

UNRESERVED REAL ESTATE & EQUIPMENT AUCTION

June 23, 2018

Selling for

DAVID BATCHELOR & DOREEN BATCHELOR

Keg River, AB

Real Estate Sells at Noon

Deeded Land LSD 11 & 14 of NW 27-100-23-W5 - 80 acres
With home, shop, barn, corrals

Long Term Grazing Leases

GRL 16622 101 AUM (Total 513 acres)

NW & SW-34-100-23-W5

NE & NW 28-100-23-W5

GRL 16331 100 AUM (total 315 acres)

LSD 12 & 13 of-27-100-23-W5

SE-28-100-23-W5

LSD 03 & 06-28-100-23-W5

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB

780-542-4337

780-841-7737

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd

Alder Flats, AB

780-388-3759

REAL ESTATE AUCTION TERMS

1. **UNRESERVED:** In this auction, the seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Moore's Agri-Trade Ltd.(Real Estate Brokerage) is acting only as agent of the seller and not as agent of the Purchaser. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
3. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to the property will be available for inspection prior to the auction. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. **Note: This contract will not be subject to any buyer's conditions.**
4. **GST:** The Purchase Price (Bid price) does not include any applicable GST.
5. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a \$20,000 **NON REFUNDABLE** deposit payable to **Moore's Agri-Trade Ltd (Trust)** in the form of a money order, bank draft or other approved payment.
6. **COMPLETION DAY:** Title for each parcel will be clear of encumbrances except those which are to remain on the title as shown on the Purchase Contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contract.
7. **NO WARRANTY:** The Purchaser shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon. All information provided is meant as a guide only. In accepting a buyer registration number each bidder acknowledges receipt of the "Property Information Package" provided. The Purchaser shall have satisfied himself as to the descriptions, location and condition of the property prior to bidding.
8. **AUCTIONEER RESERVES THE RIGHT** to accept or reject any bid and in all cases of dispute the auctioneer's decision shall be final. If an auctioneer declares a property "sold" or "closes the bidding" and more than one party immediately claims to hold the high bid the auctioneer may declare who holds the high bid or re-open the bidding for further advances from the parties who held the high bid.
9. **RECORDING:** Real estate auctions managed by Team Auctions are recorded. If it is necessary to verify any fact related to the sale the recording may be reviewed to the seller or a buyer.
10. **BUYERS FURTHER AGREE** to be responsible for all charges to them including deposits on sale day, and subsequent payments as outlined in the Purchase Contract. It is understood that if any payment is not made or if any cheque given to Moore's Agri-Trade Ltd. as payment is not honored that the buyer will face civil and/or criminal charges.

In accepting a buyer registration number all buyers agree to be bound by the above terms as well as any other conditions announced by the auctioneer.

SALE MANAGED BY

**TEAM
AUCTIONS**

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780-542-4337
780-834-7072

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LOCATION



Approximately 100 km north of Manning and 100 km south of High Level. Located south and east of Keg River

North from Manning on Mackenzie Hwy (Hwy 35) to Township Road 1010, then 2 km west to RR232, then south 1.6 km, then east 1.2 km to property approach on left.



