

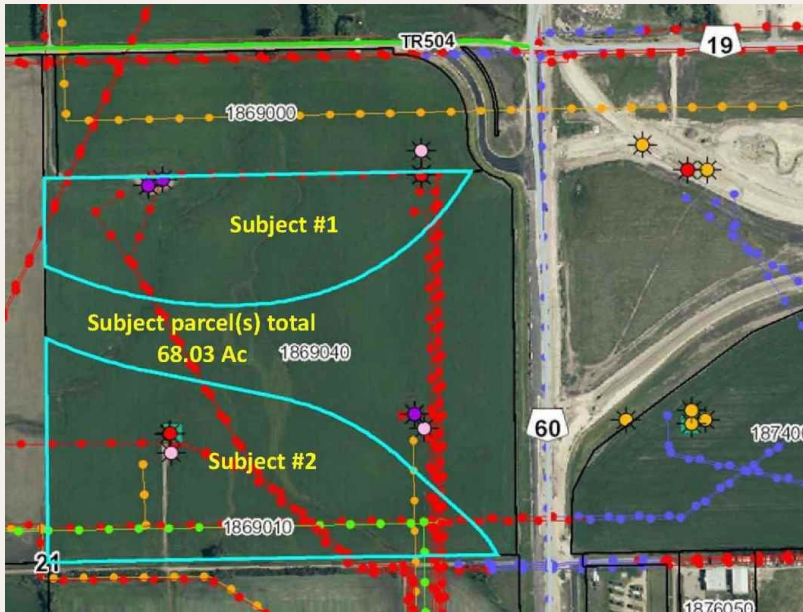


Kenneth A. Poffenroth

Accredited Land Consultant

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Lacombe, AB

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**\$673,497 | 68.03 Acres | Bare land
Devon, AB**

Prime farmland at Hwy # 60 and Hwy # 19 near Devon ~ 68.03 Ac of high producing farmland c/w (2) surface leases that contributes \$ 6,660 +/- annually. The access at the extreme NW corner of the quarter section is from Twp Rd 504 where a new road has recently been constructed. There is (1) title to the property, however there are (2) parcels with a 43 +/- Ac swath of land between. The 43 +/- Ac in between the (2) parcels was recently purchased by the Province of Alberta for a future bypass road that is planned for some time in the future. At the very least, the Province of Alberta is prepared to provide an access easement over the land dedicated for the bypass. The easement, intended to provide passage, etc., will link the north portion to the south portion of the property at or near the west boundary of the quarter section. More property info will be available on the realtor website.

Listing Details

Property Id #:	17319
Price:	\$673,497
Farm Type:	Bare land
Acreage (Total):	68.03
Municipality / County:	Leduc
Province:	Alberta
Postal Code:	T9G 0A1

How to View

How to View:

This is bare farmland and as such, no appointments are required. Do not access the property without permission text or call requests to 403-350-0971 Ken!

Property & Land Remarks

Land Remarks:	High producing farmland c/w surface lease income
Directions:	From Devon: just south of Devon at the intersection of Hwy 19 and Hwy 60. Go west on Twp Rd 504 for 800 meters; access to the north portion is on the south side of Twp Rd 504
Property Legal Description:	Pt(s)-NE-21-50-26-W4M
Acreage (Total):	68.03
Workable Acres:	65
Grain Acres:	68
Surface Lease Income (Annual):	\$6,660

On Township Road 504 Devon, AB T9G 0A1

Land

W: 4 R: 26 T: 50 S: 21 Q: NE **DOM:** 0

LP: \$673,497.00

Active

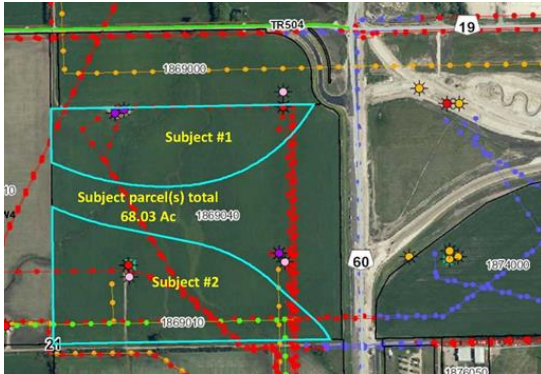
A2092330

PD:

OP: \$673,497.00

Banner:

