

UNRESERVED PUBLIC REAL ESTATE AUCTION

SORGAARD RANCHES LTD.

March 19, 2013
Davidson, SK (South of Saskatoon)

One Home Quarter, 19 Parcels of Farmland
& 100,000± Bushels of Grain Storage (Selling separate by photo)

Open House: March 9 - 1 to 3 pm

Selling at the **Saskatoon Auction Site**
Hwy 12 North & Cory Rd.



PARCEL 1 - 1300± SQ FT HOUSE
OPEN HOUSE: MARCH 9, 2013 - 1 to 3 PM

Hawarden		Strongfield		RM of Rosedale 283		RM of Loreburn 254		GRID 44 (SKUESNES RD)		RM of Willner 253	
19	20	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80	81	82	83	84
85	86	87	88	89	90	91	92	93	94	95	96
97	98	99	100	101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116	117	118	119	120

This property will be sold as Twenty (20) lots on March 19, 2013 at the unreserved public auction in Saskatoon, SK. Every lot will be sold to the highest bidder on auction day, regardless of price.



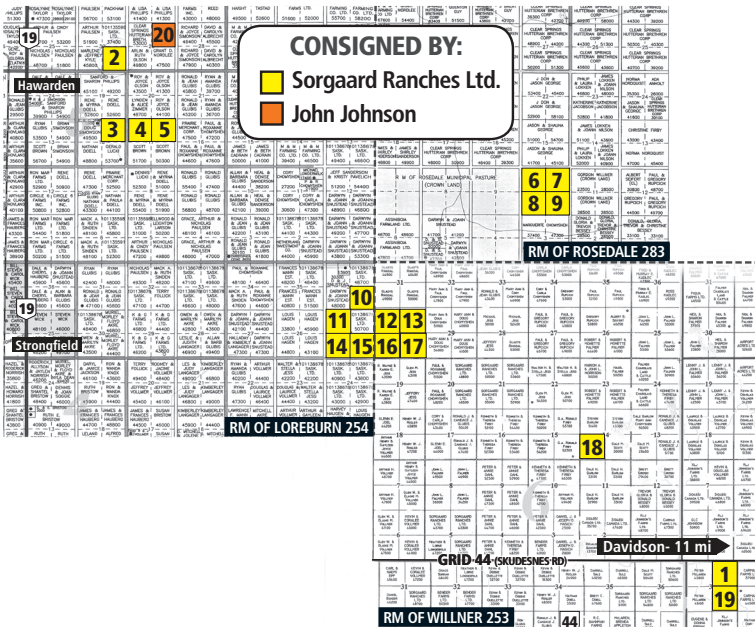
PARCEL 1

PARCEL 1 · NE 31-26-02 W3
157.9± title acres (RM #253)
 120± cult acres, Canola in 2012,
 1300± sq ft bungalow, 30 ft x 50 ft
 garage with 3 overhead doors, 270
 ft water well, natural gas, 2012 FVA
 45,700, 2012 Taxes \$502.70.

Home Details: 1300± sq ft
 bungalow, built in 1973.

Main: 3 bedrooms, family room,
 living room, kitchen, concrete

basement, gravel driveway, power,
 natural gas, carpet, tile/lino, wood
 flooring, dishwasher, big island,
 ensuite, landscaped yard, deck
 on front, vinyl exterior, asphalt
 shingles.
Property Details: 270 ft well, 30x50
 ft garage w/3 overhead door, wheat
 (55 bu) in 2011, Canola (30 bu) in
 2012, currently has Winter Wheat
 seeded, approx± 70 lbs of Nitrogen,
 approx± 25 lbs Phosphate.



OWNERS: Charles Sorgaard: 306.567.3113, Graham Sorgaard: 306.896.9002
 John Johnson: 250.359.7305
RITCHIE BROS. TERRITORY MANAGER: Jon Schultz: 306.291.6697
REAL ESTATE ESCROW: Brennan LeBlanc: 306.820.4878 **800.491.4494**

PARCEL 2 · SE 30-28-04 W3
158.65± title acres (RM #254)
 140± cult acres, Canola in 2012,
 2012 FVA 44,800, 2012 Taxes
 \$302.21.

PARCEL 3 · NE 18-28-04 W3
160.03± title acres (RM #254)
 140± cult acres, Canola in 2012,
 2012 FVA 42,600, 2012 Taxes
 \$287.38.

PARCEL 4 · NW 17-28-04 W3
160.04± title acres (RM #254)
 135± cult acres, Canola in 2012,
 2012 FVA 50,400, 2012 Taxes
 \$339.98.

