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UNRESERVED ESTATE LAND AUCTION: Pt-SE-07-40-27-W4M – 148.52 Ac.

Compliments of: Kenneth A Poffenroth A.L.C. (Accredited Land Consultant)

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Property Quick Facts

County:	Lacombe
Total Acres:	148.52 ±
Arable Acres:	130 ±
Non arable Acres:	8 ±
Building Acres:	10 ±
2007 Tax Levy:	\$1,301.20
Possession, etc.:	Aug 31st, 2007
Terms, etc.:	10% non refundable deposit on sale day

UNRESERVED LAND AUCTION - Tom Long Estate

Aug 08, 2007 – 1:00 PM

**On Location: SE-07-40-27-W4M – West of Lacombe on # 12 Highway 5 M West;
3 M south on Range Road 27-5**

Pt SE-07-40-27-W4M – 148.52 Ac c/w buildings & improvements

- 812 ± sq ft bungalow c/w 2 + 2 bedrooms
- Metal Clad Machine Shed – 40 x 80 ± c/w (2) 14 x 16 ft door opening(s)
- Wooden Storage shed – 8 x 8 ±
- 8 x 10 vinyl covered pump house
- \$ 2,850 annual surface lease
- Misc. stock corrals near acreage parcel
- All site services
- Parcel configuration: excludes that SE portion of quarter section
 - East / West – 500 ft
 - North / South – 1000 ft

**More details available from Listing Brokerage, Kenneth A Poffenroth
RE/MAX real estate central Alberta**

Auctioneering Services provided by – Montgomery Auction services Ltd.

Note: the following descriptive outline presents the farmland holdings of the land auction. The information contained in this brochure has been prepared by Ken Poffenroth, representing RE/MAX real estate central alberta as an aid to all Buyers or Buyers Agents. Special care and effort has been made to provide prospective buyers with information that is deemed to be true and accurate but not warranted to be so. Neither Ken Poffenroth, - Associate for RE/MAX real estate central Alberta and/or Montgomery auction Services Ltd. assume any liability for decisions made using this presentation information.

