

Unreserved Public Real Estate Auction



Many Springs Farms Ltd
Home Parcel – 137.83± Title Acres – 2100± Sq Ft Home
6000± Sq Ft Shop w/Office – \$3958 Surface Lease Revenue – Olds, AB

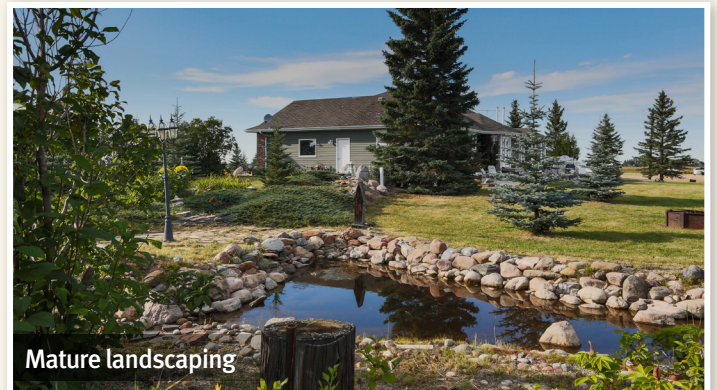
Will be sold to the highest bidder
October 29, 2019
Edmonton Auction Site

Excellent mountain view property. Very well located 10 km West of Olds, AB just off Hwy #27 with a beautiful view of the Rocky Mountains to the West and the Town of Olds to the East. This property boasts a 2100± sq ft home, (6) bedrooms, (4) bathrooms, fully developed basement and an attached double garage, a 6000± sq ft shop w/office, livestock facilities, 24 ft x 40 ft barn, (2) Fully serviced RV sites, one site w/2007 Breckenridge Park Model Trailer (to sell separate), 115± ac cultivated land plus \$3958.00 annual oil & gas lease revenue. Take advantage of this opportunity to purchase an exceptional property by unreserved public auction.

AB/Mountain View County

Parcel 1 – SW-6-33-2-W5 – 137.83± Title Acres – Home Parcel

- ▶ Mountain view property, 1993 2100± sq ft home, fully developed basement, attached double garage, (6) bedrooms, (4) bathrooms, 1993 6000± sq ft shop & office w/30 x 100 ft cold storage lean to, (4) 12 ft wide x 14 ft high overhead doors, 24 ft x 40 ft barn, (2) fully serviced RV parking sites, pipe fenced livestock corrals, pipe & game fenced paddocks, power, natural gas, septic field system, (3) septic holding tanks, (2) water wells, 115± ac cult, 100± ac barley 2019, 15± ac seeded pasture, balance yard site, oil & gas lease & bush. SLR \$3958, taxes \$3667.76.



Open House:
October 3 & 10 – 5 to 7:30 pm

For more information:
Jerry Hodge – Ritchie Bros. Real Estate
780.706.6652 | jhodge@ritchiebros.com
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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Property Details

Home

- ▶ Beautiful mountain view
- ▶ 1993 built, 2100± sq ft
- ▶ 6 bedrooms, 4 bathrooms
- ▶ Fully developed basement
 - Completely redone 2018
- ▶ Attached double garage
 - (2) 9 ft wide x 8 ft high overhead doors (auto)
 - In floor heat
- ▶ 14 ft x 44 ft back concrete block patio
- ▶ Front concrete parking pad

Main Floor

- ▶ Hardwood & ceramic tile flooring
- ▶ Vaulted ceilings
- ▶ Forced air heat
- ▶ Natural gas fireplace

Kitchen

- ▶ Oak cabinets
- ▶ Floating island
- ▶ Fridge, double door w/ water & ice dispenser
- ▶ Electric stove & dishwasher
- ▶ Built in oven (not working)
- ▶ Pantry

Laundry

- ▶ Washer & dryer
- ▶ Folding counter and cabinets

Back Entry Bathroom

- ▶ 2 piece

Living Room & Dining Room

- ▶ West mountain view
- ▶ East view of Olds
- ▶ Natural gas fireplace
- ▶ Oak entertainment center

(3) Bedrooms

- ▶ Master Bedroom
 - Ensuite
 - Jetted tub
 - Shower
 - Double sinks & vanities
 - Walk in closet
 - Patio doors to back patio

Main Bathroom

- ▶ Tub & shower

Basement

- ▶ Fully developed
- ▶ Completely redone 2018
- ▶ In floor heat
- ▶ Vinyl plank hardwood flooring

(3) Bedrooms

- ▶ (2) With walk in closets

Bathroom

- ▶ Tub & shower

Family room

- ▶ Natural gas fireplace

Utility room

- ▶ In floor heat boiler
- ▶ (2) Hot water tanks
- ▶ Forced air furnace
- ▶ Central vacuum