 **Deeded land**
 **GRL 16622**
 **GRL 16331**

SW-33
100-23 W5

NW-34
100-23 W5

24

SW
100-2

NW-28
100-23 W5

NE-28
100-23 W5

NW-27
100-23 W5

20

27

SW-26
100-23 W5

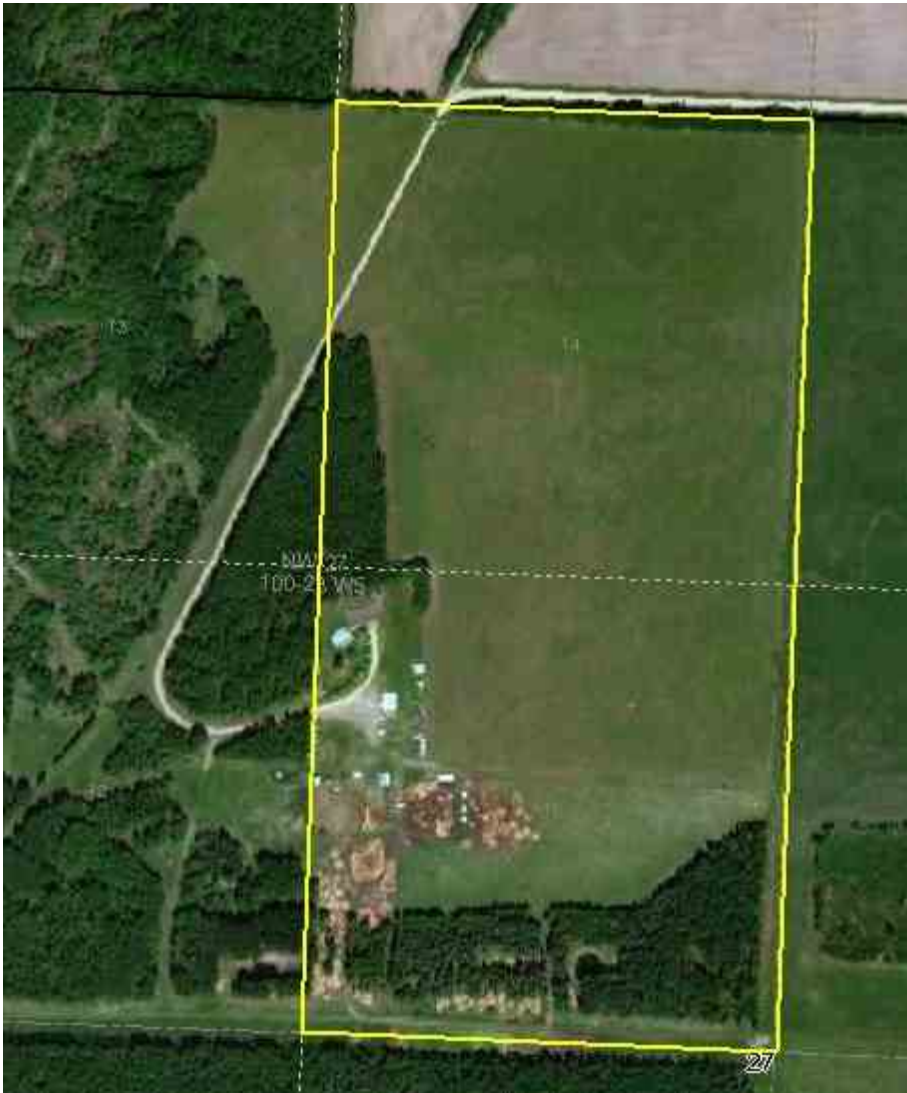
SE-26
100-23 W5

SW-27
100-23 W5

DEEDED LAND

AIR PHOTO

LSD 11 & 14 of NW27



Check out this unique 900+ acres property

- 80 deeded acres with two grazing leases on adjoining land.*

The Deeded land has a 3 bedroom, 2 bath bungalow built in 1995 on an ICF basement (partially developed).

There is a heated shop with 220 wiring, barns, two tarp garages, cattle sheds and corrals.

The Batchelors have been on this farm for 45 years and have never used chemicals or fertilizers but are not certified as an organic farm.

Farm is serviced with power, natural gas, well and septic open discharge.

LEGAL	LSD 11 & 14 Part of NW27-100-23-W5
Municipality	Northern Lights County
Size (Approx)	80 acres
Taxes	\$1,582.49

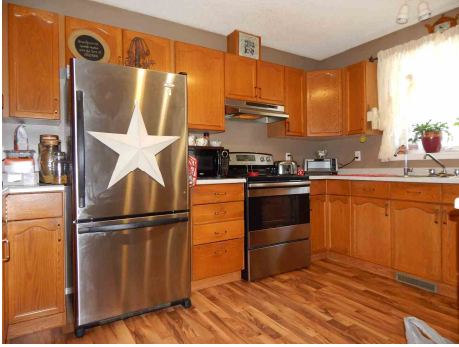
BASIC INFO of Long Term Grazing Lease

GRL	GRL 16622	GRL 16622
LEGAL	SW 34-100-23-W5 Part of NW 34-100-23-W5 NE & NW-28-100-23-W5	LSD 12 & 13 of 27-100-23-W5 SE28-100-23-W5 LSD 03 & 06 of 28-100-23-W5
Leasehold	513 acres	315 acres
AUMs	101	100
Term	10 Years	10 Years
Property Taxes	\$200	\$150

