VIRTUALPROPERTY-INC.
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Dennis Roszell - Broker
Virtual Property Inc.
#6, 7459 49 Ave. Red Deer, AB T4P 1N2
Phone: 403.350.1914

on 4-0 Road Rural Red Deer County, AB T0M 1M0

Agri-Business
Active A1245672

W: 5 R: 3 T: 36 S: 18 Q: NW **DOM:** 15 **LP:** $1,000,000.00
PD: **OP:** $1,000,000.00

Trans Type:	For Sale	**LP/Acre:**	$6,250.00
City:	Rural Red Deer County		
Business Type:		**Tax Amt/Yr:**	$309.83/2022
Bldg Type:		**Lot Sz Acre:**	160.00
Lse Rate Com:		**Lot SqFt:**	6,969,600
County:	Red Deer County	**Addl Parcels:**	No
Subdivision:	NONE	**RMS SQFT:**	0.00
Sewer:	None	**LP/SF:**	
Nearest Twn:	Spruce View		
Possession:	By Date Specified/Property to sell by online auction VPIAuctions.		
LINC#:	0013923289		
Legal Pln:	**Blk:**	**Lot:**	
Zoning:	Ag	**Tax Roll:**	
Title to Lnd:	Fee Simple	**Exclusn/SRR:**	No/No
Reports:	None		
Restrictions:			

Previous Tenant Usage:

Public Remarks: 160 Acres full quarter several great building sites. 80 acres wheat, 20 acres alfalfa Hay, 60 acres pasture unfarmed with 2 dugouts. Opportunity to also buy the adjacent SW-18-36-3-W5 (128.02 acres MLS listing number A1245525) These two quarters will be sold separately by online auction at VPIAuctions.com Sept 26 to Oct 1, 2022 at 11:00 am Contracts will be provided as attachments on VPIAuction.com web site. "ALL SALES ARE FINAL AND AS IS WHERE IS" There is no fee to bid. SUCCESSFUL HIGH BIDER MUST PROVIDE A 10% NON REFUNDABLE DEPOSIT TO THE LISTING BROKERAGE UPON BEING DECLARED HIGHBIDDER OF THE AUCTION PROPERTY.

Directions: 5 Miles West of Spruce View to Range Road 4-0 Turn right (north) 1/2 mile quarter starts on the right hand side (east side)

Property Information

Fencing:		**Road Frontage:**	Municipal Road
911 Address:		**HOA/Sched:**	
Utilities:	Electricity at Lot Line		
HOA Incl:			
Goods Exclude:	none		
Access Feat:			
Goods Include:	none		

Agri Business

Water Supply:	None			**Soil Type:**	Limitations - Moderately Severe, Mixed Soil Type, Peat
Acres Cleared:	120.00	**Contracts:**		**Reg Watr Rghts:**	No
Acres Cultivatd:	120.00	**Well Depth:**			
Acres Fenced:		**Lease SubLse:**			
Acres Freehold:	160.00	**Lease Type:**			
Acres LseHold:		**Lse Incentives:**			
Acres Pasture:	40.00	**Lse Term Rmn:**		**Lse Op Cost SF:**	
Lse Op Cost Inc:				**Lease SqMtr:**	
Major Use :	Alfalfa, Barley, Pasture				

Residential Buildings

Beds Total:		**Style of Home:**		**Foundation:**	
Baths Total	0	**Basement:**			
Total Fl SF:	0.00	**Outbuildings:**			
Year Built:					

Printed Date: 08/20/2022 5:57:37 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).