

1. N ½-06-72-22-W5M – 320.0 Ac for a listing value of \$ 604,500
 - Linc # - 0011 475 630 – NW-06
 - Linc # - 0011 475 648 – NE-06
 - 2021 tax levy: \$ 106.55
 - 142 +/- Ac of arable farmland
 - 178 +/- Ac of open/treed pasture area
 - Note: at a minimum, these parcels must sell together to resolve the access issue, etc.

2. S ½-06-72-22-W5M – 320.0 Ac for a listing value of \$ 749,000
 - Linc # - 0011475656 – SW-06
 - Linc # - 0011475663 – SW-06
 - 2021 tax levy: \$ 187.27
 - 306 +/- Ac of arable farmland
 - Includes 35 +/- Ac of buildings and yard site
 - 14 +/- Ac of open/treed pasture area
 - Note: at a minimum, these parcels must sell together to resolve the access issue, etc.

3. N ½-31-71-22-W5M – 318.97 +/- Ac for a listing value of \$ 453,000
 - Linc # - 0020379772 – NW-31
 - Linc # - 0020379780 – NE-31
 - 2021 tax levy: \$ 112.09
 - 75 +/- Ac of arable farmland
 - 244 +/- of treed pasture
 - Note: at a minimum, these parcels must sell together to resolve the access issue, etc.

4. S ½-31-71-22-W5M – 318.97 +/- Ac for a listing value of \$ 540,000
 - Linc # - 0021733308 – SW-31
 - Linc # - 0021733316 – SE-31
 - 2021 tax levy: \$ 150.55
 - 185 +/- Ac of arable farmland
 - 134 +/- of treed pasture
 - Note: at a minimum, these parcels must sell together to resolve the access issue, etc.

5. NW-32-71-22-W5M – 158.97 Ac for a listing value of \$ 229,000
 - Linc # - 0021729950
 - 2021 tax levy: \$ 65.04
 - 65 +/- Ac of arable farmland
 - 94 +/- of treed pasture

6. S ½-32-71-22-W5M – 318.97 +/- Ac for a listing value of \$ 396,500
 - Linc # - 0021733324 – SW-31
 - Linc # - 0021733332 – SE-31
 - 2021 tax levy: \$ 150.55
 - 185 +/- Ac of arable farmland
 - 134 +/- of treed pasture
 - Note: at a minimum, these parcels must sell together to resolve the access issue, etc.

7. NW-33-71-22-W5M – 160.0 Ac for a listing value of \$ 289,000
 - Linc # - 0021729975
 - 2021 tax levy: \$ 77.61
 - 116 +/- Ac of arable farmland
 - 44 +/- of treed pasture

