



REAL ESTATE  
DIVISION INC

Box 1807, North Battleford, SK S9A 3W8  
Office Location: 3 miles east of North Battleford, SK along Highway #16.  
Phone 306-445-5000 • Fax 306-445-5003 • Toll Free 1-800-529-9958

**JOHN GEDDES REAL ESTATE AUCTION  
APRIL 22, 2010 - ST. LOUIS, SASKATCHEWAN**



**YARDSITE WITH BUILDINGS & 3 PARCELS OF LAND**

**BIDDER  
INFORMATION  
PACKAGE**



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## 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 SALES LTD. 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 SALES LTD.

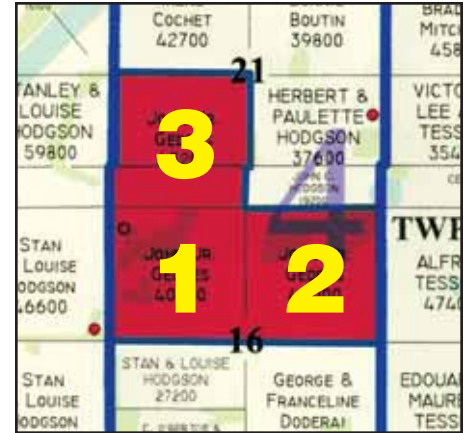
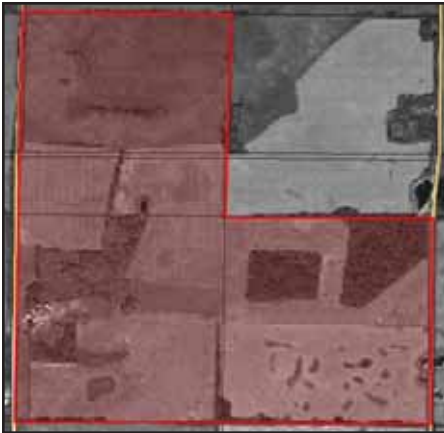
We look forward to seeing you at the auction event.

Sincerely,

KRAMER AUCTION SALES LTD.

# Parcel 1 - RM of Birch Hills

## NW16-46A-26 W2



### Land Details –

Legal Description - NW16-46A-26 W2;

Total Acres - 160 acres; Cultivated Acres - 118+/- acres, approx 28+/- acres grass

2009 Crop - 12+/- acres Wheat, 106+/- acres Canola; 2008 - 12 acres Canola and 106 acres Wheat

2009 Taxes - \$467.96; 2009 Fair Value Assessment - Land - 39,200, Residence - 800, Total 40,000



### Buildings include:

28'x22' older home with 8'x16' porch, 2 bedrooms, 2 bathrooms, on a full concrete basement.

30'x40'x16' heated shop with 14H'x16W' door, concrete floor.

20'x30' garage with 2 - 9'x7' doors wired with concrete floor.

30'x60' Quonset with 16'Wx14"H door.

32'x32' pole shed, open on one end.

16'x30' barn, 10'x20' hen house on concrete, other misc buildings, corrals.

Steel grain bins that sell with the property include:

3 - 1650 bu on in ground cement hoppers with aeration

4 - 1650 bu on in ground cement hoppers

1 - 2000 bu on in ground cement hopper

1 - 2500 bu on in ground cement hopper

1 - 3000 bu on in ground cement hopper

# Parcel 1 - RM of Birch Hills

## NW16-46A-26-W2 (Home Quarter & Yardsite)

### Buildings Detail



28'x22' older home with 8'x16' porch, 2 bedrooms, 2 bathrooms, on a full concrete basement.



30'x40'x16' heated shop with 14H'x16W' door, concrete floor.



20'x30' garage with 2 - 9'x7' doors wired with concrete floor.



30'x60' Quonset with 16'Wx14"H door.



32'x32' pole shed, open on one end.

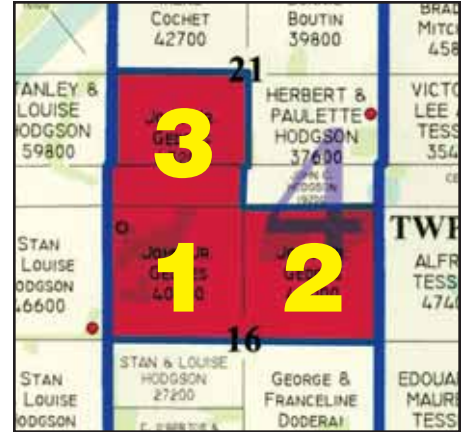
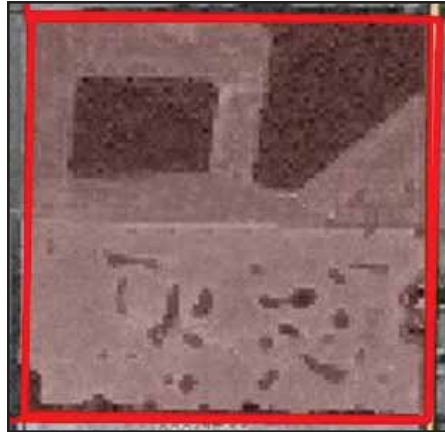
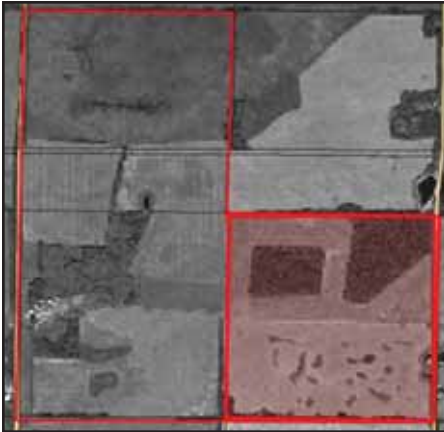


