

Unreserved Public Real Estate Auction



Lazy M Ranch

1 Parcel of Real Estate – Hobby Ranch – 79.07± Title Acres

4800± Sq Ft Shop w/Executive Living Quarters

4800± Sq Ft Shop w/Guest Suite – 1600± Sq Ft Shop – Elk Island Park, AB

Will be sold to the highest bidder
October 29, 2019
Edmonton Auction Site

AB/Beaver County

Parcel 1 – S 1/2-SW-26-52-1-W4 - Lot 2, Blk 1, Plan 0627168
79.07± Title Acres – Zoned “A” Agricultural.

Municipal address: 19128 Twp Rd 524

- ▶ 2006 4800± sq ft shop with executive style living quarters, (3) bedrooms, (2) bathrooms, 2014 4800± sq ft shop with guest suite, 2011 1600± sq ft shop, 50 ft x 50 ft (3) sided storage shed, paved driveway and yardsite, security gated, security system, natural gas, power, water well, water cistern, septic system. The property is mostly treed with a trail system and open meadows, (3) sides perimeter fenced and cross fenced, (2) dugouts, buffalo handling system (sells separate). Taxes \$2189.42
- ▶ Less than a 30-minute drive from the Anthony Henday Edmonton.



4800± sq ft shop w/executive living quarters



4800± sq ft shop w/executive living quarters



4800± sq ft shop w/guest suite



1600± sq ft shop

Open House Dates:

September 29, October 6 & 27 – 2 to 4 pm

For more information:
Bob MacMillan – Contact
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Jerry Hodge – Ritchie Bros. Real Estate
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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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Living room



Kitchen

Shop & Living Quarters

- ▶ 2006 built, 4800± sq ft
- ▶ 50 ft x 72 ft w/16 ft x 24 ft addition, 12 ft x 72 ft covered concrete pad
- ▶ 2 in x 6 in construction, R20 walls, R65 ceiling insulation
- ▶ Metal clad, metal roof, partially metal lined
- ▶ Concrete floor, floor drain
- ▶ Overhead radiant heating, sealed wood burning stove
- ▶ Workbench w/shelving
- ▶ 16 ft w x 14 ft h overhead door, auto opener

1700± Sq Ft Living Quarters

- ▶ On two levels
- ▶ (3) bedrooms
- ▶ (2) bathrooms, (1) 2 pc main floor, (1) 4 pc upstairs
- ▶ Upstairs laundry
 - Stainless steel Samsung front load washer & dryer
- ▶ (2) Natural gas fireplaces
- ▶ Laminate hardwood & varnished plywood flooring
- ▶ Kitchen
 - Main floor
 - Extensive oak cabinetry
 - Granite countertops
 - Stainless steel appliances
 - Natural gas range w/ double ovens
 - Refrigerator w/ French doors, water & ice



Dining area



Master bedroom



Upstairs bathroom



Living room – shop area



Living room – shop area

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Mezzanine

Shop & Guest Suite

- ▶ 2014 built, 4800± sq ft
- ▶ 50 ft x 80 ft, 16 ft x 50 ft developed mezzanine
- ▶ 2 in x 8 in construction, R30 walls, R65 ceiling insulation
- ▶ Metal clad, metal roof, metal lined ceiling, varnished plywood interior walls
- ▶ Concrete floor, floor drain
- ▶ Overhead radiant heating, sealed wood burning stove
- ▶ 22 ft x 16 ft overhead door, auto opener



4800± sq ft shop



Bathroom

1600± Sq Ft Guest Suite

- ▶ Main floor
 - Natural gas fireplace
 - Kitchen
 - Fridge & stove (sells separate)
 - Bathroom, 4 pc
 - Utility room
 - Storage room
- ▶ Mezzanine
 - Queen size Murphy bed
 - Office & living room space



Guest suite area



4800± sq ft shop



1600± sq ft shop

Shop

- ▶ 2011 Built, 1600± sq ft
- ▶ 40 ft x 40 ft
- ▶ 2 in x 6 in construction, R20 walls, R65 ceiling insulation
- ▶ Metal clad, metal roof, partially metal lined, partially varnished plywood lined
- ▶ Concrete floor, floor drain
- ▶ Overhead radiant heat, sealed wood burning stove
- ▶ (2) 12 ft w x 12 ft h overhead doors, auto openers

Other Property Details

- ▶ Water well, 2200± gallon potable water cistern
- ▶ Above ground discharge septic system
- ▶ Natural gas, power
- ▶ Post & rail, page wire & barb wire fencing
- ▶ Security system (third party monitored)

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The Following Items Are Selling Separate:



