

**Presented by:**



**Kenneth A. Poffenroth**  
RE/MAX Real Estate Central Alberta  
Unit #1, 5265-45th Street  
Lacombe, Alberta



**Cell** 403-350-0971  
**Office** 403-782-4301  
**Email** kenp@remax.net  
**Website** <http://www.kenpoff.ca>

**Listing #0001771**

**\$0.00**

**County / Municipality: Lacombe**  
**Lacombe, Northwest Territories**

**Primary Farm Type:** Grain

**Listing Remarks:** PUBLIC LAND AUCTION - UNRESERVED SALE - SEPTEMBER 11-2010

This is a bare farmland quarter located 4 ½ miles west of #2 highway on #12 to Range Road 28-0 and on the south side of the highway. This is an un-cut quarter section (no sub-divisions). There is an access approach off of # 12 highway in the extreme NE corner of the quarter section and there is an alternate access at the midway point of the west boundary off RR 28-0. There is a 2005 surface lease near the middle portion of the property; it yields approx. \$ 2,400 annually with payments in Nov/Dec of each year. There are (2) fresh water dugouts near the east boundary; one has been previously stocked and used for seasonal recreational private fishing. There are also (2) – 3,200 +/- bushel steel bins c/w concrete floors; they are situated in the SE quadrant of the property. MORE DETAILS AVAILABLE - PLEASE CONTACT LISTING AGENT - KEN POFFENROTH A.L.C.

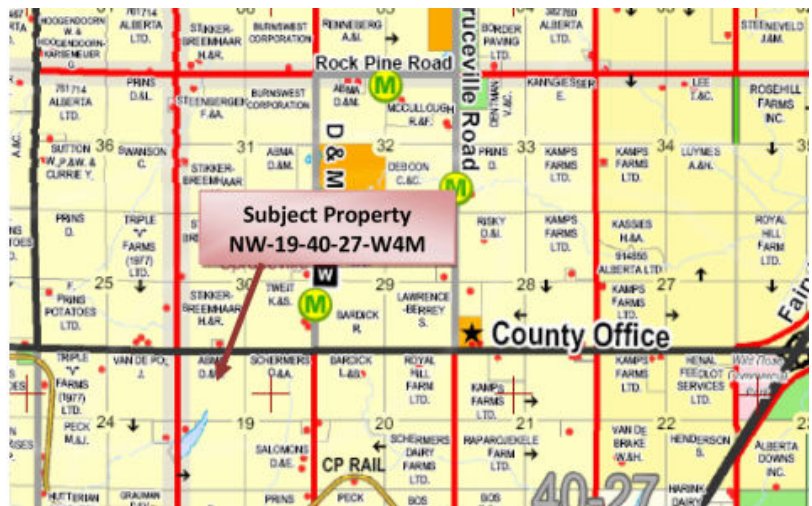
**Property Legal Description:** NW-19-40-27-W4M

**Total Acreage:** 158

**Workable Acres:** 145

**Oil Gas Leases:** Yes **Water Sources:** Dugout

**How to View:** Bare land - drive by viewing 24/7



## TERMS OF THE “UNRESERVED LAND AUCTION”

**NW-19-40-27-W4M – 158.5 +/- Ac.**

**Saturday September 11<sup>th</sup>, 2010 – 1:00 pm Sharp**

**Location of Auction event: Montgomery Auctions Services Ltd sales yard – Blackfalds, AB**

This event is an “UNRESERVED LAND AUCTION”. The Property 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 Offer to Purchase and Sale agreement immediately after being declared the high bidder.

The Buyer will submit a NON-REFUNDABLE Deposit cheque payable to the Brokerage in the amount of \$ 35,000.00 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 October 15, 2010 or such earlier date as the parties may agree upon.

The Buyer will obtain vacant possession of the property on Completion date. Vacant possession will be subject to the rights of the tenant to harvest the 2010 crop – into the spring of 2011 if necessary. It is not anticipated that any fall cultivation will be done to the farmland.

