



Western Canada Real Estate - Timed Auction Only Event, CAN - Mar 29, 2023

Lot #	Details	Lot #	Details
1101	SK/RM of Nipawin SE 12-50-13-W2 157.25 +/- Acres on Title Farmland S/N: PARCEL1 C/W: Located in the prosperous and highly sought-after RM of Nipawin, this quarter section consists of 158+/- title acres of Class J soil. In 2022 the land comprised of 80+/- acres of alfalfa and 80+/- acres of summer fallow, SAMA FVA \$218,800, taxes \$1565.00. Situated approximately 12 km West of Carrot River, SK. Usage: Not Available	1121	SK/RM of Spiritwood NE 11-49-11-W3 159.79 +/- Acres on Title Farmland S/N: PARCEL1 C/W: 50+/- ac cult, 91+/- ac pasture, oats 2022, canola 2021, SAMA FVA \$91,200, taxes \$618.04. BUYER ACKNOWLEDGES THE CONSERVATION EASEMENT ON THE PARCEL. PLEASE SEE SUPPORTING DOCUMENTS FOR DETAILS. Usage: Not Available
1102	SK/RM of Nipawin NW 36-49-13-W2 145.64 +/- Acres on Title Farmland S/N: PARCEL2 C/W: Located in the prosperous and highly sought-after RM of Nipawin, available is 146+/- title acres with 140+/- acres being cultivated and contains Class J soil. In 2022 the land comprised of canola and wheat in 2021, SAMA FVA \$207,900, taxes \$2067.00. Situated approximately 12 km West of Carrot River, SK. Usage: Not Available	1122	SK/RM of Spiritwood SE 11-49-11-W3 159.75 +/- Acres on Title Farmland S/N: PARCEL2 C/W: 44+/- ac cult, 115+/- ac pasture, oats 2022, canola 2021, SAMA FVA \$95,000, taxes \$633.63. BUYER ACKNOWLEDGES THE CONSERVATION EASEMENT ON THE PARCEL. PLEASE SEE SUPPORTING DOCUMENTS FOR DETAILS. Usage: Not Available
1111	SK/RM of Mervin NW 33-51-19-W3, SW 33-51-19-W3 & Blk/Par A Plan 101569057 Agricultural Home Parcel S/N: PARCEL1 C/W: 317.88+/- Acres on Title, 1120+/- sf home w/att garage, (3)bdrm, (2)bthrm, Gendall 65x13.5 ft mobile hm, htd shop, barn, pwr, wtr well, N/G, 113+/- ac cult, canola 22, balance pasture & native grass, part fenced, SAMA FVA \$390,700, taxes \$1329.72, The list of equip. & goods as specified shall be inc. in the sale. There may or may not be further equip, goods, &/or articles which will stay the premises after closing & ultimately become the responsibility of the purchaser. Usage: Not Available	1131	SK/RM of Round Hill NE 24-48-14-W3 160.25 +/- Acres on Title Farmland S/N: PARCEL1 C/W: 136.24+/- ac cult, canola 2022, barley 2021, oats 2020, SAMA FVA \$191,400., taxes \$1202.00 Usage: Not Available
1112	SK/RM of Mervin NE 33-51-19-W3 & SE 33-51-19-W3 Farmland S/N: PARCEL2 C/W: 318.96+/- Acres on Title, 238+/- ac cult, canola 2022, balance pasture & native grass, partially fenced, SAMA FVA \$300,900, SLR \$2800, taxes \$1068.74 Usage: Not Available	1141	SK/RM of Lomond SE 08-04-14-W2 161.1 +/- Acres on Title Farmland S/N: PARCEL1 C/W: 160+/- ac cult, peas 2022, SAMA FVA \$216,900, taxes \$348.34 Usage: Not Available
1113	SK/RM of Mervin NW 32-51-19-W3 & NE 32-51-19-W3 Farmland S/N: PARCEL3 C/W: 319.92± Acres on Title, 257+/- ac cult, canola 2022, balance pasture, slough, partially fenced, SAMA FVA \$313,200, SLR \$5500, taxes \$1112.80 Usage: Not Available	1142	SK/RM of Lomond SW 09-04-14-W2 160.94 +/- Acres on Title Farmland S/N: PARCEL2 C/W: 127+/- ac cult, wheat 2022, 25+/- ac pasture, SAMA FVA \$182,200, taxes \$292.62 Usage: Not Available
		1143	SK/RM of Lomond NW 04-04-14-W2 160.83 +/- Acres on Title Farmland S/N: PARCEL3 C/W: 115+/- ac cult, 35+/- ac pasture, wheat 2022, SAMA FVA \$165,900, taxes \$266.04 Usage: Not Available