"Buffalo Signal"
Frederic Remington
bronze replica



"Coming Through the Rye"
Frederic Remington bronze replica



"Warmed by the View"
Stephen Lyman limited edition print



"Heaven on Earth"
Peter Lik signed limited
edition photo



"Evening Star"
Stephen Lyman limited
edition print



David Ripley original painting

Limited Edition Photos & Prints

"Heaven on Earth" Peter Lik Photo, signed limited edition 165/950, 100 cm print size, framed 43 in x 56 in.
"Earth's Elder" Peter Lik Photo, signed limited edition 50/950, 100 cm size, silver halide Fuji crystal archive print, framed 27 in x 53 in.
"Evening Star" Stephen Lyman Print, signed limited edition 6327/9500, framed 23.5 in x 27 in.
"Fire Dance" Stephen Lyman Print, signed limited edition 7878/8500, framed 24 in x 41.5 in.
"Fire Dance" Stephen Lyman Print, limited edition, 5730/8500, framed 25 in x 45 in.
"Moonfire" Stephen Lyman Print, signed limited edition 6533/7500, framed 51 in x 24 in.
"Thunderbolt" Stephen Lyman Print, limited edition 5370/7000, framed 21 in x 41 in.
"Warmed by the View" Stephen Lyman Print, signed limited edition 117/8500, framed 36 in x 27 in.
"An Early Light Breakfast" Rod Frederick Print, signed limited edition 196/1750, diptych, framed 41 in x 25 in.
"Fast Break" Rod Frederick Print, signed by artist, framed 57 in x 18 in.
"Way of the Caribou" (4) Rod Frederick Prints, 4 print set, framed 54 in x 19 in.
"Vision Quest" Johannes Boots Print, signed limited edition 357/550, framed 41 in x 30 in.
"The Farm Sale" Ash Cooper Print, signed limited edition 153/350, framed 17 in x 17 in.

Wall Art

June Bourque Original Painting, framed 28.5 in x 21 in.

David Ripley Original Painting, framed, 36 in x 24 in.

David Ripley Original Painting, framed, 27.5 in x 22 in.

"Smoke of a 45" Charles M Russell, wood mounted print, 57 in x 42 in.

"Partners" Charles M Russell, wood mounted print, 45 in x 45 in.

"When Horse Flesh Comes High" Charles M Russell, wood mounted print, 58 in x 42 in.

"The Fire Boat" Charles M Russell, wood mounted print, 58 in x 42 in.

"Bruin Not Bunny" Charles M Russell, wood mounted print, 54 in x 39 in.

"Camp Cook's Troubles" Charles M Russell, wood mounted print, 54 in x 39 in.

Sacred Circle, wood mounted art, 28 in x 66 in.

Fall Trees, wood mounted art, 61 in x 25 in.

Grand Canyon Photo, wood mounted art, 55 in x 42 in.

Grand Canyon Mounted Art.

Native Camp Art, mounted print, 32 in x 26 in.

Framed Western Photo, framed 30 in x 40 in.

Collection of African Art, elephant shadowbox 30 in x 12 in, (2) shields 19 in x 45 in, (5) assorted masks, (2) swords.

Collection of Western Art, "Chief Dan George", 32/500 signed limited edition print by Neil McNeil 30 in x 36 in, "Partners" Charles Russell print 22 in x 22 in, (8) asst pcs of western art.

Collection of Civil War Art, (6) pcs - Framed replica Declaration of Independence, "Surrender at Appomattox" by Lovell painting 26 in x 39 in, "Founding Fathers Declaration Committee" by John Buxton painting 42 in x 44 in, Union Generals of Civil War & Confederate Generals of Civil War dry mount, additional painting 22 in x 43 in.

(5) Pcs Art, buffalo photo 40 in x 60 in, lake photo framed 28 in x 54 in, lake photo framed 20 in x 25.5 in, National Geographic Print 22 in x 33 in, paper mache ram head 24 in x 24 in.

Bronzes & Statues

"Coming Through The Rye" Frederic Remington, cast bronze, mounted on marble base, 18 in x 26 in x 26 in.

"Wounded Bunkie" Frederic Remington, cast bronze, mounted on marble base, 16 in x 26 in x 22 in.

"Buffalo Signal" Frederic Remington, cast bronze, mounted on marble base, 10 in x 24 in x 36 in.

"The Bronco Buster" Frederic Remington, 10 in x 9 in x 4 in, mounted on wooden base.

"Get Along Little Doggies" statue by Diane M Anderson, 7 in x 19 in x 14 in.

"Headed Home", replica statue by Marc Pierce, 17 in x 13 in x 12 in.

