

UNRESERVED PUBLIC REAL ESTATE AUCTION

BALE CATTLE CO LTD.

June 15, 2013

Oyen, AB (East of Hanna, West of Kindersley)

75 Quarters of Real Estate

1 Home Quarter &

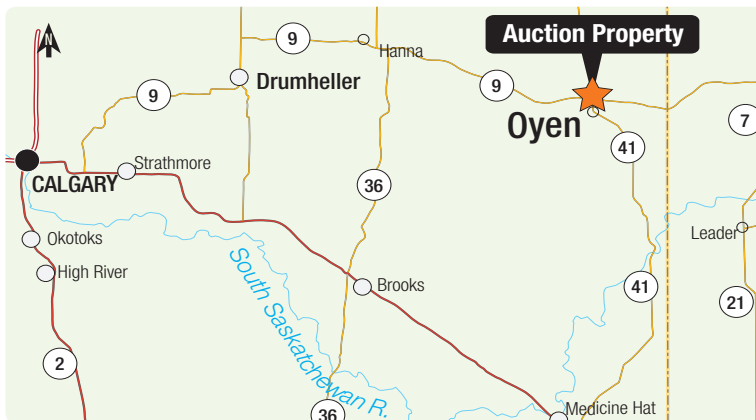
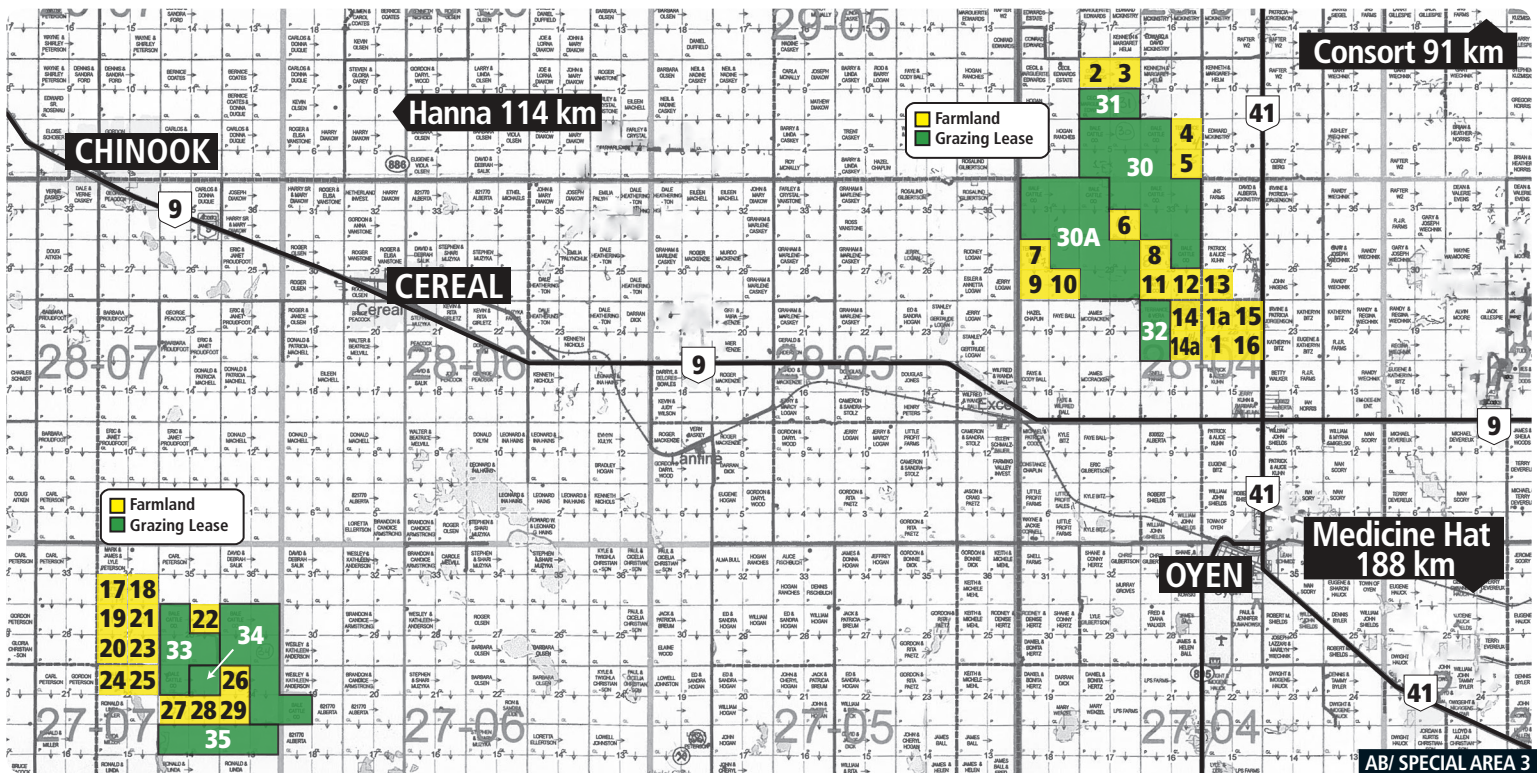
30 Parcels of Farmland 4870± title acres