Kitchen



Living room



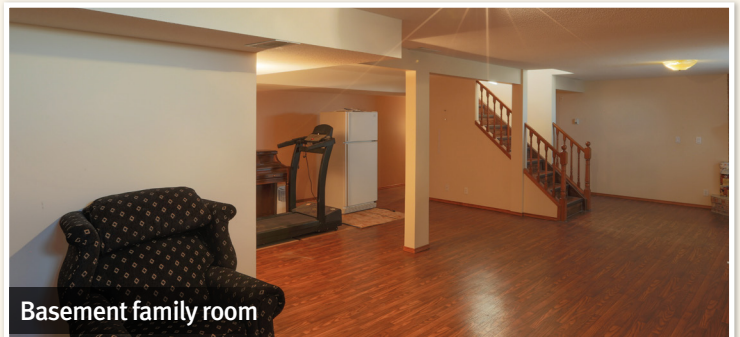
Master bedroom



Master ensuite



Laundry



Basement family room

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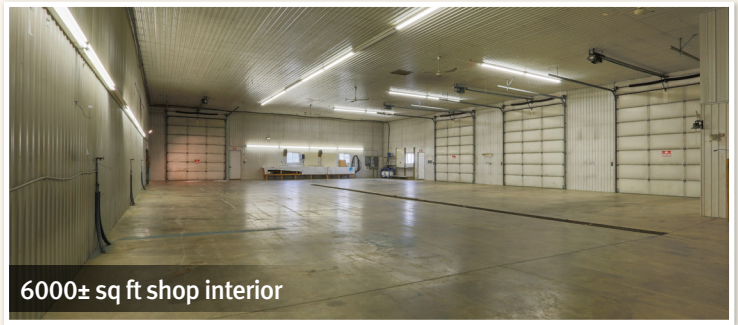
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Shop

- ▶ 1993 Built
- ▶ 6000± sq ft, 60 ft x 100 ft
- ▶ W/attached 30 ft x 100 ft cold storage lean to
- ▶ Wood frame, metal clad, metal roof, metal lined
- ▶ Concrete floor w/floor drain
- ▶ In floor heat
- ▶ (4) 12 ft wide x 14 ft wide overhead doors, auto
- ▶ 20 ft x 20 ft office w/washroom w/shower
- ▶ 20 ft x 20 ft parts mezzanine
- ▶ 7 ft x 15 ft tool room
- ▶ 1200± gallon water cistern
- ▶ Well water, septic holding tank
- ▶ Power, natural gas



6000± sq ft shop interior

Barn

- ▶ 24 ft x 40 ft
- ▶ Wood frame, metal clad, metal roof
- ▶ Concrete floor, insulated
- ▶ (3) 10 ft x 10 ft sliding doors
- ▶ Power, water hydrant



2007 Breckenridge park model trailer –sells separate

(2) RV Parking Sites

Site One

- ▶ Secluded treed area East of the home yard site
- ▶ Fully serviced
 - Power, water, septic holding tank
 - Separate power meter
- ▶ Septic holding tank
- ▶ Firepit, water pond
- ▶ 2007 Breckenridge 12 ft x 42 ft Park Model trailer & 10 ft x 42 ft deck w/gazebo (sells separate)
- ▶ Propane (500-gallon tank is rented)

Site Two

- ▶ On the South side of the main yard site
- ▶ Fully serviced
 - Power, water, septic holding tank
- ▶ 6 ft x 8 ft storage shed

Mature Landscaping

- ▶ 1400± planted Spruce trees
- ▶ Feature water pond

Utilities

- ▶ (2) water wells
- ▶ (4) septic systems
 - (3) holding tanks
 - (1) field system (requires maintenance or repair)
- ▶ Natural gas
- ▶ Power
 - (2) metered power services

2007 Breckenridge Park Model Trailer – Model 1246CPG

Bunk Model – s/n 5DJTBOU3075208171 – Sells Separate

- ▶ 12 ft x 42 ft, (2) bedroom, (1) bathroom w/tub & shower, master bedroom w/bathroom access, fridge, convection microwave, forced air propane furnace, electric hot water, electric fireplace, high ceiling model, metal roof, 10 ft x 42 ft deck, screened gazebo.

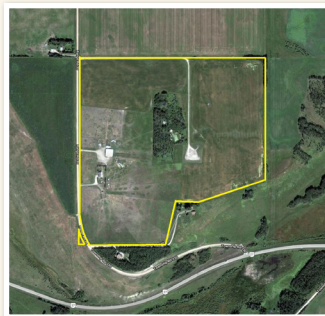
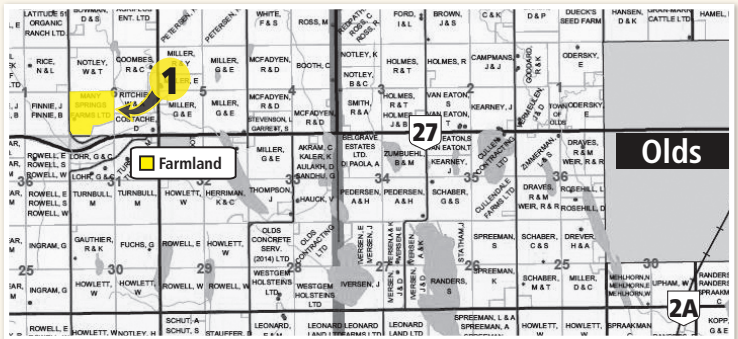
BUYER RESPONSIBLE FOR REMOVAL OF THIS ITEM & ALL ASSOCIATED COSTS. MUST BE REMOVED ON OR BEFORE NOV 20, 2019.



Breckenridge kitchen



Breckenridge bedroom



Directions to Property

From the West edge of **Olds, AB** at the intersection of 70 Ave & Hwy 27 go 9.6 km (6 miles) West on Hwy 27 to Rge Rd 30, then 0.8 km (0.5 miles) North. Property on East side. Municipal address: 33013 Rge Rd 30.

Municipal Address: 33013 Rge Rd 30

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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.

September 27, 2019 4:05 PM