Prime farmland at Hwy # 60 and Hwy # 19 near Devon



Class: Commercial Land **LP/Acre:** \$9,900.00
County: Leduc County **Type:**
City: Devon **District:**
Levels: **Tax Amt/Yr:** \$280.71/2023
Subdivision: NONE
Possession: 30 Days / Neg/Possession may be subject to tenants rights
LINC#: [0038821229](#)
Outbuildings:
Rd Frontage:
Zoning: Agricultural **Lot Size:** 68.03 Ac
Legal Desc: Pt(s)-NE-21-50-26-W4M
Legal Pln: 0 **Blk:** 0 **Lot:** 0

Title to Lnd: Fee Simple **Ownership:**
Exclusion: No **SRR:** No
Sewer/Septic: **Condo:** No
Disclosure:
Reports: Information Package
Restrictions: None Known

Recent Change: **11/08/2023 : NEW**

Public Remarks: Prime farmland at Hwy # 60 and Hwy # 19 near Devon ~ 68.03 Ac of high producing farmland c/w (2) surface leases that contributes \$ 6,660 +/- annually. The access at the extreme NW corner of the quarter section is from Twp Rd 504 where a new road has recently been constructed. There is (1) title to the property, however there are (2) parcels with a 43 +/- Ac swath of land between. The 43 +/- Ac in between the (2) parcels was recently purchased by the Province of Alberta for a future bypass road that is planned for some time in the future. At the very least, the Province of Alberta is prepared to provide an access easement over the land dedicated for the bypass. The easement, intended to provide passage, etc., will link the north portion to the south portion of the property at or near the west boundary of the quarter section. More property info will be available on the realtor website.

Directions: From Devon: just south of Devon at the intersection of Hwy 19 and Hwy 60. Go west on Twp Rd 504 for 800 meters; access to the north portion is on the south side of Twp Rd 504

Property Information

Fencing: None
911 Addr:
Dist to Trans:
Irrigation Eqp:
Road Access: See Remarks
Lot Dim:
Front Exp:
Water GPM:
Depth of Well:
Reg Wtr Rgt:
Bus Service:
Elem School:
Jr/Mid Schl:
High School:
Amenities:
Exterior Feat:
Utilities:
Access Feat:
Goods Include: N/A
Goods Exclude: N/A

Water Supply:
Parcels:
Dist to School:
Farm Eqp Inc:
Front Length:
Lot Depth: M '
Local Imprv:
Acres Cleared: 68.00
Acres Irrigat:
Acres Fenced:
Acres Cultivtd: 65.00
Acres Pasture:
Acres Lsehd:
Acres Treed:
Total Acres: 68.03

Roll: 1869010
 Legal: 2120171 1 2 NE-21-50-26-4
 Address:
 SH NE - IN TWO PARTS

Land Area: 68.03 Acres
 Subdivision:
 Zoning: AG Agricultural
 Actual Use: Farmland / Unspecified



