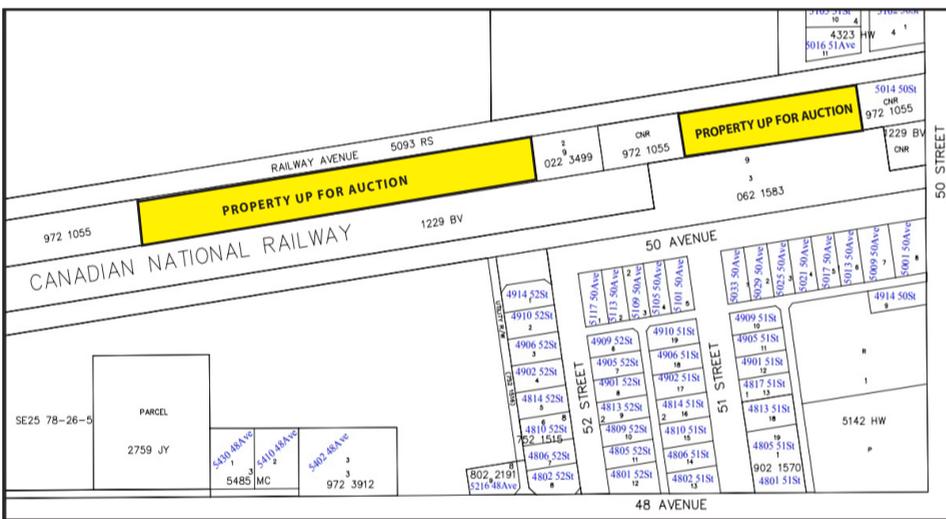


UNRESERVED AUCTION

12.25 ACRES MOSTLY COMMERCIAL

EAGLESHAM, ALBERTA - MAY 5, 2021



A Rare Opportunity in the Peace Country

Garfield Seward was born and raised on the family farm near Tangent, Alberta. He met his wife Esther, a native of Gladstone, Manitoba, during the first Trudeau era after her family moved out west to pursue an expanded farming operation. Together, Garfield and Esther successfully raised three kids and maintained several properties, including a very unique commercial property within the hamlet of Eaglesham.

Purchased in 2013, this mostly commercial 12.25 acre property showcases five buildings, including an office with washroom, an enclosed 80' platform scale, 50' x 72' Butler Steel Frame CPIC-rated shop with cement floor, 1000 tonne dry fertilizer storage building with cement floor, and a metal clad 40' x 60' timber frame seed warehouse. A former Viterra seed plant, this property has two parcels under one title: one commercial covering approximately 9.29 acres and one residential, covering approximately 3.24 acres. This property presents a very unique investment opportunity for a variety of businesses. Including but not limited to: chemical and fertilizer storage and application, heavy duty mechanic, excavation, transportation, large farms and many more.

"The amount of opportunities for different businesses to operate on this property are endless," says Garfield, "With the number of buildings, the acreage, the scale, and the CPIC-rated shop for chemical storage there is a real potential here to expand an operation, lower or eliminated lease costs by owning or even diversify a large farming operation, which there are a lot of around here. Imagine as a farmer owning your own chemical and fertilizer storage facility and what that could do for your buying power."

The Eaglesham area is also currently under-served when it comes to chemical application for farmers, both via ground and air. "We have planes that come from Westlock and even out of province to service the area," says Esther, "I see a real opportunity here with the Eaglesham airstrip just 2 miles north of the property for someone to come in and fill that need."

While they are sad to see the property go, Garfield and Esther have fond memories of the place, which was often the community gathering place for morning coffee and even the odd happy-hour. "We're encroaching on retirement," says Esther. "It's time to downsize and focus more on family." They are not quite there yet though, as Garfield is also still in the custom floating business and would welcome any new business inquiries via phone at 780-837-1814.

The auction will be conducted by Premier Auctions and will be in a timed-online format, opening up for bidding April 28 and closing on May 5. "The uniqueness of the opportunity here needs to be appreciated," says Cody Hayes, President of Premier Auctions, "This is an unreserved auction, meaning it'll sell to the highest bidder...these type of properties don't come up that often and certainly not via unreserved auction".

Viewing will follow all Covid-19 protocols and will take place May 3 & 4, 10:00 am to 5:00 pm. You will need to register with the auction company by visiting their website: www.premierauctions.ca. For further information, please call 403-669-1109.

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