

# Unreserved Public Real Estate Auction



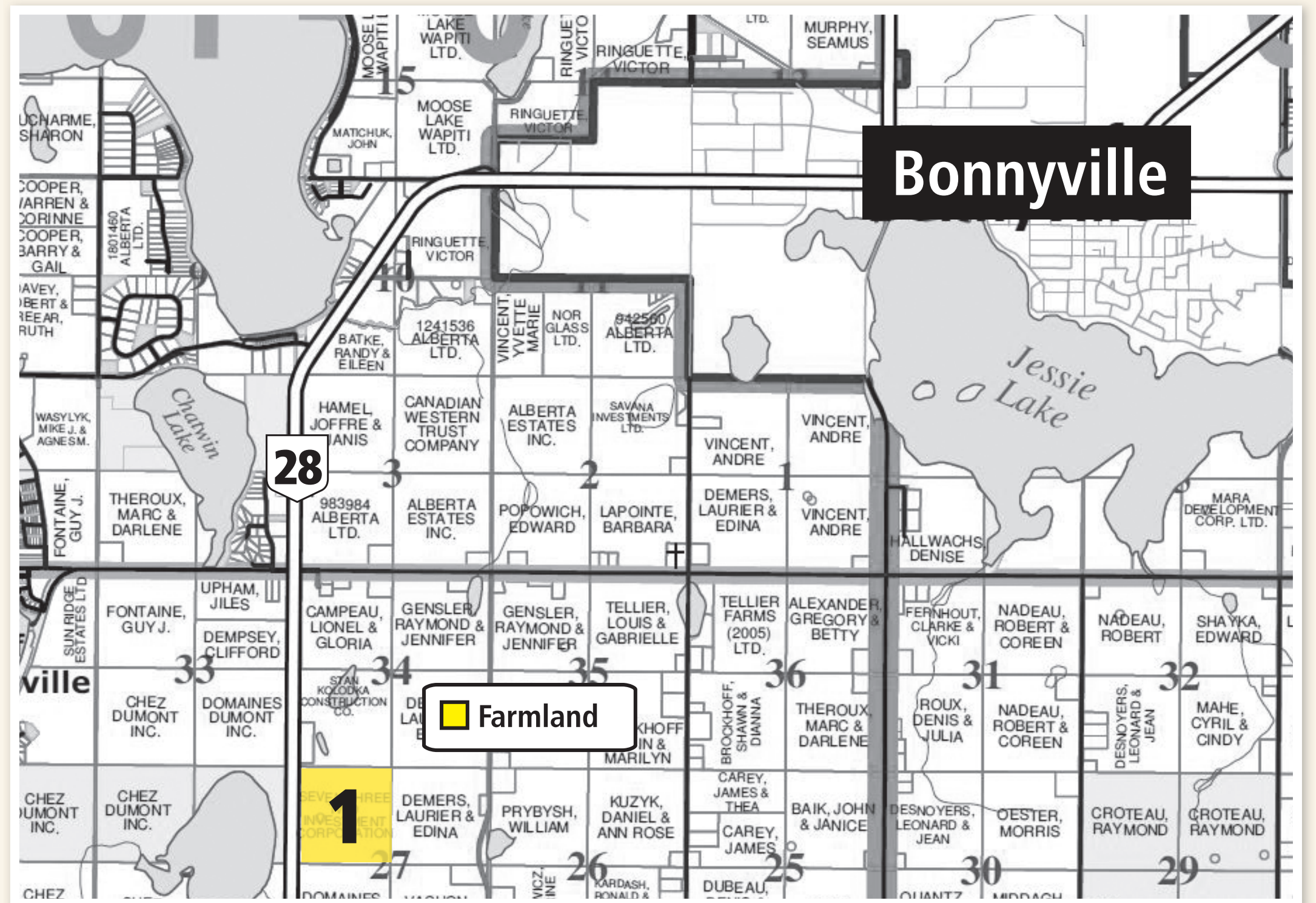
**Seven Three Two Investment Corp**  
1 Parcel of Farmland – 157.45± Title Acres  
105± Cult Acres – \$4300 Surface Lease Revenue – Bonnyville, AB