Market Land Valuation

Site Area: 0.00 Acres

Asmt	Code	Value
900	100%	0

Farmland Valuation

Agroclimatic Zone: 14 1-NW

Asmt	Code	Value
101	100%	18,430

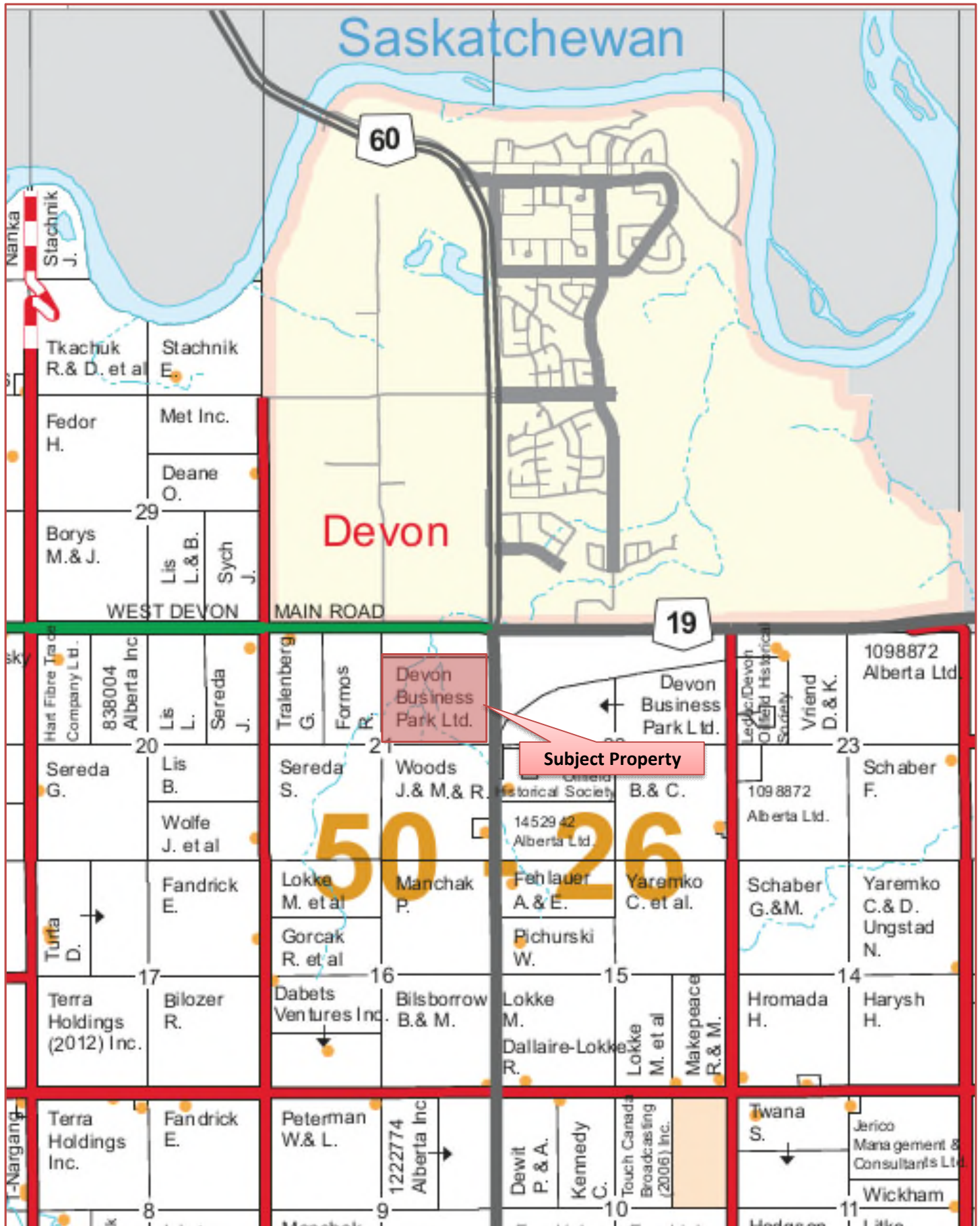
Soil Group	Area	Rating
2 Bk	40.22 Acres	86.0%
2 Bk	12.27 Acres	76.0%
2 Bk	12.74 Acres	74.0%
80 Pasture	2.80 Acres	14.0%