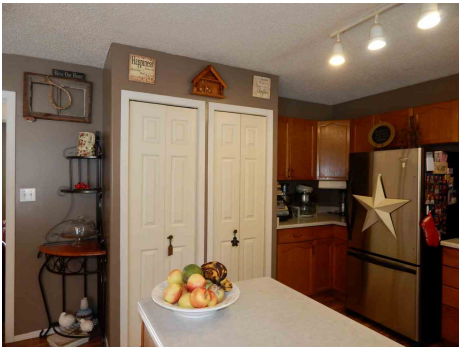


Home	<p>Bungalow built 1995</p> <p>Main floor - kitchen/dining, living room, 3 bedroom & 2 baths.</p> <ul style="list-style-type: none"> • 2 bath – 4 piece main bath and 3 piece ensuite. • Oak cabinets in kitchen, Amana stove (new), Whirlpool fridge & dishwasher (both new 5 years ago) • Living room has vaulted ceiling, ceiling fan, bay window. • Laminate & linoleum flooring through main level. <p>ICF basement that is partially developed.</p> <ul style="list-style-type: none"> • Basement family room has ceramic tile flooring • Laundry/craft room with furnace and hot water tank. • Room that has been used as a bedroom, has no window • Cold room (note this is where water line enters the house) <p>Asphalt shingles, vinyl siding</p> <p>Covered back deck.</p>
Outbuildings	<p>40x22 shop.</p> <ul style="list-style-type: none"> • Foundation - 4' pony wall concrete block . • Slider doors, Hard packed dirt floor, overhead heater, 220 wiring. <p>20x22 lean-to along north side of shop - plank floor, framed, metal roof</p> <p>2 tarp garages</p> <p>Barn with tack room, calving stalls</p> <p>Barn smaller with tie stalls.</p> <p>Livestock shelters</p> <p>Corrals</p>
Services	<p>Power, Natural Gas, Septic open discharge—tank is located under the back deck.</p> <p>Water source is a dug well with culvert and gravel for filter and is fed by dugout.</p> <p>Hot water heater new in 2013</p>
Land	<p>80 acres fenced.</p> <p>Open land – pasture/hay land</p>
Goods Included	<p>Fridge, stove, dishwasher, hood fan, ceiling fans, shaw satellite tv dish, water softner, washer, dryer, 2 tarp garages,</p>
Goods Excluded	<p>The following items are not included with the farm but are selling separately at the auction:</p> <p>Storage sheds, woodstove in basement, blue cabin.</p>

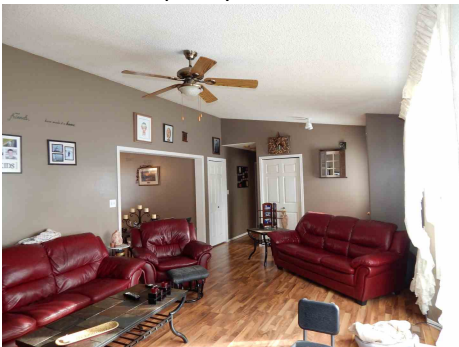
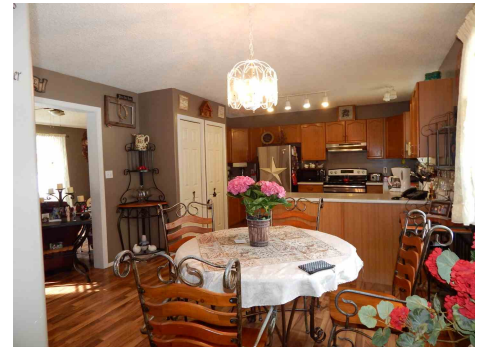
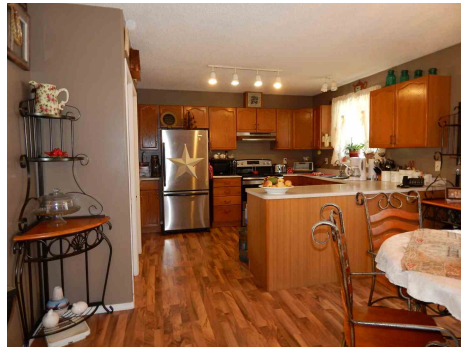
MAIN LEVEL



