



Steffes Auctioneers
Lot 5 Hwy #3 East, Tisdale, SK S0E 1T0
(306) 873-5488 | SteffesGroup.com



Built on Trust.

PRINCE ALBERT, SK LAND AUCTION RM PRINCE ALBERT #461

Auctioneer's Note: Great opportunity to add a quarter of land southwest of Prince Albert to your land holdings. This quarter is available to farm for the 2025 growing season.

**160±
Titled Acres**



Opening: Wednesday, April 16 | 8 AM

Closing: Tuesday, April 22 | 10 AM CST 2025

Timed
Online



Wendell & Mayela Macgregor

Contact Cory Schapansky at Steffes Auctioneers, (306) 852-7294 for details.

Bruce Schapansky Auctioneers, Inc. DBA Steffes Auctioneers

BRUCE SCHAPANSKY
AUCTIONEERS
INCORPORATED

By accepting the terms and conditions of this auction you acknowledge you are entering into a legal and binding contract. You agree to abide by all terms and conditions and you acknowledge receipt of all explanations and information made available by Steffes Auctioneers, also referred to as Bruce Schapansky Auctioneers, Steffes or Company. By entering into this Agreement Purchaser hereby certifies that Purchaser is at least 18 years old and under no legal limitations with respect to Purchaser's ability to enter into binding contracts.

ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

Steffes Group along with their employees are representing the seller. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

THE AUCTION BEGINS ON WEDNESDAY, APRIL 16 AND WILL END AT 10 AM TUESDAY, APRIL 22, 2025.

All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

The real estate being sold as is, where is, with no warranties, guarantees, or representations made by the seller. Bidders are responsible for conducting their own due diligence, including all necessary searches, inspections, and inquiries before bidding. The seller reserves the right to reject any or all bids, including the highest bid, at their sole discretion. No allowances or adjustments will be made for defects, errors, or omissions. All sales are final, and no refunds will be given.

The land is sold free and clear of all liens, claims, mortgages and encumbrances that affect marketability of title (easements registered against title are expressly excluded).

All sales will be deemed to close 30-days from the date bidders are notified of acceptance unless otherwise agreed with the seller, and bidders must deposit 10% of the winning bid with the solicitors for the seller, Delbert Dynna Law – 100A 10th St. E, Prince Albert, SK within 1 business day after the closing of this auction. Bidders are responsible for arranging any financing prior to submitting a bid, and bidders who fail to make appropriate arrangements with the law firm of Dynna Delbert Law to pay their deposit may have their bid cancelled. Trust account details may be obtained directly from the law firm at (306) 764-6856. All deposits are non-refundable and forfeited to the seller if the buyer fails to close and complete the purchase and sale of the farmland as outlined in this listing as a fair estimate of damages or loss, and not as a penalty.

All adjustments with respect to the property, including municipal property taxes and utilities, shall be adjusted between the parties as at the deemed closing date. Bidders must pay 5% GST on the purchase price at closing unless they hold a valid GST registration and provide the seller's lawyers an undertaking to self-report and address any GST attributable on the transaction directly with CRA. Each party is responsible for their own lawyer's

costs, and the bidder is responsible for the land titles costs to register transfer of title and any mortgage against the purchased land, and the seller shall be responsible to pay for and remove any mortgage, lien or encumbrance registered against the title to the sold lands and may use the proceeds of sale for this purpose. Other exclusions disclosed on individual listings for each parcel of land are incorporated into this disclaimer and these terms. Participation in the auction constitutes acceptance of all terms.

Balance of the purchase price must be paid in full at closing on or before:
Thursday, May 22, 2025.

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.

THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

POSSESSION

Possession will be at closing, unless otherwise agreed to in writing and agreeable by buyer and seller.

BUYER DEFAULT

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

INTERNET RISK

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

How is this accomplished?