Total Area: 68.03 Acres

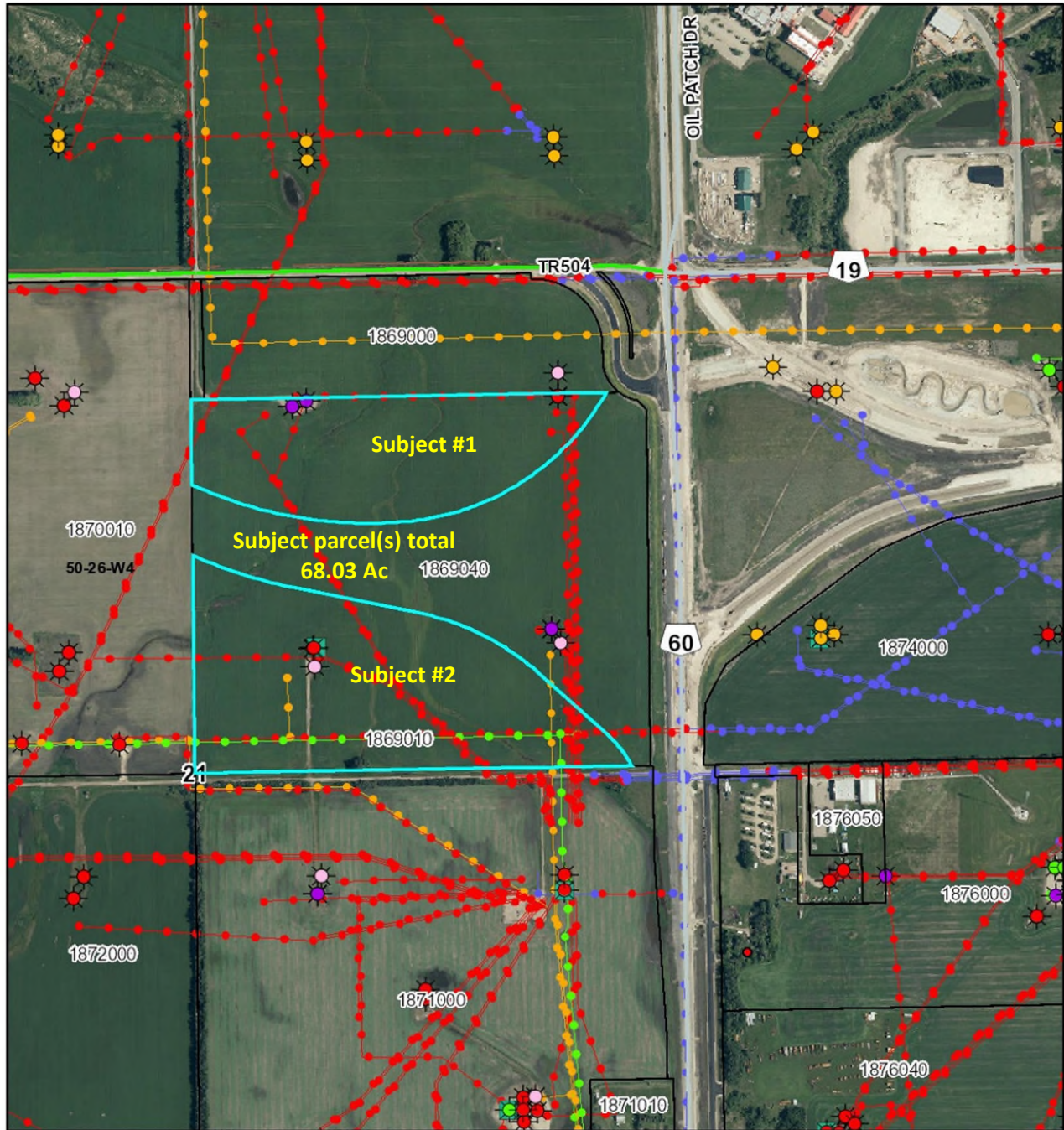
Assessment Totals

Tax Status	Code	Description	Assessment
T	101	Farmland	18,430
Grand Totals For 2023			18,430

This information is collected for property assessment interpretation purposes only. Leduc County provides this information in good faith, it does not warrant, covenant, or guarantee the completeness and accuracy of the information. Leduc County does not assume responsibility or liability arising from any use other than assessment interpretation. The information is maintained on a regular basis and reflects the contents of the assessment per the stated date/time of this document. This information is proprietary and may not be produced without consent from Leduc County.