7 Parcels of Grazing Lease 6900± leased acres

\$37,300± Power/Surface Lease Revenue



PARCEL 1 – HOME QUARTER



ABOUT BALE CATTLE CO LTD. AUCTION

This is part of the complete dispersal for Bale Cattle Co. Ltd. After more than 35 years of farming Bale Cattle Co Ltd. is retiring and selling their entire operation including cattle, farm equipment and real estate.

Ritchie Bros Auctioneers will be conducting two (2) unreserved auctions – Herd Dispersal and Livestock equipment will be sold March 23 and Real Estate & Equipment on June 15. Don't miss this opportunity.

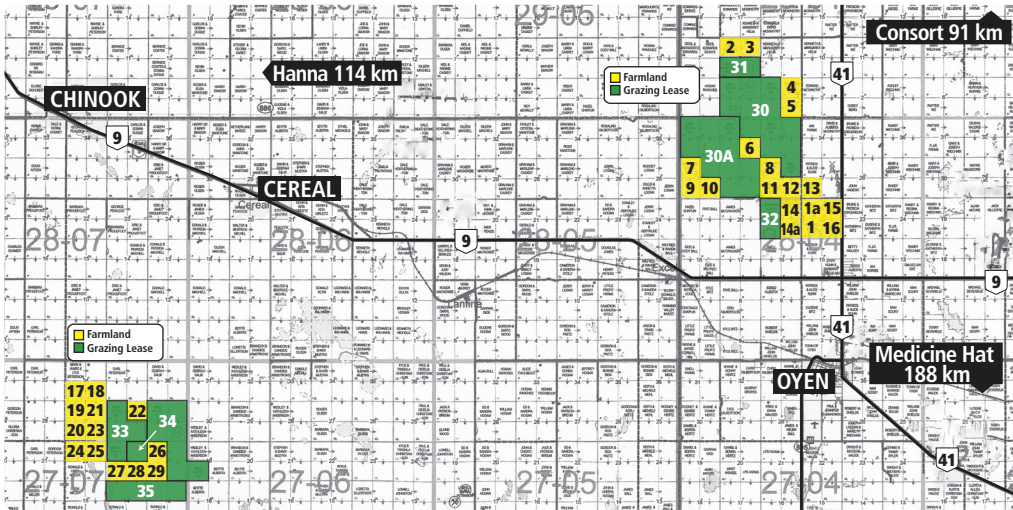
REALTOR: Greg Cripps - REMAX AB Central, 403.391.2648

RITCHIE BROS TERRITORY MANAGER: Jerry Hodge: 780.706.6652

This property will be sold as 36 lots on June 15, 2013 at unreserved public auction at Oyen, AB. Every lot will be sold to the highest bidder on auction day, regardless of price.