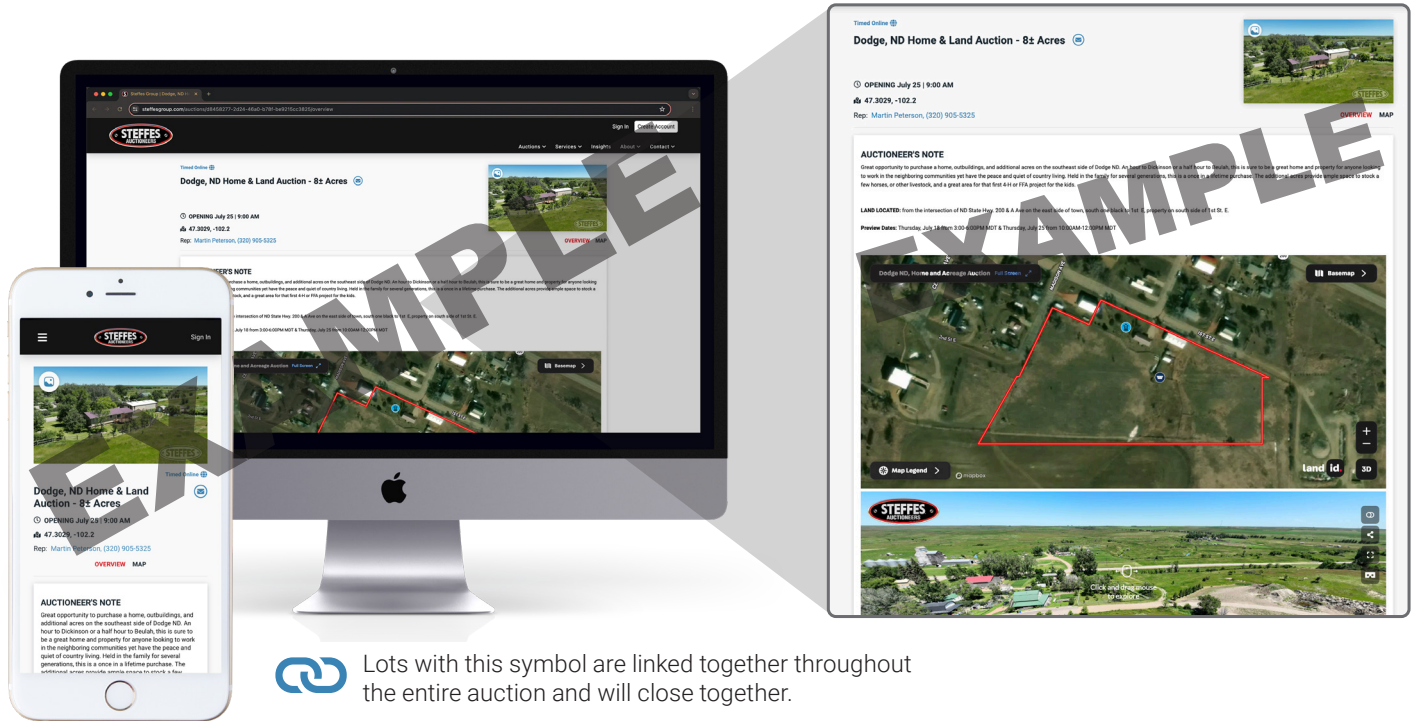
1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



APRIL 2025

S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	OPENS 16	17	18	19
20	21	CLOSES 22	23	24	25	26
27	28	29	30			

PRINCE ALBERT, SK — RM OF PRINCE ALBERT #461

Land Located: from Prince Albert, west on Hwy. 302 to Range Road 2273, south 3.2 Kms

