



Western Canada Real Estate, AB, CAN - Dec 13, 2022

Lot #	Details	Lot #	Details
1001	<p>SK/RM of Shellbrook NE 01-51-03-W3 Ext 0 161.46 +/- Acres on Title Farmland S/N: PARCEL1 C/W: 152+/- ac cult,157+/- ac cult per owner, canola 2022,barley 2021,SAMA FVA \$277,300, taxes \$1426.02.The Seller has constructed an effective drainage system on the NE & SE 1-51-3-W3.Please note the attached disclosure in supporting documents.The Buyer,upon transfer of title,accepts responsibility for maintenance of the drainage system & accepts any liability resulting from future damaging spillage onto adjacent property,should such an unlikely event occur. Usage: Not Available Asset located in: Shellbrook, SK</p>	<p>1021 SK/RM of Reno Blk/Par A Plan 102279281 Ext 0 8.06 +/- Acres on Title Residential Acreage S/N: PARCEL1 C/W: 1100+/- sq ft 3-bedroom, 2-bathroom home, fridge, stove, dishwasher, deep freezer, washer & dryer, partially developed basement, fuel oil forced air furnace, 20 ft x 36 ft heated workshop, (2) garages with overhead doors, large barn, additional outbuildings, (2) water wells, power, taxes TBC. GPS 49.3603166, -109.2547141 Usage: Not Available Asset located in: Robsart, SK</p>	
1002	<p>SK/RM of Shellbrook SE 01-51-03-W3 Ext 0 155.58 +/- Acres on Title Farmland S/N: PARCEL2 C/W: 149+/- ac cult,canola 2022,barley 2021, SAMA FVA \$289,000,taxes \$1486.18.The Seller has constructed an effective drainage system on the NE & SE 1-51-3-W3.Please note the attached disclosure in supporting documents.The Buyer,upon transfer of title, accepts responsibility for maintenance of the drainage system & accepts any liability resulting from future damaging spillage onto adjacent property,should such an unlikely event occur. Usage: Not Available Asset located in: Shellbrook, SK</p>	<p>1031 AB/County of Grande Prairie SE 24-72-07-W6 43.5 +/- Acres on Title Recreational Property S/N: PARCEL1 C/W: Undeveloped property located on the East side of Bear Lake only a few minutes from Grande Prairie, zoned agriculture, taxes \$74.26. GPS 55.24511182, -118.9249365. Please find attached report with necessary soils and geotechnical recommendations for design and construction aspects of the various components for a potential acreage subdivision project. Usage: Not Available Asset located in: Clairmont, AB</p>	
1003	<p>SK/RM of Shellbrook SW 04-51-02-W3 Ext 1 149.48 +/- Acres on Title Farmland S/N: PARCEL3 C/W: 142+/- ac cult (SAMA), 147± ac cult as per owner, wheat 2022, canola 2021, SAMA FVA \$257,400, taxes \$1323.68 Usage: Not Available Asset located in: Shellbrook, SK</p>	<p>1041 AB/Town of Innisfail Lot 98 Blk 7 Pln 1822436 0.15 +/- Acres on Title Residential Property S/N: PARCEL1 C/W: Municipal address 5816 Hickory Cres. Undeveloped lot located in desirable Hazelwood Estates of Innisfail, minutes away from Innisfail Golf Club rated as one of the top 10 courses in Alberta. Ski hill and wonderful walking paths, green space featuring Dodds Lake that you can go out and kayak, paddle board and maybe even try water skiing within the community. Located 20 minutes from Red Deer. Municipal services to property. Taxes \$987.92. Usage: Not Available Asset located in: Innisfail, AB</p>	
