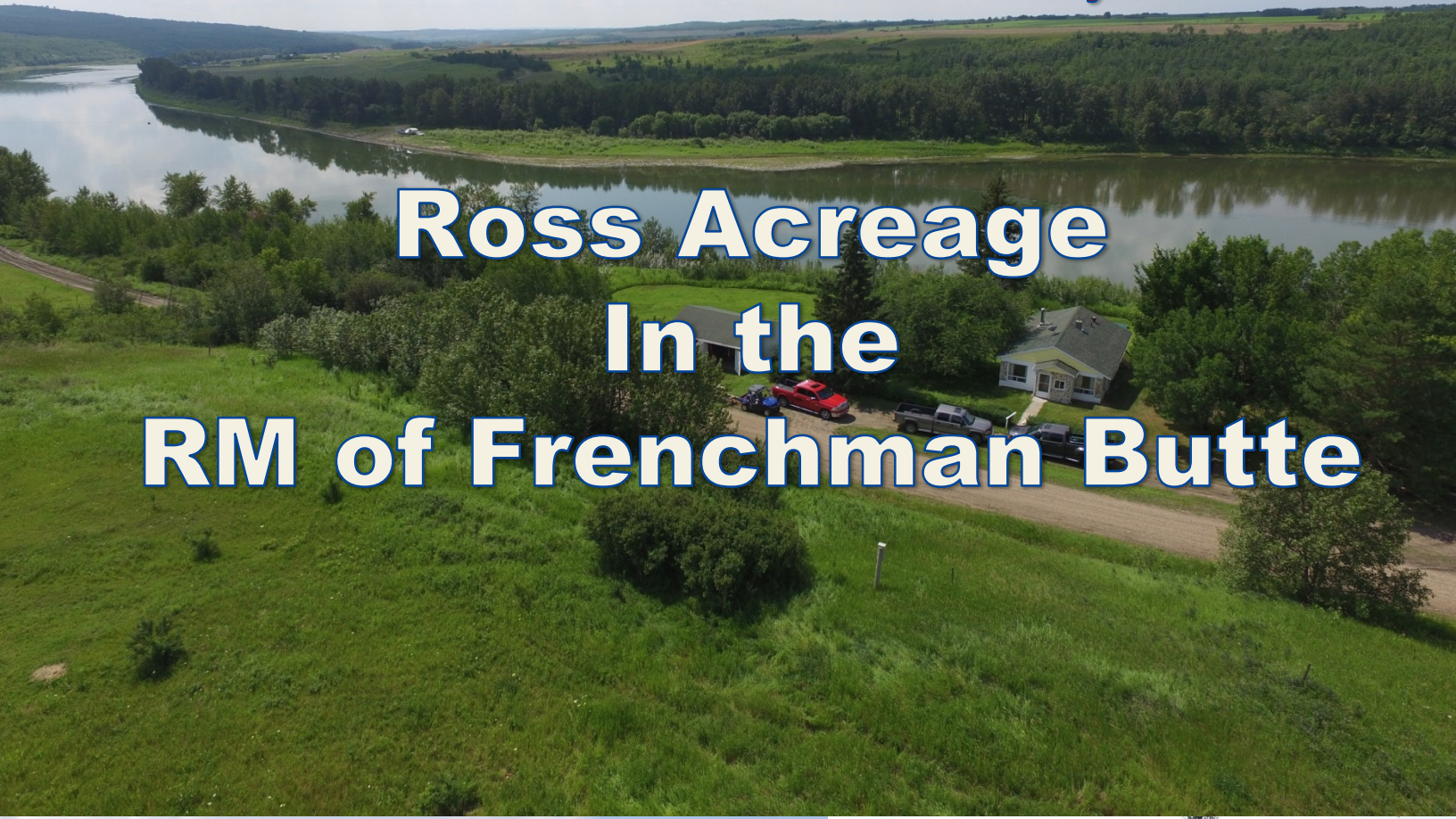


Live Auction October 11, 2016

Ross Acreage In the RM of Frenchman Butte



Purchase Information Letter

Dear Prospective Purchaser:

Thank you for your interest in the upcoming real estate auction.

We have prepared information included in this document on behalf of the seller, to assist you in performing your own due diligence of the property or properties.

All information contained within this document is believed to be accurate and correct.

However, neither the seller, its affiliates, agents, nor KRAMER AUCTION - REAL ESTATE DIVISION INC. or its representatives make any warranties or guarantees, either express or implied, regarding the accuracy or completeness of any information contained herein.