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

The surface lease agreement will be assigned to the Buyer and a pro-rated portion of the current year's surface lease income will be adjusted based on the date of the surface lease agreement – December 12<sup>th</sup>, 2005

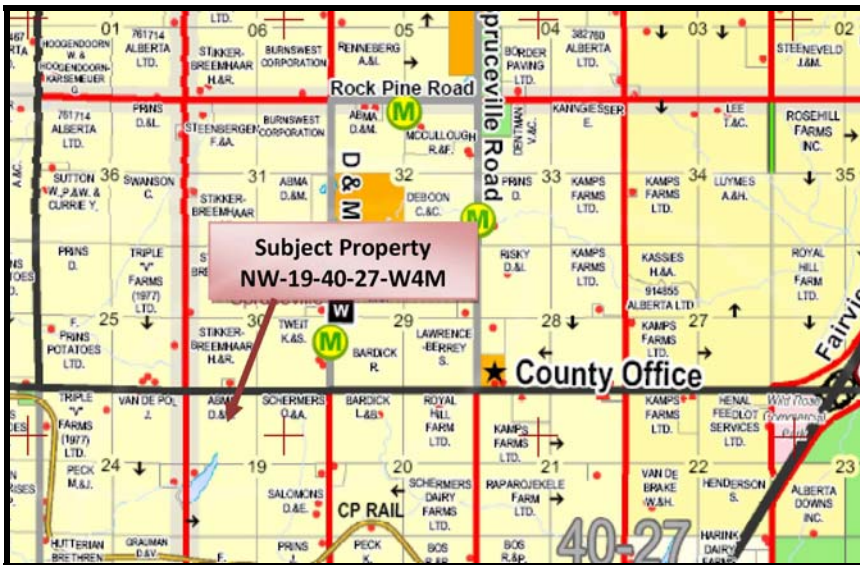
The real estate transaction will not be subject to any Buyer's conditions precedent. All Buyer's due diligence, including any legal assistance or advice, must be completed prior to sale date including the Buyers ability to obtain financing.

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 Buyer will enter into a “customer status” agreement for the purpose of transacting this sale.

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>158.49 ± Ac</b>
<b>Location, etc.:</b>	<b>5.5 Miles W of Lacombe</b>
<b>2010 Tax Levy:</b>	<b>\$ 263.31 +/-</b>
<b>Arable Acres:</b>	<b>145 +/- #2 Soil</b>
<b>Possession, etc.:</b>	<b>No later than Oct 15<sup>th</sup> 2010</b>
<b>Terms, etc.:</b>	<b>\$ 35,000 deposit on auction day</b>

**Farmmarketer.com Listing #: 1771**

**UNRESERVED PUBLIC AUCTION – FARMLAND (5.5 +/-) Miles to Lacombe!!!**

**September 11<sup>th</sup>, 2010 – 1:00 PM Sharp**

**On Location at Montgomery Auction Sales Centre – Blackfalds**

**Directions: 4 Miles south of Lacombe on #2 A; 2 +/- Miles east on Lakeside Sargent Road;  
North side of Road**

This is a bare farmland quarter located 4 ½ miles west of #2 highway on #12 to Range Road 28-0 and on the south side of the highway. This is an un-cut quarter section (no sub-divisions). There is an access approach off of # 12 highway in the extreme NE corner of the quarter section and there is an alternate access at the midway point of the west boundary off RR 28-0. There is a 2005 surface lease near the middle portion of the property; it yields approx. \$ 2,400 annually with payments in Nov/Dec of each year. There are (2) fresh water dugouts near the east boundary; one has been previously stocked and used for seasonal recreational private fishing. There are also (2) – 3,200 +/- bushel steel bins c/w concrete floors; they are situated in the SE quadrant of the property. **(2010 crop excluded – vacant possession subject to tenant's rights)**

**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 Image – NW-19-40-27-W4M – 158.49 Ac

Highway 12

Access approach from #12 highway

Access approach from RR 28-0

(2) Fresh water dugouts, etc.

Low pressure residential N-Gas line, etc.