1011	<p>SK/RM of Newcombe Blk/Par A Plan 101858395 Ext 0 10.02 +/- Acres on Title Residential Acreage S/N: PARCEL1 C/W: 980+/- sf ready to move home, moved on in 2020, (3)bedroom, (1)bathroom, 30x50 ft barn, concrete floor, pwr, Butler 32x48 ft shop, radiant heat, insulated, concrete floor, 12x12 ft OH dr, 18x12 ft end door, power, 38x60 ft Arch Rib cold storage building, 18x12 ft OH door, corral system, 2000+/- gallon water tank home, 6000+/- gallon water cistern livestock, natural gas, (2)3300+/- bu Westeel Rosco grain bins, taxes \$74.80. GPS 51.0882299, -109.1424296 Usage: Not Available Asset located in: Glidden, SK</p>		

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1042	<p>AB/Town of Innisfail Lot 89 Blk 7 Pln 1822436 0.16 +/- Acres on Title Residential Property S/N: PARCEL2 C/W: Municipal address 6617 58th Ave. Undeveloped lot located in desirable Hazelwood Estates of Innisfail, minutes away from Innisfail Golf Club rated as one of the top 10 courses in Alberta. Ski hill and wonderful walking paths, green space featuring Dodds Lake that you can go out and kayak, paddle board and maybe even try water skiing within the community. Located 20 minutes from Red Deer. Municipal services to property. Taxes \$1,014.16. Usage: Not Available Asset located in: Innisfail, AB</p>	1046	<p>AB/Town of Innisfail Lot 66 Blk 7 Pln 1021932 0.12 +/- Acres on Title Residential Property S/N: PARCEL6 C/W: Municipal address 5821 Maple Cres. Undeveloped lot located in desirable Hazelwood Estates of Innisfail, minutes away from Innisfail Golf Club rated as one of the top 10 courses in Alberta. Ski hill and wonderful walking paths, green space featuring Dodds Lake that you can go out and kayak, paddle board and maybe even try water skiing within the community. Located 20 minutes from Red Deer. Municipal services to property. Taxes \$895.81. Usage: Not Available Asset located in: Innisfail, AB</p>
1043	<p>AB/Town of Innisfail Lot 88 Blk 7 Pln 1822436 0.15 +/- Acres on Title Residential Property S/N: PARCEL3 C/W: Municipal address 6613 58th Ave. Undeveloped lot located in desirable Hazelwood Estates of Innisfail, minutes away from Innisfail Golf Club rated as one of the top 10 courses in Alberta. Ski hill and wonderful walking paths, green space featuring Dodds Lake that you can go out and kayak, paddle board and maybe even try water skiing within the community. Located 20 minutes from Red Deer. Municipal services to property. Taxes \$975.27. Usage: Not Available Asset located in: Innisfail, AB</p>	1051	<p>AB/City of Red Deer Lots 17 & 18 Block 2 Plan 4516AC 0.14 +/- Acres on Title Residence S/N: PARCEL1 C/W: Municipal address 4102 50th St. Attention Investors, Renovators, and First Time Home Buyers! This quaint little One and a Half Storey with detached garage and huge yard, has a ton of future potential. Located close to numerous amenities, parks, and school, this home is ready for a new owner, 1022+/- sq ft home, (2) bedrooms, (2) bathrooms, 12 ft x 22 ft detached garage, zoned R1 Residential, taxes \$1,603.00 Usage: Not Available Asset located in: Red Deer, AB</p>