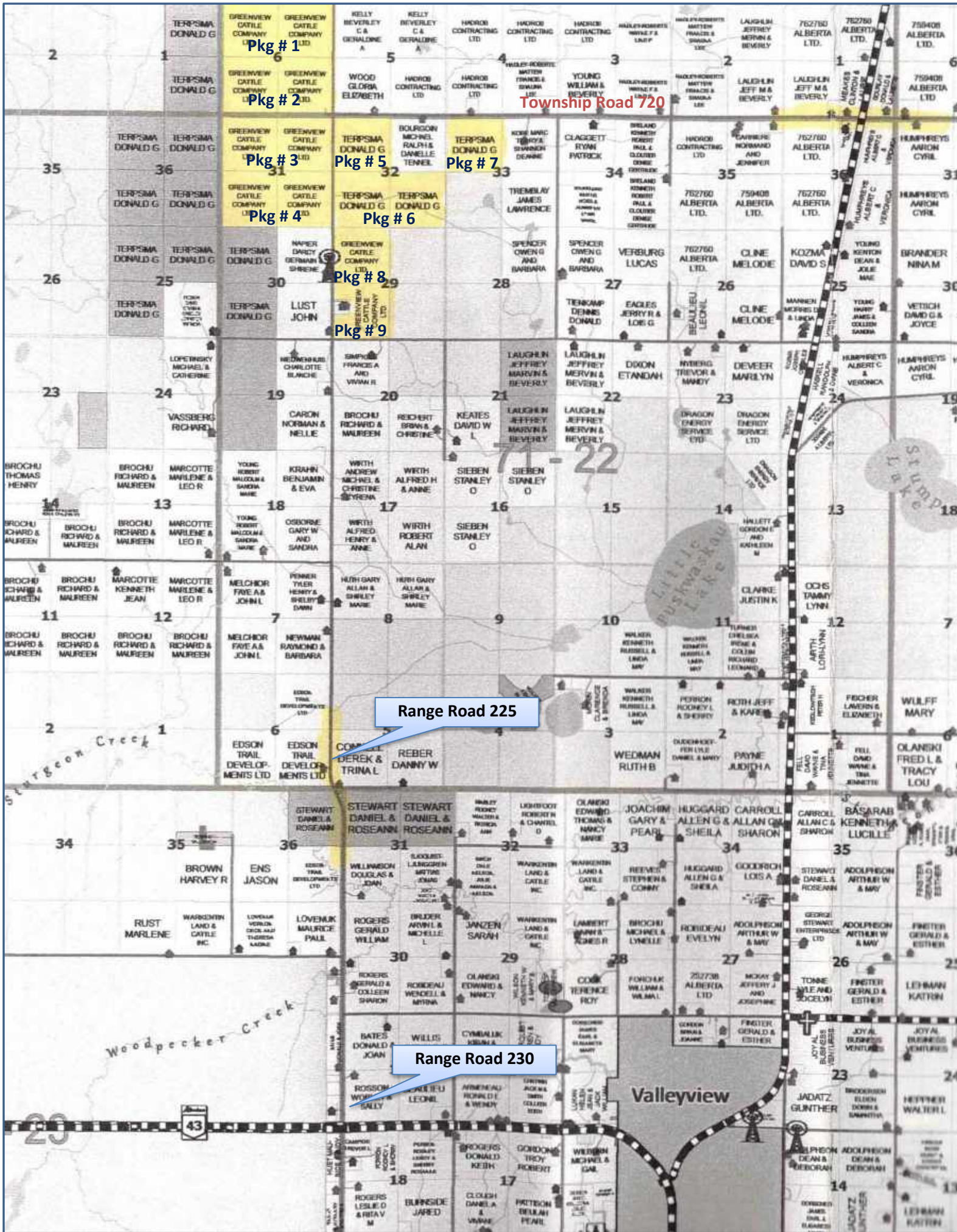
8. NW-29-71-22-W5M – 158.97 Ac for a listing value of \$ 231,000
 - Linc # - 0027878099
 - 2021 tax levy: \$ 30.43
 - 24 +/- Ac of arable farmland
 - 135 +/- of treed pasture

9. SW-29-71-22-W5M – 145.17 Ac for a listing value of \$ 291,000
 - Linc # - 0037579817
 - 2021 tax levy: \$ 45.24
 - 69 +/- Ac of arable farmland
 - 76 +/- of treed pasture

Offer instructions for Judicial Listing – 2103-03132 – 2,220.02 +/- Ac

(14) deeded parcels in Twp 71/72 and Range 22-W5M – NW of Valleyview Alberta

1. Nothing in the court order precludes submitting offers on separate parcels, however, because of access issues, and as a minimum, several parcels must sell together as identified in the listing packages. Preference will be given to larger parcels combined into offer proposals for court acceptance
2. All offers must be submitted on the approved offer form – a copy is available from the Listing Brokerage – REMAX real estate central alberta
Agent, Kenneth Poffenroth A.L.C. (Accredited Land Consultant)
403-782-4301 (Bus) or 403-350-0971 (Cell)
kenp@remax.net – (email address)
3. The initial deposit must be the lesser of \$ 25,000 or 4.0 % of the amount of the offer. The deposit must be “bank draft or certified funds” and shall be made payable, in trust, to REMAX real estate central alberta
4. The offer is for the “real property” or real estate only. Personal property or unattached chattels cannot be included.
5. Property will be sold “AS IS”. There will be no warranties or representations by the Seller since the Seller is the Court of Queen’s Bench.
6. Buyers must complete their own buyer’s due diligence prior to submitting an offer; title to the property will be taken “AS IS”.
7. Within 3 days of receiving a written offer, it must be presented to the Listing Brokerage. In turn, the offer will be presented to counsel for the Plaintiff who will then present it to the Plaintiff. In this circumstance the Plaintiff is Farm Credit Canada. (Please respect the ethics of the industry and do not attempt to contact council for the Plaintiff or any representative of the Plaintiff)
8. An offer, to be valid, must be acceptable in the view of the Plaintiff, unconditional, or have become unconditional and must be open for acceptance in accordance with the Covid-19 schedule attached to and forming part of the offer to purchase and sale agreement.
9. Conditional offers will not be presented to the courts for acceptance.
10. Completion date will be 30 days after court approved sale – or such other date as the court may determine.



