VIRTUAL PROPERTY 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 54 Highway Rural Red Deer County, AB T0M 1V0

Agri-Business
Active A1245525

W: 5 R: 3 T: 36 S: 18 Q: SW **DOM:** 28 **LP:** $850,000.00
PD: **OP:** $850,000.00

Trans Type:	For Sale	**LP/Acre:**	$6,639.59
City:	Rural Red Deer County		
Business Type:		**Tax Amt/Yr:**	$230.08/2022
Bldg Type:		**Lot Sz Acre:**	128.02
Lse Rate Com:		**Lot SqFt:**	5,576,551
County:	Red Deer County	**Addl Parcels:**	No
Subdivision:	NONE	**RMS SQFT:**	0.00
Sewer:	None	**LP/SF:**	
Nearest Twn:	Spruce View		
Possession:	/Property Sold by VPIAuctions.com Auction Date Sept 26 to Oct		
LINC#:	0038233276		
Legal Pln:	**Blk:**	**Lot:**	
Zoning:	AG	**Tax Roll:**	
Title to Lnd:	Fee Simple	**Exclusn/SRR:**	No/No
Reports:	Title		
Restrictions:			

Previous Tenant Usage:

Public Remarks: HARD TO FIND 2 adjacent 1/4 s of land 4- 1/2 miles west of Spruce View on Highway 54. South 1/4 is 128 acres with approx.; 22 acres of Wheat, 40 Acres alfalfa hay & 66 acres of pasture and uncultivated land. See Alberta soil report in attachments Pasture is fenced from the crop and hay land. Oilfield revenue is $6,945 annually. (Adjacent 160 acres MLS #A1245672 is also available.)These 2 quarters will be sold separately . Property will be sold by online auction at VPIAuctions.com. Bidding starts at 9:00 am Sept 26, 2022 bidding closes at 11:00 am October 1, 2022.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: West on Highway 54; 5 Miles past Spruce View to Range road 4-0 property North East of that intersection (40-0 and Hwy 54.)

Property Information

Fencing:		**Road Frontage:**	Highway
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:**	
Acres Cleared:	110.00	**Contracts:**		**Reg Watr Rghts:**	
Acres Cultivatd:	80.00	**Well Depth:**			
Acres Fenced:		**Lease SubLse:**			
Acres Freehold:	128.00	**Lease Type:**			
Acres LseHold:		**Lse Incentives:**			
Acres Pasture:	48.00	**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: 09/02/2022 11:10:08 AM

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