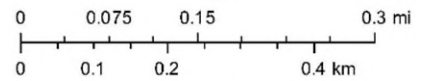


Leduc County Map



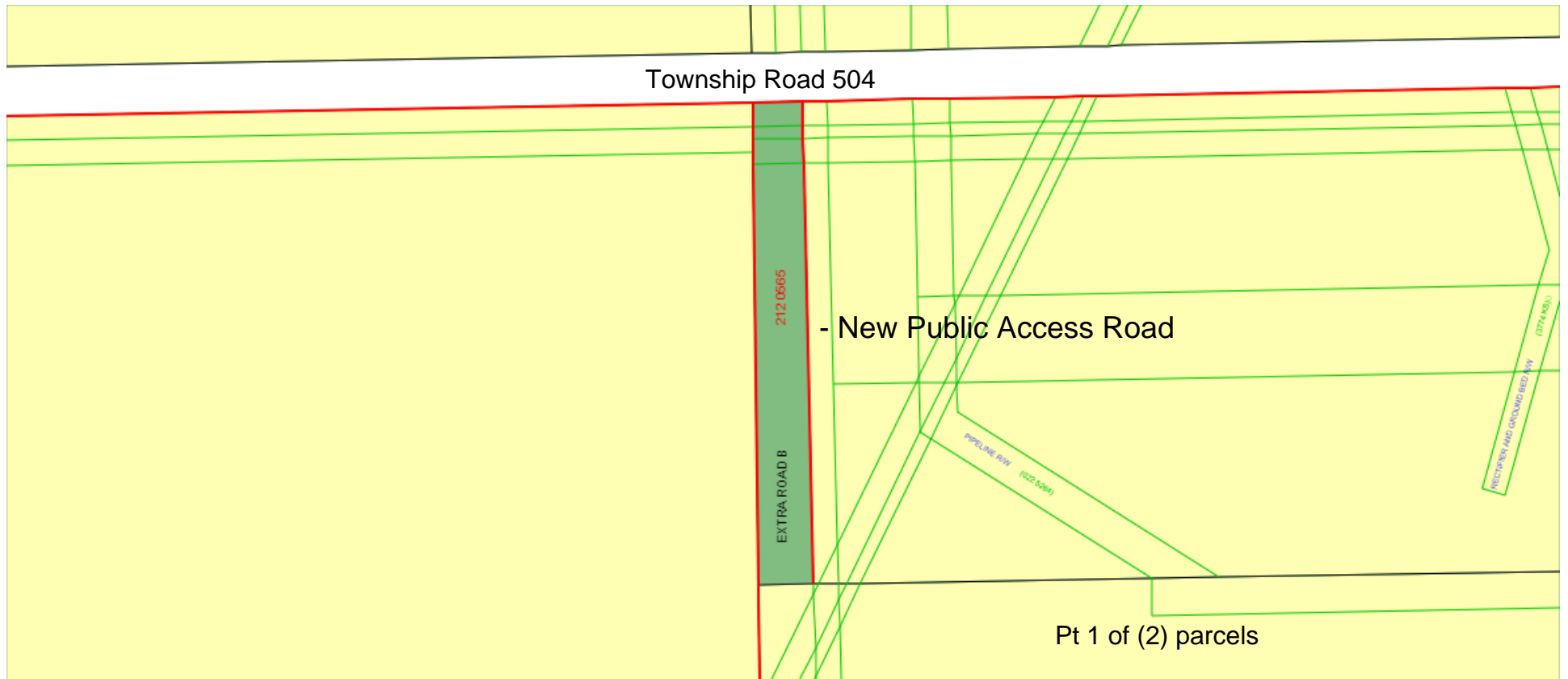
May 11, 2023