		1144	SK/RM of Lomond SE 05-04-14-W2 160.57 +/- Acres on Title Farmland S/N: PARCEL4 C/W: 160+/- ac cult, wheat & peas 2022, SAMA FVA \$215,200, taxes \$345.61 Usage: Not Available

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1145	SK/RM of Souris Valley SW 32-03-14-W2 157.05 +/- Acres on Title Farmland S/N: PARCEL5 C/W: 155+/- ac cult, canola 2022, SAMA FVA \$215,800, taxes \$753.68 Usage: Not Available	1183	SK/RM of Corman Park SE 14-37-06-W3 159.94 +/- Acres on Title Farmland S/N: PARCEL3 C/W: 155+/- ac cult, SAMA FVA \$282,900, zoned DAG2 - Agricultural District 2, taxes \$1427.58, SUCCESSFUL BIDDER AGREES TO CARRY OUT THE REVENUE LEASE, EXPIRING NOVEMBER 30, 2025. Usage: Not Available
1151	SK/RM of Lomond NE 05-04-14-W2 160.91 +/- Acres on Title Farmland S/N: PARCEL1 C/W: 160+/- ac cult, wheat 2022, canola 2021, SAMA FVA \$218,600, taxes \$351.07 Usage: Not Available	1191	AB/Mountain View County Lot 7 Block 2 Plan 0100257 4.74 +/- Acres on Title Commercial Property S/N: PARCEL1 C/W: Office & 3 shops; 6000+/- sf shop, 7.5 ton OH crane w/25 ft hook ht, 1400+/- sf addition w /office, (1) 30x30ft dr, (2) 16x20 ft drs, (2) 20x20 ft drs, (1) 8x9.5 ft dr; 4800+/- sf shop, additional 3840+/- sf htd storage, (1) 16x16 ft dr, roughed in 30x30 ft dr; 2400+/- sf shop, 1 ton OH crane, (2) 20x17 ft drs; 1600+/- sf office bldg, conference rm, (6) offices, covered sandblast pit, zoned I-BP-Business Park District, taxes \$15,145. 5423 Twp Rd 325B Mountain View Cnty Usage: Not Available
1161	AB/City of Calgary Block 2 Plan 9511785 1.88 +/- Acres on Title Residential Acreage S/N: PARCEL1 C/W: Acreage and more. 1284+/- sq ft home, (4) bdrm, (2) bthrm, detached 2-car garage, 1195+/- sq ft quonset, (3) storage buildings, located just off Stony Trail SE, zoned S-FUD Special Purpose Future Urban Development, taxes TBC. Municipal address 3502 84 St SE. Usage: Not Available	1201	AB/City of Wetaskiwin Lot 11&12 Plan 2994AB 5.86 +/- Acres on Title . S/N: PARCEL1 C/W: Undeveloped, municipal services to property line, zoned UR-Urban Reserve, taxes TBC. Municipal address 5711 - 56 Ave. Usage: Not Available
1162	AB/City of Calgary Block 1 Plan 9511785 98.03 +/- Acres on Title . S/N: PARCEL2 C/W: Opportunities at 3838 84th Street SE in Calgary. 98.03+/- ac for Future Development. Property is just off Stony Trail & Peigan Trail SE w/ direct exposure to 84 St SE. Prime location for Commercial, Residential, and Industrial uses. Development & amenities include Costco, Cineplex, Walmart & various restaurants North of the property. 830+/-sq ft home, 532+/- sq ft barn, 512+/- sq ft shelter. Usage: Not Available	1211	SK/RM of Caledonia SE 13-11-20-W2 156.88 +/- Acres on Title Home Quarter S/N: PARCEL1 C/W: 1,500+/- sq ft home, (3) bedrooms, (2) bathrooms, high-efficiency furnace, oversized double door garage, 153+/- ac cult, red lentils 2021, wheat 2020, SAMA FVA \$197,200, taxes \$1,702.32 Usage: Not Available