Consequently, it is up to you to verify this, any, and all information to your own satisfaction prior to any sale: Bidders must conduct and rely solely upon their own investigation and inspection of the property or properties.

In addition to thoroughly reviewing all information available we recommend that you seek legal and professional advice prior to bidding at the auction.

Also, please carefully review the Terms and Conditions of Sale included in this package

If you require additional information, please contact us at KRAMER AUCTION - REAL ESTATE DIVISION INC.

We look forward to seeing you at the auction event.

Sincerely,



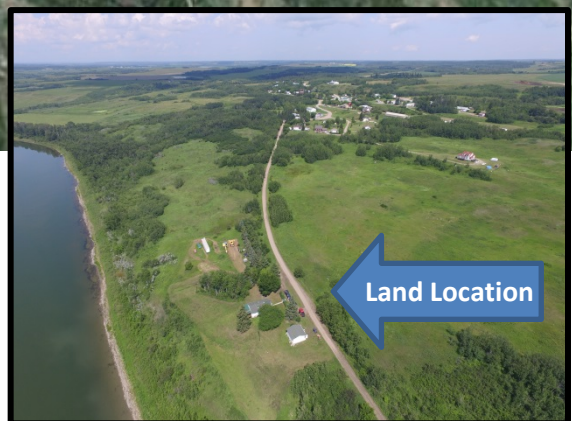
ED TRUELOVE, BROKER
KRAMER AUCTION - REAL ESTATE DIVISION INC

Ross Acreage RM of Frenchman Butte



The above information is from sources believed to be reliable but should not be relied upon without verification. Kramer Auctions – Real Estate Div Inc assumes no responsibility for its accuracy

Ross Acreage RM of Frenchman Butte



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Ross Acreage RM of Frenchman Butte

1.39 Acres situated on an absolutely secluded piece of land overlooking the North Saskatchewan River and providing one of the most spectacular views anywhere.

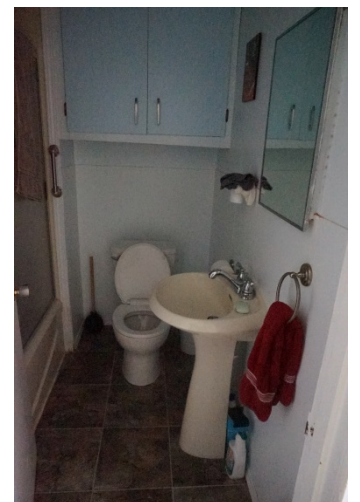
Hi-Lites Include:

- 1960 24' x 36' year round home complete with a walk out basement
- 2 bedrooms on the main floor
- 1 bedroom in the basement
- Concrete foundation and basement floor -Natural gas forced air furnace & hot water heater
- 100 amp electrical service
- Town water supplied by Frenchman Butte (\$660 annual)
- 2nd untreated water source for watering grounds
- All appliances included
- 24' x 36' garage -access to waters edge just down the trail
- Open view of the river and beyond

If you're looking for a private get-away, or maybe a spot to go fishing or hunting this property is worth a look. Originally this house and yard-site was owned by the river crossing ferry operator.







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Name of Buyer(s): _____

Address of Property Being Purchased: _____

In the purchase of real estate, buyers may want additional information and clarification to assist in the determination of property defects. In addition, buyers may elect to ensure that the information and representations made to them are in fact accurate. If you are of the opinion that a problem may exist with a property a prudent buyer should consider an inspection report from a qualified individual to determine the facts with respect to the potential problem. The following information is designed to inform buyers of the potential services that are available to them in conjunction with the purchase of a property. This list of services is not all-inclusive, but includes the more common reports or inspections usually requested (buyers may request any additional service that they require). The service or services that are or are not chosen are entirely the buyer's decision. The buyer assumes any and all liability arising from all defects related to and that may have been determined and discovered by inspections listed herein but not chosen. It is understood that in most instances the buyer is responsible to pay, when required, for the inspection and/or report to be completed. (Please initial those items that you wish to proceed with in the purchase of this property.)

*PLEASE NOTE:: Sale of this property is unconditional - Arrange your inspections PRIOR to sale day to satisfy yourself as to property condition.