Pkg # 1

Pkg # 2

Pkg # 3

Pkg # 4

Pkg # 5

Pkg # 6

Pkg # 7

Pkg # 8

Pkg # 9

Township Road 720

Range Road 225

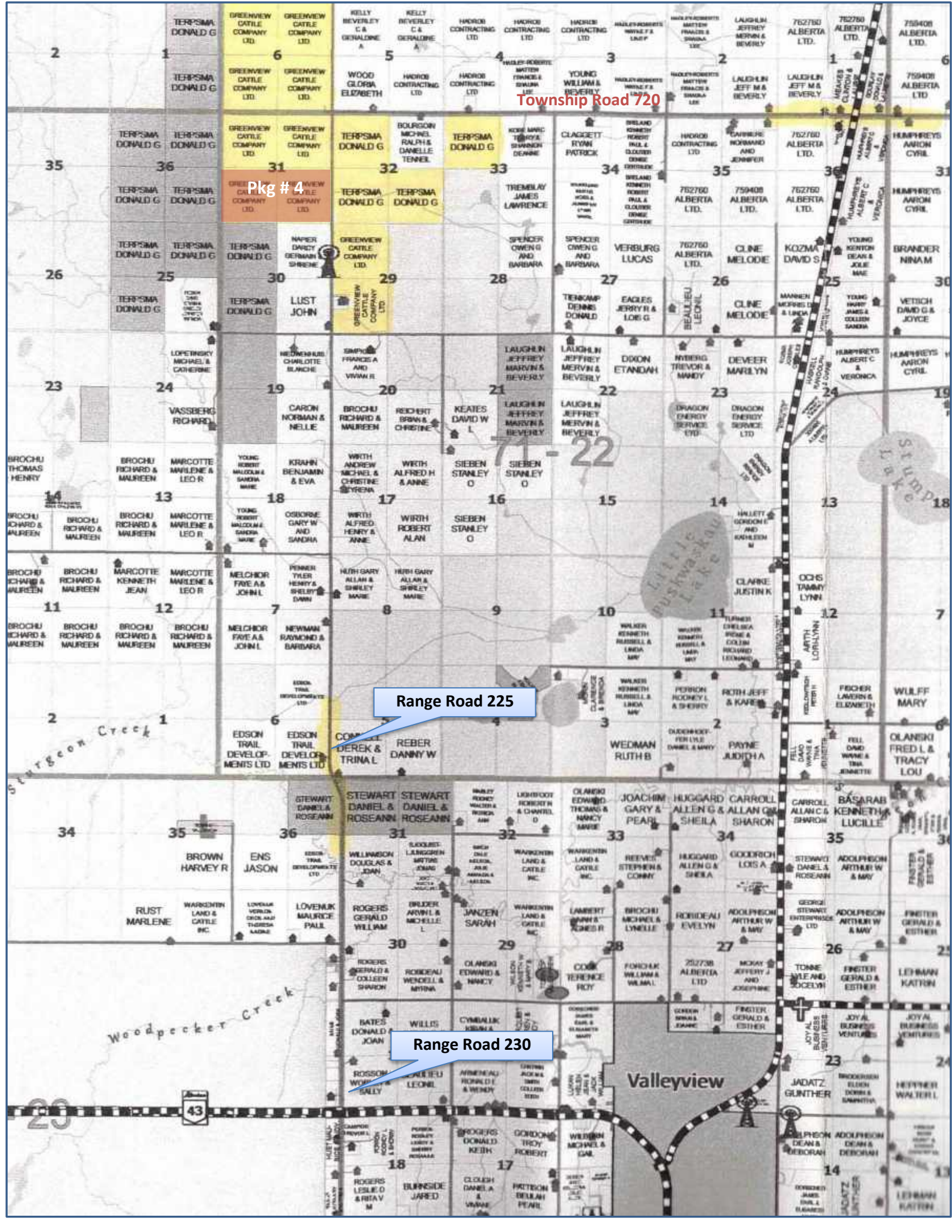
Range Road 230

Valleyview



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Pkg #	Linc number	Legal description(s)	Listing price	Title Ac	Arable Ac	Treed Pas	CLI Rating	Tax Levy	Assessment	\$ / Ac
					+/-	+/-				
1	0011 475 630 - #1	NW-06-72-22-W5M	\$ 304,500	160.00	87	73	# 4 & 5	\$ 44.25	\$ 8,560	\$ 1,903
	0011 475 648 - #2	NE-06-72-22-W5M	\$ 300,000	160.00	55	105	# 4	\$ 62.30	\$ 12,050	\$ 1,875
			\$ 604,500							
2	0011 475 656 - #3	SW-06-72-22-W5M	\$ 349,000	160.00	158	2	# 4	\$ 96.84	\$ 18,730	\$ 2,181
	0011 475 663 - #4	SE-06-72-22-W5M	\$ 400,000	160.00	128	32	# 4	\$ 90.43	\$ 17,490	\$ 2,500
			\$ 749,000							
3	0020 379 772 - #5	NW-31-71-22-W5M	\$ 202,500	160.00	40	120	# 3 & 4	\$ 59.00	\$ 11,410	\$ 1,266
	0020 379 780 - #6	NE-31-71-22-W5M	\$ 250,500	158.97	80	79	# 4	\$ 53.09	\$ 10,270	\$ 1,576
			\$ 453,000							
4	0021 733 308 - #7	SW-31-71-22-W5M	\$ 248,000	160.00	80	80	# 3 & 4	\$ 70.62	\$ 13,660	\$ 1,550
	0021 733 316 - #8	SE-31-71-22-W5M	\$ 292,000	158.97	105	54	# 4	\$ 79.93	\$ 15,460	\$ 1,837
			\$ 540,000							
5	0021 729 950 - #9	NW-32-71-22-W5M	\$ 229,000	158.97	65	94	# 4	\$ 65.04	\$ 12,580	\$ 1,441
6	0021 733 324 - #10	SW-32-71-22-W5M	\$ 218,500	158.97	53	106	# 4	\$ 58.63	\$ 11,340	\$ 1,374
	0021 733 332 - #11	SE-32-71-22-W5M	\$ 178,000	160.00	19	141	# 4	\$ 47.67	\$ 9,220	\$ 1,113
			\$ 396,500							
7	0021 729 975 - #12	NW-33-71-22-W5M	\$ 289,000	160.00	116	44	# 4	\$ 77.61	\$ 15,010	\$ 1,806
8	0027 878 099 - #13	NW-29-71-22-W5M	\$ 231,000	158.97	24	135	# 4	\$ 30.43	\$ 4,100	\$ 1,453
9	0037 579 817 - #14	SW-29-71-22-W5M	\$ 291,000	145.17	60	85	# 3 & 4	\$ 45.24	\$ 8,750	\$ 2,005
		Totals, etc.	\$ 3,783,000	2,220.02	1070	1150		\$ 881.08		\$ 1,704
					+/-	+/-				