16'x30' barn, 10'x20' hen house on concrete, other misc buildings, corrals.



Steel grain bins that sell with the property include: 3 - 1650 bu on in ground cement hoppers with aeration; 4 - 1650 bu on in ground cement hoppers; 1 - 2000 bu on in ground cement hopper; 1 - 2500 bu on in ground cement hopper; 1 - 3000 bu on in ground cement hopper; 3 wooden bins

## Parcel 2 - RM of Birch Hills NE16-46A-26 W2



### Land Details

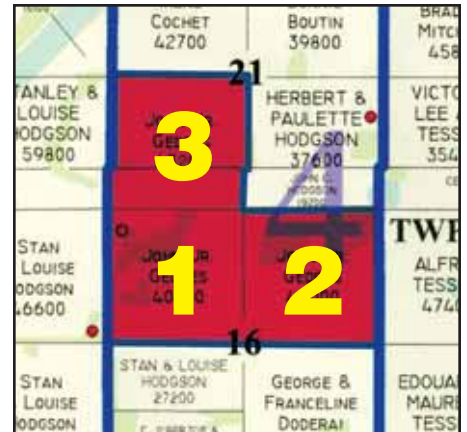
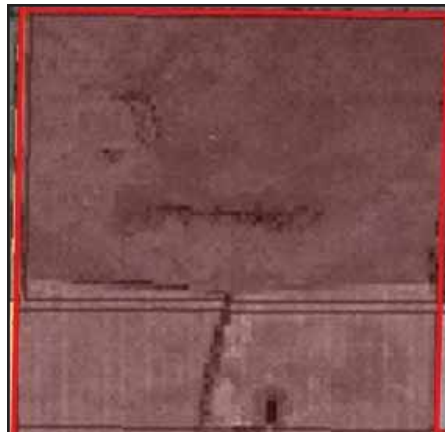
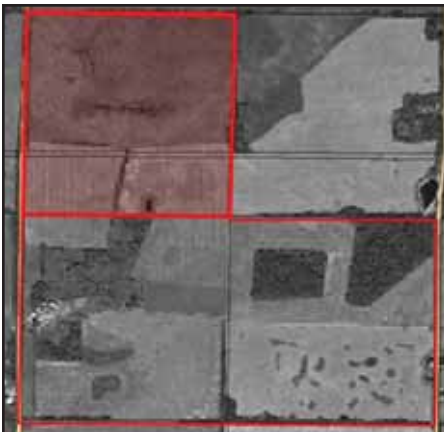
Legal Description - NE16-46A-26 W2

Total Acres - 160 acres; Cultivated Acres - 121+/- acres, approx 33+/- acres grass

2009 Crop - 70+/- acres Wheat, 51+/- acres Canola; 2008 Crop = 50 acres Wheat and 70 acres Canola

2009 Taxes - \$533.32; 2009 Fair Value Assessment - 46,000

## Parcel 3 - RM of Birch Hills SW21-46A-26-W2



### Land Details

Legal Description - SW21-46A-26 W2

Total Acres - 152+/- acres; Cultivated Acres - 144+/- acres

2009 Crop - 28+/- acres Wheat, 27+/- acres Canola, balance tame hay; 2008 Crop - 28 acres Canola, 27 acres Wheat, balance tame hay

2009 Taxes - \$500.86; 2009 Fair Value Assessment - 43,200

## TERMS & CONDITIONS

### PROPERTY WILL BE OFFERED BY PUBLIC AUCTION IN INDIVIDUAL PARCELS.

**A non-refundable deposit of 10% of the purchase price will be required sale day. Balance of the purchase price must be paid in full within 30 days of sale date. 2010 taxes to be the purchaser's responsibility. Possession on completion of payment and transfer of title. Purchaser and Seller will be responsible for their own legal fees.**

#### Final bid will be subject to seller's approval on sale day.

- THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.
- ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.
- PROPERTY TO BE SOLD WITHOUT WARRANTY.

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: 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. Establish your highest and best bid before the bidding begins.
- d. Make your bids promptly to force other bidders up or out without delay.