Initial here

Table with 16 rows and 2 columns. Column 1: Numbered list items (1-16). Column 2: Detailed descriptions of inspection services such as Appraisal Report, Electrical Inspection, Engineers Report, Environmental Report, Furnace and Chimney Inspection, Gas Line Inspection, Home Inspection, Municipal Compliance Report, Property Condition Disclosure Statement, Real Property Report/Surveyors Certificate, Septic/Sewer Inspection, Well and/or Water Quality/Quantity Test, Wood Stove/Fireplace Inspection, Roof Inspection, and GST Opinion.

I/We acknowledge that we have reviewed the above information and are aware of the ancillary services available and agree that it is our responsibility to take any necessary action respecting these items in conjunction with a real estate transaction.

Dated at _____ a.m./p.m. this _____ day of _____ 20____

Witness _____

Buyer's Signature _____

Witness _____

Buyer's Signature _____

TERMS & CONDITIONS

PROPERTY WILL BE OFFERED BY PUBLIC AUCTION AS A COMPLETE PARCEL

A non-refundable deposit of 10% of high bid price will be required from the successful bidder on sale day at the completion of the auction.

Balance of the purchase price must be paid in full within 30 days of sale date.

Possession to be upon completion of payment and transfer of title.

Buyer and Seller will be responsible for their own legal fees.

2016 Taxes to be pro-rated as of possession date.

FINAL BID WILL BE SUBJECT TO SELLERS' APPROVAL ON SALE DAY, and subject to the property not having sold prior to auction.

Any GST/PST applicable to the sale of the property is the responsibility of the Buyer and is NOT included in the bid price.

- **ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER ANY ADVERTISED INFORMATION.**

- **PROPERTY TO BE SOLD "AS IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED.** Any & all dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and also review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, express or implied.

- **ENVIRONMENTAL DISCLAIMER.** The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, provincial or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

- **SELLER'S PERFORMANCE.** The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

- **AGENCY DISCLOSURE:** KRAMER AUCTIONS – REAL ESTATE DIVISION INC and/or NEIL KRAMER AUCTION SALES LTD. **is representing the Seller** and will be paid by the seller.

- **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.
 - How is this accomplished:
 - a. Estimate comparative value.
 - b. Experienced buyers always decide what to pay before the bidding begins.
 - c. Inspect the property carefully.
 - d. Compare with other properties available in the area.
 - e. Check the selling price of previously sold properties.
 - f. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
 - g. This sale is not subject to financing.

- **THE BIDDING STRATEGY**

- a. Research and know the value of the property.
- b. Have your financing arranged before the auction.
- c. Make your bids promptly to force other bidders up or out without delay; (use the auto-bid system)

AUCTION



**TUESDAY
OCTOBER 11
10:00 AM**

FRENCHMAN BUTTE, SK

AUCTION DAY SCHEDULE: 10:00 am Shop tools and misc supply. 1:00 pm Live internet bidding on major equipment followed by property.

DAVE & JULIE ROSS

SELLER CONTACTS: Dave Ross 403-208-7933 or 587-284-8752 / 587-284-8750 (C)

AUCTION COORDINATOR: Michael Higgs 306-445-5000

DIRECTIONS: Located on River Road south of Frenchman Butte. GPS

COORDINATES: 53.586845,-109.634091

LAND LOCATION: 501FB-505024500

LUNCH: Available • Plus GST & PST where applicable



REAL ESTATE RM 501 - Frenchman Butte *1.39 Acres situated on an absolutely secluded piece of land overlooking the North Saskatchewan River and providing one of the most spectacular views anywhere.* Hi-Lites Include: - 24' x 36' home complete with a walk out basement - 2 bedrooms on the main floor - 1 bedroom in the basement - Concrete foundation and basement floor - Natural gas forced air furnace & hot water heater - 100 amp electrical service - Town water supplied by Frenchman Butte (\$660 annual) - 2nd untreated water source for watering grounds
- All appliances included - 24' x 36' garage - access to water's edge just down the trail - Open view of the river and beyond - SAMA Assessment-\$72,200.00* If you're looking for a private get-away, or maybe a spot to go fishing or hunting this property is worth a look. Originally this house and yard-site was owned by the river crossing ferry operator.

TRACTORS Cockshutt 35 2wd antique tractor for restoration, pto, (Second Owner) (Shedded) (Not running.)

