

# Canada Real Estate Event - Jun 10, 2025

#### **Details** Lot# **Details** Lot# 1001 1012 Brooks, AB Lots 11, 12 11-20-14-W4 80 +/-Lacombe, AB SE 14-41-26-W4 152.96 +/- Acres on Title Agricultural Home Parcel Acres on Title Farmland S/N: PARCEL1 S/N: PARCEL2 C/W: Your new life or business in the country C/W: Farmed under pivot, 66 irrigation acres starts here, just outside Lacombe, AB. Nestled with water rights from Eastern Irrigation about 10 paved kms northeast of Lacombe, District, Surface Lease Revenue \$9,170, land is these 152.96± acres are perfectly set up for currently rented out until Dec 30, 2025 (buyer equestrian ventures, but would easily configure will be paid rent for remaining tenancy), taxes to welcome your new opportunities. The main \$274.44. This property is being sold by Ritchie Bros. Auctioneers for Alberta Snyders Holdings Ltd. - Albert Snyders 403.793.4287, Territory yard features 2 homes, shop, garage, a 13 stall barn, (4) watered paddocks and 20+/- acres of Manager Owen Kergen 403.502.4691. fenced grazing pasture. This property is on well water, with a septic field pump out. Taxes Usage: Not Available \$2475. This real estate is being sold by Ritchie Notes: THE CLOSING TIMES OF LOTS 1011 -Bros. on behalf of Roger Hermary. 1013 ARE TIED TOGETHER. IF A BID IS Usage: Not Available RECEIVED, THEN A TIME EXTENSION WILL BE APPLIED TO THESE LOTS. PROPERTY MAY BE Notes: PROPERTY MAY BE VIEWED MAY 31, 1 - 3 PM. Visit rbauction.com/realestate for more VIEWED WITHOUT APPOINTMENT. Visit information. Bidders must satisfy themselves rbauction.com/realestate for more as to the exact current acres, property lines information. Bidders must satisfy themselves and fence locations, building sizes, taxes, and as to the exact current acres, property lines assessments, zoning and permitted uses & and fence locations, building sizes, taxes, and assessments, zoning and permitted uses & surface lease revenue details. Property titles surface lease revenue details. Property titles are available upon request. The information provided is a guide only. are available upon request. The information provided is a guide only. Lot closing time: Tue, Jun 10, 10:00 AM MDT Lot closing time: Tue, Jun 10, 10:10 AM MDT Asset located in: Lacombe, AB Asset located in: Brooks, AB 1011 Brooks, AB SE 17-20-13-W4 160 +/- Acres on 1013 Brooks, AB NW 5-20-13-W4 622.4 +/- Acres on **Title Farmland** Title Pasture Land S/N: PARCEL1

C/W: Flood irrigated grass for grazing, 88 irrigation acres with water rights from Eastern Irrigation District, Surface Lease Revenue \$6,900, land is currently rented out until Dec 30, 2025 (buyer will be paid rent for remaining tenancy), taxes \$289.19. This property is being sold by Ritchie Bros. Auctioneers for Alberta Snyders Holdings Ltd. - Albert Snyders 403.793.4287, Territory Manager Owen Kergen 403.502.4691.

Usage: Not Available

Notes: THE CLOSING TIMES OF LOTS 1011 -1013 ARE TIED TOGETHER. IF A BID IS RECEIVED, THEN A TIME EXTENSION WILL BE APPLIED TO THESE LOTS. PROPERTY MAY BE VIEWED WITHOUT APPOINTMENT. Visit rbauction.com/realestate for more information. 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. Property titles are available upon request. The information provided is a guide only.