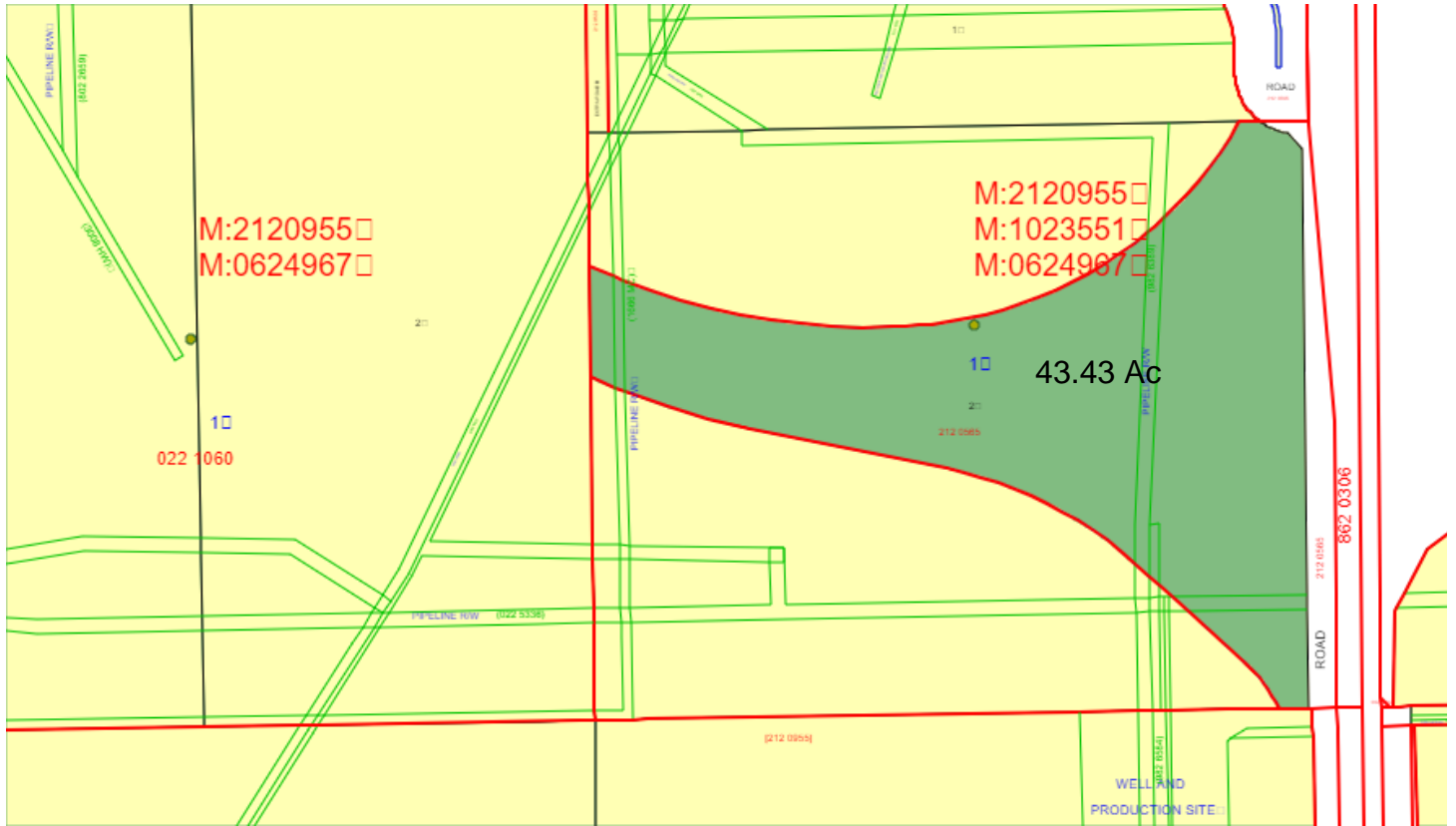
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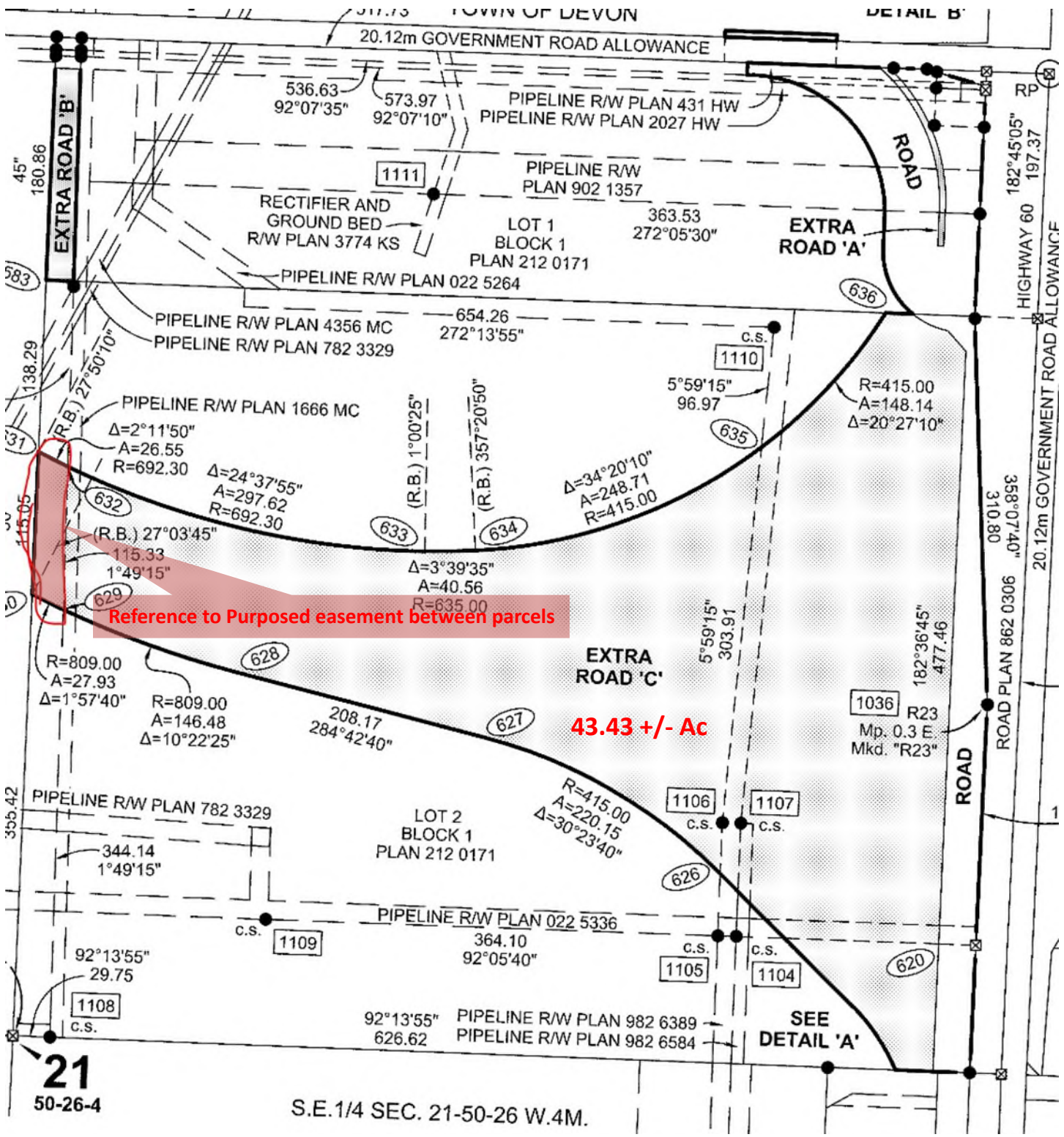