Will be sold to the highest bidder  
**May 1, 2019**  
Edmonton Auction Site

AB/Bonnyville County

**Parcel 1 – NW-27-60-6-W4 – 157.45± Title Acres – Farmland**

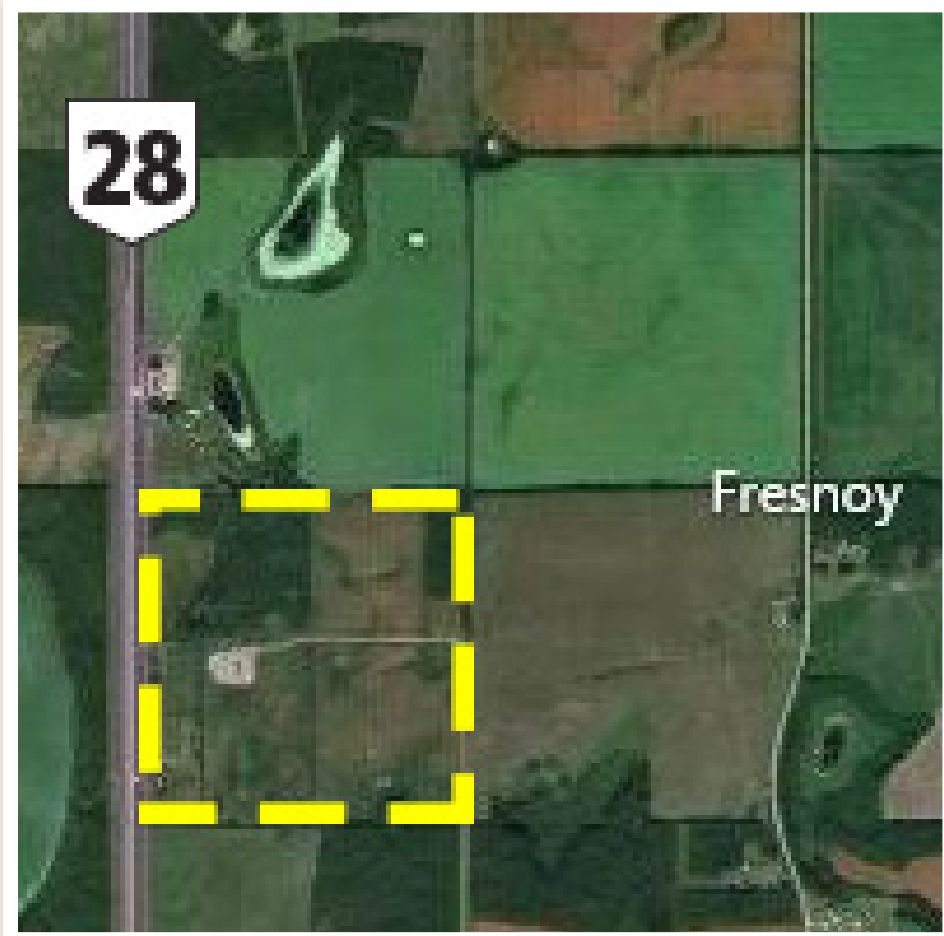
- ▶ Zoned “A” agriculture, 105± ac cult, balance bush & old yard site, partially fenced. Power & natural gas. Surface lease revenue \$4300. Taxes \$895.20.
- ▶ **Farmland is currently rented until 2022 at a rate of \$3150 annually**



### Directions to Property

From **Bonnyville, AB** - At the intersection of 66 St & Hwy 28 (Tim Horton's) go 7 km (4.3 miles) West & South on Hwy 28. Property on the East side of Road.

**Municipal address:** 60419 Hwy 28, Bonnyville, AB



**Property may be viewed without an appointment**

For more information:  
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Brokerage: Ritchie Bros. Real Estate Services Ltd.

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

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