



**UNRESERVED**



**Farm Equipment & Real Estate Auction**

For **Wolfe Lake Farms Inc.**  
**La Glace, AB – Friday, June 8, 2007**

**Directions:** From La Glace, 1 1/2 Km (1 mile) West on Hwy #59, 3 Km (2 miles) North on RRd 84.

**Sale Schedule – Start 10 am**   Internet **noon**   Real Estate **noon**   Equipment to follow



**2 Proposed Country Residential Acreages & 2 Parcels of Farmland in the  
County of Grande Prairie #1**

Owner <b>Tarril</b>	<b>780.831.0717</b>
Sale Manager <b>Simon Wallan</b>	780.518.8529
Sale Manager <b>Tyler Ruttan</b>	780.512.1449
Realtor <b>Rick Wallan</b> All Peace Realty	780.354.3313
Sale Office <b>Grande Prairie, AB</b>	800.491.4494

**rb RITCHIE BROS.**  
Auctioneers

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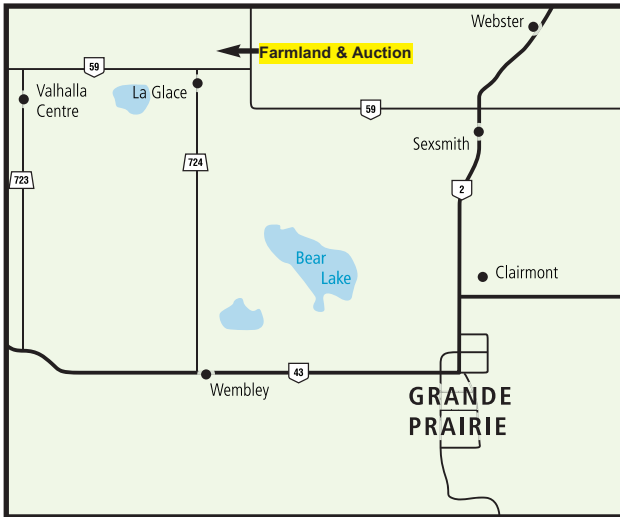
**UNRESERVED – EVERYTHING SELLS TO THE HIGHEST BIDDER**

## County of Grande Prairie #1



## County of Grande Prairie #1

P1- P SW23-74-8-W6	147.4	147	Farmland, Canola & oats in 2006, underseeded to alfalfa, timothy, brome for 2007
P2- P SE23-74-8-W6	154	131	Farmland, Canolan & oats in 2006, underseeded to alfalfa, timothy, brome for 2007, SLR
P3- P SW23-74-8-W6	11.6	4	Proposed Country Residential Acreage
P4- P SE23-74-8-W6	4.8	3	Proposed Country Residential Acreage



### AB/County Of G P #1

**Parcel #1- P SW23-74-8-W6**, 147.4 +/- acres on title, Farmland, 147 +/- acres cult, canola in 2006, 40 +/- acres oats in 2006, underseeded to alfalfa, timothy, brome for 2007, **WMR**-Wind Mill Revenue (Suncor Energy Products Inc) - \$750/yr min 5 yrs, **Taxes** \$370.30.

**Parcel #2- P SE23-74-8-W6**, 154 +/- acres on title, Farmland, 131 +/- acres cult, 69 +/- acres canola in 2006, 60 +/- acres oats in 2006, underseeded to alfalfa, timothy, brome for 2007, 20 +/- acres low land not cult, fenced/cross fenced w/4 wire barbed, dugout in middle of cross, SLR \$ 3,470.00. **WMR**-Wind Mill Revenue (Suncor Energy Products Inc) - \$750/yr min 5 yrs **Taxes** 330.70.

**Parcel #3- P SW23-74-8-W6**, 11.6 +/- acres on title, Proposed Country Residential Acreage, 4 +/- acres cult, 7 +/- acres old yardsite, no services, access from West county road.

**Parcel #4- P SE23-74-8-W6**, 4.8 +/- acres on title, Proposed Country Residential Acreage, 3 +/- acres cult, 1.8 +/- acres bush, good building site.



## Unreserved Real Estate Auction - Terms and Conditions

The following terms and conditions form an integral part of the Terms of Bidding and Sale. Should these terms disagree with the Terms of Bidding and Sale stated on the reverse of the Bidder's Registration Agreement and on the inside of the Listing Catalog or back of the Bid Cover, these terms shall supersede those stated terms and will apply to all sales of Real Property and to sales of Real Property alone.