Lot closing time: Tue, Jun 10, 10:05 AM MDT

Asset located in: Brooks, AB

S/N: PARCEL3

C/W: Native grass, Surface Lease Revenue \$34,514, land is currently rented out until Dec 30, 2025 (buyer will be paid rent for remaining tenancy), taxes \$266.99. SW corner has had soil testing done in 2013, please contact us for the full report. This property is being sold by Ritchie Bros. Auctioneers for Alberta Snyders Holdings Ltd. - Albert Snyders 403.793.4287 Territory Manager Owen Kergen 403.502.4691. Usage: Not Available

Notes: THE CLOSING TIMES OF LOTS 1011 -1013 ARE TIED TOGETHER. IF A BID IS RECEIVED, THEN A TIME EXTENSION WILL BE APPLIED TO THESE LOTS. PROPERTY MAY BE VIEWED WITHOUT APPOINTMENT. Visit rbauction.com/realestate for more information. 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. Property titles are available upon request. The information provided is a guide only.

Lot closing time: Tue, Jun 10, 10:15 AM MDT

Asset located in: Brooks, AB

### **Details** Lot# **Details** Lot # 1021 Preeceville, SK NE 15-35-06-W2 160.27 +/-1031 Ethelbert, MB S 1/2 NW 03-29-22-W 77.36 +/-Acres on Title PID 143014069 Farmland Acres on Title Roll 60500.000 Farmland C/W: 60± ac cult, alfalfa hay, soil class M, 50± C/W: Secluded haven for outdoor enthusiasts. ac native grass, balance gravel reserves, clay quadding & snowmobile trails, great potential for hunting, minutes from Duck Mountain Provincial Park, RV trailer, SW corner beehives reserves, creek bush and vacant yard site, power at property, SAMA FVA \$112,100, taxes \$525.63. This real estate is being sold by are not included with property, no current Ritchie Bros. on behalf of Peter & Juanita formal agreement with beehive owner, 2024 Ivanochko. taxes \$166.58. This land is being sold by Usage: Not Available Ritchie Bros. on behalf of 5296421 Manitoba Ltd. Notes: THE CLOSING TIMES OF LOTS 1021 & Usage: Not Available 1022 ARE TIED TOGETHER. IF A BID IS RECEIVED, THEN A TIME EXTENSION WILL BE Notes: PROPERTY MAY BE VIEWED WITHOUT APPLIED TO THESE LOTS. PROPERTY MAY BE AN APPOINTMENT. Visit rbauction.com VIEWED WITHOUT AN APPOINTMENT. Visit /realestate for more information. Bidders must rbauction.com/realestate for more satisfy themselves as to the exact current information. Bidders must satisfy themselves acres, property lines and fence locations, building sizes, taxes, and assessments, zoning as to the exact current acres, property lines and fence locations, building sizes, taxes, and and permitted uses & surface lease revenue assessments, zoning and permitted uses & details. Property titles are available upon surface lease revenue details. Property titles request. The information provided is a guide are available upon request. The information only. provided is a guide only. Lot closing time: Tue, Jun 10, 10:30 AM MDT Lot closing time: Tue, Jun 10, 10:20 AM MDT Asset located in: Ethelbert, MB Asset located in: Preeceville, SK 1041 The Pas, MB Lot 6, 7, 8 Block 14 Plan 587 1022 Preeceville, SK NW 13-35-06-W2 124.7 +/-DESC 6/8-14-587 Commercial Property Acres on Title PID's 161570651 & 161570662 S/N: PARCEL1 **Farmland** C/W: Historic hotel est. 1908, 42 rooms: 6 double rooms w/private baths, 33 rms w S/N: PARCEL2 /shared baths, private (3) bedroom manager's C/W: 60± ac cult, Sainfoin hay, soil class M, suite, shared kitchen on each floor, cedar 45± ac native grass, balance aspen pasture sauna with shower, coin laundry, inspection report available online, taxes \$14,719.28. This and creek, SAMA FVA \$84,900, taxes \$398.09. This real estate is being sold by Ritchie Bros. real estate is being sold by Ritchie Bros. on on behalf of Peter & Juanita Ivánochko. behalf of Rupert House Hotel (1985) Ltd. Usage: Not Available Usage: Not Available Notes: THE CLOSING TIMES OF LOTS 1021 & **Notes**: PROPERTY MAY BE VIEWED BY APPOINTMENT. Visit rbauction.com 1022 ARE TIED TOGETHER. IF A BID IS RECEIVED, THEN A TIME EXTENSION WILL BE /realestate for more information. Bidders must APPLIED TO THESE LOTS. PROPERTY MAY BE satisfy themselves as to the exact current VIEWED WITHOUT AN APPOINTMENT. Visit acres, property lines and fence locations, rbauction.com/realestate for more building sizes, taxes, and assessments, zoning

information. 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. Property titles are available upon request. The information provided is a guide only.

