\$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 â€" 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 â€" Gas well on SE qtr surface lease revenue is \$4129.00 and Battle River Energy Lease â€" 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 31

Zoning AG

Listing Details

Listing Office RE/MAX Key

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