cumulative limitations |

## Regional Map



## Municipal Map



# HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

## LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

Cookies help us deliver our services. By using our services, you agree to our use of cookies. [DISMISS](#) [Learn more.](#)



## MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

## INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots' closing time.

## GROUP LOTTING

- **Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

*Note: Each lot within the group can be sold at a different price and/or to a different buyer*

## TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

## WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

## WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

## JUMP THE BID




Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

## BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

|   |  |   |
|---|--|---|
| <br><b>WINNING</b> | <b>LOT 1001</b>   Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE<br>DESCRIPTION<br>Contact: Ria Braaksma 780-446-3006<br>Location: Grenfell, SK<br><b>Bidding CA\$51,000 (Max: CA\$55,000)</b> | EDIT BID - Or - <b>JUMP THE BID</b>             |
| <br><b>OUTBID</b>  | <b>LOT 1002</b>   Parcel 2: +/-159.83 acres - NW 7-15-7 W2<br>DESCRIPTION<br>Contact: Ria Braaksma 780-446-3006<br>Location: Grenfell, SK<br><b>You Bid CA\$235,000</b>                                    | <b>PLACE BID</b> <b>Current Bid CA\$236,000</b> |
| <br><b>OUTBID</b>  | <b>LOT 1003</b>   Parcel 3: +/-159.9 acres - NW 12-15-8 W2<br>DESCRIPTION<br>Contact: Ria Braaksma 780-446-3006<br>Location: Grenfell, SK<br><b>You Bid CA\$320,000</b>                                    | <b>PLACE BID</b> <b>Current Bid CA\$320,000</b> |



Questions about our Auction Process?



Rod McLennan  
**587-998-2095**

**587-464-2125**

Questions about the properties?



Ria Braaksma  
**780-446-3006**

**teamauctions.com**