(2) - 3,200 +/- bu steel bins on concrete floors

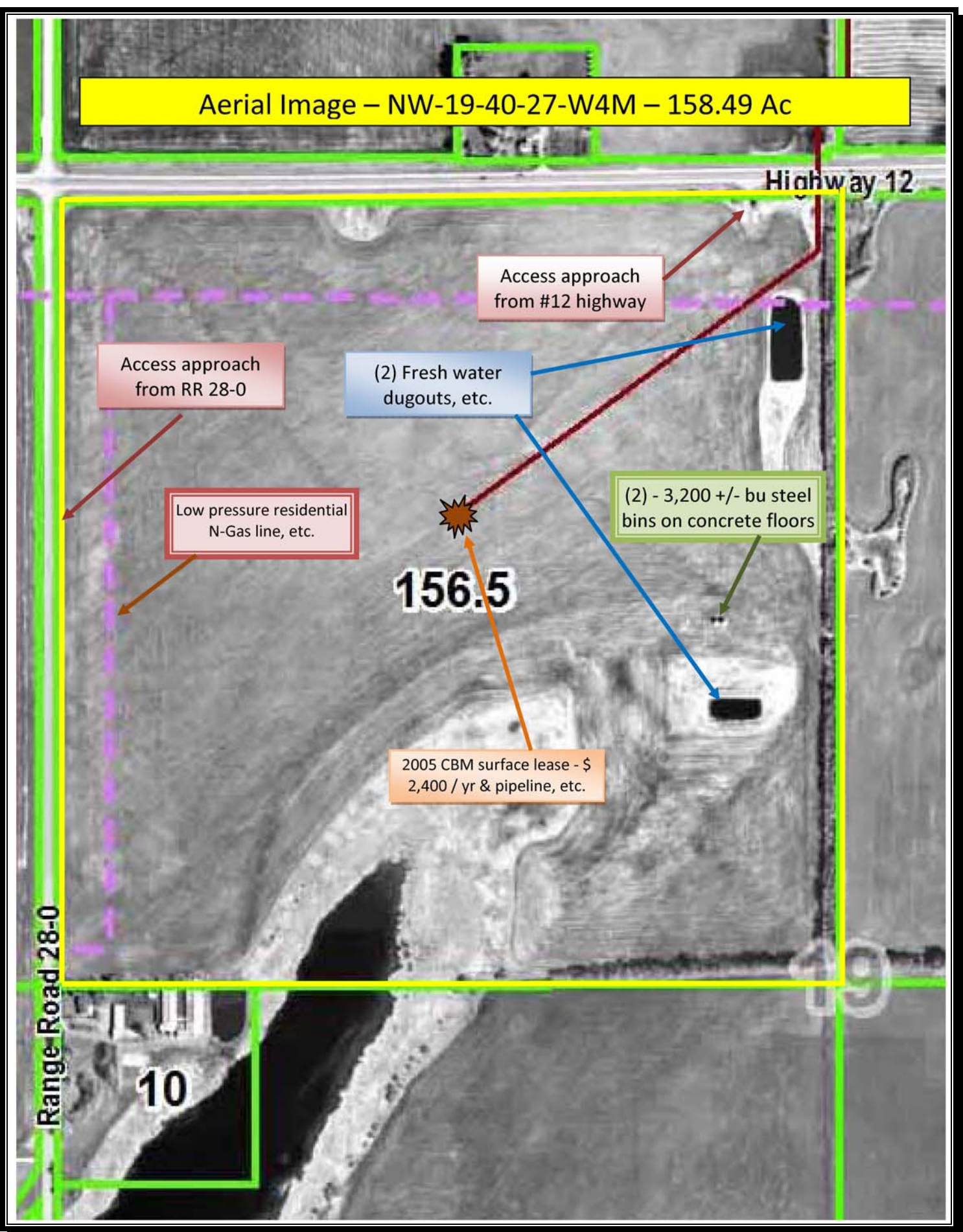
156.5

2005 CBM surface lease - \$ 2,400 / yr & pipeline, etc.

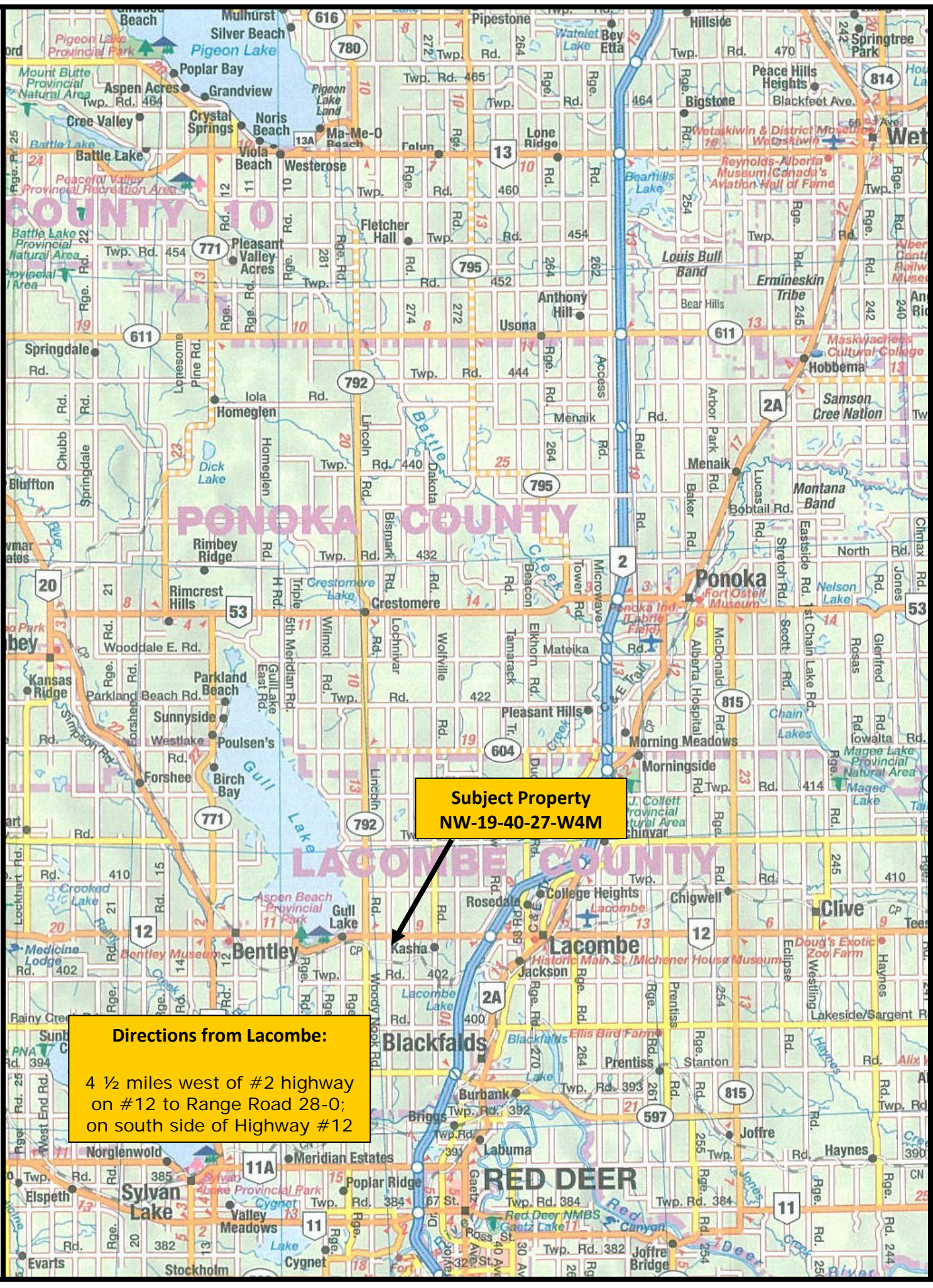
Range Road 28-0

10

19







**Subject Property  
NW-19-40-27-W4M**

**Directions from Lacombe:**  
4 ½ miles west of #2 highway  