7 Ft Bull Elk Statue.

5 Ft Bear Statue.

4 Ft Cougar Statue.

Other

Commemorative Calgary Stampede Saddle, Vic Bennett saddle, #21/100 produced centennial year (1912-2012), blanket, stand.

Audie Murphy Saddle, stand.

8 Ft Replica Wooden Canoe.

(2) Totem Poles, (1) 39 in x 80 in, (1) 32 in x 60 in.

Barrel w/Stand, Buffalo Skull, leather chaps.

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Kubota M110GX



Lortan Manufacturing Greenhouse



Poker table

Tractors

2013 Kubota M110GX MFWD, s/n 50336, M46 ldr w/bkt, s/n UX7370689, 12 spd semi powershift LH rev, diff lock, 2 hyd outlets, 540/1000 PTO, Q/C 3 pt hitch, rear wheel weights, 340/85R24 F, 460/85R34 R, Kodiak 3 pt hitch jib, s/n 151138, 324 hrs showing
2013 Kubota BX2370 4WD Utility, s/n 13345, diesel, frt ldr w/bkt, 3 pt hitch, 60 in. belly mount mower, 540 PTO, hydro static drive, 38 hrs showing.

Trailers

2006 4 Star Trailers 20 Ft T/A Gooseneck Aluminum Stock, s/n 4FKPG202670027534, 1 divider, sliding back door. 2006 SWS 20 Ft x 8 Ft T/A 5th Wheel, s/n 259GF202X63090308, ramps.

Grain Bins & Grain Handling Equipment

Wheatland 508E FMWS Epoxy Lined Hopper Bottom, on sgl skids, ladder, roof inspection hatch, lid opener, level indicator.
Wheatland 708E FMVW Epoxy Lined Hopper Bottom, on sgl skids, ladder, roof inspection hatch, lid opener, site glass.
GrATX 7 In. x 11 Ft Portable Transfer Auger, electric, 1.5 hp, poly hopper.

Mower & Landscape Equipment

Kubota ZD331 72 In. Zero Turn Lawn Mower, 166 hrs showing · Lortan Manufacturing 7 Ft x 14 Ft x 8 Ft Greenhouse · 64± 4.25 In x 7 Ft Treated Posts Fencing · 40± 5.25 In x 8 Ft Treated Posts Fencing · 122± 3.25 In x 16 Ft Treated Rails Fencing · Tough Strand Qty of 3 Rolls, 12 1/2 Gauge Barbed Wire.

Livestock Equipment

Morand Shoulder Holder Cattle Squeeze (unused) · Morand Palpaton Cage (unused) · Morand 11 Ft Adjustable Alley (unused) · Morand 8 Ft Adjustable Alley (unused) · Morand 20 Ft Crowding Tub (unused) · Morand 10 Ft Overhead Frame (unused) · Advantage Feeders 160HD 3 in 1 · Skid Mounted Creep Feeder (unused) · Morand Adjustable

Buffalo Alley · Morand Buffalo Squeeze · Morand Buffalo Crowding Tub · Qty of Morand Overhead Panels · Qty of Morand Overhead Gates · Qty of Morand Sliding Gates · Qty of Morand Panels · Qty of Free Standing Panels · 11 Ft Creep Panels · 8 Ft x 7 Ft Overhead Gates · Magnum 12 Ft Gates · 12 Ft x 12 Ft Horse Box Stall · 16 Ft x 8 Ft Livestock Shelter · Lewis Cattle Oiler · Rancher Steel Industries Lil' Red 2080 Creep Feeder · UFA 500 Gallon Stock Tank · 18 Ft Skid Mounted Livestock Feeder · Round Bale Tombstone Round Bale · Livestock Feeder · 67 In Water Trough Behlen 67 In. Galvanized Stock Tank · 11 Ft Poly Tub Livestock Feeder · Livestock Feeder.

Recreational Vehicles

Club Car Gas Golf Cart.

Tractor Attachments

Martatch MMF84ALO 84 In Manure Fork · Land Pride RTA1050 3 Pt Hitch Rototiller 50 In · Land Pride BB1560 3 Pt Hitch Scraper 60 In · HLA DE50A0600 Tractor Bale Fork.

Other Items Include

Cariboo Distributors The Mule SS Utility Cart · 2012 Steelcraft 2200 Litre Skid Mounted Double Wall Tank · Westeel-Rosco Tidy Tank · UFA Poly Turtle Tank · Zero ANZ700-DAR Skid Mounted Stainless Steel Tank · Nol 40 Ft Shipping Container · Hyundai 40 Ft Shipping Container.