Leduc County

Leduc County |







Reference to Purposed easement between parcels

ENCUMBRANCES, LIENS & INTERESTS

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212 046 247 +2

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
6239GH	16/06/1947	CAVEAT CAVEATOR - ALEXZANDER C WILLIS
6240GH	16/06/1947	CAVEAT CAVEATOR - JOHN KRYWKO 12304-62 AVENUE, EDMONTON ALBERTA T6H1N4 "DATA UPDATED BY CHANGE OF ADDRESS FOR SERVICE #892277776"
6241GH	16/06/1947	CAVEAT CAVEATOR - EUGENE W SVARICH
6242GH	16/06/1947	CAVEAT CAVEATOR - LETITIA ALBRECHT
7858GG	16/06/1947	CAVEAT CAVEATOR - WILLIAM SEREDA CAVEATOR - STEPHEN I SEREDA CAVEATOR - PETER GRESZCHUK
7859GG	16/06/1947	CAVEAT CAVEATOR - STANLEY J WARSHAWSKI
433HG	24/11/1948	CAVEAT CAVEATOR - ASPENLEAF ENERGY LIMITED. P.O. BOX 20037 CALGARY PLACE CALGARY ALBERTA T2P4J2 "PART" (DATA UPDATED BY: TRANSFER OF CAVEAT 982095926) (DATA UPDATED BY: TRANSFER OF CAVEAT 032097583) (DATA UPDATED BY: CHANGE OF NAME 112203576) (DATA UPDATED BY: CHANGE OF NAME 122263222) (DATA UPDATED BY: CHANGE OF ADDRESS 192057998) (DATA UPDATED BY: CHANGE OF NAME 222163545)
434HG	24/11/1948	CAVEAT CAVEATOR - ASPENLEAF ENERGY LIMITED. P.O. BOX 20037 CALGARY PLACE CALGARY ALBERTA T2P4J2 "PART" (DATA UPDATED BY: TRANSFER OF CAVEAT 982393593) (DATA UPDATED BY: TRANSFER OF CAVEAT 032102321) (DATA UPDATED BY: CHANGE OF NAME 112203554) (CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

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NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: CHANGE OF NAME 122263221) (DATA UPDATED BY: CHANGE OF ADDRESS 192057997) (DATA UPDATED BY: CHANGE OF NAME 222163546)
435HG	24/11/1948	CAVEAT CAVEATOR - ASPENLEAF ENERGY LIMITED. P.O. BOX 20037 CALGARY PLACE CALGARY ALBERTA T2P4J2 "PART" (DATA UPDATED BY: TRANSFER OF CAVEAT 982393508) (DATA UPDATED BY: TRANSFER OF CAVEAT 032098563) (DATA UPDATED BY: CHANGE OF NAME 112203554) (DATA UPDATED BY: CHANGE OF NAME 122263221) (DATA UPDATED BY: CHANGE OF ADDRESS 192057997) (DATA UPDATED BY: CHANGE OF NAME 222155863)
436HG	24/11/1948	CAVEAT CAVEATOR - ASPENLEAF ENERGY LIMITED. P.O. BOX 20037 CALGARY PLACE CALGARY ALBERTA T2P4J2 "PART" (DATA UPDATED BY: TRANSFER OF CAVEAT 982393592) (DATA UPDATED BY: TRANSFER OF CAVEAT 032098823) (DATA UPDATED BY: CHANGE OF NAME 112203554) (DATA UPDATED BY: CHANGE OF NAME 122263220) (DATA UPDATED BY: CHANGE OF ADDRESS 192053425) (DATA UPDATED BY: CHANGE OF NAME 222155863)
1736HL	07/12/1948	CAVEAT CAVEATOR - ASPENLEAF ENERGY LIMITED. P.O. BOX 20037 CALGARY PLACE CALGARY ALBERTA T2P4J2 (DATA UPDATED BY: TRANSFER OF CAVEAT 992003436) (DATA UPDATED BY: TRANSFER OF CAVEAT 032101775) (DATA UPDATED BY: CHANGE OF NAME 112232424) (DATA UPDATED BY: CHANGE OF NAME 112404161) (DATA UPDATED BY: CHANGE OF ADDRESS 192052373) (DATA UPDATED BY: CHANGE OF NAME 222148790)
2656MR	14/05/1962	CAVEAT