on #12 to Range Road 28-0;  
on south side of Highway #12

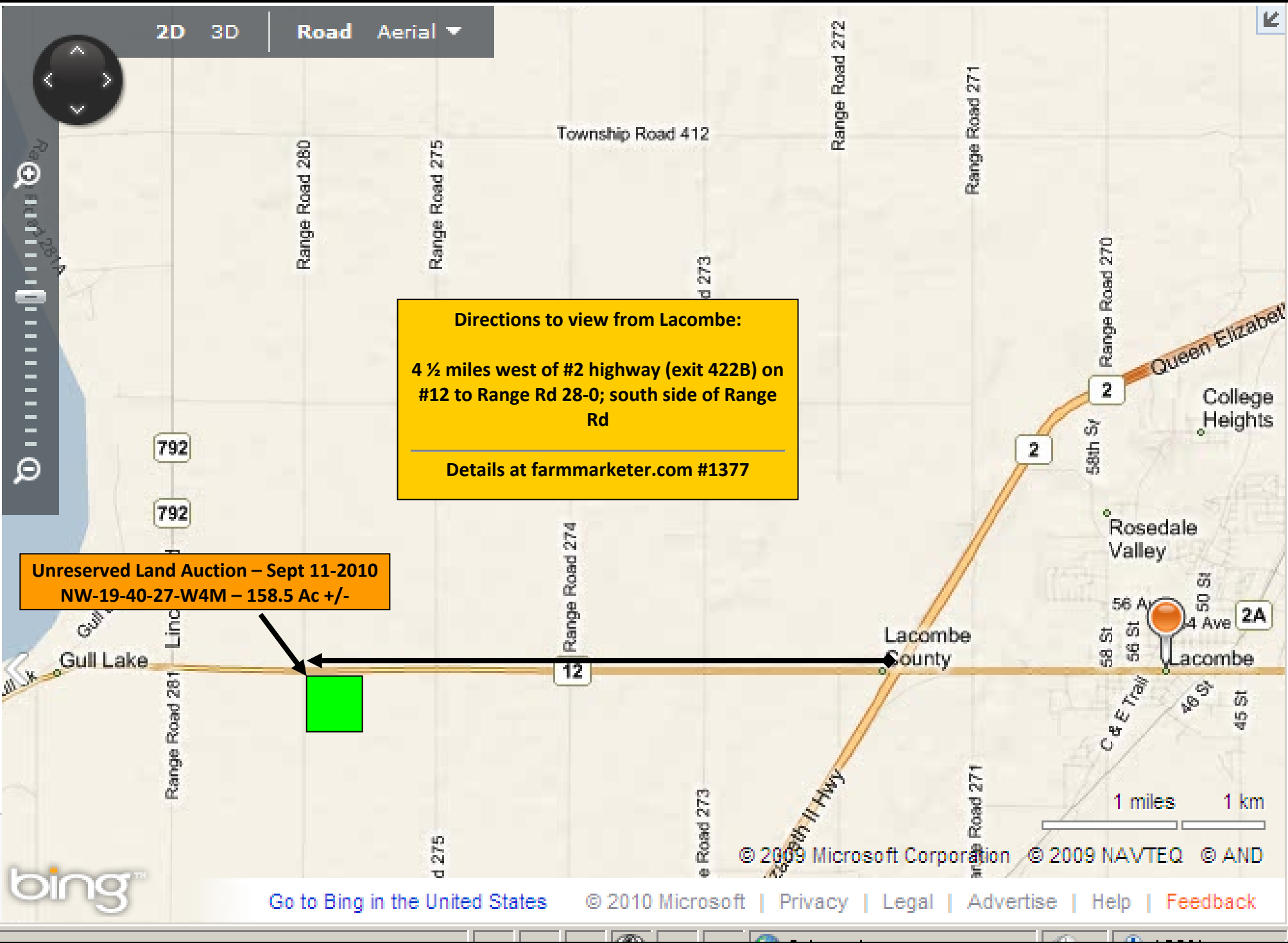
**Directions to view from Lacombe:**

4 ½ miles west of #2 highway (exit 422B) on #12 to Range Rd 28-0; south side of Range Rd

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Details at [farmmarketer.com](http://farmmarketer.com) #1377

**Unreserved Land Auction – Sept 11-2010**  
 NW-19-40-27-W4M – 158.5 Ac +/-



Land Ownership Map – NW-19-40-27-W4M – 158.49 Ac



Subject Property  
NW-19-40-27-W4M

County Office

40-28

40-27





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