1171	MB/RM of North Norfolk Lot 1 Plan 2159 5.02 +/- Acres on Title Commercial Property S/N: PARCEL1 C/W: 13049+/- sq ft bldg, suitable for food production, HACCP certified, 600V, 400-amp, 3-phase pwer, municipal water, (9) 3300+/- bu hopper bins, (1) 2000+/- bu hopper bin, zoned General Development, taxes \$792.70. Usage: Not Available	1221	SK/RM of Kinistino NE 15-47-22-W2 161.17 +/- Acres on Title Farmland S/N: PARCEL1 C/W: 1753+/- sq ft home, newly renovated in 2020, (4) bedrooms, (2) bathrooms, electrical updated 2021, natural gas, municipal water, 2,000+/- sq ft shop, natural gas, electricity, radiant heat, (2) O/H doors auto, sizes 10' x 12' and 10' x 14', 3,600+/- sq ft barn/arena, natural gas, electricity, (2) 12' x 14' O/H doors, bored water well (shop & barn/arena), 4-wire perimeter fenced & cross fenced, home inspection report available upon request, 2022 taxes \$3,163.19 Usage: Not Available
1181	SK/RM of Corman Park NE 14-37-06-W3 155.59 +/- Acres on Title Farmland S/N: PARCEL1 C/W: 155+/- ac cult, SAMA FVA \$269,500, zoned DAG2 - Agricultural District 2, taxes \$1359.96 Usage: Not Available		
1182	SK/RM of Corman Park SW 14-37-06-W3 158.91 +/- Acres on Title Farmland S/N: PARCEL2 C/W: 154+/- ac cult, SAMA FVA \$285,100, zoned DAG2 - Agricultural District 2, taxes \$1438.68, SUCCESSFUL BIDDER AGREES TO CARRY OUT THE REVENUE LEASE, EXPIRING NOVEMBER 30, 2025. Usage: Not Available		

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1231	SK/RM of Kinistino SW 7-49-21-W2 152.09 +/- Acres on Title Farmland S/N: PARCEL1 C/W: Located just meters away from the banks of the South Saskatchewan River in the RM of Kinistino 459, this quarter section consists of a total of 152+/- acres with 142+/- acres of cult (oats 2022) with Class L soil. Situated approximately 27 KMs North of Weldon, SK, power to property, taxes TBC. Usage: Not Available	1255	SK/City of North Battleford Lot 6 BlkPar 51 Plan B2991 Commercial Property S/N: PARCEL5 C/W: 0.14+/- Acres on Title, undeveloped, zoned MU - Mixed Use, taxes TBD Usage: Not Available
1232	SK/RM of Kinistino SE 35-48-22-W2 158.94 +/- Acres on Title Farmland S/N: PARCEL2 C/W: Located just meters away from the banks of the South Saskatchewan River in the RM of Kinistino 459, this quarter section consists of a total of 158+/- acres with 119+/- acres of cult (oats/alfalfa 2022, canola 2021) with Class H soil. Situated approximately 27 KMs North of Weldon, SK, taxes TBC. Usage: Not Available	1256	SK/City of North Battleford Lot 5 BlkPar 51 Plan B2991 Commercial Property S/N: PARCEL6 C/W: 0.14+/- Acres on Title, undeveloped, zoned MU - Mixed Use, taxes TBD Usage: Not Available
1241	SK/RM of Wilton SW 4-49-25-W3 155.5 +/- Acres on Title Farmland S/N: PARCEL1 C/W: Rare opportunity to acquire a highly sought-after quarter section in the RM of Wilton in an extremely competitive agricultural area of the province. Situated 6.5+/- km North of Lashburn, this quarter has a 140+/- cult (oats in 2022). Paved roads on both West & South sides of property. Also has the added value of (4) surface leases contributing to the annual income, SLR \$11,300, taxes TBC. Usage: Not Available	1257	SK/City of North Battleford Lot 4 BlkPar 51 Plan B2991 Commercial Property S/N: PARCEL7 C/W: 0.14+/- Acres on Title, undeveloped, zoned MU - Mixed Use, taxes TBD Usage: Not Available
1251	SK/City of North Battleford Lot 10, BlkPar 51 Plan B2991 Commercial Property S/N: PARCEL1 C/W: 0.14+/- Acres on Title, undeveloped, zoned MU - Mixed Use, taxes TBD Usage: Not Available	1261	AB/Cnty of Northern Lights NE 09-85-22-W5 113.31 +/- Acres on Title Farmland S/N: PARCEL1 C/W: Farmland with gravel deposits just 20 minutes from Peace River this 113.31 +/- title acre parcel of land is waiting for your RV, cabin, or new home and it has substantial unverified gravel deposits in parts of property as well. The property is located just off Highway 986 (DMI Connector Road) west of Highway 743, brushed not broke, zoned AG - Agricultural General, taxes \$1406.08. Municipal address 223033 A Hwy 986 Usage: Not Available