1044	<p>AB/Town of Innisfail Lot 87 Blk 7 Pln 1822436 0.15 +/- Acres on Title Residential Property S/N: PARCEL4 C/W: Municipal address 6609 58th Ave. Undeveloped lot located in desirable Hazelwood Estates of Innisfail, minutes away from Innisfail Golf Club rated as one of the top 10 courses in Alberta. Ski hill and wonderful walking paths, green space featuring Dodds Lake that you can go out and kayak, paddle board and maybe even try water skiing within the community. Located 20 minutes from Red Deer. Municipal services to property. Taxes \$976.41. Usage: Not Available Asset located in: Innisfail, AB</p>	1061	<p>Home to be Moved S/N: Not Available C/W: 952 +/- sq ft, 34 ft x 28 ft House TO BE MOVED, (2) bedroom, (1) bathroom, 11 ft x 15 ft sunroom addition w/ fireplace, 13 ft x 11 ft covered deck, 32 ft x 27 ft x 10 ft triple attached garage w/ door openers, washer, dryer, freezer, stove, dishwasher, natural gas forced air furnace, air conditioner, pressure tank. Basement plumbing & electrical available for salvage & reuse in your new location. Buyer responsible for all associated moving costs. Usage: Not Available Asset located in: Lougheed, AB</p>
1045	<p>AB/Town of Innisfail Lot 86 Blk 7 Pln 1822436 0.15 +/- Acres on Title Residential Property S/N: PARCEL5 C/W: Municipal address 6605 58th Ave. Undeveloped lot located in desirable Hazelwood Estates of Innisfail, minutes away from Innisfail Golf Club rated as one of the top 10 courses in Alberta. Ski hill and wonderful walking paths, green space featuring Dodds Lake that you can go out and kayak, paddle board and maybe even try water skiing within the community. Located 20 minutes from Red Deer. Municipal services to property. Taxes \$959.14. Usage: Not Available Asset located in: Innisfail, AB</p>	1071	<p>SK/RM of Canwood NW 23-53-05-W3 Ext 0 153.49 +/- Acres on Title Farmland S/N: PARCEL1 C/W: 143+/- ac cult, canola 2022 & 2021, SAMA FVA \$244,000, taxes \$1095.07 Usage: Not Available Asset located in: Canwood, SK</p>
		1072	<p>SK/RM of Canwood SW 23-53-05-W3 Ext 1 143.5 +/- Acres on Title Farmland S/N: PARCEL2 C/W: 122+/- ac cult, canola 2022, grass 2021, SAMA FVA \$182,600, taxes \$819.50 Usage: Not Available Asset located in: Canwood, SK</p>

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1073	SK/RM of Canwood LSD 13 & 14 14-53-05-W3 80.36 +/- Acres on Title Farmland S/N: PARCEL3 C/W: 54+/- ac cult, 20+/- ac native grass, canola 2022, grass 2021, SAMA FVA \$107,100, taxes \$480.66 Usage: Not Available Asset located in: Canwood, SK	1087	SK/RM of Leask NW 17-48-05-W3 Ext 0 156.91 +/- Acres on Title Farmland S/N: PARCEL7 C/W: 74+/- ac cult, canola 2022, oats 2021, SAMA FVA \$101,100, taxes \$596.09 Usage: Not Available Asset located in: Leask, SK
1081	SK/RM of Leask NW 21-48-05-W3 Ext 0 159.52 +/- Acres on Title Home Quarter S/N: PARCEL1 C/W: 1500+/- sq ft home, (5) bedroom, (3) bathroom, 48 ft x 80 ft post frame shed, 32 ft x 48 ft heated shop, 32 ft x 48 ft cold storage building, 115+/- ac cult, 100+/- ac canola 2022, wheat 2021, 15+/- ac hay 2022 & 2021, water well, power, SAMA FVA \$277,500, taxes \$1029.68 Usage: Not Available Asset located in: Leask, SK	1088	SK/RM of Leask SW 17-48-05-W3 Ext 0 160.97 +/- Acres on Title Farmland S/N: PARCEL8 C/W: 70+/- ac cult, canola 2022, oats 2021, SAMA FVA \$84,800, taxes \$409.08 Usage: Not Available Asset located in: Leask, SK
