

# Unreserved Public Real Estate Auction

## Western Will Organic Farms Ltd.

32 Parcels of Certified Organic Farmland – 3000± Sq Ft Home  
5117± Title Acres – 4042± Cultivated Acres – Truax, SK

Will be sold to the highest bidder

**April 19, 2018**  
Regina Auction Site

SK/RM of Elmsthorpe #100

### Parcel 1 – SE 25-10-23 W2 – 159.5± Title Acres Home Quarter/Farmland

- ▶ 120± cult acres, Flax in 2017, 2017 FVA \$96,700, 2017 Taxes \$1397.33.

#### Home Highlights

- ▶ 3000± Sq Ft Raised Bungalow – Built in 2014
- ▶ 400± Sq Ft Bonus Room over Garage
- ▶ 2 Car Attached Garage
- ▶ 5 Bedroom (2 Main Floor, 3 Basement)
- ▶ Master Bedroom w/3 pc Ensuite
- ▶ 2 – 4 pc Bathrooms Plus 3 pc Ensuite Off Master Bdrm
- ▶ Finished Basement Suite w/Complete Kitchen
- ▶ UV Water System
- ▶ Hardwood Floors
- ▶ Electric Furnace
- ▶ Vinyl Siding
- ▶ Large Wrap Around Deck

#### 40 Ft x 70 Ft Storage Quonset

- ▶ Steel frame slant wall, dirt floor

### Parcel 2° – NW 30-10-22 W2 – 158.3± Title Acres – Farmland

- ▶ 90± cult acres, Flax in 2017, 2017 FVA \$93,100, 2017 Taxes \$677.46.

**° Important Note: Due to access restrictions parcel 2 & 8 will sell together. The successful bidder will pay the purchase price multiplied by two and will receive both parcels.**

### Parcel 3 – NW 25-10-23 W2 – 161.5± Title Acres – Farmland

- ▶ 121± cult acres, Flax in 2017, 2017 FVA \$161,400, 2017 Taxes \$1379.01.

### Parcel 4 - NE 25-10-23 W2 – 161.5± Title Acres – Farmland

- ▶ 152± cult acres, Flax in 2017, 2017 FVA \$160,000, 2017 Taxes \$1379.01.



Parcel 1 – 3000± sq ft home



Parcel 8 – 60 ft x 120 ft quonset

#### Open House Dates:

March 29 & April 13 – 10 am to 2 pm

For more information:

Brad Marchant – Contact  
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Pete Schouten – Contact  
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Gavin McGown – Ritchie Bros. Territory Manager  
306.539.0433 | gmcgown@ritchiebros.com

Ritchie Bros. Real Estate – Broker – Ed Truelove  
306.441.0525 | etruelove@rbauktion.com

Brokerage: Ritchie Bros. Real Estate Services Ltd.

*Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, taxes and assessments, zoning and permitted uses & surface lease revenue details. The information provided is a guide only.*

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YEARS





**Parcel 5\* – SW 26-10-23 W2**  
**159.1± Title Acres – Farmland**

- ▶ 159± cult acres, Flax in 2017, 2017 FVA \$107,400, 2017 Taxes \$1174.96.

**Parcel 6\* – SE 26-10-23 W2**  
**159.1± Title Acres – Farmland**

- ▶ 118± cult acres, Flax in 2017, 2017 FVA \$93,500, 2017 Taxes \$946.52.

*\* Important Note: Due to access restrictions parcel 5 & 6 will sell together. The successful bidder will pay the purchase price multiplied by two and will receive both parcels.*

**Parcel 7 – SW 25-10-23 W2**  
**161.5± Title Acres – Farmland**

- ▶ 146± cult acres, Flax in 2017, 2017 FVA \$108,200, 2017 Taxes \$1106.67.

**Parcel 8° – SW 30-10-22 W2**  
**157.6± Title Acres – Farmland**

- ▶ 130± cult acres, Flax in 2017, 2017 FVA \$117,100, 2017 Taxes \$884.74.

