

## TERMS OF THE “UNRESERVED LAND AUCTION”

**Estate Property of Tom Long**

**SE-07-40-27-W4M – (2) Titles**

This event is an “UNRESERVED LAND AUCTION”. The Property(ies) will sell to the highest bidder regardless of price. The sale is not subject to any reserve bid or minimum price.

RE/MAX real estate central Alberta is the Brokerage in charge of the real estate transaction & Montgomery Auction Services Ltd. is the appointed Auctioneer.

Offer to Purchase and sale agreement; Immediately following the land auction the successful Buyer will meet with the Associate, Kenneth A Poffenroth from the Brokerage and execute an Agreement of Purchase and Sale, in the form provided by the Auctioneer, without modification, immediately after being declared the high bidder.

The Buyer will submit a NON-REFUNDABLE Deposit cheque payable to the Brokerage in the amount of 10% of the Purchase Price in conjunction with executing the offer to purchase and sale agreement. The deposit will be placed in trust held pending the completion date. The balance of the Purchase Price shall be paid on or before completion date.

Completion date and closing of the real estate transaction will be August 31, 2007.

The Buyer will obtain vacant possession of the property on Completion date.

Property taxes will be adjusted on completion date based on the calendar year.

Surface lease(s), if any, will be assigned by the Seller to the Buyer on completions date. Surface lease revenue, if any, will be adjusted based on a pro-rated portion of the current year’s lease income and due date as read on the lease agreement.

The real estate transaction will not be subject to any Buyer’s conditions precedent. All Buyer’s due diligence, including any legal assistance or advice, must be completed prior to sale date including the Buyers ability to obtain financing.

The Buyer shall accept the Property in an AS-IS condition as of the completion date and the Buyer specifically agrees that neither the Seller, Brokerage nor the Auctioneer make any representations or warranties of any kind whatsoever, expressed or implied, to the Purchaser as to the condition or fitness of the Property, environmental or otherwise, or to any improvements situated on the property. All descriptions, measurements and acreage provided by the Seller, Brokerage and/or Auctioneer are to be used as a guide only. The Buyer must be fully satisfied with all aspects of the Property prior to engaging in the bidding process.

The offer to purchase and sale agreement is subject to all applicable taxes, including GST.

The sale of the property includes all buildings and permanent fixtures. Several chattels remain on the property for a previous farm sale. These items will be clearly marked as “SOLD”. Specifically, the blue shed on skids, white hopper bottom bin and several steel granaries are NOT included in the real estate land auction.