1. **UNRESERVED AUCTION.** The Property shall be sold to the highest bidder regardless of price at unreserved public auction. The sale shall not be subject to any minimum bid or reserve price.
2. **AGREEMENT OF PURCHASE AND SALE.** The purchaser shall execute an Agreement of Purchase and Sale, in the form provided by the Auctioneer, without modification, immediately after being declared the high bidder.
3. **DEPOSIT.** The purchaser shall submit a **NON-REFUNDABLE** Deposit to the appointed Escrow Agent in the amount of 25% of the Purchase Price immediately after being declared the high bidder. The Auctioneer may in its discretion accept a deposit of 10% of the Purchase Price with confirmation of an unconditional letter of financing from an acceptable lending institution. The balance of the Purchase Price shall be paid at or before Closing.
4. **CLOSING.** Completion and closing of all real estate transactions will be handled by a qualified lawyer, notary or real estate agent (the "Escrow Agent") appointed by the Seller and the Auctioneer. Closing will take place on the date that is 30 days after the date of the auction, or such other date as may be mutually agreed by the parties. The Purchaser and Seller shall be responsible for their own legal fees. Land title registration fees are the responsibility of the Purchaser.
5. **ESCROW AGENT.** All deposit, earnest and purchase monies in respect of the Property shall be paid to and deposited with the appointed Escrow Agent.
6. **POSSESSION.** Purchaser will receive vacant possession on the date of Closing.
7. **CASH SALE.** This is a cash sale and is not contingent on purchaser's ability to obtain financing.
8. **AS-IS SALE.** The Purchaser shall accept the Property in an "as-is" condition as of the closing date and the Purchaser specifically agrees that neither the Seller nor the Auctioneer makes any representations or warranties of any kind whatsoever, expressed or implied, to the Purchaser as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon. All descriptions, measurements and acreage provided by the Seller and the Auctioneer are to be used as a guide only. The Purchaser shall have satisfied himself as to the location and condition of the Property, and all descriptions with respect thereto, prior to bidding. Mines and minerals are not included unless expressly provided.
9. **AGENT OF SELLER.** The Auctioneer is acting as an agent of the Seller only, and not as an agent of the Purchaser or a dual agent.
10. **TAXES.** Applicable Federal, Provincial or State taxes must be paid by the Purchaser in addition to the purchase price. Farmland is GST applicable. Property taxes will be adjusted as of possession date unless otherwise expressly agreed by the parties.
11. **PERSONAL PROPERTY.** No personal property shall be conveyed with the Property unless specifically included in the purchase agreement.
12. **NO ASSIGNMENT.** The Purchaser may not assign his bid or obligation to purchase the Property to a third party without the prior written approval of the Auctioneer.
13. **FOREIGN OWNERSHIP RESTRICTIONS:** Agricultural land may be subject to foreign ownership restrictions. Bidders are advised to consult with their own legal advisors prior to bidding to ensure they are eligible to purchase the Property.





Ford Versatile 9280

**TRACTORS**

**Ford Versatile 9280 4WD**, S/N 400855, 12 spd, std, 4 hyd outlets, 18.4x38 \* **John Deere 4755 MFWD**, S/N RW4755P005151, powershift, 3 hyd outlets, 1000 PTO, 20.8R42 duals \* **2001 New Holland TL100 MFWD**, S/N 001241169, Buhler 595 ldr, 24 spd synchro, LH reverser, 2 hyd outlets, 540/1000 PTO, 3 pt hitch, 14.9x24 frt, 18.4x34 rear, 1,217 hrs showing \* **International 3288 2WD**, S/N 520004U001295, 2355 ldr, std, 2 hyd outlets, 540/1000 PTO, 3 pt hitch, 18.4x34 \* **Massey Ferguson MF2705 2WD**, S/N 291478, std, 2 hyd outlets, 540/1000 PTO, 18.4x38 \* **Massey Ferguson MF1150 2WD**, S/N 9B27516, std, 2 hyd outlets, 540/1000 PTO, duals \* **Case S 2WD**, S/N 53250795, 540 PTO.