**60 Ft x 120 Ft Steel Arch Rib Quonset**

- ▶ On 4 ft grade beam, 15x30 ft elec heated shop area, gravel floor.

*° Important Note: Due to access restrictions parcel 2 & 8 will sell together. The successful bidder will pay the purchase price multiplied by two and will receive both parcels.*

**Parcel 9 – SW 25-10-22 W2**  
**158.6± Title Acres – Farmland**

- ▶ 150± cult acres, Oats & Clover in 2017, 2017 FVA \$137,400, 2017 Taxes \$811.82.

**Parcel 10 – SE 25-10-22 W2**  
**159.6± Title Acres – Farmland**

- ▶ 150± cult acres, Oats & Clover in 2017, 2017 FVA \$117,700, 2017 Taxes \$720.47.

**Parcel 11\*\* – NE 22-10-23 W2**  
**159.6± Title Acres – Farmland**

- ▶ 150± cult acres, Flax in 2017, 2017 FVA \$118,200, 2017 Taxes \$1173.03.

**Parcel 12\*\* – NW 23-10-23 W2**  
**159.2± Title Acres – Farmland**

- ▶ 159± cult acres, Flax in 2017, 2017 FVA \$101,400, 2017 Taxes \$1135.14.

**Parcel 13\*\* – NE 23-10-23 W2**  
**159.0± Title Acres – Farmland**

- ▶ 150± cult acres, Flax in 2017, 2017 FVA \$80,400, 2017 Taxes \$978.00.

**Parcel 14 – NW 24-10-23 W2**  
**161.4± Title Acres – Farmland**

- ▶ 140± cult acres, Flax in 2017, 2017 FVA \$99,300, 2017 Taxes \$1069.40.

**Parcel 15 – NE 24-10-23 W2**  
**161.5± Title Acres – Farmland**

- ▶ 150± cult acres, Oats & Clover in 2017, 2017 FVA \$102,200, 2017 Taxes \$743.65

**Parcel 16\*\* – SE 22-10-23 W2**  
**159.6± Title Acres – Farmland**

- ▶ 60± cult acres, Flax in 2017, 2017 FVA \$94,400, 2017 Taxes \$730.69.

*\*\* Important Note: Due to access restrictions parcel 11, 12, 13 & 16 will sell together. The successful bidder will pay the purchase price multiplied by four and will receive all four parcels.*

**Parcel 17\* – SW 24-10-23 W2**  
**161.4± Title Acres – Farmland**

- ▶ 140± cult acres, Oats & Clover in 2017, 2017 FVA \$88,700, 2017 Taxes \$698.66.

**Parcel 18\* – SE 24-10-23 W2**  
**161.4± Title Acres – Farmland**

- ▶ 140± cult acres, Oats & Clover in 2017, 2017 FVA \$95,000, 2017 Taxes \$710.27.

**Parcel 19\* – SW 19-10-22 W2**  
**156.8± Title Acres – Farmland**

- ▶ 80± cult acres, Oats & Clover in 2017, 2017 FVA \$102,500, 2017 Taxes \$482.96.

*\* Important Note: Due to access restrictions parcel 17, 18 & 19 will sell together. The successful bidder will pay the purchase price multiplied by three and will receive all three parcels.*

**Parcel 20\*\* – NW 13-10-23 W2**  
**161.3± Title Acres – Farmland**

- ▶ 140± cult acres, Oats & Clover in 2017, 2017 FVA \$86,900, 2017 Taxes \$555.91.

**Parcel 21\*\* – NE 13-10-23 W2**  
**161.4± Title Acres – Farmland**

- ▶ 150± cult acres, Oats & Clover in 2017, 2017 FVA \$103,900, 2017 Taxes \$751.54.

*\*\* Important Note: Due to access restrictions parcel 20 & 21 will sell together. The successful bidder will pay the purchase price multiplied by two and will receive both parcels.*

**Parcel 22 – SE 14-10-23 W2**  
**159.1± Title Acres – Farmland**

- ▶ 121± cult acres, Oats & Clover in 2017, 2017 FVA \$58,600, 2017 Taxes \$488.70.

