

Farm Property Sale Questionnaire

SECTION A: PROPERTY INFORMATION

Municipality: _____ Roll number (s): _____

Legal description or civic address: _____

SECTION B: SALES VERIFICATION

1. What was the total price paid for the property? \$ _____

2. Do you believe the price paid to be: market value overpaid underpaid
Please explain:

3. What date was the sale price finalized in the offer of purchase? _____

4. Did the sale include other properties? yes no
If yes, please provide legal descriptions or civic addresses and roll numbers:

5. Was the property sold privately or through a realtor? private realtor

6. Was the property purchased from a relative, friend or an internal business transfer or incorporation?
yes no If yes, did this factor affect the amount paid? yes no
If yes, please explain:

7. What was the listed or asking price? \$ _____

8. How long was the property listed for sale? 0-3 months 3-6 months 6 months- 1 year Other
Please explain:

9. Was the property appraised? yes no If yes, what was the appraised value? \$ _____
(Please include a copy of the appraisal or opinion of value.)

10. Was the vendor motivated to sell at a higher or lower price? (eg. forced financial, estate sale)
yes no do not know
If yes, please explain:

11. Was the purchaser motivated to buy at a higher or lower price? (eg. multiple offers, location)

yes no do not know

If yes, please explain:

12. Did financing affect the price paid? yes no

Please explain financing details:

13. Was the property purchased as an investment property or direct use by the purchaser?

Investment direct use

14. Did the sale include a rent to purchase clause? yes no

15. Was the property rented at the time of sale? yes no do not know

If yes, please explain:

SECTION C: PROPERTY CHARACTERISTICS

1. What was the overall condition of the building(s) at the time of purchase?

2. Have you made any changes (eg. additions / renovations / demolitions) to the building(s) since purchased?

yes no

If yes, please explain:

3. Have you made any changes (eg. breaking / clearing / tile drainage / irrigation) to the land since purchased?

yes no

If yes, please explain:

4. Was property vacant at time of sale? yes no do not know

5. What was the property used for at the time of the sale?

6. Is the intended use still the same? yes no
If no, what is the new intended use?

7. Did the sale involve any other factors such as Crown Lands leases, irrigation, tile drainage, access to water or any other factors that influenced the sale price of the property?
yes no
Please explain:

SECTION D: SALE INFORMATION

1. Please indicate which items were included in the sale and provide a breakdown of the purchase price below.

Cultivated Land _____ acres @ \$ _____ / acre			
Non-arable Land _____ acres @ \$ _____ / acre			
Total Value of Land			\$ _____
Buildings	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Standing Crop	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Equipment	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Fertilizer	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Quota	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Fencing	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Dugouts	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Tile Drainage	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Livestock	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Irrigation	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Other: _____	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Total purchase price			\$ _____

2. Are there any other details of the sale or property that you feel we should be informed of?

SECTION E: CERTIFICATION

I hereby certify that all of the above information is true and correct.

Name _____

Signature _____

Telephone _____

Date _____

Email _____

OFFICE USE ONLY

Registered Sale Date: _____

Sworn Value: _____

Consideration: _____