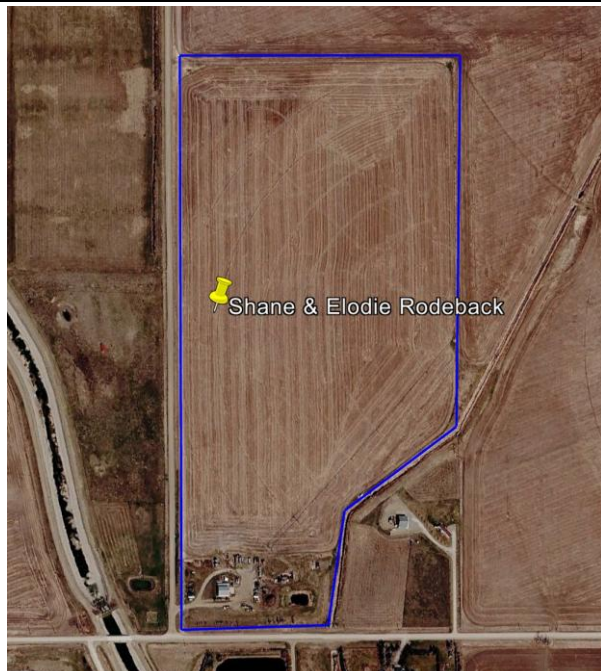


RODEBACK LAND AUCTION

Located near Raymond, AB – Warner County
Monday September 28, 2026
10:00AM ~ Machinery, Shop Tools, Misc
1:00PM – LAND/SHOP for sale by AUCTION



ADDRESS: TWP RD 64 RGE RD 211
LIST PRICE: To Be Determined at Auction on Sept. 28, 2026
MLS# Exclusive to Perlich Real Estate Ltd.
LOT SIZE: 71.9 Acres M/L
LEGAL: Portion of W ½ Sec 25 Twp 6 Rge 21 W4
TAXES: \$3353.32 (2026)
LEASE AGREEMENT:
Explore Inc. Internet Tower, \$8,400/year. First term 5 years, with 3 additional 5 year terms (20 Year Total) escalating.
WATER RIGHTS: 64 Acres permanent
Included in price (Raymond Irrigation District)
Currently \$22 per acre. Annual Fee.

**Located from Raymond: 2 miles West on HWY 52,
then 2 miles North.
From Lethbridge: 10 Miles South on HWY 5 then 3
miles East.**

LAND: Irrigated Farm Land with Pivot, and Short Line of Wheels. Yard Site with Shop Building. Great opportunity for expansion of your current operation! Ideal for Hay, Produce, or Cereal Crop Production. Currently some grazing for cattle and horses. Ideal location to build. Enjoy a Rural country lifestyle with an easy commuting distance to the city!

SHOP: Property includes a 40' x 50' shop building

- Metal frame
- Metal siding / Metal roof
- Concrete floor
- 2pc Bathroom / Heated (Nat. Gas) Gordon Raye Type
- Water for Shop comes from Well (Not Potable)
- Stand Up air compressor
- Hot water tank
- New LED lighting
- 120/220 Amp service
- Floor Drain
- 2 Smaller Metal Grain Bins (Concrete Floors)

IRRIGATION EQUIPMENT:

- Zimmatic Electric Center Pivot 7 Tower with Corner Arm
- Electric Pump Powered by Diesel Generator with Rotary intake
- Underground Mainline
- Short Line of Wheel Move also included

Visit perlich.com for full details and Auction Sale Package!

10% Deposit, cash or cheque, on Sale Day and balance due before possession.
Subject only to Seller acceptance, **SO PROPER FINANCING IS ADVISED.**

This property sells on an **AS IS WHERE IS BASIS**

For complete details, terms and conditions, go to
perlich.auction

SALESMAN: JOHN PERLICH 403-331-9911

SALESMAN: JOE PERLICH 403-635-0310

All information herein has not been verified and is not guaranteed

Attached to and forms part of
Listing Agreement #PER312026
LAND AUCTION TERMS AND CONDITIONS
THE PROPERTY IS BEING OFFERED ON AN AS IS, WHERE IS BASIS

FINANCIAL TERMS:

10% Deposit by cheque on sale day. Balance on, or before, possession day. Should the buyer fail to comply with the terms set forth in the offer, the deposit shall be forfeited as liquidated damages and the agreement contained in the offer shall be null and void at the seller's option. The deposit is payable to, and will be held in the trust account, of Perlich Real Estate Ltd. Interest, if any, will accrue to the seller until closing.

ALL OFFERS WILL BE WITHOUT BUYER'S CONDITIONS, PROPER FINANCING IS ADVISED.

BIDDING PROCEDURE:

This property will be offered as a single parcel in Canadian Dollars. The final bid will be considered an offer to purchase. The purchaser will be required to sign a written offer to purchase immediately at the close of bidding at which time all parties will enter into a normal real estate transaction. The Alberta Real Estate Association standard form of offer to purchase will be used, a copy of which is available on request.

THE SUCCESSFUL BID AS ESTABLISHED BY THE AUCTIONEER WILL BE SUBJECT TO ACCEPTANCE OR REJECTION AFTER REVIEW BY SELLER

POSSESSION:

Possession of the property will be given on or before December 15, 2026, subject to the purchaser paying cash to close. All adjustments will be calculated at the date of possession.

ANNOUNCEMENTS:

All announcements from the auction stand at sale time will take precedence.

CONCLUSION:

Buyer and seller agree to appoint independent lawyers to facilitate closing. The buyer represents and warrants that prior to completion, it is not an "ineligible person" or a foreign controlled corporation and is eligible to purchase "controlled land" as those terms are defined in the Foreign Ownership of Land Regulations.

The sale will only convey the surface rights of the land and will be subject to the usual mines and minerals reservations in favor of the Crown.

GST:

You must determine whether the sale of the property is subject to GST by getting independent advice. You acknowledge that neither we nor our representatives are giving an opinion about GST applying to the sale of the property and you agree that we and our representatives will not be responsible for the payment of GST.

AGENCY DISCLOSURE:

Perlich Real Estate Ltd. agrees to provide services to the seller and buyer in a Transaction Brokerage relationship and encourages any buyer to obtain independent legal advice.