

Unreserved Real Estate Auction

ONLINE AUCTION September 17—September 21, 2020

61420 RR 255, Rural Westlock County

(Plan 0721786 Block 1 Lot 1)

11.81 Acres with home and numerous outbuildings

Selling at Online Auction

September 17—September 21, 2020 AT TEAMAuctions.com



Property Location: 61420 RR 255, Rural Westlock County

Auction Sale Location: 3351 50 St Suite # 101, Drayton Valley, AB T7A 0C6

SALE MANAGED BY



Town & Country Realty
INDEPENDENTLY OWNED AND OPERATED

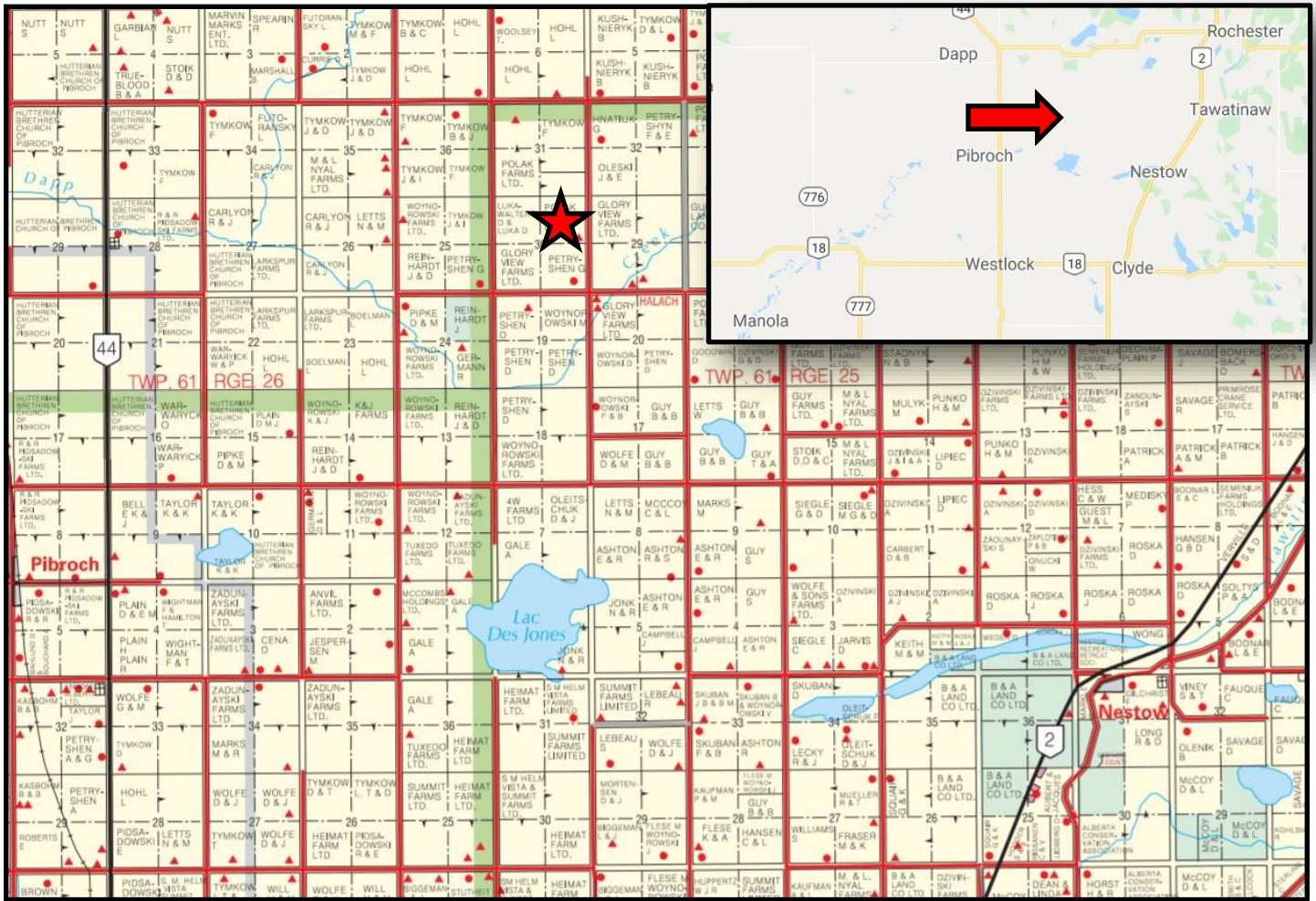
780-349-0764 - 780-350-9999

TEAM
AUCTIONS

Sekura Auctions Since 1966

780-542-4337

LOCATION



Directions:

From Westlock head north on hwy 44 to Twp Rd 612 (Sunnybend Road). East on 612 for 5 miles (8 kms) to RR 255. Head North on RR 255 for 2.5 miles (4 kms). Property on the west side of road, watch for signs.

From Hwy 2 head west on Twp Rd 612 (Sunnybend Road). Stay on Twp Rd 612 for 7 miles (11 km) to RR 255. Head north on RR 255 for 2.5 miles (4 kms). Property on the west side of road, watch for signs.

Westlock County is located in North Central Alberta with a foot print of 3,171 km² with 2,100 km of roads, we are the home to some of the most productive agricultural lands in Alberta including grains, cereals, hay and livestock.