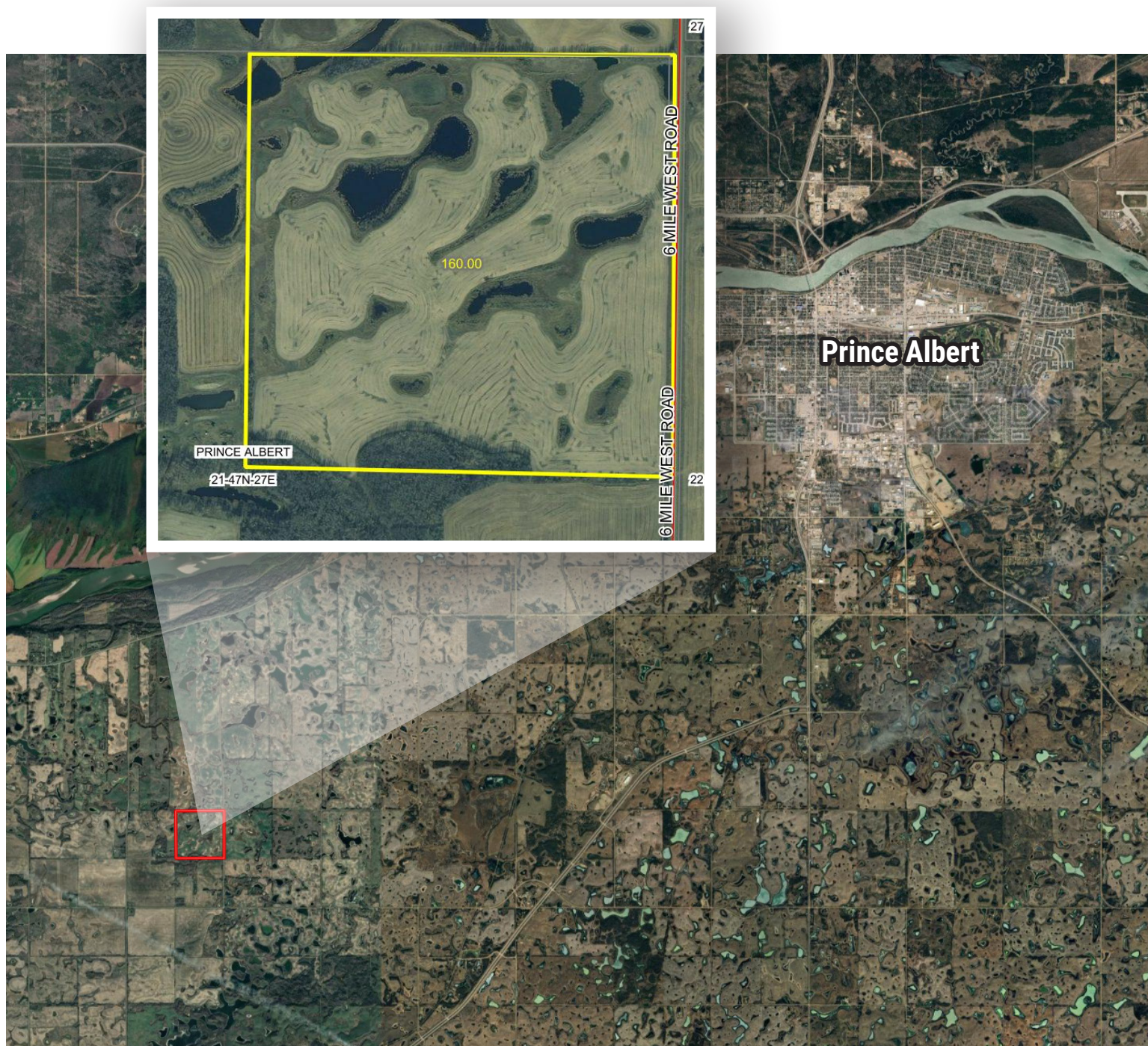
Description: NE 21-47-27 W2

Titled Acres: 159.83±

Cultivated Acres: 105±

Parcel ID #: 178800

Taxes (2024): \$1,219.35



*Lines are approximate



**RM
Prince
Albert
#461**

TAX NOTICE

RM of Prince Albert No. 461
Junction of HWY 2 & HWY 11
R.R. #2, Site 4, Comp 112
Prince Albert, Saskatchewan
S6V 5P9

FOR THE YEAR 2024

Mailing Date: June 27, 2024

ROLL NUMBER	LEGAL DESCRIPTION	ACRES	TAX LIEN	Macgregor, George Wendell & Macgregor, M (# 1798) - Page 1			
PROPERTY CLASS	MILL RATE FACTOR	TAXABLE ASSESSMENT	CURRENT YEAR TAXES	TAX ENFORCEMENT	CREDITS/ARREARS	TOTAL TAXES OWING	
1204 000	NE 21 47 27 W2	160.000					
AGRICULTURAL	0.9000	98,340	100 - MUN	579.71			
			200 - SCH	139.64			
			500 - ES	500.00	(Flat Rate)		
	Total:			1,219.35	0.00	0.00	1,219.35

TOTAL TAXES DUE: 1,219.35

IMPORTANT	DISCOUNTS AND PENALTIES
Please call 306-763-2469 for exact amount to pay out tax arrears. All payments must be applied to arrears first. Partial payments must be apportioned between municipal and school.	If paid by July 31 1,178.77
	If paid by August 31 1,184.57
	If paid by September 30 1,190.36
	If paid by October 31 1,196.16
	If paid by November 30 1,207.76
	If paid by December 31 1,219.35
Please note for 2025 - every four years SAMA updates all properties in the province through a provincial Revaluation.	

TAX RATES						
TAXING AUTHORITY	PROPERTY CLASS	TAXABLE ASSESSMENT	TAX RATE	CURRENT LEVY	CREDITS/ARREARS	TOTAL TAXES OWING
100 - MUN	AGRICULTURAL*	98,340	6.5500	579.71		579.71
200 - SCH	AGRICULTURAL	98,340	1.4200	139.64		139.64
500 - ES				500.00		500.00
	* Mill rate factor applies		Total:	1,219.35	0.00	1,219.35



[illegible]

PRINCE ALBERT
SASKATCHEWAN

**RM
#461**



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