

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>

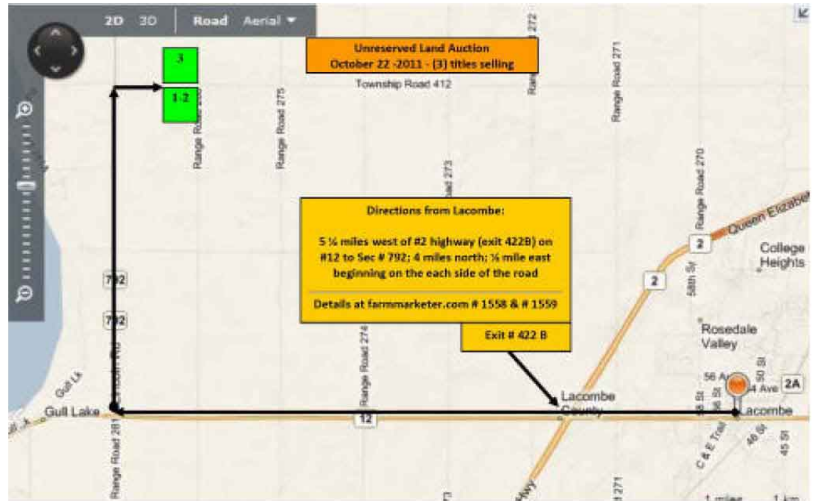
Listing #0002966

\$0.00

County / Municipality: Lacombe
Lacombe, Alberta

Primary Farm Type: Bare land

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.



There are approx. 120 Ac of very productive farmland (some of the arable land is currently fenced and being used as pasture, etc.) and approx. 35 Ac of native trees, etc. Included in the tree stand are marketable spruce trees and native poplars. There are (2) access points to the farmland; one on the north and one on the east. The farmland is rented for the 2011 season; the corn crop is expected to be harvested by completion date, however, possession will be subject to the tenant being able to harvest the 2011 crop. 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 acreage parcel from this 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: NE-12-41-27-W4M

Directions: Directions from Lacombe:

Total Acreage: 155.00

Workable Acres: 120

How to View: Bareland - view from the road



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 |
|--|--|

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> | |
|--|---|--|--|--|--|--|

**Unreserved Land Auction
October 22 -2011 - (3) titles selling**

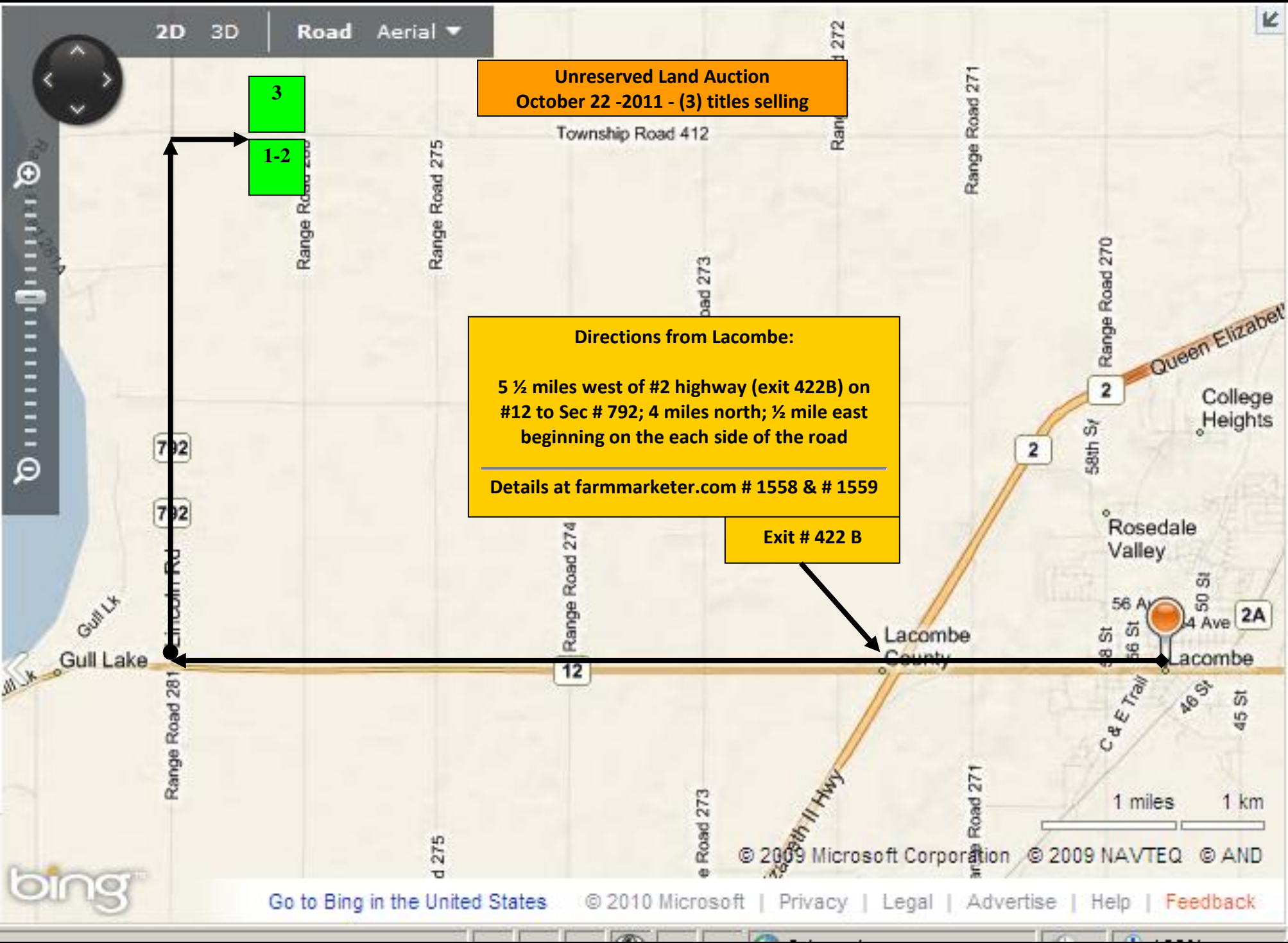
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1-2