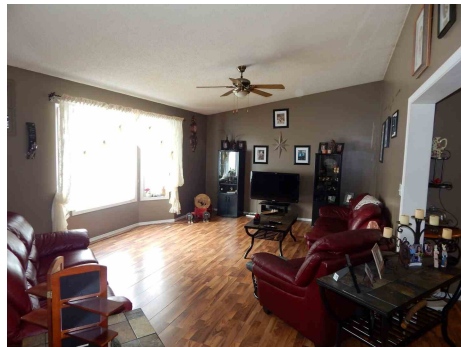
Cozy functional kitchen



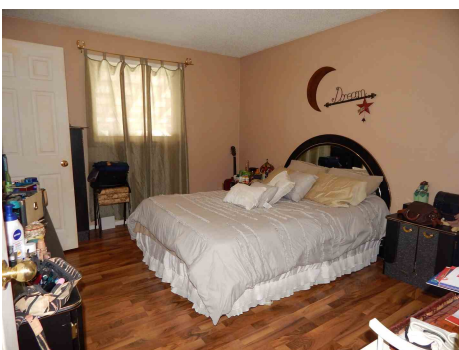
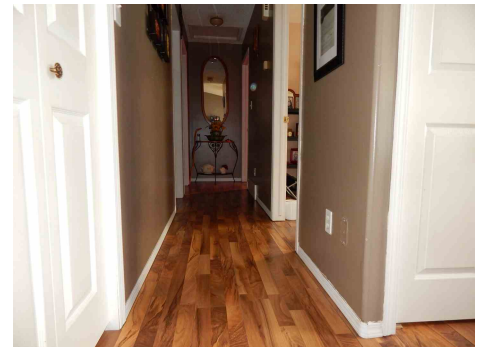
Double closet pantry



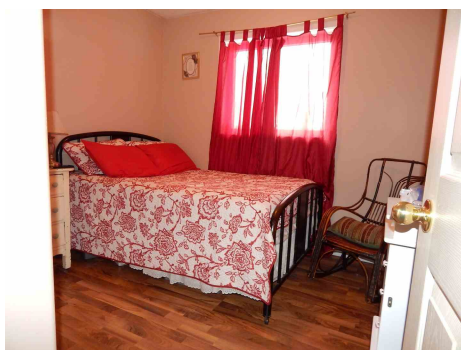
Vaulted ceiling in livingroom



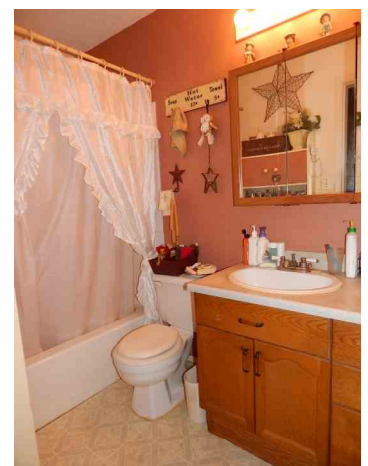
Bay window in livingroom



Master Bedroom
3 piece ensuite (with shower) is accessed from master as well as back entry.