**Parcel 23 – SW 13-10-23 W2**  
**161.1± Title Acres – Farmland**

- ▶ 130± cult acres, Oats & Clover in 2017, 2017 FVA \$86,800, 2017 Taxes \$649.85.

**Parcel 24 – NW 11-10-23 W2**  
**159.2± Title Acres – Farmland**

- ▶ 50± cult acres, Oats in 2017, 2017 FVA \$94,200, 2017 Taxes \$462.35.

**Parcel 25 – NE 11-10-23 W2**  
**157.8± Title Acres – Farmland**

- ▶ 50± cult acres, Oats in 2017, 2017 FVA \$102,600, 2017 Taxes \$494.21.

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**Parcel 26 – NW 12-10-23 W2**  
**161.3± Title Acres – Farmland**

- ▶ 100± cult acres, Oats in 2017, 2017 FVA \$81,800, 2017 Taxes \$572.27.

**Parcel 27 – SW 12-10-23 W2**  
**161.5± Title Acres – Farmland**

- ▶ 126± cult acres, Oats in 2017, 2017 FVA \$96,400, 2017 Taxes \$711.96.

**Parcel 28\* – NE 03-10-23 W2**  
**159.4± Title Acres – Farmland**

- ▶ 140± cult acres, Flax in 2017, 2017 FVA \$89,300, 2017 Taxes \$951.03.

**Parcel 29\* – NW 02-10-23 W2**  
**159.2± Title Acres – Farmland**

- ▶ 140± cult acres, Flax in 2017, 2017 FVA \$74,100, 2017 Taxes \$880.56.

**Parcel 30\* – NE 02-10-23 W2**  
**157.7± Title Acres – Farmland**

- ▶ 140± cult acres, Flax in 2017, 2017 FVA \$98,500, 2017 Taxes \$993.69.

**\*Important Note: Due to access restrictions parcel 28, 29 & 30 will sell together. The successful bidder will pay the purchase price multiplied by three and will receive all three parcels.**

**Parcel 31 – NW 01-10-23 W2**  
**162.4± Title Acres – Farmland**

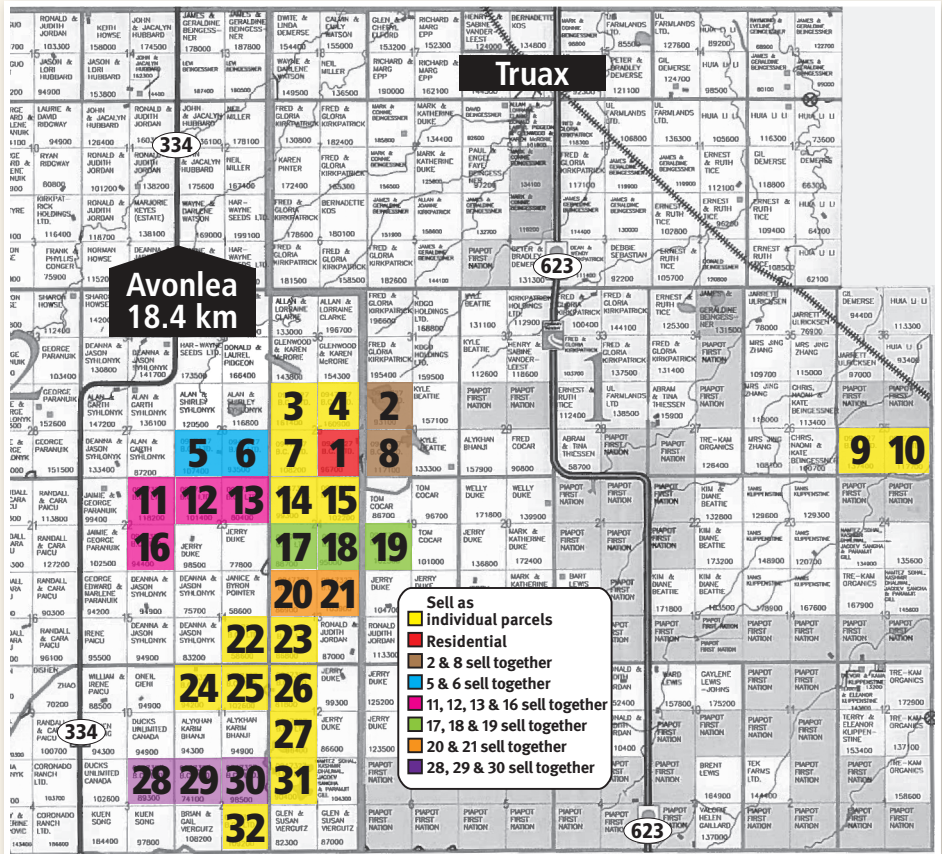
- ▶ 110± cult acres, Oats in 2017, 2017 FVA \$90,400, 2017 Taxes \$626.54.