1252	SK/City of North Battleford Lot 9 BlkPar 51 Plan B2991 Commercial Property S/N: PARCEL2 C/W: 0.14+/- Acres on Title, undeveloped, zoned MU - Mixed Use, taxes TBD Usage: Not Available	1272	SK/RM of Beaver River Lot 3 Blk/Par 1 Plan 102288247 Ext 0 9.91 +/- Acres on Title Farmland S/N: PARCEL2 C/W: Undeveloped, zoned AG - Agricultural, taxes \$589.73 Usage: Not Available
1253	SK/City of North Battleford Lot 8 BlkPar 51 Plan B2991 Commercial Property S/N: PARCEL3 C/W: 0.14+/- Acres on Title, undeveloped, zoned MU - Mixed Use, taxes TBD Usage: Not Available	1281	AB/MD of Opportunity Lot 6 Blk 1 Plan 9020285 3.11 +/- Acres on Title Industrial Property S/N: PARCEL1 C/W: Undeveloped, 100-amp electrical, 1500± gallon sewer holding tank, gas to property line, zoned M1-Industrial District, taxes \$538.08. Municipal address: 354 Industrial Drive South. Usage: Not Available
1254	SK/City of North Battleford Lot 7 BlkPar 51 Plan B2991 Commercial Property S/N: PARCEL4 C/W: 0.14+/- Acres on Title, undeveloped, zoned MU - Mixed Use, taxes TBD Usage: Not Available	1291	AB/Town of Bonnyville Area 4 Plan 9520604 2.27 +/- Acres on Title Commercial Property S/N: PARCEL1 C/W: This great location offers great accessibility to Hwy 28 or Hwy 41, a real asset for any business. Serviced with municipal water & sewer, w/electricity & natural gas located near by. The adjacent lot is also available, combine both for a total of approximately 4 acres! Zoned C3 - Commercial Hwy, taxes \$4,257.12, annual local improvement fee \$3,473.98, assessment \$290,710. 5201 54 Ave Usage: Not Available

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1292	AB/Town of Bonnyville Lot 1 Block 21 Plan 1622416 1.54 +/- Acres on Title Commercial Property S/N: PARCEL2 C/W: This great location offers accessibility to Hwy 28 or Hwy 41, a real asset for any business. Serviced with municipal water & sewer w/electricity & natural gas located nearby. The adjacent lot is also available, combine both for a total of approximately 4 acres! Zoned C3 - Commercial Hwy, taxes \$3,150.63, annual local improvement fee \$4,648.42, assessment \$215,150. 5101 54 Ave Usage: Not Available		
1301	SK/RM of Corman Park Blk/Par A Plan 101617837 9.91+/- Acres on Title Residential Acreage S/N: PARCEL1 C/W: Fantastic acreage building site less than 15 minutes' drive from Saskatoon and only 3.6 kms from Martensville, SK, with good existing public road access. . This property is 9.91+/- title acres with natural gas, power, septic tank, and includes a 24 ft x 24 ft building for cold storage. Great opportunity to purchase this site for a home within quick commuting distance to Saskatoon and a minute from Martensville. SAMA FVA \$89,900, taxes \$643.11. Usage: Not Available		
1311	AB/City of Grande Prairie Lot 70 Blk 1 Plan 0523092 0.11 +/- Acres on Title Residence S/N: PARCEL1 C/W: 2006 built, 1043+/- sq ft, (4) bdrm, (2) bthrm, F/S/D, W/D, carpet, ceramic tile, laminate, vinyl flrg, partially finished basement, F/A. NG, taxes \$3334.71. Municipal address 7914 - 115A St. Usage: Not Available		