

\$22,130 - 4;10;39;30;se, Rural Paintearth No. 18, County of

MLS® #A2258004

\$22,130

0 Bedroom, 0.00 Bathroom,
Land on 159.01 Acres

NONE, Rural Paintearth No. 18, County of,
Alberta

VERRIER AUCTION " LOT 1

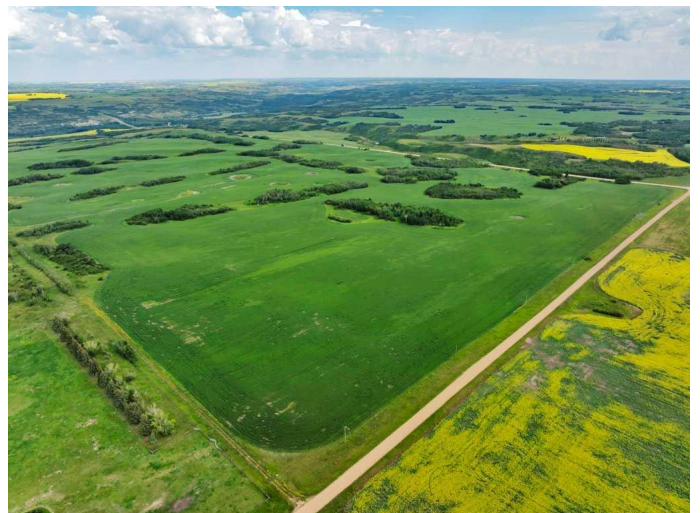
South Quarter - SE-30-39-10 W4

***This property is being sold by
UNRESERVED ONLINE AUCTION through
PREMIER AUCTIONS. Bidding starts on
NOVEMBER 6th, 2025 and ends on
NOVEMBER 13th, 2025. Property is SOLD to
the HIGHEST BIDDER. No offers will be
accepted before. Buyer's due diligence
must be done prior to auction day. All bidders
must register with Premier Auctions.***
159.01 acres of land in the County of
Paintearth, this property is located just 4 miles
from Brownfield, overlooking the Battle River
Valley on HWY 872. There is power into the
property and gas to the property line, however
the original homestead house is no longer
livable.

There is \$4,379/yr in surface lease revenue:
Karve Energy Lease " Gas well on SE qtr
surface lease revenue is \$4129.00 and Battle
River Energy Lease " Access road to
11-30-39-10-W4M surface lease revenue is
\$250.00.

2025 wheat crop, 2024 canola crop. While the
cultivated acres per quarter is unknown, there
is a combined 250 acres of cultivated land
between South and North quarters.

This parcel will also be selling with (9) flat



bottom bins. A breakdown of the bins are as follows:

(3) 14' Westeel 1650bu Flat Bottom Bins, (1) w/ good floor, (2) require new floors
(5) 19' Westeel 3300bu Flat Bottom Bins, swing-away chutes, (3) new floors, (2) serviceable floors
(1) 19' Westeel 2700bu Flat Bottom Bin, serviceable floor

Seller will require access to the farm yard and grain bins to haul grain until June 30, 2026. Bins will be empty and cleaned by June 30, 2026

Adjoining North quarter (A2258064) is also being sold by unreserved auction.

Property sold "AS IS WHERE IS" to the highest bidder. No warranties or representation.

Viewing Days: No formal viewing times for this parcel as it can be seen any time from the road.

Directions: From Brownfield, go 4 miles North on Hwy 872, 1st driveway on West side of Hwy 872 after Twp Rd 394. Legal land description: SE-30-39-10 W4

Essential Information

MLS® #	A2258004
Price	\$22,130
Bathrooms	0.00
Acres	159.01
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	4;10;39;30;se
Subdivision	NONE
City	Rural Paintearth No. 18, County of

County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 0R0

Additional Information

Date Listed	September 19th, 2025
Days on Market	45
Zoning	AG

Listing Details

Listing Office	RE/MAX Key
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