PARCEL 5 · NE 17-28-04 W3
160.07± title acres (RM #254)
 145± cult acres, Canola in 2012,
 2012 FVA 45,700, 2012 Taxes
 \$308.28.

PARCEL 6 · NW 10-28-03 W3
159.68± title acres (RM #283)
 157± cult acres, Alfalfa in 2012,
 2012 FVA 48,300, 2012 Taxes
 \$611.00.

PARCEL 7 · NE 10-28-03 W3
159.68± title acres (RM #283)
 157± cult acres, Alfalfa in 2012,
 2012 FVA 48,600, 2012 Taxes
 \$614.79.

PARCEL 8 · SW 10-28-03 W3
159.84± title acres (RM #283)
 157± cult acres, Flax in 2012, 2012
 FVA 47,700, 2012 Taxes \$603.40.

PARCEL 9 · SE 10-28-03 W3
159.84± title acres (RM #283)
 157± cult acres, Flax in 2012, 2012
 FVA 44,400, 2012 Taxes \$561.66.

PARCEL 10 · SE 36-27-04 W3
159.78± title acres (RM #254)
 155± cult acres, Canola in 2012,
 2012 FVA 51,300, 2012 Taxes
 \$346.04.

PARCEL 11 · NW 25-27-04 W3
159.85± title acres (RM #254)
 155± cult acres, Canola in 2012, 2012
 FVA 52,000, 2012 Taxes \$350.77.

PARCEL 12 · NW 30-27-03 W3
110.47± title acres (RM #253)
 110± cult acres, Wheat in 2012,
 2012 FVA 47,700, 2012 Taxes
 \$407.27

PARCEL 13 · NE 30-27-03 W3
160.58± title acres (RM #253)
 155± cult acres, Wheat in 2012,
 2012 FVA 54,000, 2012 Taxes
 \$674.63.

PARCEL 14 · SW 25-27-04 W3
159.87± title acres (RM #254)
 150± cult acres, Alfalfa in 2012,
 2012 FVA 52,300, 2012 Taxes
 \$352.78.

PARCEL 15 · SE 25-27-04 W3
159.79± title acres (RM #254)
 150± cult acres, Alfalfa in 2012,
 2012 FVA 42,600, 2012 Taxes
 \$287.34.

PARCEL 16 · SW 30-27-03 W3
160.5± title acres
 155± cult acres, Wheat in 2012,
 2012 FVA 42,500, 2012 Taxes
 \$530.96.

PARCEL 17 · SE 30-27-03 W3
160.69± title acres (RM #254)
 155± cult acres, Wheat in 2012,
 2012 FVA 46,700, 2012 Taxes
 \$583.42.

PARCEL 18 · SW 14-27-03 W3
159.64± title acres (RM #254)
 155± cult acres, Durum in 2012,
 2012 FVA 51,300, 2012 Taxes
 \$564.30.

PARCEL 19 · SE 31-26-02 W3
158.47± title acres (RM #254)
 140± cult acres, Canola in 2012,
 FVA 42,400, 2012 Taxes \$471.90,
 currently has Winter Wheat seeded,
 approx± 70 lbs of Nitrogen, approx±
 25 lbs Phosphate.

PARCEL 20 · NE 29-28-04 W3
159.66± title acres (RM #254)
 136± cult acres, Canola in 2012,
 2012 FVA 43,000, 2012 Taxes
 \$306.94. (Consigned by John
 Johnson: 250.359.7305).

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 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. **NON-PERFORMANCE.** Any failure by the Purchaser to complete the purchase of the Property will result in their Deposit and any further interest in the Property being forfeited.
5. **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.
6. **ESCROW AGENT.** All deposit, earnest and purchase monies in respect of the Property shall be paid to and deposited with the appointed Escrow Agent.
7. **POSSESSION.** Purchaser will receive vacant possession on the date of Closing.
8. **CASH SALE.** This is a cash sale and is not contingent on purchaser's ability to obtain financing.
9. **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.
10. **AGENT OF SELLER.** The Auctioneer (and any appointed Real Estate Agent, where applicable) is acting as an agent of the Seller only, and not as an agent of the Purchaser or a dual agent.
11. **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.
12. **PERSONAL PROPERTY.** No personal property shall be conveyed with the Property unless specifically included in the purchase agreement.
13. **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.
14. **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.
15. **ADMINISTRATIVE FEE.** The Purchaser shall pay directly to Auctioneer, on the date of the auction, all applicable administrative fees relating to the purchase of the Property.