

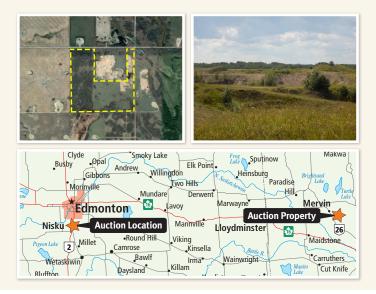
The Macnab Family 1 Parcel of Farmland – 119.68± Title Acres 751,000± m³ Proven Aggregate Reserves – Mervin, SK

SK/RM of Mervin #499

Don't miss your opportunity to buy 119.68± acres of farmland with proven gravel reserves for sale near Mervin, SK. This property is ideally located in an established oilfield region that is currently active with several recent thermal heavy oil production projects. Situated approximately 1 hour East of Lloydminster and 1 hour Northwest of The Battleford's, with existing grid road access and only 6.5 km East of Hwy#26. A Gravel Resource Investigation has been completed and is available online. There are current active gravel operations on adjoining lands.

Parcel 1 - Pt NE-07-50-19-W3 - 119.68± Title Acres - Farmland

489,000± m³ proven gravel reserves, 262,000± m³ proven sand reserves (September 2018 report by MPE Engineering Ltd.) 119.68± acres farmland, native grass. Taxes \$210.09.



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 quide only

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ENTERPOSES S1000	CAL VP Contrait 57600	VERSEA UP0000 NEX.B Telessa Wiscows 2200	SHELLY MARSHALL 208700	SHANON MARSHALL & DONNA SPENCER & A. VILLENEUM 183200	JAMES CURRIE 183100	JONATHAN & KIMBERLY NELSON 119900	Currie 127600	JAMES CURRIE 124100	CONACHER CONTRACTING SERVICES 67700	SERVICES 66600	LYNN & VICKIE CORMACK 129400	L YNI Vio Core 1591
Полан А Влансу раново Пладоо	lervi	120000	NEIL B THERESA WINDSOR 235000	JAMES CURRIE 217500	SCOTT & SHELLY MACNAB 216400	SCOTT & SHELLY MACNAB 211000	JAMES CURRE 92200	JAMES CURRIE II4800	STEWART & ADAM & DARCIE DOAN 99600	100702	GAB BORNY MACNAB 104800	GAR Bon MAC 125
DALE CONACHER 202300	Particular de la constante de	UAMES & BONNIE SHIER 176200	DEBRA & SHANON MARSHALL & DONNA SPENCER & A. VILLENEUVE 168600	DEBRA & SHANON MARSHALL & DONNA SPENCER & A. VELENEUM 223000	JAMES CURRIE 158200	JAMES CURRIE 162700	Salaritoria Wilanti Piteliarion Stuart & Bisaron Machael 209400	A BRANCE AND CONSISTENT OF CONSISTENT.	GORDON & VAL SPENCER 133300	GORDON 8 VAL SPENCER 86200	DEBRA MACNAB 162700	DEB MAC 1791
DALE CONACHER 194500	Russer Rate Russer Russer Russerz II4000	JAMES & BONNIE SHIER 48900	James 8 Bonnie Shier 19800	CATHERINE MAESS 192200	Richard Currie 178000	ROBERT & MYRTLE CONACHER 165900	ROBERT & MYRTLE CONACHER 158400	BLART & Source REALT DECAR	580037 SASKATCHEWA LTD. 106700	Richard Currie	DEBRA MACNAB 107900	Deb Mac 1282
REGIS & CHERYL BELLANGER 151100	REGIS & CHERYL BELLANGER 120400	REGIS & CHERYL BELLANGER J36600	BENTLEY BROWN 80800	CATHERINE MAESS 120100	CATHERINE MAESS 215800	ROBERT B MYRTLE CONACHER 1896-00 VP-50	STUART & SHAC MACNAB 157200 SAM WULLIT FEDDIATOR (330)	Artell I. A. Jodan Machael Machael Bachael	ST	armland	SHELDON ONTEITH & AROLANNE BICKLEY 92500	Des Mac 1287
REGIS & CHERYL BELLANGER 91000	BELLANGER	Rigis & CHRYL BELLAIGER 145000	BENTLEY BROWN 91000	S9600 Wallow Healing Care Rawes Liss Usefood	BEISEL	CATHERINE MAESS 181000	BRODY & CARMEN GERVAS UB6700	BRAD 5 RUAR WINDY MADNAB 164,900	Macnab 191700	1	Area and Area and Are	Dea Mac 1916
	REGIS & CHERYL BELLANGER 47300	BELLANGER 139200	A HERVE & GAIL BELLANGER	WILLOW HOLLOW GAME RANCH LTD. ISI500	D BEISEL	JOY-ANNE ARDAGH 243800	BRODY & CARMEN GERVAIS 231300	2 BRAD & WENDY MACNAB 198100	Corner	LEE 8 CATHERINE MONTEITH 122200	DEBRA MACNAB 82200	SCOT SHE MAC 1895

Will be sold to the highest bidder May 1, 2019

Edmonton Auction Site

Directions to Property

From Mervin, SK go 3.3 km (2 miles) South on Hwy #26 to Twp 502, then 6.5 km (4 miles) East. Property on South side.

From **Turtleford, SK** at the intersection of Hwy#26 & #303, go 12 km (7.5 miles) South on Hwy#26 to Twp 502, then 6.5 km (4 miles) East. Property on South side.

From Edam, SK at the junction of Hwy #26 and Grid 674 go 14.5 km (9 miles) North on Hwy#26, then 6.5 km (4 miles) East. Property on South side.

Property may be viewed without an appointment

For more information: Gary Macnab - Contact 306.845.7757, gmacnab17@gmail.com

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Brokerage: Ritchie Bros. Real Estate Services Ltd.



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.

April 1, 2019 8:08 AM



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