



## Kenneth A. Poffenroth

Accredited Land Consultant

RE/MAX real estate central alberta  
# 101, 5035- 50th Street  
Lacombe, AB

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\$94,000 | 89.87 Acres | Bare land  
Niton Junction, AB

This is parcel #2 of a (3) parcel judicial listing consisting of 407 +/- Ac in total located approx. 7 miles west of Niton Junction and 2 +/- miles south of Hwy # 16 on Range Road 140 in Yellowhead County. There are (2) small towns in close proximity; Peers to the north and Niton Junction to the east. Edson is the closet major center of commerce – it is approx. 40 kms east on Highway # 16 and south on Range Rd 140.

• Parcel #2 is SE-13-53-14-W5M – 89.87 Ac – linc # 0034064071 – taxes are \$ 17.00 (tbc) – Listing price is \$ 94,000. There is a perimeter fence and a significant body of water in the SW corner of the parcel. As illustrated from the aerial image, this parcel has been used for elk production in conjunction with Parcel #1. The boundary between parcel #1 and #2 is difficult to determine from the road. The aerial image(s) provided help to understand the relationship between the (2) parcels as well as distance of 468 +/- ft between the north / south boundaries of this parcel where there is access to Range Road 140. As such, it may be ideal to purchase #1 and #2 as a package unit. (Listing details will be updated with new relevant information as it becomes available)  
This package can be purchased as individual components or as a complete package. GST is payable. More property info on realtor website.

### Listing Details

Property Id #:	12579
Price:	\$94,000
Farm Type:	Bare land
Acreage (Total):	89.87
Municipality / County:	Yellowhead County
Province:	Alberta
Postal Code:	T0E 0G0

### Additional Listing Remarks

Property Taxes:	(Taxes for 2020 are \$ 17 +/- (tbc) payable to Yellowhead County).
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### 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!
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### Property & Land Remarks

Directions:	Traveling on Hwy #16 - 11 +/- kms west of Niton Junction to RR 140 then 2.4 +/- kms south on RR 140 property is on the west side of the Range Road. Distance to Edson is approx. 39 kms
Property Legal Description:	PT-NE-13-53-14-W5M
Acreage (Total):	89.87

**140 Range Road Rural Yellowhead County, AB T0E 0G0**

**Agri-Business**

**A1030996**

**Active**

**LP: \$94,000.00**

W: 5 R: 14 T: 53 S: 13 Q: SE

**DOM: 7**

**OP: \$94,000.00**



**Trans Type:** **DOM:** 7  
**Business Tp:** **CDOM:** 7  
**Bldg Type:**  
**Lse Rate Com:**  
**County:** Yellowhead County **Area:** Rural Yellowhead County  
**Community:** NONE **Zone:**  
**Nearest Twn:** Niton Junction **Postal Code:** T0E 0G0  
**Possession:** Other/See Remarks/Vacant possession may be subject to court ir  
**LINC#:** [0034064071](#)  
**Legal Desc:** Pt-SE-13-53-14-W5M  
**Legal Pln:** **Blk:** **Lot:** **LP/SF:**

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**Land Use:** RD Zoning **Tax Amt/Yr:** \$17.00/2020  
**Title to Lnd:**  
**Exclus/SRR:** No/No **Tax Roll:**  
**Reports:** Aerial Photos **HOA:** Yes  
**Restrictions:**