Outdoor Furniture & Entertainment

Sea Ray 8 Person Hot Tub, cover · Morand 4 Person Swing · Patio Table w/(6) Chairs, 42 in x 60 in · Bar Height Table w/(4) Chairs · DLT Pool Table & Accessories, cues w/rack · Rowe AMI LaserStar Musictouch Jukebox · AM Thunderbirds Slot Machine, s/n 000667 · Poker Table & Chairs, 42 in x 82 in table, (8) chairs · Bar, 5 ft x 23 ft x 38 in, (4) drawers, (4) cupboards · Bar w/(2) Stools, 22 in x 116 in x 38 in, (2) stools · John Deere Gun Safe.

Furniture

Indonesian Exotic Wood Dining Table, 23 in wide x 88 in length · Teak Root Coffee Table, 36 in x 56 in · Set of Teak Root Chairs, (3) chairs ·

Solid Teak Root Bench · Dining Table & (6) Teak Root Chairs, table 32 in x 104 in.

Other Furniture, Electronics & Appliances

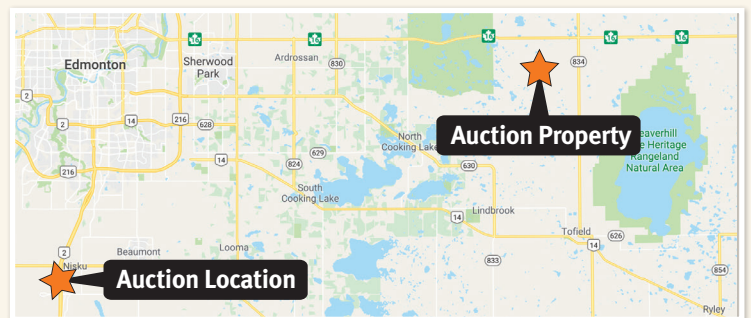
Sectional, Coffee Table, Sofa Table · Sofa & Loveseat, Area Rug, 30 in x 50 in coffee table w/(2) leaves · 12 ft x 12 ft zebra print rug · (4) Theater Seating Reclining Chairs · Leather Sofa, Loveseat & Recliner · Leather Sofa & Loveseat · Leather Recliner · Leather Lounge Chair & Ottoman · Bar Height Table w/(4) Chairs · Bar Height Table w/(6) Chairs · Cabinet w/(2) Stools · Kitchen Island · Glider Rocker w/Ottoman, Table, Shermag glider rocker w/matching ottoman, teak root table, chair, US Park Service Picture, 20 in x 40 in mirror · Desk, Chair & Lamp, 28 in x 84 in desk, (6) drawers · 3 Drawer Buffet · Decorative Warehouse Cart, 30 in x 60 in · Corner Computer Desk & Work Bench · Console Table, 32 in x 16 in x 48 in · Corner Table · 3 Pc Wall Storage Unit · Corner Curio Cabinet · Cabinet w/(2) Bookshelves · Sony TV & VHS, Apple TV, DVD Player, 20 in Sony TV & VHS, Apple TV, Sony DVD player, 60 in cabinet stereo w/ LP · Samsung 57 In TV w/Stand · Bose 10 In. Speaker Sounddock · HP CM750 64001 Printer/Scanner/Fax Computer Equipment · Danby Chest Freezer & General Electric Fridge · Frigidaire Fridge & Samsung Stove.

Trophy Mounts

Giraffe Trophy Mount · Zebra Trophy Mount · Duiker Trophy Mount · Antelope Trophy Mount · (3) Blezuck Trophy Mount · Eland Trophy Mount · (2) Gemsbok Trophy Mounts · (2) Kudu Trophy Mounts · (2) Warthog Trophy Mounts · (3) Blue Wildebeest Trophy Mounts · (4) Impala Trophy Mounts.

Shop

Husky Tony Stewart Limited Edition Tool Box, 110 of 999 · Rolling Tool Cabinet, 19 in x 48 in x 37.5 in, (7) drawers, (1) cupboard, wood top · Parts Tool Cabinet · Whalen Rolling Workbench · Diamond Industries 3 Drawer Steel Work Bench · Rolling Metal Shelving · (2) Stihl Chain Saws · Porter & Cable 12 In Compound Miter Saw · Qty of Miscellaneous Power Tools.



Directions to Property

From **Edmonton, AB** at the intersection of Anthony Henday Drive (Hwy 216) & Hwy 16 (Exit 54) go 42 km (26 miles) East on Hwy 16 to Rge Rd 192, then South 6.5 km (4 miles) to Twp Rd 524, then East 100 m. Property on North side.

From **Elk Island National Park, AB** go 4.8 km (3 miles) East on Hwy #16 to Rge Rd 192, then 6.4 km (4 miles) South to Twp Rd 524, then 100 m East. Property on North side.

Municipal address: 19128 Twp Rd 524.

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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.** 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.

August 9, 2019 11:48 AM