1082	SK/RM of Leask N1/2 29-48-05-W3 Ext 0 & SW 29-48-05-W3 Ext 0 Farmland S/N: PARCEL2 C/W: 480.98+/- Acres on Title, 175+/- ac cult, oats 2022, canola 2021, 232+/- ac pasture, SAMA FVA \$292,000, taxes \$1516.67. Usage: Not Available Asset located in: Leask, SK	1089	SK/RM of Leask SW 34-47-05-W3 Ext 1 & 2, LSD 7-34-47-05-W3 Ext 10 & LSD 2-34-47-05-W3 Ext 9 Farmland S/N: PARCEL9 C/W: 163.5+/- Acres on Title, 90+/- ac cult, 65+/- ac canola 2022, oats 2021, 25+/- ac pasture, gravel pit, SAMA FVA \$126,700, taxes \$747.02 Usage: Not Available Asset located in: Leask, SK
1083	SK/RM of Leask SE 30-48-05-W3 Ext 0 160.07 +/- Acres on Title Farmland S/N: PARCEL3 C/W: 60+/- ac cult, canola 2022, wheat 2021, 102+/- ac pasture, fenced 3 sides, cross fenced, SAMA FVA \$111,600, taxes \$538.36 Usage: Not Available Asset located in: Leask, SK	1090	SK/RM of Leask NW 27-47-05-W3 Ext 0 159.64 +/- Acres on Title Farmland S/N: PARCEL10 C/W: 97+/- ac cult, canola 2022, oats 2021, SAMA FVA \$126,700, taxes \$664.48 Usage: Not Available Asset located in: Leask, SK
1084	SK/RM of Leask NW 20-48-05-W3 159.86 +/- Acres on Title Farmland S/N: PARCEL4 C/W: 90+/- ac cult, canola 2022, wheat 2021, SAMA FVA \$131,700, taxes \$776.51 Usage: Not Available Asset located in: Leask, SK	1104	Land for Lease - SK/RM of Shellbrook NW & NE 09-51-02-W3 Farmland S/N: PARCEL4 C/W: Bid price is dollar per parcel per year. 321+/- ac (SAMA), 316+/- ac cult (SAMA), 319± ac cult as per owner, oats 2022, canola 2021, SAMA FVA \$660,700 Usage: Not Available Asset located in: Shellbrook, SK
1085	SK/RM of Leask NE 20-48-05-W3 Ext 0 160.78 +/- Acres on Title Farmland S/N: PARCEL5 C/W: 131+/- ac cult, canola 2022, wheat 2021, SAMA FVA \$170,300, taxes \$1004.08 Usage: Not Available Asset located in: Leask, SK	1105	Land for Lease - SK/RM of Shellbrook NW 04-51-02-W3 Farmland S/N: PARCEL5 C/W: Bid price is dollar per parcel per year. 161+/- ac (SAMA), 154+/- ac cult (SAMA), 161± ac cult as per owner, wheat 2022, canola 2021, SAMA FVA \$304,600 Usage: Not Available Asset located in: Shellbrook, SK
1086	SK/RM of Leask SW 20-48-05-W3 Ext 0 160.27 +/- Acres on Title Farmland S/N: PARCEL6 C/W: 110+/- ac cult, wheat 2022, canola 2021, SAMA FVA \$147,200, taxes \$867.89 Usage: Not Available Asset located in: Leask, SK	1106	Land for Lease - SK/RM of Shellbrook SE 06-51-02-W3 Farmland S/N: PARCEL6 C/W: Bid price is dollar per parcel per year. 160+/- ac (SAMA), 152+/- ac cult (SAMA), 157± ac cult as per owner, canola 2022, barley 2021, SAMA FVA \$323,800 Usage: Not Available Asset located in: Shellbrook, SK

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1107	<p>Land for Lease - SK/RM of Shellbrook SE 01-51-02-W3 & SW 06-51-01-W3 Farmland S/N: PARCEL7 C/W: Bid price is dollar per parcel per year. 321+/- ac (SAMA), 299+/- ac cult (SAMA), 304+/- ac cult as per owner, W1/2 canola 2022, barley 2021, E1/2 canola 2022 & 2021, SAMA FVA \$487,000 Usage: Not Available Asset located in: Shellbrook, SK</p>	1202	<p>2013 Meridian M1612 +/- 2750 bu Fertilizer Hopper Bin S/N: 6220130141183 C/W: 16 ft Diameter, Single Skids Usage: Not Available Asset located in: Shellbrook, SK</p>