**Previous Tenant Usage:**

**Public Remarks:** This is parcel #2 of a (3) parcel judicial listing consisting of 407 +/- Ac in total located approx. 7 miles west of Niton Junction and 2 +/- miles south of Hwy # 16 on Range Road 140 in Yellowhead County. There are (2) small towns in close proximity; Peers to the north and Niton Junction to the east. Edson is the closet major center of commerce - it is approx. 40 kms east on Highway # 16 and south on Range Rd 140. • Parcel #2 is SE-13-53-14-W5M - 89.87 Ac - linc # 0034064071 - taxes are \$ 17.00 (tbc) - Listing price is \$ 94,000. There is a perimeter fence and a significant body of water in the SW corner of the parcel. As illustrated from the aerial image, this parcel has been used for elk production in conjunction with Parcel #1. The boundary between parcel #1 and #2 is difficult to determine from the road. The aerial image(s) provided help to understand the relationship between the (2) parcels as well as distance of 468 +/- ft between the north / south boundaries of this parcel where there is access to Range Road 140. As such, it may be ideal to purchase #1 and #2 as a package unit. (Listing details will be updated with new relevant information as it becomes available) This package can be purchased as individual components or as a complete package. GST is payable. More property info on realtor website.

**Directions:** Traveling on Hwy #16 - 11 +/- kms west of Niton Junction to RR 140 then 2.4 +/- kms south on RR 140 - property is on the west side of the Range Road. Distance to Edson is approx. 39 kms