rbauction.com/realestate

rb RITCHIE BROS.
Auctioneers



AB/SPECIAL AREAS NO 3

**Important Note: Parcels 1 & 1A Will Be Sold Together.*

Home Quarter

***Parcel 1 · SW22-28-4-W4 · 160± title acres**
PLR \$700

1800± sq ft log home w/veranda 3 bdrm, 2 bath, developed basement, vaulted ceilings w/loft, feature wood burning fireplace, NG forced air furnace, 36 ft x 36 ft heated metal clad shop w/OH door, concrete floor, 60 x 120 ft metal clad machine shed, 60 ft x 32 ft steel quonset, 32 ft x 120 ft barn, complete livestock facility to handle up to 500 head, waterers, fully serviced mature yard site, dugout, dam.

***Parcel 1A · NW22-28-4-W4 · 160± title acres**
PLR

80± acres improved pasture, balance native grass, dugout, 2012 taxes \$457.26

FARMLAND

** Important Note: Parcels 2 & 3 Will Be Sold Together. The Winning Bidder on This Group Must Pay the Selling Price Multiplied By Two and Shall Receive Both Parcels.*

***Parcel 2 · PNW8-29-4-W4 · 158± title acres**
158± acres cult, fenced, 2012 combined taxes \$413.27

***Parcel 3 · PNE8-29-4-W4 · 158± title acres**
SLR \$272.70
158± acres cult, fenced, 2012 combined taxes \$413.27

Parcel 4 · NE4-29-4-W4 · 161± title acres
SLR \$1550
161± acres cult, fenced, dugout

Parcel 5 · SE4-29-4-W4 · 160± title acres
SLR \$6500

135± acres cult, 25± acres improved pasture, balance native pasture, fenced, 2012 taxes \$175.07

Parcel 6 · SE32-28-4-W4 · 160± title acres
SLR \$1200

110± acres cult, 50± acres improved pasture, perimeter fenced, dugout, 2012 taxes \$164.01

Parcel 7 · NW30-28-4-W4 · 159± title acres
PLR, SLR \$2200
159± acres cult, fenced

Parcel 8 · NW28-28-4-W4 · 154.71± title acres
SLR \$3400
154.71± acres cult, fenced

Parcel 9 · SW30-28-4-W4 · 159± title acres
PLR
159± acres cult, fenced, dugout

Parcel 10 · SE30-28-4-W4 · 160± title acres
PLR
160± acres cult, fenced

PLR = Power Line Revenue
SLR = Surface Lease Revenue



Parcel 11 • SW28-28-4-W4 • 160± title acres
160± acres cult, fenced, 2012 taxes \$219.76

Parcel 12 • SE28-28-4-W4 • 160± title acres
160± acres cult, fenced, dugout, 2012 taxes \$196.73

Parcel 13 • SW27-28-4-W4 • 160± title acres
PLR

110± acres cult, 50± acres improved pasture, perimeter fenced, dugout, 2012 taxes \$150.14

**Important Note: Parcels 14 & 14A Will Be Sold Together.*

***Parcel 14 • PNE21-28-4-W4 • 158.56± title acres**
PLR \$50

40± acres cult, balance native grass, fenced, dugout, combined 2012 taxes \$294.04

***Parcel 14A • PSE21-28-4-W4 • 159± title acres**
PLR

159± acres Crested wheat & alfalfa, perimeter fenced, combined 2012 taxes \$294.04

Parcel 15 • PNE22-28-4-W4 • 155.94± title acres
Rogers Tower \$3350

80± acres improved pasture, balance native grass, fenced, dam, 2012 taxes \$503.28

Parcel 16 • PSE22-28-4-W4 • 155.94± title acres
PLR, SLR \$7300

120± acres improved pasture, balance native grass, fenced, dugout, 2012 taxes \$184.12

**Important Note: Parcels 17 & 18 Will Be Sold Together. The Winning Bidder on This Group Must Pay the Selling Price Multiplied By Two and Shall Receive Both Parcels.*