**Parcel 32 – SE 02-10-23 W2**  
**158.7± Title Acres – Farmland**

- ▶ 140± cult acres, Oats in 2017, 2017 FVA \$109,200, 2017 Taxes \$756.91.

**GRAIN BINS SELL SEPARATE:**

- ▶ (5) 2014 Meridian 5000± Bushel Smooth Wall Hopper Bins
- ▶ (4) 2014 Twister 2250± Bushel Hopper Bins
- ▶ (5) 2016 Meridian 4000± Bushel Smooth Wall Hopper Bins
- ▶ (6) 2016 Twister 7664± Bushel Hopper Bins



**Directions to property**

From **Truax, SK**, go 3.2 km (2 miles) South on Grid 623, go 3.2 km (2 miles) West, go 2.4 km (1.5 miles) South. Yard on West side.

OR

From **Avonlea, SK**, go 13.7 km (8.5 miles) South on Hwy 334, go 6.5 km (4 miles) East, go 3.2 km (2 miles) South on Grid 623, go 3.2 km (2 miles) West, go 2.4 km (1.5 miles) South. Yard on West Side.



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## Unreserved Real Estate Auction – Terms and Conditions

The following terms and conditions (the “Real Estate Terms”) form an integral part of the terms of the Bidder’s Terms of Bidding and Sale. The Real Estate Terms apply to all sales of real property (the “Property”), and apply only to sales of real property. Where the Real Estate Terms are applicable, the Real Estate Terms shall prevail to the extent of any conflict with the Terms of Bidding and Sale.