Lot closing time: Tue, Jun 10, 10:25 AM MDT

Asset located in: Preeceville, SK

only. Lot closing time: Tue, Jun 10, 10:35 AM MDT

and permitted uses & surface lease revenue

request. The information provided is a guide

details. Property titles are available upon

### **Details** Lot# **Details** Lot # 1051 1071 Stoughton, SK Lots 5, 6, 7, 8 Blk/Par 53 Plan Egremont, AB Lot 4 Block 1 Plan 1923630 4.82 80R29115 2.93 +/- Acres on Title PID's +/- Acres on Title Residential Property 110163754, 110163765, 11063776, S/N: PARCEL1 C/W: undeveloped, highway frontage, currently 110163787 Commercial Property unserviced, taxes \$499.96. This real estate is S/N: PARCEL1 being sold by Ritchie Bros. on behalf of Kelden C/W: Take advantage of a unique opportunity Projects Ltd. to purchase a grain elevator with ample Usage: Not Available storage, in Stoughton, SK. The grain elevator Notes: THE CLOSING TIMES OF LOTS 1071 & has two receiving legs with a capacity for 1072 ARE TIED TOGETHER. IF A BID IS 12,000 bushels per hour, one shipping leg with RECEIVED, THEN A TIME EXTENSION WILL BE capacity for 6,000 bushels per hour, and 3,830± APPLIED TO THESE LOTS. PROPERTY MAY BE metric tons of storage. The property will sell as a single parcel sized at 2.93± title acres spread VIEWED WITHOUT APPOINTMENT. Visit over four lots and also features 1,500± square rbauction.com/realestate for more feet of office space. This commercial real estate has access to CP Rail and the SSR Short information. Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes, and Line, along with space to accommodate 14 rail cars. Taxes \$6,690.05. The property is being sold by Ritchie Bros. on behalf of Providence assessments, zoning and permitted uses & surface lease revenue details. Property titles are available upon request. The information Grain Group Inc. provided is a guide only. Usage: Not Available Lot closing time: Tue, Jun 10, 10:50 AM MDT Notes: PROPERTY MAY BE VIEWED BY APPOINTMENT. Visit rbauction.com Asset located in: Egremont, AB /realestate for more information. Bidders must 1072 satisfy themselves as to the exact current Egremont, AB Lot 3 Block 1 Plan 1923630 4.79 acres, property lines and fence locations, +/- Acres on Title Residential Property building sizes, taxes, and assessments, zoning S/N: PARCEL2 and permitted uses & surface lease revenue C/W: undeveloped, highway frontage, currently unserviced, taxes \$369.92. This real estate is details. Property titles are available upon request. The information provided is a guide being sold by Ritchie Bros. on behalf of Kelden only. Projects Ltd. Lot closing time: Tue, Jun 10, 10:40 AM MDT Usage: Not Available Asset located in: Stoughton, SK Notes: THE CLOSING TIMES OF LOTS 1071 & 1072 ARE TIED TOGETHER. IF A BID IS 1061 Gwynne, AB Lot 25A Block 17 Plan 3907U 0.65 RECEIVED, THEN A TIME EXTENSION WILL BE APPLIED TO THESE LOTS. PROPERTY MAY BE +/- Acres on Title Residential Property VIEWED WITHOUT APPOINTMENT. Visit C/W: Here's a great opportunity to develop a rbauction.com/realestate for more information. Bidders must satisfy themselves humble residence in central Alberta not far as to the exact current acres, property lines and fence locations, building sizes, taxes, and from the city of Edmonton. These 0.65± residential acres are located in the hamlet of Gwynne along Highway 13 about 11 kilometers east of Wetaskiwin and about an hour south of assessments, zoning and permitted uses & surface lease revenue details. Property titles are available upon request. The information Edmonton. Water is supplied to the property, provided is a guide only. while sewer service runs to the roadway. The land comes with a power line right-of-way Lot closing time: Tue, Jun 10, 10:55 AM MDT agreement in place, and taxes are set at Asset located in: Egremont, AB \$1,145.27±. This real estate is being sold by Ritchie Bros. on behalf of 1482271 Alberta Ltd. Usage: Not Available