**Property Information**

**911 Address:**

**Utilities:**

**Sewer:**

**HOA/Sched:**

**HOA Incl:**

**Goods Exclude:**

**Rd Frontage:**

**Fencing:**

**Lot Sz Acre:** 89.87

**Lot SqFt:** 3,914,737

**Agri Business**

**Total Acreage:** 89.87

**Acres Cleared:**

**Acres Cultivatd:**

**Acres Fenced:**

**Acres Freehold:**

**Acres LseHold:**

**Acres Pasture:**

**Lse Op Cost Inc:**

**Major Use :**

**Contracts:**

**Well Depth:**

**Lease SubLse:**

**Lease Type:**

**Lse Incentives:**

**Lse Term Rmn:**

**Addl Parcels:** No

**Reg Watr Rghts:**

**Sewer Septic:**

**Soil Type:**

**Water Supply:**

**Lse Op Cost SF:**

**Lease SqMtr:**

**Residential Buildings**

**Beds Total:**

**Style of Home:**

**Basement:**

**Outbuildings:**

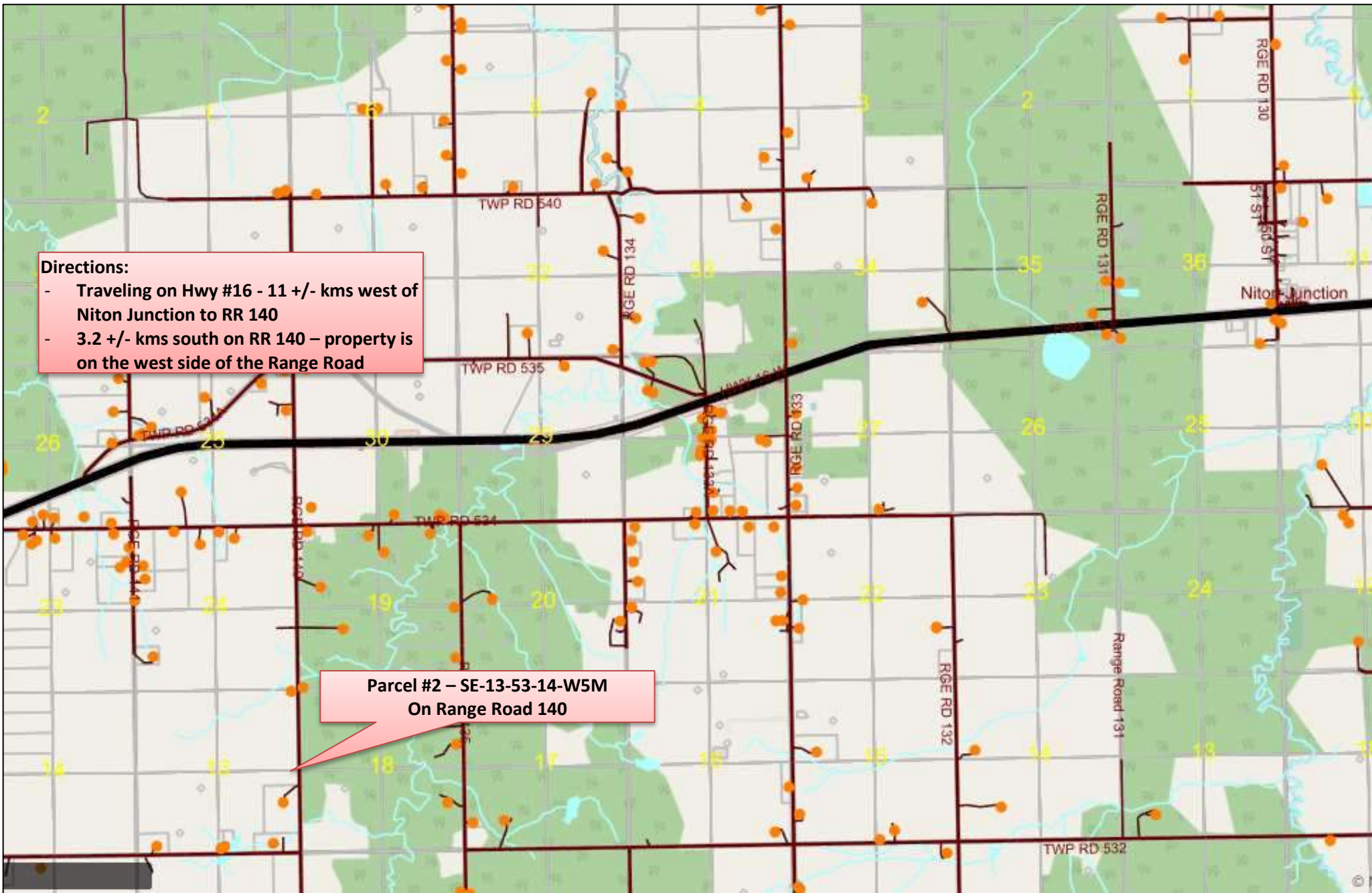
**Baths Total** 0

**Foundation:**

**Total Fl SF:** 0

## Offer instructions for Judicial Listing – SE-13-53-14-W5M – 89.87 +/- Ac

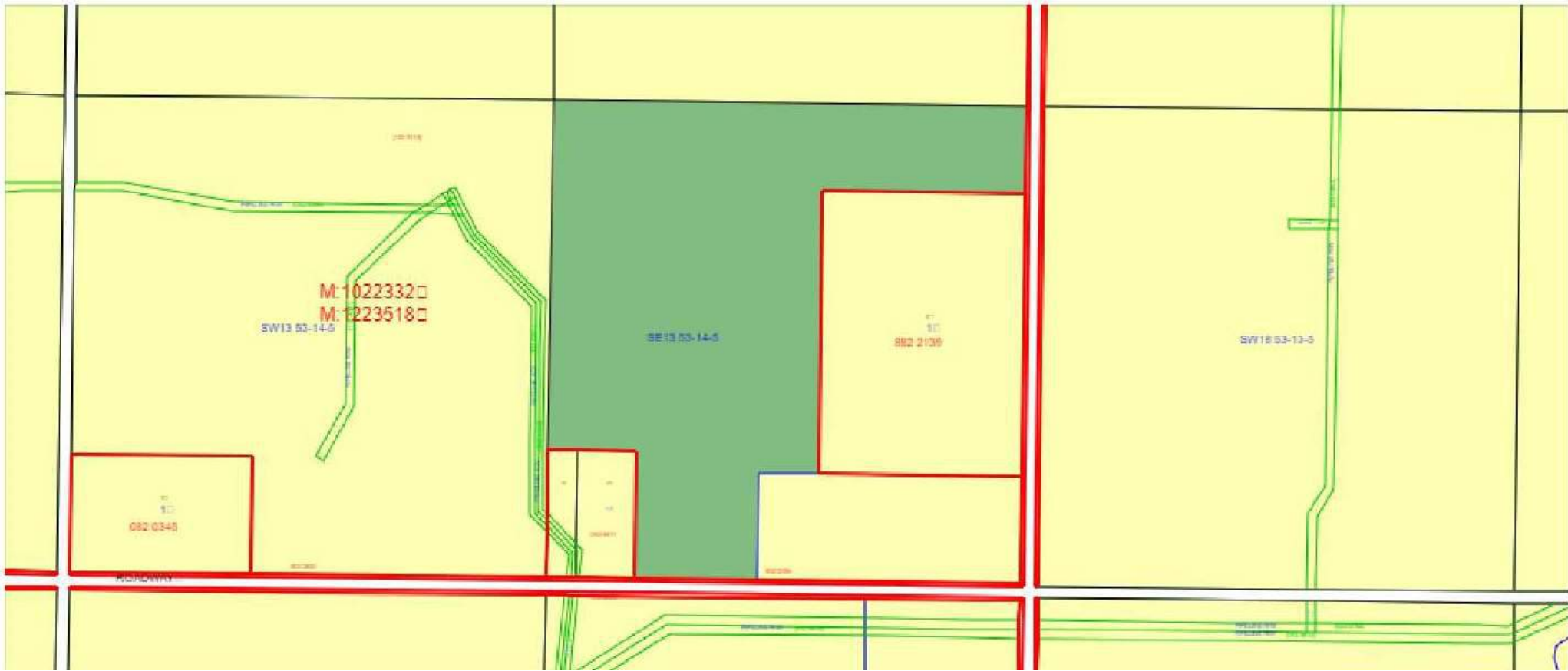
1. All offers must be submitted on an AREA Agricultural Purchase contract with Schedule A attached and submitted to Remax real estate central alberta, Lacombe, Alberta Agent, Ken Poffenroth 403-782-4301 (Bus) or 403-350-0971 (Cell) ([kenp@remax.net](mailto:kenp@remax.net) – email address)
2. The initial deposit shall be 5.0 % 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
3. The offer is for the “real property” or real estate only. Personal property or unattached chattels cannot be included.
4. 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.
5. Buyers must complete their own buyer’s due diligence prior to submitting an offer; title to the property will be taken “AS IS”.
6. 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)
7. An offer, to be valid, must be acceptable in the view of the Plaintiff, unconditional, and must be open for acceptance for a minimum of 18 days of its delivery to the listing brokerage. (Note: the number of days required for acceptance by the courts should be confirmed with the listing brokerage before submitting an offer.)
8. Conditional offers will not be presented to the courts for acceptance.



**Directions:**

- Traveling on Hwy #16 - 11 +/- kms west of Niton Junction to RR 140
- 3.2 +/- kms south on RR 140 – property is on the west side of the Range Road

**Parcel #2 – SE-13-53-14-W5M  
On Range Road 140**



142.67 m  
468.08 ft

Roll: 030242  
Rural Legal: SE-13-53-14-5  
Urban Legal:  
Address:

Watson Craig C G

RGE RD 140

Doherty Steven

Estilans Joseph Hank Richard

74264, -115.925794

TWP RD 532



NE-13-53-14-W5M



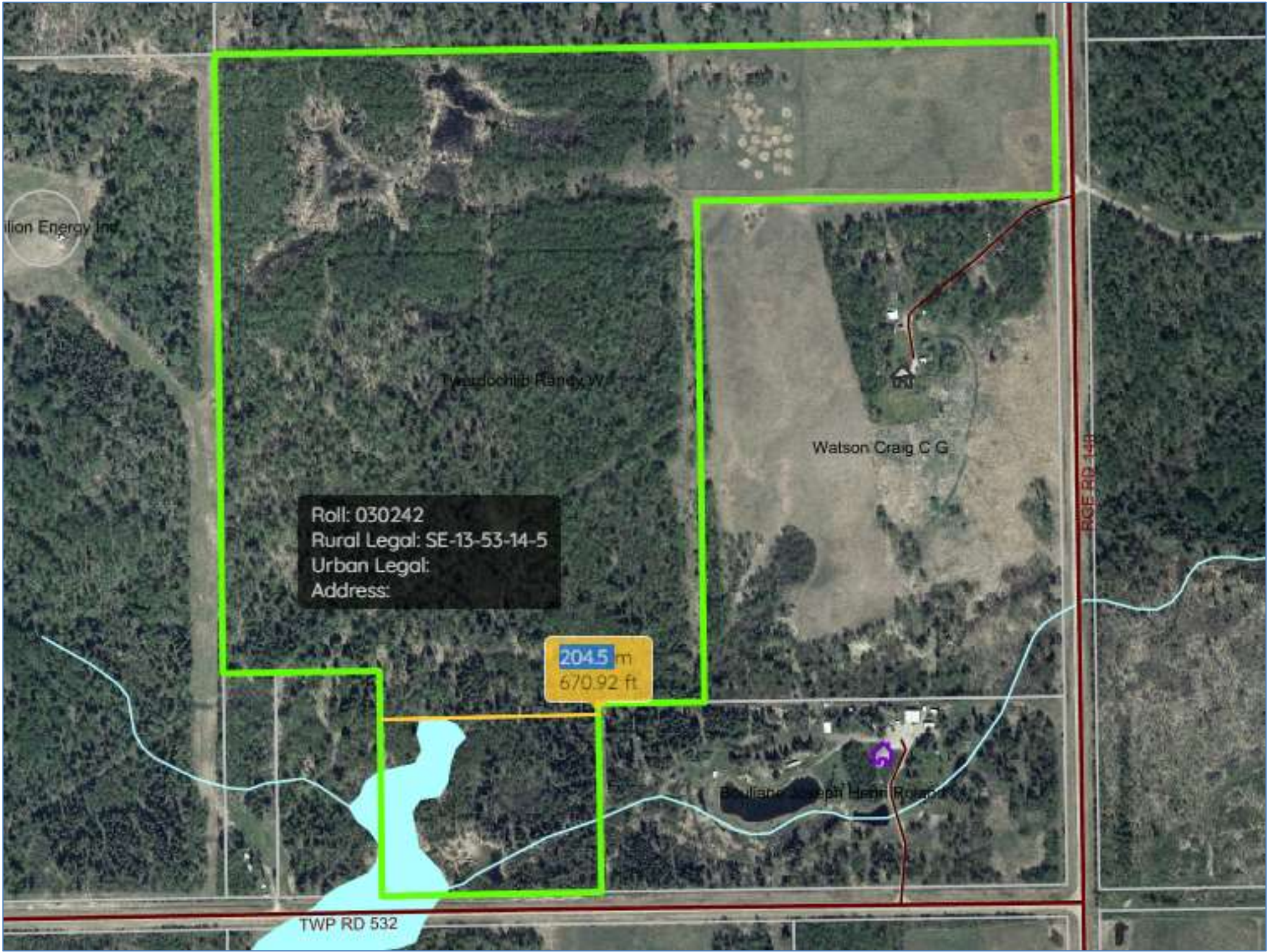
T53R14W5

13

T53R13W5

470 +/- Feet access to Parcel #2  
from Range Road 140

Plan 882-2139, 1, 1 – 39.88 Ac



ion Energy Inc

Twardochip Raney W

Watson Craig C G

Roll: 030242  
Rural Legal: SE-13-53-14-5  
Urban Legal:  
Address:

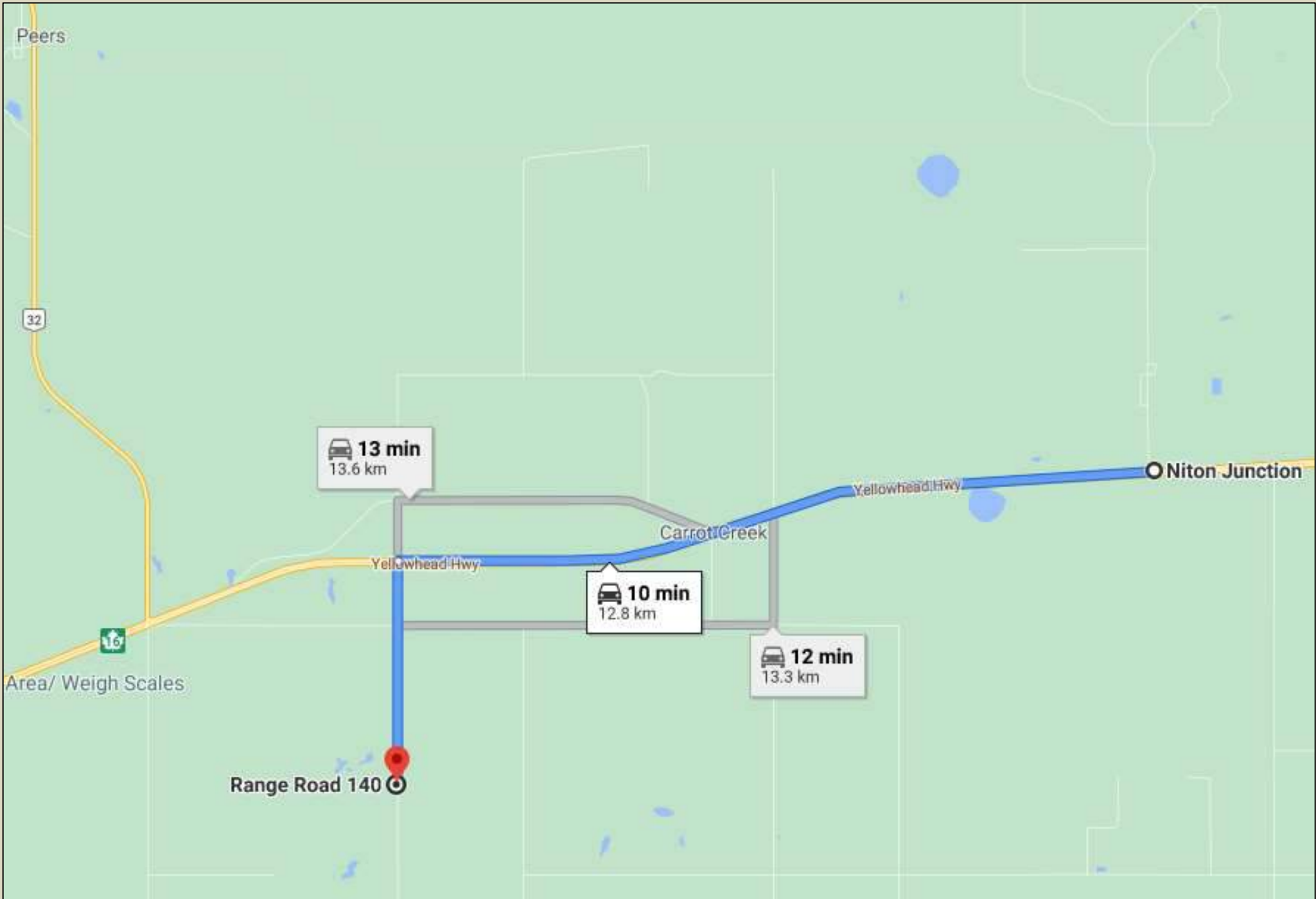
204.5 m  
670.92 ft

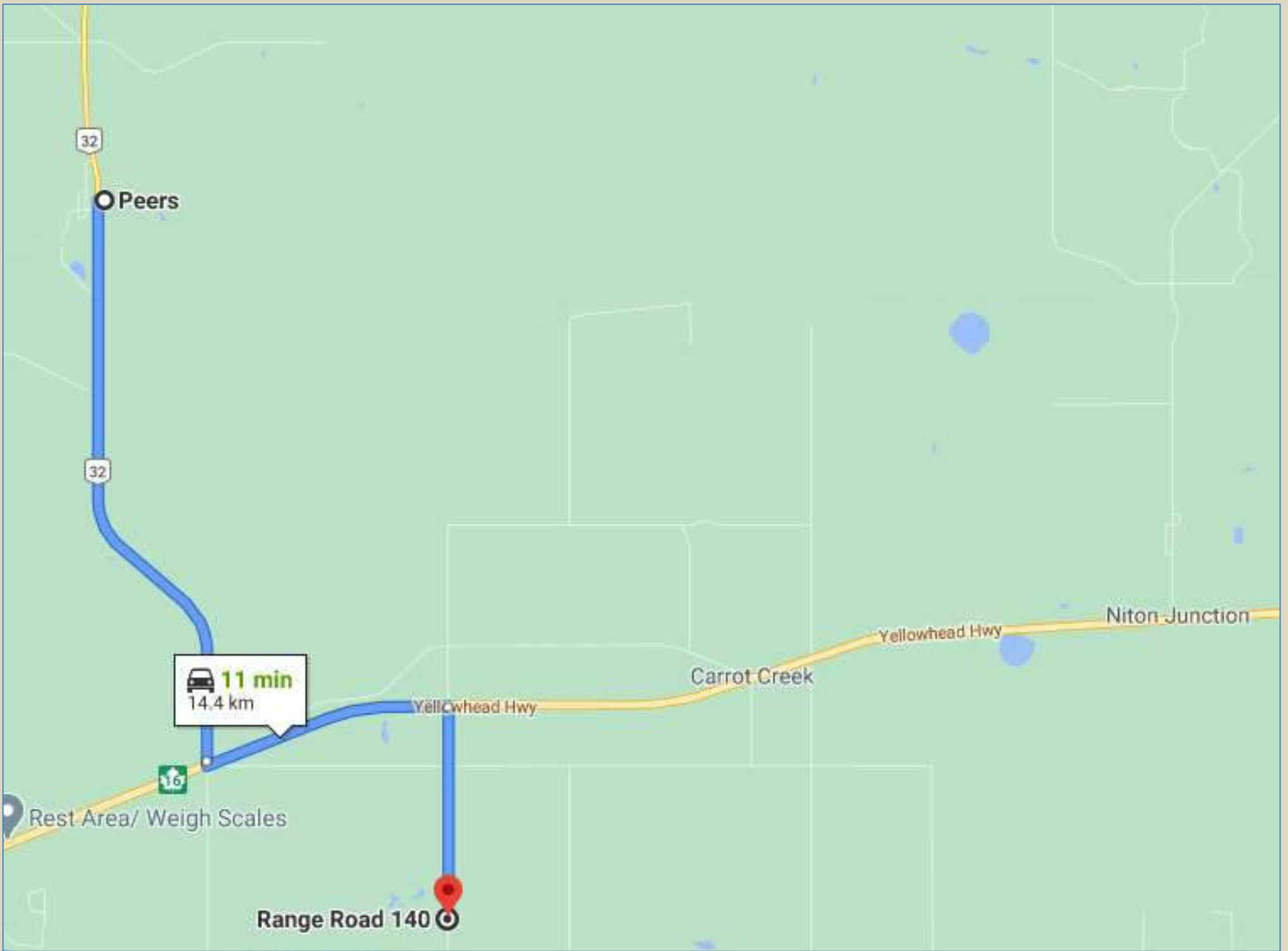