(CONTINUED)

REGISTRATION

212 046 247 +2

NUMBER	DATE (D/M/Y)	PARTICULARS
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CAVEATOR - ASPENLEAF ENERGY LIMITED.
P.O. BOX 20037 CALGARY PLACE
CALGARY
ALBERTA T2P4J2

(DATA UPDATED BY: TRANSFER OF CAVEAT
992003437)

(DATA UPDATED BY: TRANSFER OF CAVEAT
032100679)

(DATA UPDATED BY: CHANGE OF NAME 112232355)

(DATA UPDATED BY: CHANGE OF NAME 122291543)

(DATA UPDATED BY: CHANGE OF ADDRESS 192057756)

(DATA UPDATED BY: CHANGE OF NAME 222154277)

792 084 997 20/04/1979 CAVEAT

CAVEATOR - ASPENLEAF ENERGY LIMITED.
P.O. BOX 20037 CALGARY PLACE
CALGARY
ALBERTA T2P4J2

(DATA UPDATED BY: TRANSFER OF CAVEAT
992003551)

(DATA UPDATED BY: TRANSFER OF CAVEAT
032100679)

(DATA UPDATED BY: CHANGE OF NAME 112230365)

(DATA UPDATED BY: CHANGE OF NAME 112402261)

(DATA UPDATED BY: CHANGE OF ADDRESS 192053831)

(DATA UPDATED BY: CHANGE OF NAME 222163714)

982 026 986 26/01/1998 CAVEAT

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ASPENLEAF ENERGY LIMITED.
P.O. BOX 20037 CALGARY PLACE
CALGARY
ALBERTA T2P4J2

(DATA UPDATED BY: TRANSFER OF CAVEAT
032100561)

(DATA UPDATED BY: CHANGE OF NAME 112230508)

(DATA UPDATED BY: CHANGE OF NAME 122058345)

(DATA UPDATED BY: CHANGE OF ADDRESS 192054028)

(DATA UPDATED BY: CHANGE OF NAME 222155611)

982 193 461 07/07/1998 CAVEAT

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ASPENLEAF ENERGY LIMITED.
P.O. BOX 20037 CALGARY PLACE
CALGARY
ALBERTA T2P4J2

(DATA UPDATED BY: TRANSFER OF CAVEAT
032100205)

(DATA UPDATED BY: CHANGE OF NAME 112228701)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

212 046 247 +2

NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: CHANGE OF NAME 122058110) (DATA UPDATED BY: CHANGE OF ADDRESS 192054205) (DATA UPDATED BY: CHANGE OF NAME 222155637)
982 311 532	09/10/1998	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ASPENLEAF ENERGY LIMITED. P.O. BOX 20037 CALGARY PLACE CALGARY ALBERTA T2P4J2 (DATA UPDATED BY: TRANSFER OF CAVEAT 032100205) (DATA UPDATED BY: CHANGE OF NAME 112230617) (DATA UPDATED BY: CHANGE OF NAME 122288269) (DATA UPDATED BY: CHANGE OF ADDRESS 192054231) (DATA UPDATED BY: CHANGE OF NAME 222155667)
202 121 954	10/06/2020	UTILITY RIGHT OF WAY GRANTEE - ASPENLEAF ENERGY LIMITED. P.O. BOX 20037 CALGARY PLACE CALGARY ALBERTA T2P4J2 (DATA UPDATED BY: CHANGE OF NAME 222163608)
232 316 333	18/10/2023	DISCHARGE OF CAVEAT 2656MR PARTIAL EXCEPT PLAN/PORTION: 4356MC
232 316 334	18/10/2023	DISCHARGE OF CAVEAT 792084997 PARTIAL EXCEPT PLAN/PORTION: 7823329
232 316 335	18/10/2023	DISCHARGE OF CAVEAT 982026986 PARTIAL EXCEPT PLAN/PORTION: 0225336
232 316 336	18/10/2023	DISCHARGE OF CAVEAT 982193461 PARTIAL EXCEPT PLAN/PORTION: 9826584
232 316 337	18/10/2023	DISCHARGE OF CAVEAT 982311532 PARTIAL EXCEPT PLAN/PORTION: 9826389
232 316 338	18/10/2023	DISCHARGE OF UTILITY RIGHT OF WAY 202121954 PARTIAL EXCEPT PLAN/PORTION: 2022109

TOTAL INSTRUMENTS: 024

(CONTINUED)

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OCTOBER, 2023 AT 10:16 A.M.

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CUSTOMER FILE NUMBER: CC 10030



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