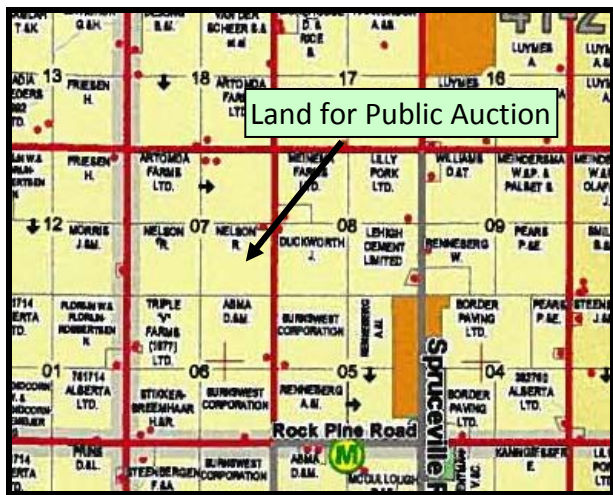


Phone: (403) 782-4301 Cell: (403) 350-0971 E-mail address: kenp@remax.net

UNRESERVED ESTATE LAND AUCTION: Pt-SE-07-41-27-W4M – 157 +/- Ac.

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

View online [www.montgomeryauctions.com](http://www.montgomeryauctions.com)



**Property Quick Facts**

Property to be sold "AS IS WHERE IS"

<b>Municipal District:</b>	<b>Lacombe County</b>
<b>Parcel size:</b>	<b>157.08 ± Ac</b>
<b>Location, etc.:</b>	<b>6 Miles NW of Lacombe</b>
<b>2009 Tax Levy:</b>	<b>\$ 242.86 +/-</b>
<b>Arable Acres:</b>	<b>125 +/- #2 Soil</b>
<b>Possession, etc.:</b>	<b>No later than May 15<sup>th</sup></b>
<b>Terms, etc.:</b>	<b>\$ 30,000 deposit on sale day</b>

**Farmmarketer.com Listing #: 1377**

**UNRESERVED PUBLIC AUCTION – FARMLAND (6) Miles to Lacombe!!!**

**April 17<sup>th</sup>, 2010 – 1:00 PM Sharp**

**On Location at Montgomery Auction Services Ltd. main auction yard site – Blackfalds**

**Directions: East of # 2A on Lakeside Sargent Road 2 +/- Miles;**

**North side of Lakeside Sargent Road**

This is a bare farmland quarter located 3 ½ miles west of #2 highway on #12 to Range Road 27-5; 3 miles west north on west side of range road; only 1 mile from pavement The quarter section has approx. 3.0 Ac subdivided from the extreme NE corner of the quarter section. Currently the arable acres are seeded to hay and/or pasture. The land has been used for hay production and intensive grazing. The hay was underseeded in 2002 and is due to be rotated. There is a centre alley approx. 40 feet wide running the width of most of the quarter and a secondary alley approx. 24 ft wide running in a north/south configuration. There are approx. (11) various sized hay/pasture paddocks. There is a suitable building site in the extreme SE corner of the parcel. More arable acres would be available with fences removed and improvements made.

**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 public land auction. The information contained in this brochure has been prepared by Kenneth A Poffenroth, representing RE/MAX real estate central alberta as an aid to all Buyers. 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 Kenneth A 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.

Aerial View of SE-07-41-27-W4M – 157.08 Ac