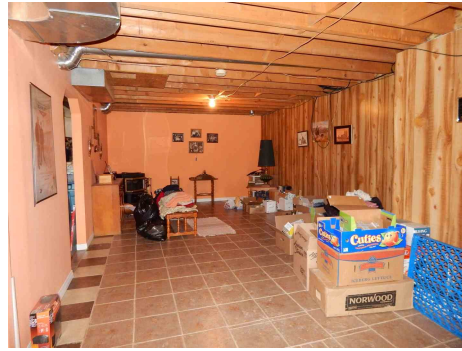
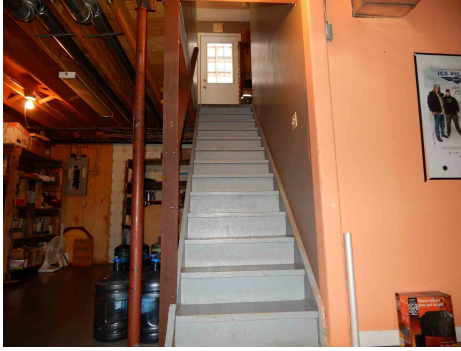


Second bedroom on main floor.
Third bedroom on main level currently used as an office

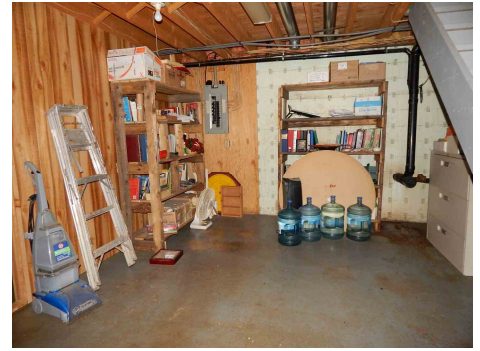


Main 4 piece bathroom

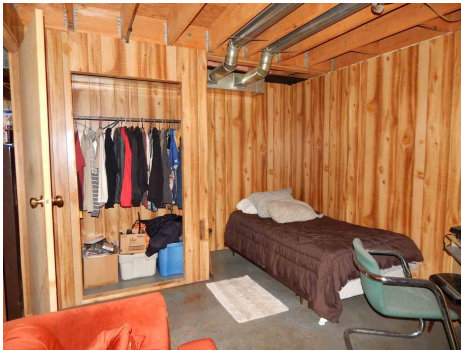
ICF BASEMENT



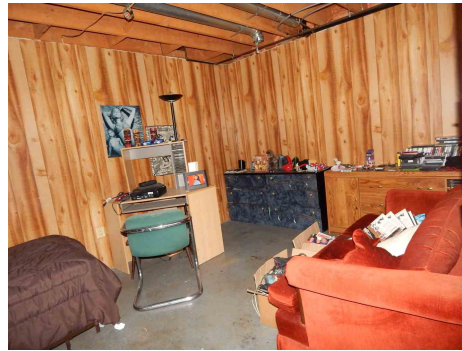
Family Room with ceramic tile



ICF basement



This room has been used as a bedroom... there is no window.



Cold Room.



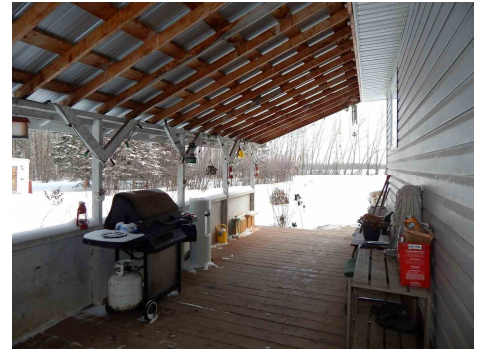
Water line into house comes into cold room



Large laundry/craft room with furnace and hot water heater.