Bullhorn Joseph Henry Roman

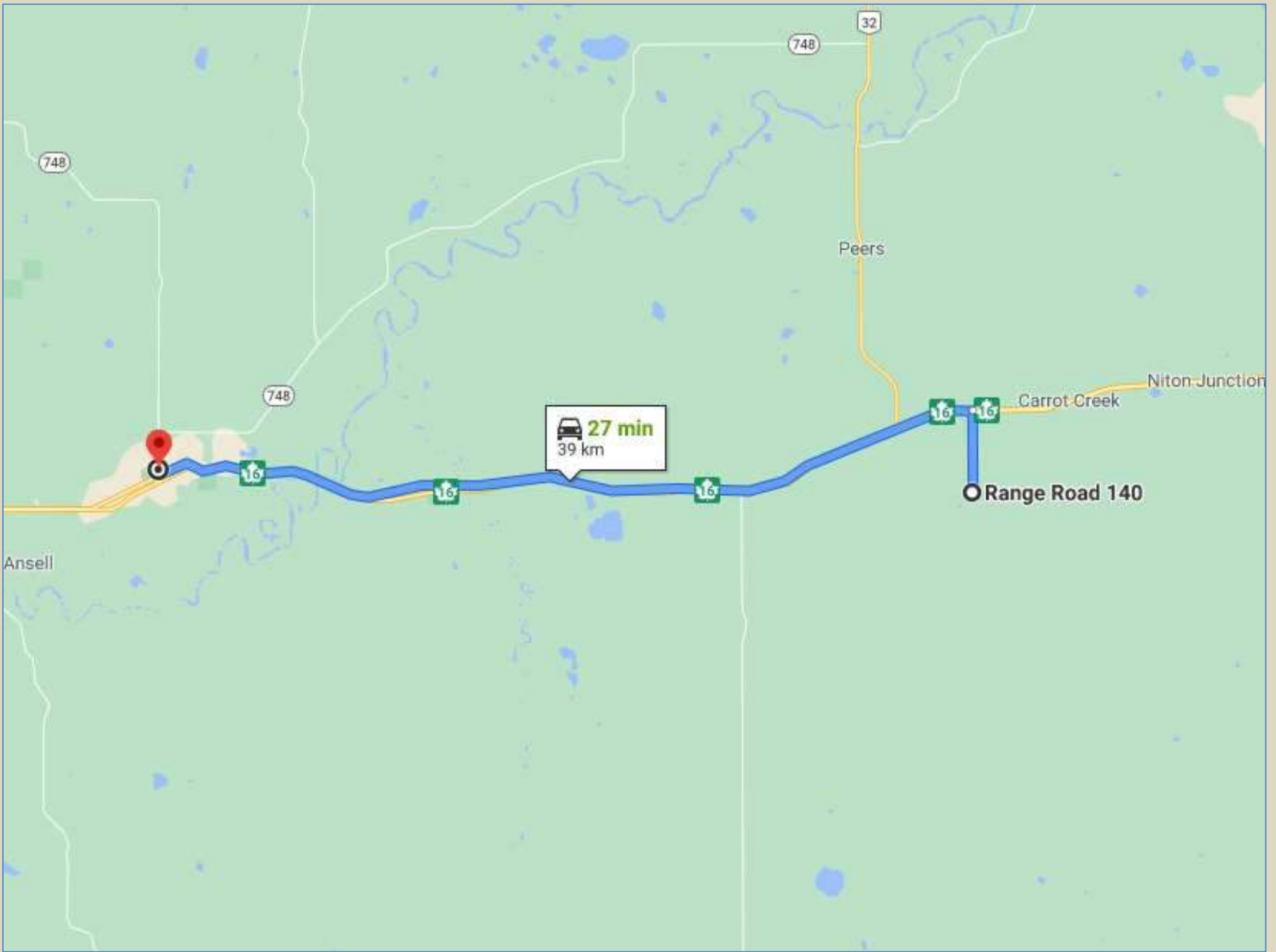
TWP RD 532

EDGE RD 148









 **27 min**  
39 km

748

748

32

748

Ansell

Peers

Niton Junction

Carrot Creek

○ Range Road 140

16

16

16

16

16







