

UNRESERVED REAL ESTATE AUCTION
Ben and Wilma Hanson, Taylor BC
Saturday May 1, 2010

1. All bidders must obtain a bidding number by properly registering prior to the commencement of the Real Estate Auction.
 2. The Auctioneer reserves the right to accept or reject any bid and in cases of dispute, the Auctioneer's decision shall be final.
 3. The Auctioneer shall declare the bidding closed when he has determined the highest bidder. 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.
 4. The successful bidder must:
 - Pay a minimum non-refundable deposit of 10% of the purchase price, (plus applicable GST) on sale day, with the balance of the purchase price being due on or before June 1, 2010.
 - Provide a letter guaranteeing sufficient funds from the bank of which funds will be drawn, on or before May 1, 2010.
 - Make final payment with a certified cheque.
 5. The Purchaser agrees to execute and deliver, immediately after the parcel being auctioned is declared sold, all such further documents as may be required to complete the sale of the property. The completion or closing of the real estate transaction will be handled by an agent of Peace River Farm and Ranch Sales Ltd.
 6. Any announcement by the Auctioneer shall take precedence over written material.
 7. The Realtor and/or the Auctioneer are acting in a "sole agency capacity," they are representing the Seller in this transaction and are not an agent for the Buyer.
 8. The property is being offered on an (AS IS) basis. All descriptions, measurements and acreage provided by the Seller and Auctioneers are to be used as a guide only. The Auctioneers and agents make no representations or warranties as to the condition or fitness of the property, environmental or otherwise, or any adjacent land or lands in close proximity to the property or which may in any way affect the property. Information supplied by the Auctioneer is taken from sources believed to be reliable. Each bidder shall have satisfied him/herself as to the location of the property, along with all descriptions before bidding.
 9. The property 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.
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1. NW 33-82-17-W6M: Total Acres 152 ±.

72 ft. mobile home, hydro, phone, natural gas, cistern, sewage lagoon, (rented at \$600.00 per month). Fenced and cross fenced, 100 acres ± of Alfalfa, Trefoil and Cicer milk vetch pasture

2 well sites with \$8,450.00 surface lease revenue.

2008 taxes \$196.75.

2. SW 2-83-17-W6M: Total Acres 128.23 ±.

50 acres ± hay land, alfalfa and grass, the balance in trees with some spruce

Well site with approx. \$3,800.00 surface lease revenue.

2008 taxes \$347.37.

3. NW 2-83-17-W6M: Total Acres 156 ±.

100 acres ± barley, the balance in trees with some spruce

2008 taxes \$77.04.

For further information call Jeff Weaver at 780-864-7750 or Larry Peterson at 250-787-7618

**Real Estate transaction handled by: Larry & Lynda Peterson,
Peace River Farm and Ranch Sales Ltd. 250-787-7618 - Cell 250-262-7125
Email: lyndafaypeterson@hotmail.com**