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

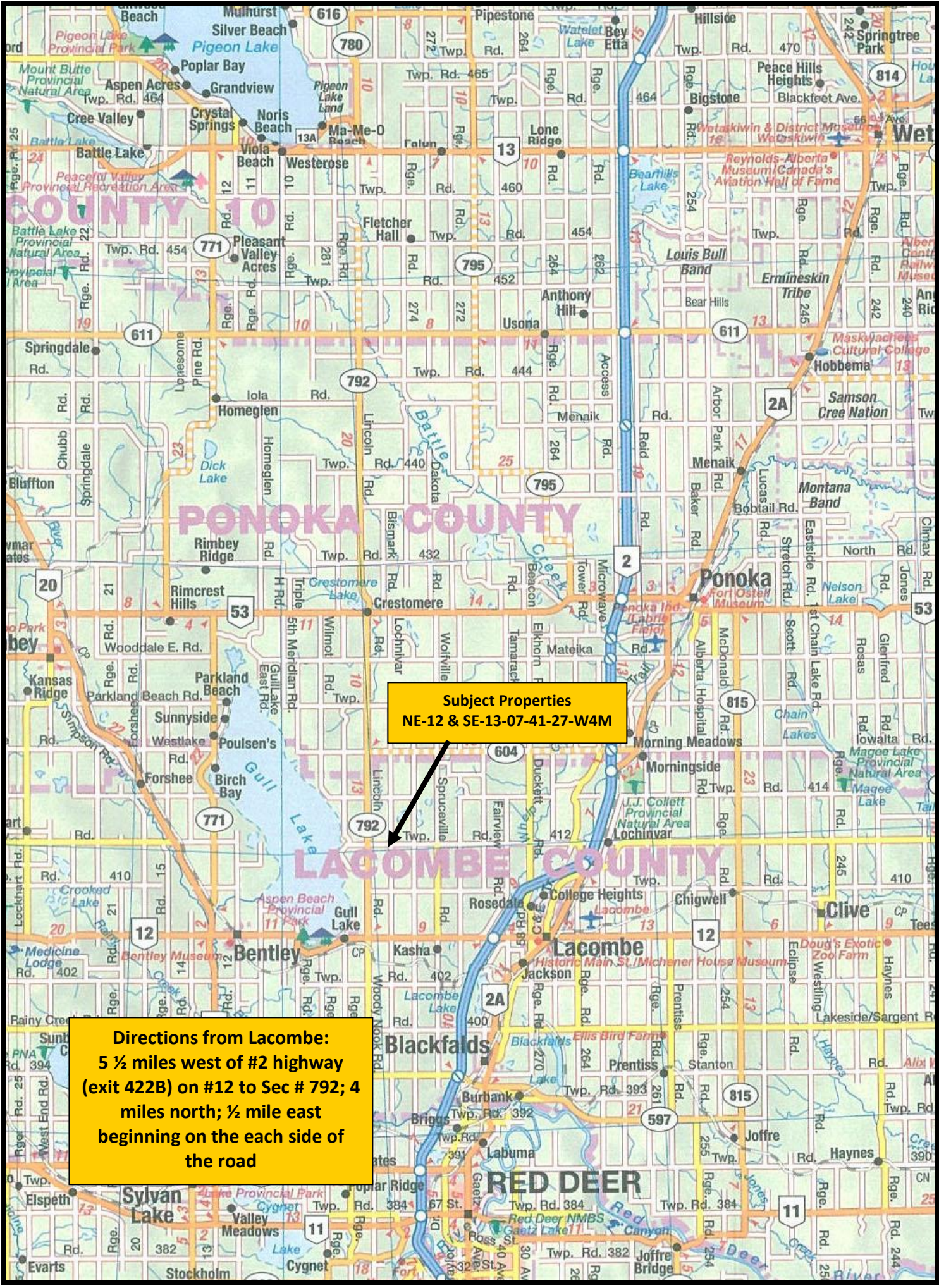
Details at farmmarketer.com # 1558 & # 1559

Exit # 422 B



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 #2 : Pt-NE-12-41-27-W4M – 155.0 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 \$ 50,000.00 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.



08/24/2011 09:19



08/24/2011 09:19



08/24/2011 09:22



08/24/2011 10:31



08/24/2011 10:32



08/24/2011 10:34



08/24/2011 10:34