



UNRESERVED FARM & REAL ESTATE AUCTION

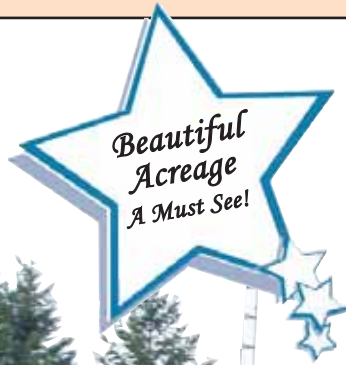


For **Ronald & Ann Graff**

Saturday, June 23, 2007

Sale Location: White Fox, SK (Nipawin area)

Directions: From White Fox, SK take Hwy #55 west 3.2 km (2 miles), then go 0.8 km (0.5 mile) south.



Open House:
Saturday, June 2/07
(2-4 pm)



For more information:
Ronald Graff @ 306.276.2562
Lorne Campbell (RBA Manager) @ 306.421.9766
Sales Office @ 306.634.9909



For more information about upcoming sales please visit our website at rbauction.com

License# 309645

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ACREAGE SELLS TO THE HIGHEST BIDDER. NO RESERVE BID.



ACREAGE INCLUDES:

Approx 1285 Sq Ft Bungalow

- 2 bdrms
- living room
- dining room & kitchen
- fridge, stove, dishwasher
- full bath on main
- Basement:
 - 1 bdrm
 - 1/2 bath
- heated w/wood/coal stove
& elec heat override
- updated vinyl siding w/exterior styrofoam
- updated windows
- well, auto pump out
- septic tank

30 Ft x 50 Ft Shop

- 8 Ft x 18 Ft overhead door
- man door
- 12 Ft x 14 Ft sliding doors on rear
- insulated
- cement floor





JOHN DEERE 2555 MFWD



JOHN DEERE 6601



CHEVROLET C65



BERGEN T/A GOOSENECK

TRACTOR

John Deere 2555 MFWD, s/n L02555U668392, 245 ldr, 72 in. bkt, grapple, joystick, quad shift, 2 hyd outlets, 1000/540 PTO, 3 pt hitch, firt fenders, 12.4X24, 18.4X30

COMBINE

John Deere 6601 Pull Type, s/n 353474H, P/U, PTO, chopper, 18.4X20

SWATHER

Massey Ferguson 655 15 Ft, gas, hydro, batt reel, 9.5X24

TRUCK & TRAILERS

Chevrolet C65 Grain Truck, s/n CCE675V125125, V8, gas, 5 spd, 15 ft box, hoist, 900X20

Bergen T/A Gooseneck Stock Trailer, s/n 2B9SL143AUD127306, Turplex axles

Custombuilt 8 x 14 Ft T/A Trailer, wood deck

SEEDING, & TILLAGE EQUIPMENT

International 100 21 Ft Press Drill, steel

John Deere 1600 26.5 Ft Cultivator, 9 in. spacing, 12 in. sweeps, 3 bar harrows

40 Ft Hang Up Harrow Bar, diamond harrows

BALER

Case IH 8480 Round Baler, s/n CFH0051830, w 1000 PTO, P/U wheels, bale kicker, bale counter

MOWER

Bush Hog 6 Ft, 540 PTO, hyd lift

GRAIN HANDLING EQUIPMENT

Sakundiak Auger, s/n 17486, Wisconsin 18 hp, elec start

ATTACHMENTS & YARD EQUIPMENT

Massey Ferguson Side Delivery Rake, ground drive, on rubber

Field King 5 Ft Quad Yard Sprayer

2006 Yard-Man MTD 42 In. Cut Riding Mower, s/n 1A206B10166, Kohler 18 hp, 6 spd, grass catcher

Husqvarna 4140H 48 In. Cut Riding Mower, s/n 5001108321343-14-2, hydro

(3) Lawnmowers, bagger

RECREATIONAL EQUIPMENT

Suzuki 300 4x4 Quad, s/n 912110415, windshield, firt & rear racks, winch

GARDEN SHEDS

10 x 12 Ft Garden Shed, on skids

8 x 12 Ft Garden Shed, on skids

MISCELLANEOUS

6 Ft Steel Swath Roller * (2) 5 HP Rototillers * High Hog tipping table * Payson cattle squeeze * (3) Rubbermate cattle feeders troughs * Tomstone round bale feeder * 100 gal slip tank w/elec pump * (2) 50 gal slip tanks * 16 In. Western Saddle * 2 wheel trailer, for quad * (3) 300 gal fuel tanks on wood stand * (3) rolls of game fence * 1200 gal poly tank * (2) 100 bu self * (2) gas weed eaters, one unused * table saw * tow rope * ladders * STIHL chain saw * chains * hand tools * 5 hp gas water pump * 1750 w gas gen set * 2 ton floor jack * 1/2 in. drill * 1/4 in. drill * come along * 9 in. hyd post hole auger, mounts on ldr * chain boomers * old buck saw * hay knife * scythe * bolt bin w/bolts * Magna Force * portable air compressor * bench grinder * 180 amp welder * vise * side grinder * air tank * cement mixer * **HOUSEHOLD** * wood table w/(4) chairs & matching china cabinet * (2) chester field sets * (2) TV's * (2) bedrooms sets, bed & dresser * TV stand * (2) deep freezers * (2) fridges * washer * spin dryer



CASE IH 8480 ROUND



JOHN DEERE 1600 26.5 FT



MASSEY FERGUSON 655



SUZUKI 300 4X4



**(1 OF 2)
GARDEN SHEDS**

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rb RITCHIE BROS.
Auctioneers

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License# 309645

UNRESERVED - EVERYTHING SELLS TO THE HIGHEST BIDDER

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 supercede 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 otherwise 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.