- 1. DEFINITIONS.** In these Real Estate Terms, the “Seller” shall refer to the consignor of the Property and the “Buyer” shall refer to the bidder offering the highest bid accepted by the Auctioneer for the Property. Each capitalized term used herein but not otherwise defined shall have the meaning ascribed to such term in the Terms of Bidding and Sale.
- 2. UNRESERVED AUCTION.** The Property shall be sold to the highest bidder regardless of price at unreserved public auction. The sale shall not be subject to any minimum bid or reserve price.
- 3. CASH SALE.** This is a cash sale and is not contingent on the Buyer’s ability to obtain financing.
- 4. AGREEMENT OF PURCHASE AND SALE.** The Buyer shall execute an Agreement of Purchase and Sale, in the form provided by the Auctioneer, without modification, immediately after being declared the high bidder.
- 5. AGENT OF SELLER.** The Auctioneer (and any appointed real estate agent, where applicable) is acting as an agent of the Seller only, and not as an agent of the Buyer or as a dual agent. The Buyer may be required to sign an Agency Agreement acknowledging that they are aware they are not receiving any representation.
- 6. COMPLETION BY LEGAL REPRESENTATIVE.** Completion and closing of all real estate transactions will be handled by legal representatives appointed by the Seller and Buyer, acting on behalf of the Seller and Buyer, respectively. All deposit, earnest and purchase monies in respect of the Property shall be paid to and deposited in trust with the legal representative for the Seller.
- 7. DEPOSIT.** Immediately after being declared the high bidder, the Buyer shall submit a non-refundable deposit in trust to the legal representative for the Seller in the amount of 25% of the Purchase Price (the “Deposit”). The Auctioneer may, in its sole discretion, accept a Deposit of 10% of the Purchase Price if provided with an unconditional letter of financing from a lending institution acceptable to the Auctioneer. The balance of the Purchase Price shall be paid at or before closing.
- 8. TRANSACTION FEE.** Immediately after being declared the high bidder, the Buyer shall pay the applicable transaction fee, if any, to the Auctioneer.
- 9. TAXES.** Any and all applicable Federal, Provincial or State taxes (including property transfer tax, if applicable) must be paid by the Buyer in addition to the Purchase Price, at or before closing. Any and all applicable property taxes shall be paid at or before closing by the Seller and Buyer pro-rata based on the date of closing.
- 10. CLOSING.** Closing will take place on the date that is 30 days after the date of the auction, or such other date as may be mutually agreed by the parties. The Buyer and Seller shall each be responsible for their own legal fees. Land title registration fees and applicable transfer fees shall be paid by the Buyer at or before closing. All necessary adjustments will be based on the agreed upon closing date.
- 11. NON-PERFORMANCE.** Any failure by the Buyer to complete the purchase of the Property will result in the Deposit and any further interest in the Property being forfeited.
- 12. POSSESSION.** Upon payment of a 25% non-refundable deposit and execution of a sale agreement between the Buyer(s) and the Seller, early access to the farmland areas may be granted to the Buyer(s) by the Seller for purposes of timely soil preparation and seeding. Any failure by the Buyer to complete the purchase of the property will result in the deposit, improvements and any further interest in the property being forfeited. The Buyer will receive vacant possession on the date of closing.
- 13. AS-IS SALE.** The Buyer shall accept the Property “AS-IS”, “WHERE-IS”, and “WITH ALL FAULTS” as of the closing date and the Buyer specifically agrees that neither the Seller nor the Auctioneer make any representations or warranties of any kind whatsoever, expressed or implied, to the Buyer as to the value, condition or fitness of the Property, environmental or otherwise, or any part thereof or improvements thereon. All descriptions, measurements and acreage provided by the Seller and the Auctioneer are to be used as a guide only. The Buyer acknowledges and agrees that it is the Buyer’s sole responsibility to make such legal, factual and other inquiries, inspections and investigations as the Buyer considers necessary prior to bidding on the Property, and Buyer hereby warrants and represents that he shall have satisfied himself as to the location and condition of the Property, and all descriptions with respect thereto, prior to bidding, and that he has had the opportunity to do so. In certain circumstances the Seller will complete and provide a Property Condition Disclosure Statement. If a Property Condition Disclosure Statement is available, the Bidder may view such information.
- 14. PROPERTY BOUNDARIES.** The Buyer will satisfy itself as to all property boundaries. If a dispute arises, verification of said boundaries will be at the Buyer’s expense.
- 15. NO MINES OR MINERALS.** Mines and minerals are not included and shall not be conveyed with the Property unless otherwise expressly provided.
- 16. PERSONAL PROPERTY.** No personal property shall be conveyed with the Property unless specifically included in the purchase agreement.
- 17. NO ASSIGNMENT.** The Buyer shall not assign his bid or obligation to purchase the Property to a third party without the prior written approval of the Auctioneer.
- 18. FOREIGN OWNERSHIP RESTRICTIONS/TAXATION.** Certain Canadian provinces impose foreign ownership restrictions or additional taxation on the purchase of real property by non-Canadian citizens and non-qualified Canadian organizations. THE BUYER ACKNOWLEDGES THAT IT IS THE BUYER’S SOLE RESPONSIBILITY TO MAKE ANY NECESSARY ENQUIRIES, INCLUDING, WITHOUT LIMITATION, CONSULTING WITH LEGAL ADVISORS, PRIOR TO BIDDING TO ENSURE THE BUYER IS LEGALLY ELIGIBLE TO PURCHASE THE PROPERTY.
- 19. ADDITIONAL DOCUMENTS.** As a condition of closing, the Buyer may be required to sign certain disclosure documents as may be required by the applicable governing bodies.

April 13, 2018 10:57 AM