Ace
Real Estate
& Insurance Services

ACE GUIDE

TO SELLING FARMLAND

HOW WE CAN HELP WITH THE PROCESS

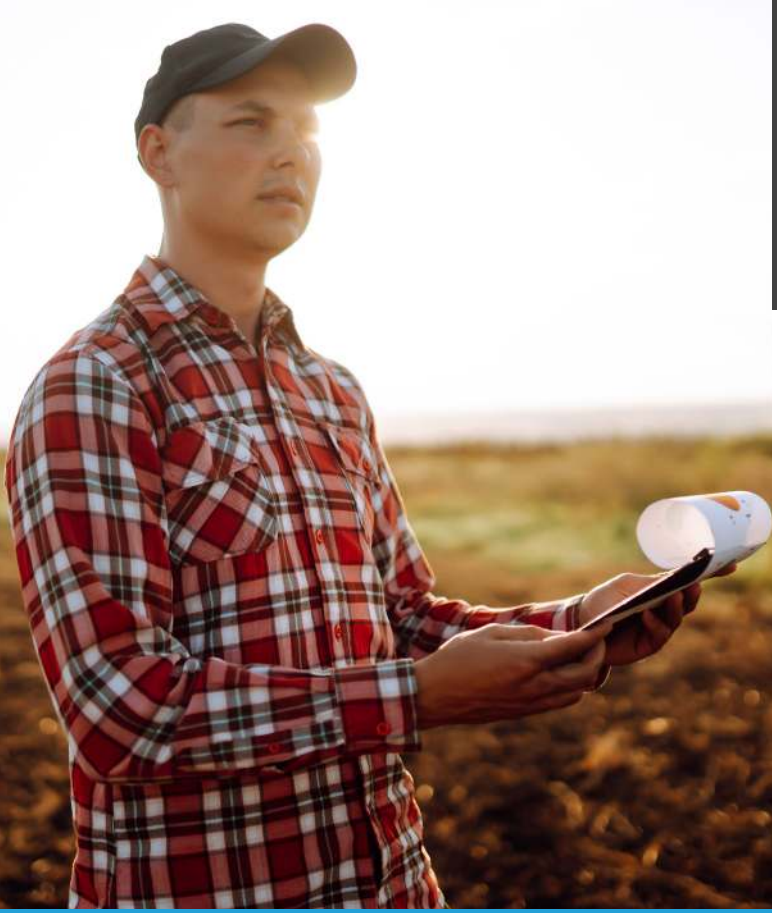


Ryan Keown

AUTHORIZED OFFICIAL • REAL ESTATE SALESPERSON

204.247.0435

WWW.ACE.REALESTATE



WHEN THE TIME COMES TO SELL

You've worked hard over the years and have many family memories on each piece of land you own. When the time comes to sell, there are many considerations and decisions to be made that keep the transaction as smooth and seamless as possible. Selling farmland is a significant decision that requires expertise, strategy, and a deep understanding of the market.

HERE'S WHY PARTNERING WITH ACE REAL & INSURANCE SERVICES MAKES ALL THE DIFFERENCE:

1 | MARKET EXPERTISE & PRICING INSIGHT

ACE Real Estate & Insurance Services Ltd specialize in land valuation and staying up to date with all market trends. We have access to the latest data and can accurately price your property to ensure you get the best return.

2 | ACCESS TO A BROAD NETWORK OF BUYERS

Agents have a vast network of potential buyers, including investors, farmers, and developers who are actively seeking land. This increases your chances of finding the right buyer quickly.







3 NEGOTIATION POWER

Selling farmland involves complex negotiations. An experienced agent knows how to handle offers and counter offers, ensuring you get the most favorable terms while avoiding costly mistakes. Land is in high demand and we have had success in marketing grain land, pasture land and recreational quarters. With current land sales reaching all-time record highs, we can provide recent sale comparables and market intelligence to get you what the land is worth. Using a professional realtor provides buyers with the confidence that they are not being manipulated into over-paying for a property. We pre-qualify sellers so you know that a property is truly on the market for sale. At ACE Real Estate & Insurance Services, we work hard to ensure both buyers and sellers have a successful transaction!