**COMBINES & HEADERS**

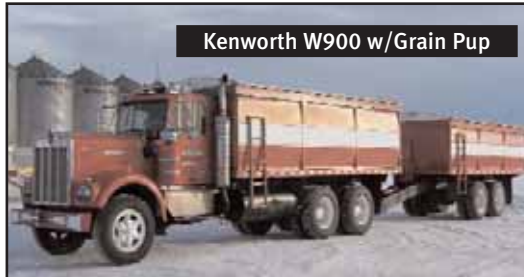
**Massey Ferguson 8460 Combine**, S/N 07800301, 9550 P/U hdr, rake up P/U, chopper, 30.5x32 \* **Massey Ferguson 860 Combine**, S/N 174617095, Victory Super 8 P/U, V6, rock trap, long auger, chopper \* **Massey Ferguson 860 Combine**, S/N 174613478, Renn P/U, V6, chopper \* **Massey Ferguson 9550 Straight Cut Header**, S/N 287476, U11 P/U reel \* **Massey Ferguson 9024 Straight Cut Header**, S/N G001194, batt reel.

**SWATHERS**

**Hesston 8100 25 Ft**, S/N 810T00268, diesel, A/C, trip del, dbl knife drive, 21.5Lx16.1 \* **Case IH 6000 21 Ft**, S/N 1380046U000589, gas, A/C, dbl del, 18.4x16.

**TRUCKS**

**GMC 7000 T/A Grain**, S/N T47DF9V577859, 454 gas, 5x4, 17 Ft wood box, hoist, roll tarp \* **Kenworth W900 T/A Grain**, S/N 904512C, Detroit 8V92, 13 over, spring susp, 18 Ft box, hoist, roll tarp \* **1999 Dodge Ram**



Kenworth W900 w/Grain Pup

**3500 Extended Cab 4X4 Flatbed**,

S/N 1B7MF3362XJ549611, Cummins, 5 spd, 5th wheel ball hitch \* **GMC 20 Custom Deluxe Flatbed**, gas, 4 spd, wet kit, bale unroller \* **2004 GMC 2500 SLT Crewcab 4X4 Pickup**, S/N 1GTHK23294F248076, Duramax, auto, fully loaded, leather, roll box cover, 67,000 Km showing \* **2000 Chev 1500 Regular Cab Long Box Pickup**, S/N 1GCEC14W6YZ199192, 4.2 L, 6 cyl, auto, 126,628 Km showing \* **GMC 2500 Pickup**, S/N TCY2431513231, grain hopper.

**SPORTS UTILITY VEHICLES**

**2002 GMC Envoy SLT 4 Door 4X4 Sport Utility Vehicle**, S/N 1GKDT13S222458596, 5 passenger, fully loaded, leather, dvd, 165,055 Km showing.

**TRAILERS**

**17 Ft T/A Grain Pup Trailer**, pintle hitch, spring susp, air brakes, roll tarp \* **Real Industries T/A Dual Gooseneck**, S/N 2R9G8FC26T1020197, 5th wheel hitch, ball hitch, beavertail, ramps, bale ext, 24 Ft working deck \* **2001 Southland 7 X 24 Ft T/A Stock**, S/N 2S9JN535211028017, 2 partitions, ball hitch, floor mats.

**AIR DRILLS & SEEDERS**

**New Noble 4000 37 Ft 6 In. Air Drill**, S/N 48005, floating hitch, single shoot, 8 In. spacing, Ezee-On 3175 tow behind air tank.

**TILLAGE EQUIPMENT**

**Case IH 4900 40 Ft Cultivator**, S/N 0065418, 9 In. spacing, mtd harrow \* **Leon 4041 40 Ft Cultivator**, S/N 123308, 8-10 In. spacing, mtd diamond harrows \* **John Deere 1610 Deep Tillage Cultivator**, 12 In. spacing, NH3 kit, Inland harrows \* **Massey Ferguson 84 6 Bottom Plow**, S/N 321001439 \* **Flexi-coil 85 50 Ft Heavy Harrows**, S/N S85B000U09264500.

**SPRAYER & SPREADING**

**Spray-air RT220 80 Ft Sprayer**, S/N 967120342, hyd pump, PTO fan, control/monitors, ground spd/area - auto rate \* **Calhoun 1 Tonne Fertilizer Spreader**, 540 PTO.