1108	<p>Land for Lease - SK/RM of Shellbrook NE 36-50-03-W3 Farmland S/N: PARCEL8 C/W: Bid price is dollar per parcel per year. 153+/- ac (SAMA), 150+/- ac cult (SAMA), 152+/- ac cult as per owner, canola 2022, wheat 2021, SAMA FVA \$487,000 Usage: Not Available Asset located in: Shellbrook, SK</p>	1203	<p>2009 Meridian 1612EWPV +/- 2750 bu Fertilizer Hopper Bin S/N: 6020091231614 C/W: 16 ft Diameter, Single Skids Usage: Not Available Asset located in: Shellbrook, SK</p>
1109	<p>Land for Lease - SK/RM of Shellbrook NW & NE 31-50-02-W3 Farmland S/N: PARCEL9 C/W: Bid price is dollar per parcel per year. 295+/- ac (SAMA), 288+/- ac cult (SAMA), 294+/- ac cult as per owner, oats 2022, canola 2021, SAMA FVA \$636,800 Usage: Not Available Asset located in: Shellbrook, SK</p>	1204	<p>Westeel +/- 8000 bu 6 Ring Hopper Grain Bin S/N: Not Available C/W: 21 ft Diameter, Triple Skids, TSE Hopper, Grain Guard GGF-80711 7 hp Fan, Rocket Aeration, Lid Opener, Ladder, Roof Vents, Grain Gauge Usage: Not Available Asset located in: Shellbrook, SK</p>
1110	<p>Land for Lease - SK/RM of Shellbrook SW & SE 31-50-02-W3 Farmland S/N: PARCEL10 C/W: Bid price is dollar per parcel per year. 317+/- ac, 313+/- ac cult, oats 2022, canola 2021, SAMA FVA \$654,300 Usage: Not Available Asset located in: Shellbrook, SK</p>	1205	<p>Westeel +/- 8000 bu 6 Ring Hopper Grain Bin S/N: Not Available C/W: 21 ft Diameter, Triple Skids, TSE Hopper, Grain Guard GGF-80711 7 hp Fan, Rocket Aeration, Lid Opener, Ladder, Roof Vents, Grain Gauge Usage: Not Available Asset located in: Shellbrook, SK</p>
1111	<p>Land for Lease - SK/RM of Shellbrook NW & SW 32-50-02-W3, Pt SE 32-50-02-W3 Farmland S/N: PARCEL11 C/W: Bid price is dollar per parcel per year. ac TBC, 329+/- ac cult (SAMA), 350± ac cult as per owner, canola 2022, barley 2021, SAMA FVA NW & SW 32-50-02-W3 \$583,200 SE 32-50-02-W3 SAMA FVA TBC Usage: Not Available Asset located in: Shellbrook, SK</p>	1206	<p>Caradon +/- 7425 bu 7 Ring Hopper Grain Bin S/N: Not Available C/W: 21 ft Diameter, Triple Skids, Grain Guard GGF-80711 7 hp Fan, Rocket Aeration, Stiffeners, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK</p>
1112	<p>Land for Lease - SK/RM of Shellbrook NE 24-50-03-W3 Farmland S/N: PARCEL12 C/W: Bid price is dollar per parcel per year. 160+/- ac, 120+/- ac cult, wheat 2022, canola 2021, SAMA FVA \$184,900 Usage: Not Available Asset located in: Shellbrook, SK</p>	1207	<p>Caradon +/- 7425 bu 7 Ring Hopper Grain Bin S/N: Not Available C/W: 21 ft Diameter, Triple Skids, Grain Guard GGF-80711 7 hp Fan, Rocket Aeration, Stiffeners, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK</p>
1201	<p>2012 Meridian 1612 +/- 2750 bu Fertilizer Hopper Bin S/N: 6120120827823 C/W: 16 ft Diameter, Single Skids Usage: Not Available Asset located in: Shellbrook, SK</p>	1208	<p>Twister +/- 6100 bu 7 Ring Hopper Grain Bin S/N: Not Available C/W: 19 ft Diameter, Triple Skids, Flaman GGF-80511 5 hp Fan, Rocket Aeration, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK</p>
		1209	<p>Westeel-Rosco +/- 5300 bu 7 Ring Hopper Grain Bin S/N: Not Available C/W: 19 ft Diameter, Triple Skids, TSE Hopper, Flaman GGF-80511 5 hp Fan, Rocket Aeration, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK</p>

