

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 #00002965

\$0.00

County / Municipality: Lacombe

Lacombe, Alberta

Primary Farm Type: Acreage

Listing Remarks: UNRESERVED PUBLIC AUCTION – COUNTRY RESIDENTIAL ACREAGE PROPERTY for Harry Friesen Estate to be sold “AS IS” – 9 miles (14 Kms) to Lacombe!!! Auction date will be October 22-2011 at 1:00 pm sharp On Location at Montgomery Auction Services Ltd. main auction yard site, Blackfalds. Directions: 2 +/- miles (3.2 Kms) East of #2A highway on Lakeside Sargent Road. This



is an acreage property has a very desirable location only minutes from the east shore of Gull Lake. This 4.0-Ac parcel has a mature yard site and has just recently been sub-divided from the balance of the quarter section. The new boundary to the west takes in most but not the entire shelter belt; the new boundary to the east takes in the shelter belt and fence; the new south boundary is approx. 25 ft south of the (2) grain bins perpendicular to the east and west boundaries. Buildings and improvements include the following: a 1312 sq. ft. residence that was built in 1935 +/- c/w 3 bedrooms, 1 bathroom, kitchen, dining room and living room c/w wood burning stove. In approx. 1990 a 20 x 30 garage c/w upper living quarters was added. There is a second bathroom on the ground level and the upper level is one large room c/w a 10 x 12 ft. deck area. There is a metal roof and metal siding on both parts of the home. There is a 24 x 40 shop c/w 14 ft. ceiling and an 11.5 by 15 ft wide overhead door. The shop is insulated, heated with N-Gas unit heater, has a concrete floor and has 110 / 220 volt power – also a metal roof and siding. On each side of the shop there is a pole frame 17 x 40 lean-to c/w dirt floor and enclosed on (3) sides. There are (4) steel grain bins c/w concrete floors – (2) are estimated at 2,400 bu each and (2) are estimated at 3,500 bu each. In addition, there are numerous old out-buildings for livestock; several are in poor repair. There is a livestock waterer near the south boundary. All site services are present. Survey documents are available. The yard site is extremely well sheltered and there are several apple trees in the front and back yard. A public open house is scheduled for October 8th and 15th from 10:00 to 2:00 pm. This is an unreserved sale event; the property will sell “AS IS” to the highest bidder on sale day. There are very specific “TERMS” of the sale that are posted online with this information. All bids are final – will require a non-refundable deposit on sale date and will close with title transfer in 30 days or less. Any additional questions about the property or regarding the sale event should be directed to Ken Poffenroth A.L.C. – REMAX real estate central alberta – 403-350-0971. The bare farmland from the balance of the quarter section will also be selling on sale date as well as the bare farmland immediately to the north. Detailed information on each of these parcels is available online at www.farmmarketer.com or www.montgomeryauctions.com

Property Legal Description: Pt-NE-12-41-27-W4M

Directions: Directions from Lacombe:

Total Acreage: 4.00

Workable Acres: 0

Water Sources: Drilled Well



Summary Report

As of: 6/1/2011

Roll: 4128124001 Legal: NE-12-41-28-4 Address:	Land Area: 158.96 Acres Subdivision: Zoning: A Agricultural District
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MarketLand Valuation

Site Area: 3.00 Acres

Categories

Details

Landscaping

Shlbt/Law n/Flow erbeds/Roc

FarmLand Valuation

Agroclimatic Zone: 14 1-NW

Soil Group	Area	Rating
2 Bk	57.00 Acres	87.0 %
42 DG	49.00 Acres	74.0 %
42 DG	13.00 Acres	57.0 %
80 Pasture	36.96 Acres	9.0 %

Total Area: **155.96 Acres**

Improvement Valuation

		Floor Area	Built
1 Storey & Basement Attached	SFD - All Ages	2,184 Sq Feet	1935
	Garage with Rooms over	598 Sq Feet	2009

Assessment Totals

Tax Status	Code	Description	Assessment
T	101	Farmland	33,130
	140	Farm Site	199,500
	141	First farm res.	85,170
	143	Bldgs Non-Farm Use	26,250
		Totals For 2011 Taxable	344,050
E	541	First res. exempt	61,540
		Grand Totals For 2011	405,590

2011 Levy - \$1658.31

LACOMBE COUNTY: NE-12-41-28-W4M



<p>--- Low Pressure</p> <p>--- High Pressure</p>	<p>Urban Municipality</p> <p>Current Titles</p>	<p>0 0.05 0.1 0.2 Kilometres</p> <p>0 0.05 0.1 0.2 Miles</p>		<p>Map Created: June 21, 2011</p> <p>Titled Parcel Data Disclaimer</p>	<p>Map Projection: NAD83 10TM AEP Resource</p> <p>© Government of Alberta 2003 All rights reserved</p>	
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**Unreserved Land Auction
October 22 -2011 - (3) titles selling**