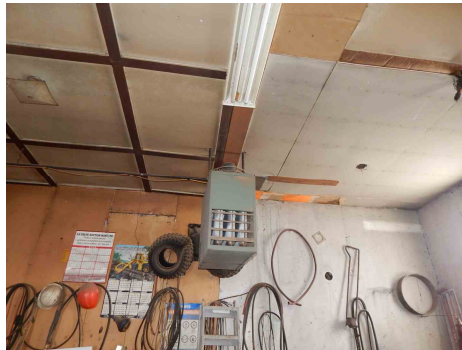
ATTRACTIVE YARD SITE



SHOP



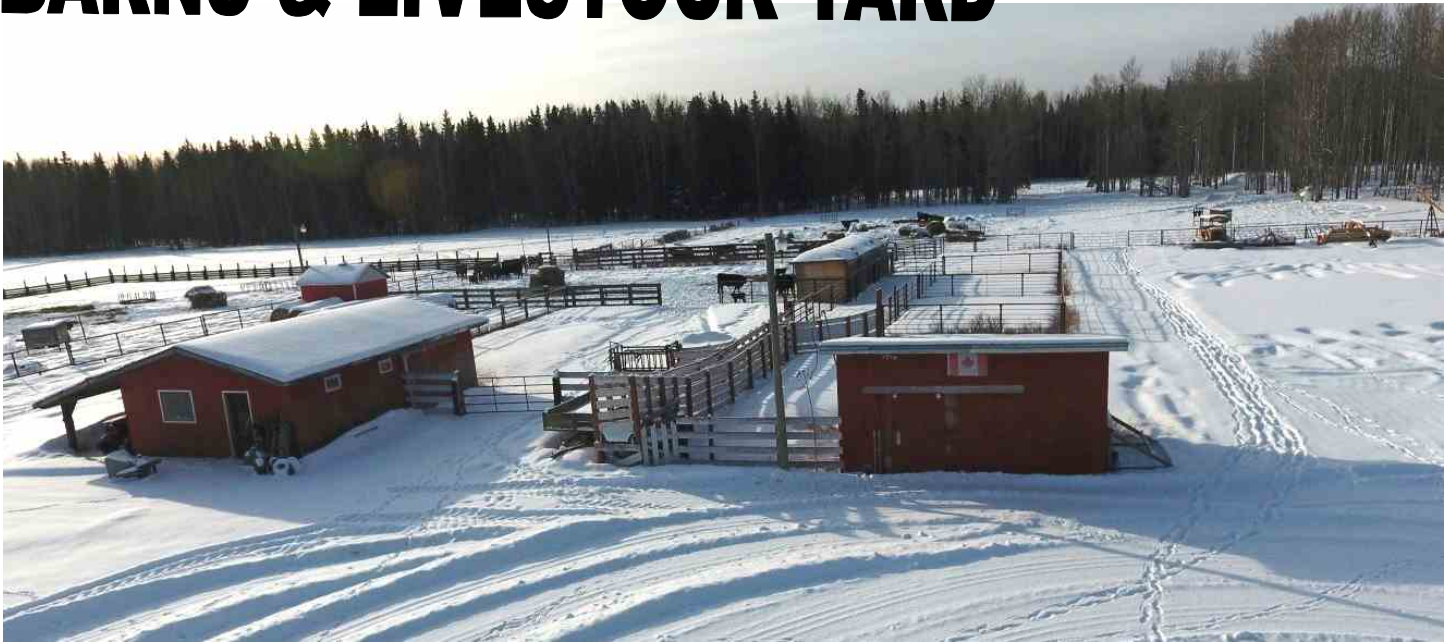
Inside of main shop



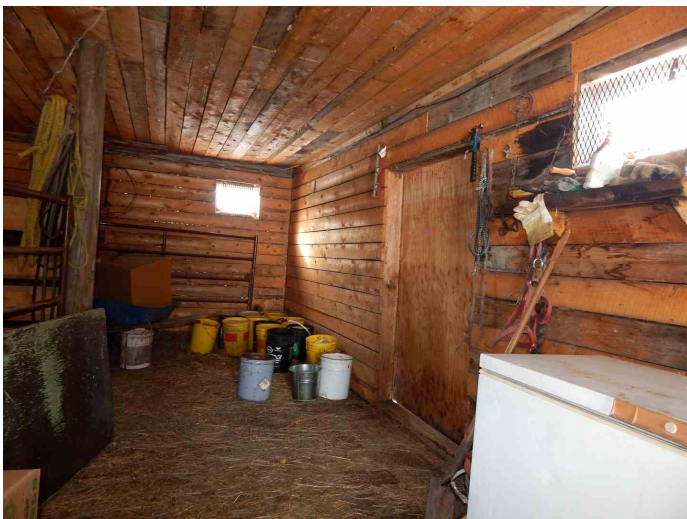
Heater in shop



BARN & LIVESTOCK YARD



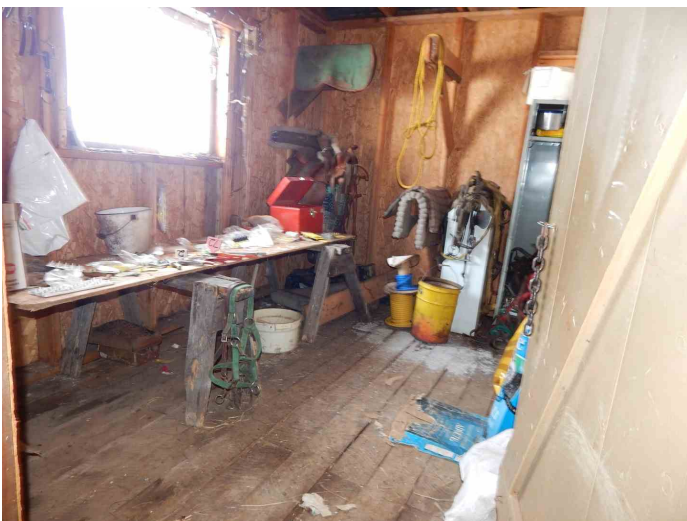
Barns, livestock shelter and corrals



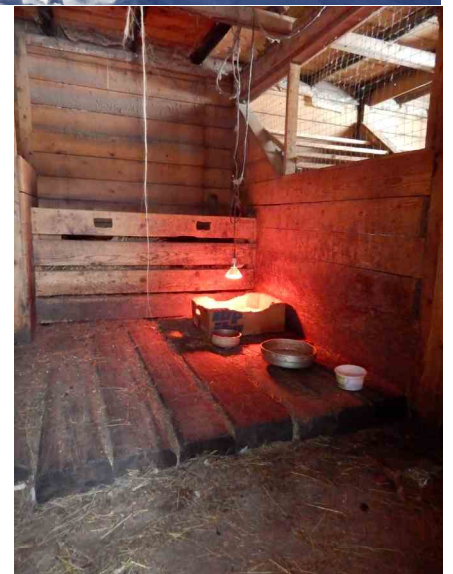
Inside of main barn



Corrals



Tack room in main barn



Tie stall in smaller barn



SOME GENERAL HIGHLIGHTS OF LONG TERM GRAZING LEASES:

- Grazing leases are granted to individuals for the purpose of grazing their own livestock. You cannot build a home, or cultivate the land or log off the timber.
- Leases are generally renewed for 10 year terms provided the leaseholder is in compliance with regulations. Many have been in the same family for generations.
- All improvements done by the leaseholder are the property of the leaseholder.
- When oil or gas wells or pipelines are placed on a grazing lease, the leaseholder receives compensation annually for both the loss of use of the land and for inconvenience.
- Leaseholders may sell (assign) their rights to another person or company provided they comply with assignment regulations.
- New leaseholders **must be Canadian citizens over 18 years** and must use the land to **graze their own livestock**.