Note: acreage estimates are as determined from aerial photos and/or reported from court documents, etc.										



Township Road 720

Pkg # 4

Range Road 225

Range Road 230

Valleyview



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Woodpecker Creek

Sturgeon Creek

LITTLE BUSHWACKO LAKE

STUMP & B&K

STEWART DANIEL & ROSEANN

WILLIAMSON DOUGLAS & JOAN

ROGERS GERALD WILLIAM

BATES DONALD JOAN

ROSSON WOPPY SALLY

STEWART DANIEL & ROSEANN

WILLIAMSON DOUGLAS & JOAN

ROGERS GERALD WILLIAM

BATES DONALD JOAN

ROSSON WOPPY SALLY

WALKER ROSEMARY RUSSELL & LINDA MAY

WALKER ROSEMARY RUSSELL & LINDA MAY

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WALKER ROSEMARY RUSSELL & LINDA MAY

WALKER ROSEMARY RUSSELL & LINDA MAY

JOACHIM GARY & PEARL

HUGGARD ALLEN G & SHEILA

HUGGARD ALLEN G & SHEILA

HUGGARD ALLEN G & SHEILA

HUGGARD ALLEN G & SHEILA

CARROLL ALLAN C & SHARON

CARROLL ALLAN C & SHARON

CARROLL ALLAN C & SHARON

CARROLL ALLAN C & SHARON

CARROLL ALLAN C & SHARON

BASARAB KENNETH LUCILLE

ADOLPHSON ARTHUR W & MARY

ADOLPHSON ARTHUR W & MARY

ADOLPHSON ARTHUR W & MARY

ADOLPHSON ARTHUR W & MARY

ADOLPHSON ARTHUR W & MARY

ADOLPHSON ARTHUR W & MARY

ADOLPHSON ARTHUR W & MARY



Parcel # 7 – SW-31-71-22-W5M – 160.0 Ac

- 80 +/- Ac open pasture
- 80 +/- Ac
- Fenced on 3 sides and pastured together with SE-31
- Livestock water at dugout(s)

Roll: 117405
Rural Legal: SW-31-71-22-5
Urban Legal:
Address:

Parcel # 8 – SE-31-71-22-W5M – 158.97 Ac

- 78 +/- Ac open seeded pasture
- 31 +/- Ac mostly open pasture – arable trees
- 50 +/- Ac mostly arable trees
- Livestock water dugout near boundary of NE and SE-31 but on NE-31 – no fence on boundary
- Freshwater dugout in SE corner of parcel
- Fenced on 2 sides – no boundary fence between SE-31 and NE-31
 - Pastured together with SW-31

78 +/- Ac

31 +/- Ac

Roll: 117404
Rural Legal: SE-31-71-22-5
Urban Legal:
Address:

Dugout







10/04/2021 12:33



10/04/2021 12:33