***Parcel 17 • SW34-27-7-W4 • 160± title acres**
160± acres cult, fenced, combined 2012 taxes \$187.73

***Parcel 18 • SE34-27-7-W4 • 160± title acres**
120± acres improved pasture, 40± acres native grass, dugout, combined 2012 taxes \$187.73

**Important Note: Parcels 19 & 20 Will Be Sold Together. The Winning Bidder on This Group Must Pay the Selling Price Multiplied By Two and Shall Receive Both Parcels.*

***Parcel 19 • NW27-27-7-W4 • 160± title acres**
160± acres cult, fenced, combined 2012 taxes \$328.85

***Parcel 20 • SW27-27-7-W4 • 160± title acres**
160± acres cult, fenced, dugout, combined 2012 taxes \$328.85

Parcel 21 • NE27-27-7-W4 • 161± title acres
160± acres Crested wheat & alfalfa, fenced, 2012 taxes \$172.14

Parcel 22 • NW26-27-7-W4 • 160± title acres
160± acres Crested wheat & alfalfa, fenced, 2012 taxes \$153.23

Parcel 23 • SE27-27-7-W4 • 160± title acres
160± acres Crested wheat & alfalfa, fenced, 2012 taxes \$183.00

Parcel 24 • NW22-27-7-W4 • 161± title acres
161± acres cult, fenced, 2012 taxes \$163.41

Parcel 25 • NE22-27-7-W4 • 161± title acres
161± acres cult, fenced, 2012 taxes \$149.50

Parcel 26 • NW24-27-7-W4 • 161± title acres
161± acres Crested wheat & alfalfa, fenced, 2012 taxes \$142.89

Parcel 27 • SW23-27-7-W4 • 161± title acres
161± acres Crested wheat & alfalfa, fenced, 2012 taxes \$104.22

Parcel 28 • SE23-27-7-W4 • 161± title acres
161± acres Crested wheat & alfalfa, fenced, 2012 taxes \$151.96

Parcel 29 • SW24-27-7-W4 • 161± title acres
161± acres Crested wheat & alfalfa, fenced, 2012 taxes \$149.67

GRAZING LEASE

Parcel 30 • GL 82391 • 2061± acres
SLR \$6550 551 AUMS

N32-28-4-W4, 33-28-4-W4 - 320± acres Crested wheat & alfalfa, dugout, 5-29-4-W4 - dugout, springs, W4-29-4-W4, NE28-28-4-W4 - dugout, expires Dec 31, 2030

Parcel 30A • GL • 1599± acres
PLR \$100, SLR \$1500 424 AUMS

NE30-28-4-W4 - dugout, 29-28-4-W4 - dugout, (2) dams, 31-28-4-W4 - dugout, SW32-28-4-W4, expires Dec 31, 2030

Parcel 31 • GL 84801 • 318± acres
95 AUMS

S8-29-4-24, native grass, dugout, expires Dec 31, 2025, 2012 taxes \$127.32

Parcel 32 • GL81931 • 320± acres
SLR \$1200

SW21-28-4-W4, NW21-28-4-W4 - 80± acres alfalfa, P NE21-28-4-W4 - dugout, expires Dec 31, 2027

Parcel 33 • GL 81439 • 643± acres
199 AUMS

NW23-27-7-W4 - dugout, dam, S26-27-7-W4 - dugout, NW26-27-7-W4 - dugout, expires Dec 31, 2026, 2012 taxes \$240.07

Parcel 34 • GL 81720 • 1287± acres
SLR \$1500 343 AUMS

SW19-27-6-W4, E24-27-7-W4, NE23-27-7-W4 - working corrals, re-grassing permits, dugout, 25-27-7-W4, expires Dec 31, 2025, 2012 taxes \$446.29

Parcel 35 • GL 82116 619.9± acres
158 AUMS

N13-27-7-W4, N14-27-7-W4 - dugout, natural springs, expires Dec 31, 2027, 2012 taxes \$205.21

PLR = Power Line Revenue
SLR = Surface Lease Revenue

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.