4 | LEGAL & PAPERWORK EXPERTISE

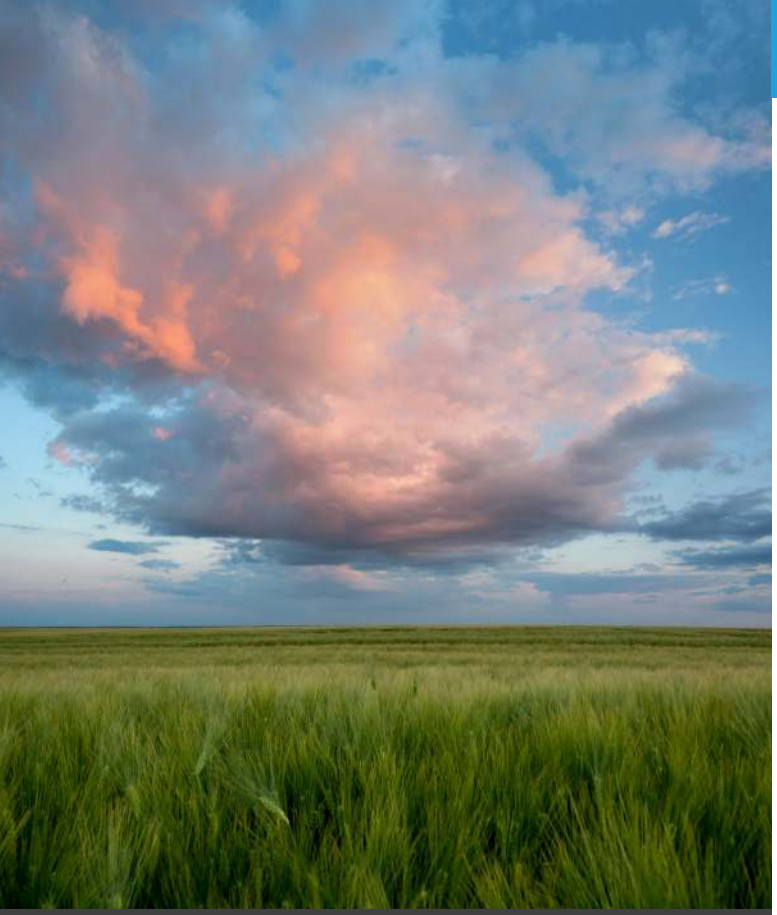
Farmland transactions often require specialized contracts, zoning information, and land use considerations. Your agent will ensure that all paperwork is correctly handled, helping you navigate any legal complexities. We will complete and present all offers, including any first right of refusals, title, easements, caveats and receive deposit money on your behalf.





5 | TIME-SAVING CONVENIENCE

Selling land can be time-consuming. From marketing the property, to handling inquiries, we take care of all the details, allowing you to focus on other priorities. We keep you up to date with all inquiries and handle all the paperwork saving you time and legal expense!





"Ryan's perseverance is second to none. He will go out of his way to ensure the job gets done properly. He will stop by after hours or give us a call if he has any questions. In the recent sale of our property, he continued thinking about us and put in the extra effort to get the job done efficiently. It doesn't go unnoticed and is appreciated".

6 | MARKETING REACH

I've decided to sell... now what?
At ACE Real Estate & Insurance Services, we provide you with all the information to make informed decisions that work for you. We create Buyer Information Packages that highlight your land with a clear and concise list of details. Customized drone videos that display the features of your land are available and we even offer guided tours to potential buyers on our side by side. Let us put our professional marketing tools and resources to work for you to effectively promote your farmland. We have an advantage over National auction sites and other competitors, as we KNOW YOUR NEIGHBOURS and can represent you accordingly!

7 | CONFIDENCE AND PEACE OF MIND

Selling farmland can be sensitive; we pride ourselves on protecting your privacy while guiding you through every step of the process, ensuring a smooth, discreet transaction.

"Thank you for your kind assistance in selling our family farm. I very much appreciated your thorough understanding of land values and the educational process to get all parties in the same place for a successful conclusion. Yes, the financial aspect is important but more so are the people... after all we'd like to remain friends and neighbours."

— W. H.

MAXIMIZE THE VALUE OF YOUR FARMLAND TODAY!

Contact ACE Real Estate & Insurance Services today to experience the benefits of working with an expert who understands your goals and the unique challenges of selling agricultural property. Your farmland is valuable — let us help you unlock its full potential!



RYAN KEOWN

AUTHORIZED OFFICIAL

CELL: 204.247.0435

EMAIL: RYAN@ACE.REALESTATE

WEBSITE: WWW.ACE.REALESTATE