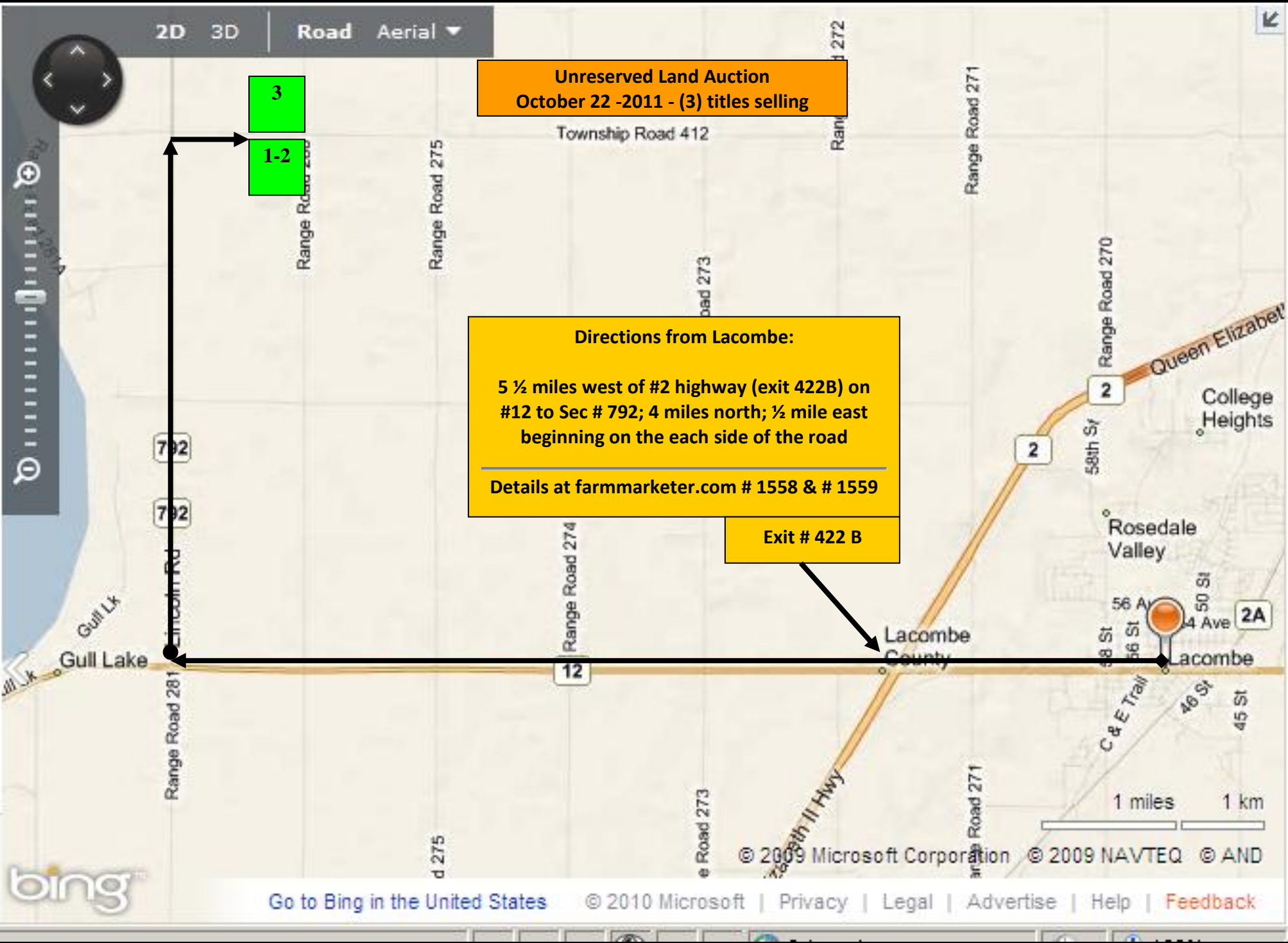
3

1-2

Directions from Lacombe:
5 ½ miles west of #2 highway (exit 422B) on #12 to Sec # 792; 4 miles north; ½ mile east beginning on the each side of the road