**MOWERS**

**Farm King 6 Ft Finishing**, S/N 9761974, 540 PTO, 3 pt hitch, side discharge \* **John Deere 603 5 Ft 3 Pt Hitch**, S/N W00603X010568, 540 PTO.

**HAYING EQUIPMENT**

**1998 Case IH 8312 12 Ft Discbine Mower Conditioner**, S/N CFH0107875, 1000 PTO, rubber condition rollers \* **Case IH 8360 12 Ft Haybine Mower Conditioner**, S/N CFH0043791, 1000 PTO, 1 rubber roller, 1 steel roller \* **2002 John Deere 567 Round Baler**, S/N E00567X188244, 1000 PTO, Mega Wide Mega Tooth P/U, monitors.

**Massey Ferguson 10 Square Baler**, S/N 996024271, 540 PTO \* **Sitrex Explorer MX8-10 10 Wheel Hay Rake**, S/N MX10111522 \* **2 Wheel Tractor Mounted Swath Turner \* Bale Elevator**.

**GRAIN HANDLING EQUIPMENT**

**Westeel Rosco 14 Ft X 6 Ring Grain Bin**, steel floor \* **Westeel Rosco 14 Ft X 6 Ring 2200 Bushel Grain Bin**, steel floor \* **(6) Twister 14 Ft X 6 Ring 2400 Bushel Grain Bins**, wood floor, ladder, opener, drip caps \* **Behlen 1600 Bushel Grain Bin \* (5) Westeel Rosco 14 Ft X 5 Ring 1750 Bushel Grain Bins \* 4 Compartment Seed Bins \* (7) Wood Grain Bins \* Spray-Air 4261 12 In. X 61 Ft Mechanical Swing Grain Auger**, S/N 42610090 \* **Farm King 731 7 In. X 31 Ft Grain Auger**, Kohler 16 hp, elec start \* **Westfield J208-41 8 In. X 41 Ft Grain Auger**, Kohler 18 hp, elec start \* **Tox-o-wik 570 Grain Dryer**, S/N 12219, n/g, 540 PTO \* **Rem 1026A**



Southland

**Grain Vac**, S/N RM961026A3080, 540 PTO \* **(3) Keho 3 Hp Aeration Fan \* Grain Guard 3 Hp Aeration Fan**.

**AGRICULTURAL EQUIPMENT**

Blanchard Swath Roller \* 3000 Gallon Skidded Fuel Tank, 110 V elec pump \* **Labtronics 919 3 In. Grain Tester**, S/N 21179 \* Trimble Easy Glide Plus GPS Light Bar \* Trimble Easy Steer \* **Shop Miscellaneous**, hand winch \* propane torch \* radiant propane heaters \* 6 chains \* 3 power saws \* electrical supplies \* tires \* meat ban saw \* Karcher 330 pressure washer \* wrenches \* pullers \* **Ag Misc**, combine parts - sieves, new concaves \* qty harrows \* grain hoppers \* 3 pt hitch cultivators \* qty Massey Ferguson 860 belts \* tire chains \* water pump \* auger hoppers \* shovels \* Keho 3 hp aeration fan \* tractor seat \* boomers \* draw bar pins \* ATV seed spreader \* tap & die set \* machinery parts \* elec farm gates \* live-stock supplies.

**LIVESTOCK EQUIPMENT**

**Farm King Y180 Roller Mill**, S/N 9440179, 540 PTO \* Hi - Qual Calf Tipping Table.

**RECREATIONAL VEHICLES**

**1999 Mallard 27 Ft 6 In. Fifth Wheel Holiday Trailer**, S/N 1EF5B2727X2469200, 13 Ft push out, sleeps 8, bunk beds, awning, A/C \* **Yamaha Big Bear 350 4X4 Quad**, S/N JY43HNN00RA171140, winch \* **Polaris 340 Touring Edition Skidoo**, S/N 2638622, long track \* **Aluminum Boat**, Mercury 9.9 hp outboard.

**EQUIPMENT ATTACHMENTS**

**John Deere 840 Loader**, S/N W00840X002024, grapple, ext joystick.

**MISCELLANEOUS**

bbq \* skis \* satellite dish \* bicycles \* printer \* Down Draft n/g furnace \* cement mixer \* metal barrels \* ladders \* metal steps \* 2 metal water tanks \* elec paint sprayers \* scare gun \* iron.