INDUSTRIAL 1981 Caterpillar 950B pay loader, 3304 Cat diesel, 3.2 yard bucket, 23.5R25 tires, Purchased in 2012 S#31R00417 (Work performed 1366 hrs ago at Finning; rebuilt transmission, bearing roll, all brake lines, & rebuilt hyd pump.) Self leveling bucket not working; 12' snow blade w/3' wing extension (15'), bucket mount; Set of tire chains (2) to fit payloader (Will sell separate.); 1987 Komatsu PC300LC-6 excavator, 232 hp Komatsu diesel, 23.6" tracks, ProHeat, 4 tooth bucket, digging thumb, 5581 hrs showing, Purchased at Komatsu Grand Prairie w/5200 hrs, S#A80813 (Second Owner); **WBM 7' chuck blade**, 60" tall; **WBM frost spike**; **Pallet forks (arms only-no mounting brackets)**; **Lumbermate 2000 12' mill on single axle transport**, 23 hp Vanguard, c/w new blades and a new siding jig (in box) (Original Owner) (Shedded)

HEAVY TRUCKS 2003 International 7500 tandem axle gravel truck, 340 hp HT 530 diesel, 10 spd trans, 11R22.5 tires, Southland 16HSSLT gravel box, telescopic hoist, 5th wheel mounts, rear pintle and air hookups, 21,807 original miles showing, S#1HTWNADR43J067289 (Original Owner) (Fresh Alberta safety.) New paint on gravel box. New windshield. (Alberta Registered)

TRAILERS 2002 Wabash 53' tandem axle dry van, 68,000 lb GVWR, 11R22.5 tires, daylight roof, plywood lined, E-tracking, S#1JJV532W12F793374 (Last safety expired April 2013) (Alberta Registered)

LAWN & GARDEN 2008 John Deere X324 4 wheel steering riding mower, 22 hp Kawasaki, hydrostatic drive, 48" deck, 33 hrs showing, (Original Owner) (Shedded) **ATVs, RVs & BOATS** Sea Ray Seville 19'6" fiberglass open bow ski boat w/Shore Land'r single axle trailer, 4.3 liter V6 inboard engine, OMC Cobra leg, tarp, 4 blade propeller, 2 spd winch, Humminbird fish finder, (Original Owner) (Engine replaced in 2012. Not used since.); 2007 Yamaha Rhino 700 FI 4wd side x side ATV, 4x4 On Command, differential lock, wind-shield, frt winch, aluminum rims, 172 hrs showing, (Original Owner) (Shedded) (Generator in photo sells separate.)

OTHER MISC. EQUIP. Yamaha EF 3000iSE 3000 watt inverter, electric start; Lincoln Ranger 305G welder/generator, 287 hrs showing; 1993 Eagle upright air compressor; Craftsman radial arm saw (NEW), Laser Trac; Solar 2150 C wire feed welder; Milwaukee grease gun w/batteries and charger (like new); Westeel 135 gal slip tank w/FillRite 20 gpm-12v pump, 20' hose; Case 200 sq baler; Ass't lumber, 8' lengths; Rigid power vise; 3 - acetylene outfits, 1 propane; Seaco 4.5 hp outboard boat motor; 175 Liter water heater, New; Clay pigeon shooter; 2 - sets of snow shoes; Pipe vises and threading tools; Gallagher M400 electric fence; Numerous sockets and wrenches; 3/4" drive socket set; Skidsteer rim w/new tire, 10-16.5; Plumbing insulation; Fuel cans; Orbital polishers; Craftsman 45 liter shop vac; 2 - Cobra 19DX IV 40 channel CB radios; Motorola 40 channel CB radios; Ryobi cordless weed eater; 16" electric chain saw; Pipe vise; Mop Bucket; Chains and straps; Air compressor; Schumacher battery charger; Moving dolly; 7' sickle mower; Tiger torch; Antique breaking plough; Supertech grain moisture tester; 50' rescue tow strap; Anderson and Forrester Orifice drill bits for plumbing

HOUSEHOLD AND COLLECTIBLES Singer treadle sewing machine; Mountain bike; Maytag Neptune washer; Maytag Neptune dryer; Maytag stove; Maytag fridge; Filing cabinet; Anvil; 7 - boxes of ceramic tiles, 14"x14" - total 111 tiles; Collectible rocks; Ass't bricks; Lawn fertilizer; Good selection of furniture



FOR A MORE DETAILED LISTING SEE OUR UPCOMING CATALOGUE OR VISIT

1.800.529.9958

kramerauction.com

IMPORTANT NOTICE: This listing is only a guide and in no way a guarantee of size, description or year. Please inspect all equipment to your own satisfaction. Complete terms and conditions are available at bidder registration.