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1210	Westeel-Rosco +/- 5300 bu 7 Ring Hopper Grain Bin S/N: Not Available C/W: 19 ft Diameter, Triple Skids, TSE Hopper, Flaman GGF-80511 5 hp Fan, Rocket Aeration, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK	1218	Butler +/- 2800 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 14 ft Diameter, Double Skids, TSE Hopper, Caldwell 3 hp Fan, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK
1211	Westeel 1805 +/- 4900 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 18 ft Diameter, Double Skids, Caldwell F24-51 5 hp Fan, Lid Opener, Ladder, Roof Vents, Grain Gauge Usage: Not Available Asset located in: Shellbrook, SK	1219	Butler +/- 2800 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 14 ft Diameter, Double Skids, TSE Hopper, Caldwell 3 hp Fan, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK
1212	Westeel 1805 +/- 4900 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 18 ft Diameter, Triple Skids, Flaman GGF-80511 5 hp Fan, Lid Opener, Ladder, Roof Vents, Grain Gauge Usage: Not Available Asset located in: Shellbrook, SK	1220	Butler +/- 2800 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 14 ft Diameter, Double Skids, TSE Hopper, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK
1213	Westeel 1805 +/- 4900 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 18 ft Diameter, Double Skids, Grain Guard GGF-80511 5 hp Fan, Lid Opener, Ladder, Roof Vents, Grain Gauge Usage: Not Available Asset located in: Shellbrook, SK	1221	Butler +/- 2800 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 14 ft Diameter, Double Skids, TSE Hopper, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK
1214	Westeel 1805 +/- 4900 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 18 ft Diameter, Double Skids, Flaman GGF-80511 5 hp Fan, Lid Opener, Ladder, Roof Vents, Grain Gauge Usage: Not Available Asset located in: Shellbrook, SK	1222	Butler +/- 2800 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 14 ft Diameter, Double Skids, TSE Hopper, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK
1215	Westeel 1805 +/- 4900 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 18 ft Diameter, Double Skids, Grain Guard GGF-80511 5 hp Fan, Lid Opener, Ladder, Roof Vents, Grain Gauge Usage: Not Available Asset located in: Shellbrook, SK	1223	Butler +/- 2800 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 14 ft Diameter, Double Skids, TSE Hopper, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK
1216	Behlen +/- 4800 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 19 ft Diameter, Double Skids, Grain Guard GGI-80511 5 hp Fan, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK	1224	Chief Westland +/- 6400 bu 6 Ring Grain Bin S/N: Not Available C/W: 22 ft Diameter, Steel Floor, Stiffeners, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK
1217	Butler +/- 2800 bu 5 Ring Hopper Grain Bin S/N: Not Available C/W: 14 ft Diameter, Double Skids, TSE Hopper, Caldwell 3 hp Fan, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK	1225	Chief Westland +/- 6400 bu 6 Ring Grain Bin S/N: Not Available C/W: 22 ft Diameter, Steel Floor, Stiffeners, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK
		1226	Chief Westland +/- 6400 bu 6 Ring Grain Bin S/N: Not Available C/W: 22 ft Diameter, Steel Floor, Stiffeners, Lid Opener, Ladder Usage: Not Available Asset located in: Shellbrook, SK