Lot closing time: Tue, Jun 10, 10:45 AM MDT

Asset located in: Gwynne, AB

## Lot# **Details** Lot # Details 1081 1083 Provost, AB Lot 7 Block 2 Plan 1423778 Provost, AB Lot 5 Block 2 Plan 1423778 **Residential Property Residential Property** S/N: PARCEL1 S/N: PARCEL3 C/W: 5245 40th Street in Provost, AB, C/W: 5241 40th Street in Provost, AB, undeveloped 3,690 +/- sq ft (approx. 29.6 ft x 124.7 ft) lot with R4 - High Density Residential undeveloped 3,690 +/- sq ft (approx. 29.6 ft x 124.7 ft) lot with R4 - High Density Residential zoning, municipal services at property line, zoning, full municipal services at property line, taxes \$500. taxes \$500. Usage: Not Available Usage: Not Available Notes: THE CLOSING TIMES OF LOTS 1081 -Notes: THE CLOSING TIMES OF LOTS 1081 -1084 ARE TIED TOGETHER. IF A BID IS 1084 ARE TIED TOGETHER. IF A BID IS RECEIVED, THEN A TIME EXTENSION WILL BE RECEIVED, THEN A TIME EXTENSION WILL BE APPLIED TO THESE LOTS. PROPERTY MAY BE VIEWED WITHOUT AN APPOINTMENT. Visit APPLIED TO THESE LOTS. PROPERTY MAY BE VIEWED WITHOUT AN APPOINTMENT. Visit rbauction.com/realestate for more rbauction.com/realestate for more information. Bidders must satisfy themselves information. Bidders must satisfy themselves as to the exact current acres, property lines as to the exact current acres, property lines and fence locations, building sizes, taxes, and and fence locations, building sizes, taxes, and assessments, zoning and permitted uses & assessments, zoning and permitted uses & surface lease revenue details. Property titles surface lease revenue details. Property titles are available upon request. The information are available upon request. The information provided is a guide only. provided is a guide only. Lot closing time: Tue, Jun 10, 11:00 AM MDT Lot closing time: Tue, Jun 10, 11:10 AM MDT Asset located in: Provost, AB Asset located in: Provost, AB 1082 1084 Provost, AB Lot 6 Block 2 Plan 1423778 Provost, AB Lot 4 Block 2 Plan 1423778 **Residential Property** Residential Property S/N: PARCEL2 S/N: PARCEL4 C/W: 5243 40th Street in Provost, AB, C/W: 5239 40th Street in Provost, AB, undeveloped 3,690 +/- sq ft (approx. 29.6 ft x 124.7 ft) lot with R4 - High Density Residential undeveloped 3,690 +/- sq ft (approx. 29.6 ft x 124.7 ft) lot with R4 - High Density Residential zoning, municipal services at property line, taxes \$500. zoning, municipal services at property line, taxes \$500. Usage: Not Available Usage: Not Available Notes: THE CLOSING TIMES OF LOTS 1081 -Notes: THE CLOSING TIMES OF LOTS 1081 -1084 ARE TIED TOGETHER. IF A BID IS 1084 ARE TIED TOGETHER. IF A BID IS

RECEIVED, THEN A TIME EXTENSION WILL BE APPLIED TO THESE LOTS. PROPERTY MAY BE VIEWED WITHOUT AN APPOINTMENT. Visit rbauction.com/realestate for more information. 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. Property titles are available upon request. The information provided is a guide only.

Lot closing time: Tue, Jun 10, 11:05 AM MDT

Asset located in: Provost, AB

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Lot closing time: Tue, Jun 10, 11:15 AM MDT

Asset located in: Provost, AB

provided is a guide only.