Details at farmmarketer.com # 1558 & # 1559

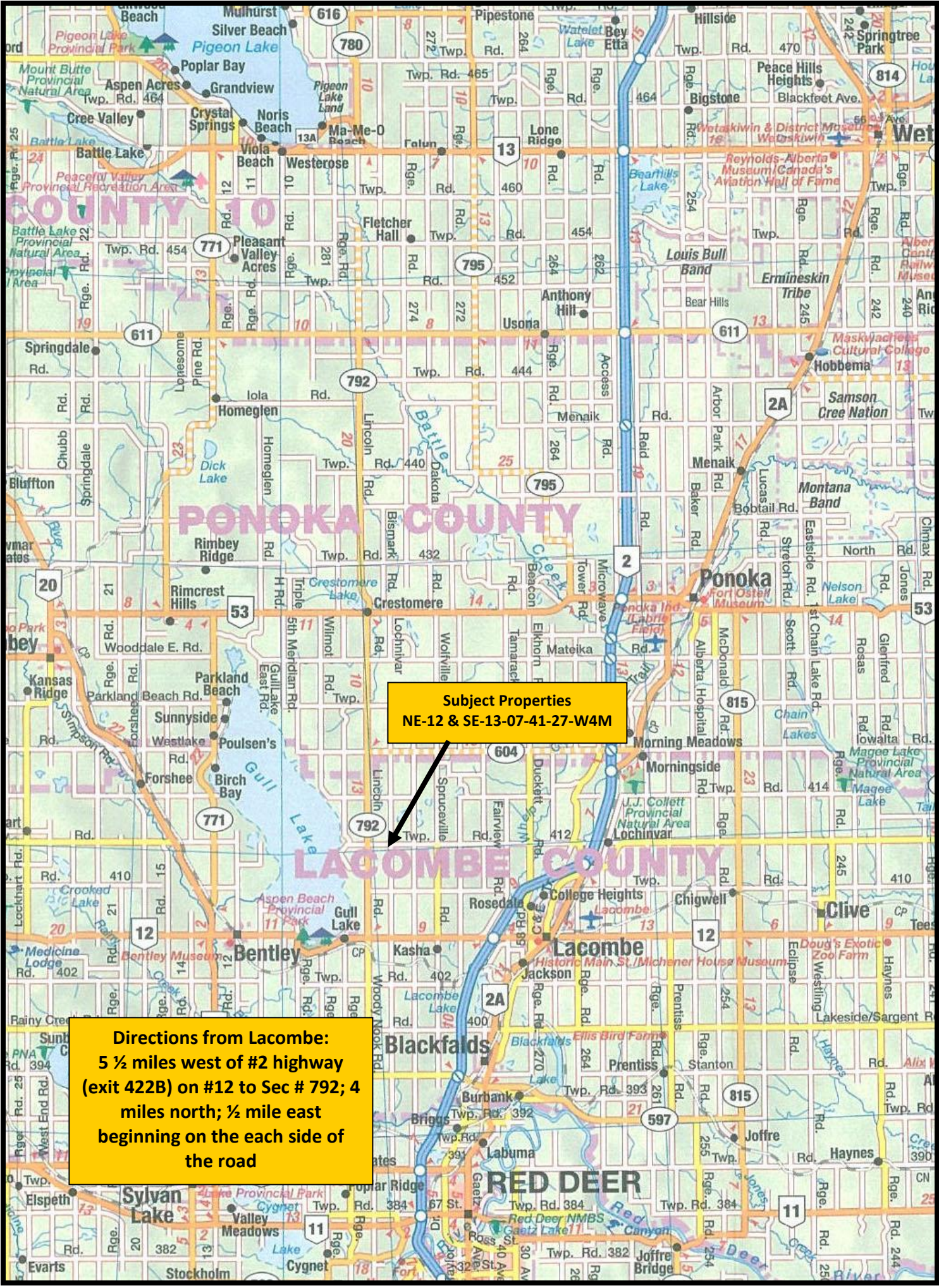
Exit # 422 B



1 miles 1 km

Subject Properties
NE-12 & SE-13-07-41-27-W4M

Directions from Lacombe:
5 ½ miles west of #2 highway
(exit 422B) on #12 to Sec # 792; 4
miles north; ½ mile east
beginning on the each side of
the road



TERMS OF THE “UNRESERVED LAND AUCTION”

Friesen Estate Properties

Parcel #1 : Pt-NE-12-41-27-W4M – 4.0 Ac +/-

Saturday October 22nd, 2011 – 1:00 pm Sharp

Location of Auction event: Montgomery Auction Services sales yard - Blackfalds

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 \$ 30,000.00 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 November 22nd, 2011 or such earlier date as the parties may agree upon.

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.

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.

“UNRESEVED LAND AUCTION”

1:00 pm Sharp October 22nd, 2011

Montgomery Auction Service Ltd – Sale Yard

Blackfalds, Alberta

(3) Titles

4.0 Ac c/w buildings, etc.

And

155 Ac +/- & 156.5 Ac +/- of farmland

Public Open House Dates:

Saturday October 08th 11:00 AM to 2:00 PM

&

Saturday October 15th 11:00 AM to 2:00 PM

Details at farmmarketer.com # 2965, 2966, 2967

Or www.montgomeryauctions.com



08/24/2011 09:56



08/24/2011 09:54



08/24/2011 09:51



08/24/2011 09:51



08/24/2011 09:51



08/24/2011 09:53



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08/24/2011 09:23



08/24/2011 09:52



08/24/2011 09:35



08/24/2011 09:33



WESTEEL-ROSCO

WESTEEL-ROSCO

08/24/2011 09:38



08/24/2011 09:39



08/24/2011 09:29



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