- Leaseholders **cannot re-assign the lease to another party for at least 3 years**.
- When a lease is transferred an "assignment fee" is payable to the government. Special terms apply to transfers within a family.
- When lands within the lease are used by registered trap line licence holder, the leaseholder must cooperate with that trapper.
- Grazing Leases are governed by the Public Lands Act and administered by Alberta Environment and Parks. Their website is <http://www.aep.gov.ab.ca/>

CARRYING CAPACITY (Stocking Rate):

- Carrying capacity is usually expressed in terms of AUMs (Animal Unit Months). An AUM is the amount of dry matter or forage that one animal unit (AU) uses in one month.

What is considered an ANIMAL UNIT?

The standard AU grazing animal is a 1000 lb cow with or without an unweaned calf up to six months old.

To calculate the number of animal units that can be grazed for a given period, divide the total AUMs that the Department has established for the grazing lease by the number of months that you intend to graze.

Example: 70 AUMs

1000 lb cow with or without unweaned calf up to six months old	1 AU
1 yearling steer or heifer	AU
1 bull	1½ AU
1 horse	1½ AU
5 ewes	1 AU

- for 3 months: 70 AUMs / 3 months = 23 AU
- for 4 months: 70 AUMs / 4 months = 17.5 AU
- for 5 months: 70 AUMs / 5 months = 14 AU