The region's industry mix is comprised of rolled pipe manufacturing, water distiller manufacturing, electronic power generating, feed mills, grain elevators, agricultural equipment sales, livestock auction facilities, trucking companies and oilfield services.

The County offers our 7,220 citizens a quiet county lifestyle with the convenience of urban amenities within an hour's drive.

The landscape offers outdoor recreational activities campgrounds, parks, ski hill, golf courses and first-class highways for travel.





Home/Yard Highlights

AGE	1930's
STYLE	1 and half storey
BATHROOMS	1—4 pce bathroom, 1—3 pce bathroom
BEDROOMS	4 bedrooms
TOTAL SQUARE FEET	1999 sq ft +/-
CONSTRUCTION	Wood frame
EXTERIOR	vinyl
ROOF TYPE	Asphalt Shingles
FOUNDATION	Concrete
BASEMENT DEVELOPMENT	Not developed—Mechanical area
FLOORING	Carpet, laminate flooring, lino
GOODS INCLUDED	Fridge, stove, BI Dishwasher, Washer & Dryer
PARKING & OUTBUILDINGS	12x20 garage, 22x41 double garage/cold storage, 33x47 barn, 27x32 barn/chicken coop, 24x30 cold storage

FANTASTIC, UNIQUE & IMPRESSIVE. Situated on 11.81 acres this property is sure to IMPRESS. Main level features combined kitchen & dining area, flex room, 2 beds, 2 baths and WONDERFUL GRAND living room (central gas fireplace) with HIGH VAULTED CEILINGS. Upstairs consists of another 2 bedrooms & BONUS AREA overlooking main level. Fantastic 12x18 SOUTH-FACING SUN-ROOM with newer patio door. Extensively renovated and added onto in the past, upgrades include TIN ROOF, WINDOWS, HE Furnace, Additions & HUMONGOUS WRAPAROUND DECK. Outside is meticulously landscaped with large garden spot, lots of trees, 2 wells, numerous outbuildings most of which have metal roofs (12x20 garage W/Concrete floor, 22x41 double garage/cold storage, 33x47 barn w/concrete floor, power, water & loft, 27x32 barn/chicken coop & 24x30 cold storage). Setup with lots of room for animals (2 hydrants and 2 spots ready and waiting for auto waterers).



Please see webpage for additional interior and exterior photos



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 285 414 0721786;1;1 072 121 500

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 0721786
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.78 HECTARES (11.81 ACRES) MORE OR LESS

ATS REFERENCE: 4;25;61;30;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: WESTLOCK COUNTY

REFERENCE NUMBER: 802 277 347

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

072 121 500 02/03/2007 DESCRIPTIVE PLAN

OWNERS

ALISTAIR JAMES NEEDHAM

AND
JOAN CAROL NEEDHAM
BOTH OF:
BOX 1716
WESTLOCK
ALBERTA T0G 2L0
AS JOINT TENANTS

A handwritten signature in black ink, appearing to be "JCN" followed by a flourish.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

752 022 986 10/03/1975 UTILITY RIGHT OF WAY
GRANTEE - PEMBINA RIVER NATURAL GAS CO-OP LTD.

ENCUMBRANCES, LIENS & INTERESTS

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072 121 500

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
082 518 957	27/11/2008	MORTGAGE MORTGAGEE - SERVUS CREDIT UNION LTD. 2, 9936-106 STREET WESTLOCK ALBERTA T7P2K2 ORIGINAL PRINCIPAL AMOUNT: \$100,000
102 107 380	06/04/2010	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - SERVUS CREDIT UNION LTD. 2, 9936-106 STREET WESTLOCK ALBERTA T7P2K2 AGENT - JASON MCELROY

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 17 DAY OF MAY,
2019 AT 09:10 A.M.

ORDER NUMBER: 37251872

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

A handwritten signature in black ink, appearing to read "Jason McElroy", is located to the right of the disclaimer text.

HIGHLIGHTS OF REAL ESTATE AUCTION TERMS

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Real Estate Brokerage (Royal LePage Town & Country Realty) acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
3. **NO WARRANTY:** The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
4. It is the **RESPONSIBILITY OF ALL BIDDERS** to review all information provided, including "Property Information Package" from the Real Estate Brokerage and the terms of this auction. All information provided is meant as a guide only. Bidders shall have satisfied themselves as to the descriptions, location, and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage prior to bidding.
5. **GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
6. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON-REFUNDABLE** deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
7. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. Note: These contracts will not be subject to any buyer's conditions.

****TEAM SEKURA AUCTION MAIN SALE TERMS ALSO APPLY.**

HIGHLIGHTS OF PURCHASE CONTRACT	
(Copy of Purchase Contract with Title included is available - call 780-350-9999)	
Completion Day	October 21, 2020
Deposit	\$10,000 (non-refundable) bank draft or approved payment payable to Royal LePage Town & Country Realty upon acceptance of bid and signing of contract
Conditions	This will be an UNCONDITIONAL contract - There are no Buyer or Seller Conditions.
Additional Terms	Buyer acknowledges & accepts
	<ul style="list-style-type: none"> • The property sells as is with no warranties of any kind whatsoever • Real Property Report will not be provided • Seller and Buyer willing to close at a mutually agreed earlier date if possible.
Contract must be signed by successful bidder at close of bidding.	