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

NUTT S		GARBIAR	NUTT	MARVIN MARKS ENT. LTD.	SPEARIN R	FUTORAN- SKY L	M & F	TYMKOW B & C	HOHL	WOOLSEY	HOHL	KUSH- NIERYK B	TYMKOW D & L	TYM JSJ				2	Dapp	-				Ro 2	ocheste	er
-	HUTTERIAN BRETHREN CHURCH OI PIBROCH	TRUE- BLOOD B & A	STOIK D & D		MARSHALL		TYMKOW J & D	HOHL L	•	HOHL L		KUSH- NIERYK B	B	FA					babb		_			Ĭ	atinaw	
BRETHRE CHURCH OF PIBROCH	F 32	HUTTERIAN BRETHREN CHURCH OF PIBROCH	3	R	FUTO- RANSKY	3	түмком Јар 5	TYMKOW F	түмком 8 а ј 6 — - —		түмком F	HNATIUK G 	PETRY- SHYN F&E 2	FA					Dit	proch				Taw	atinaw	
Daj	1	•	TYMKOW F		CARLON	M & L NYAL FARMS LTD	-	TYMKOW J & I WOYNO-	TYMKOW F	POLAK FARMS LTD.		OLESKI J&E GLORY				(776)		5	T IL	Joch	-		Nesto	w	S.	
	ранетние Равносн 29 — -		R & R PIDSADOW SKI FARMS LTD. 8	CARLYON R & J		CARLYON R & J		FARMS LTD.	түмкри Јат 5 — —	UKA D	×	FARMS	get C	10		[18]	200		x		25			1	~1	
			-	HUTTERIAN BRETHREN CHURCH OF PIBROCH	LARKSPUR FARMS LTD.	CARLYON R & J	4	HARDT J&D	PETRY- SHEN G	VIEW FARMS LTD.	PETRY- SHEN G					a/Y			N	/estloc	k [1	8	Clyde	20	2	4
HUTTERIA BRETHREN OF PIBROCH	₹ 20 — - [2	4			LARKSPUR FARMS TD. 22 — - —	LARKSPUR FARMS LTD. 2	BOELMAN	PIPKE D & M	4	SHEN D		FARMS	0	FA	Manola	а	777		_			V	INFORMA-		4	-
NUTTERIA	-		P. 61	RGE		BOELMAN	L	WOTNO- ROWSKI FARMS LTD.	GER- MANN R	D	PETRY- SHEN D	WOYNOR- OWSKI D	D	• TW	P. 61	RGE	25	N & B	PUNKO	DZIVINSKI FARMS	H M & W DZIVINSKI FARMS LTD	FARMS HOLDINGS LTD, DZIVINSKI FARMS	ZANDUN-			
R & R	r 17		WAR- WARYCK O 6	HUTTERIAN BRETHREN CHURCH OF PIBROCH	PLAIN	WGYNO- ROWSKI K & J	K&J FARMS 4	FARMS	REIN- HARDT J&D 3	PETRY- SHEN D WOYNO-	8	WOYNOR OWSKI F & B	GUY 8 & 8 7	LETTS	GUY B&B	FARMS LTD.	NYAL FARMS LTD.	MOLTA	H&M		3	LTD.	8	R	ERVICE TO.	B HANSEN J & D
PIOSADO -SKJ FARMS LTD,	~		P •		-	REIN- HARDT J & D		WOYNO-		ROWSKI FARMS LTD.		WOLFE D & M	B&B	GUY B & B	GUY	D.D & C	5 M & L NYAL FARMS LTD.	-	LIPIEC	H&M	A	HESS	MEDISKY	BOONAR L	B	
PIDSADO SKI FARMS LTD.	* 8	BELL E K & J	TAYLOR K&K	KAK		GERM.	PARMS	ROWSKI FARMS LTD.	AYSKI FARMS LTD.	4W FARMS LTD	OLEITS- CHUK D & J		MCCCO C & L	MARKS	9	SIEGLE G & D	SIEGLE MG&D			^1	ZAPLOTION	C&W GUEST M&L	1 ^P • 7 —	HANSEN I	TD.	1000 N
Pil	broch	<u>}</u>		TAYLON K&K	BRETHREN CHURCH OF PBROCK	-	•	TUXEDO FARMS LTD, MCCOMBS	LTD.	GALE	C.	ASHTON E & R	•	ASHTON E & R ASHTON	S	• WOLFE	DZIVINSKI	CARBERT	•	•	ONUCKI W	DZIVINSKI FARMS LTD,	ROSKA D ROSKA	G B D ROSKA	SOLTY	1.
PIDSA- DOWSP R & R		PLAIN D&EN PLAIN	4	ZADUN- AYSKI FARMS LTD. ZADUNAYSK	3	ANVL FARMS LTD.	2		GALE	Lac Des Joi	nes 7*	JONK N & R	ASHTON	E&R	4	& SONS FARMS TD. SIEGLE	j^ 3 —	AJ		ROSKA D	ROSKA J	ROSKA J	D WONG		/	BODN/ L & E
RAHLUND BOUCHURD		H PLAIN R	WIGHT- MAN F&T	FARMS LTD.	CENA D	JESPER- SEN M	- •	GALE A	-)		JONK N & R	SUMMIT	i •	J	E&R	C		KEITH M&M	BAA	BAA	B & A LAND			VINEY	FAUQUE	
KASBOHI B & B	110 14 110 14 14 10 14 10 14 10 14 10 14 10 14 14 14 14 14 14 14 14 14 14 14 14 14	WOLFE G & M	+ 33 -+ -	A CONTRACTOR	₽ 34	AYSKI FARMS LTD.	r 35		r 36—	LTD,	S M HELM VISTA FARMS UMITED	SUMMIT FARMS LIMITED	32		SKUBAN B 4 WOYNOR GWSKI V 33	2	OLEIT SCRUK F			CO LTD	36	Ň				EAUDI
KASBOR	PETRY- SHEN A & G	TYMKOW D		MARKS M & R		TYMKOW	TYMKOW	LTD.	HEIMAT FARM LTD.	S M HELN	SUMMIT FARMS LIMITED	MORTEN-	D&J	F&B	FLEBE M WOTNO-	LECKY R & J	OLEIT- SCHUK D & J	•	B & A LAND	B & A LAND CO LTD	2	700	R&D	OLENIK B McCOY D & L	SAVAGE	BAVAC
B & B		HOHL L PIDSA-	28	WOLFE D&J	27	D & T	6	FARMS	FARM	VISTA & SUMMIT FARMS LTD	r 30 —	SEN D & J	1 29	FLESE	GUY 28 8 8 8			86		COLTD		ALBERTA	30 +		9 McCOY D & L	KOHLIM
ROBERT		DOWSKI E	LETTS N & M	TYMKOW	WOLFE D&J	HEIMAT FARM LTD.	PIDSA- DOWSKI R & E				HEIMAT FARM LTD.	1	WOYNO- ROWSKI J	•	HANSEN C & L 2 SUMMIT	<u> </u>	M & K	8 6 A	DZIVIN-	•	C & V	CONSER- VATION ASSOCIAT	ALBERTA	McCOY	E.O.	
BROW	N	PIDSA	S. M. HELI	TYMKOW	WILL	WOLFE	WILL	BIGGEMAN	STUTHEIT	SM HELM	FARM	BIGGEMA	WOYNO	WJR	FARMS	KAUFMAN	FARMS	LAND CO LTD	SKI FARMS	V MAGON	UNDA UNDA	HORST H & R	VATION	D&L	100	

Directions:

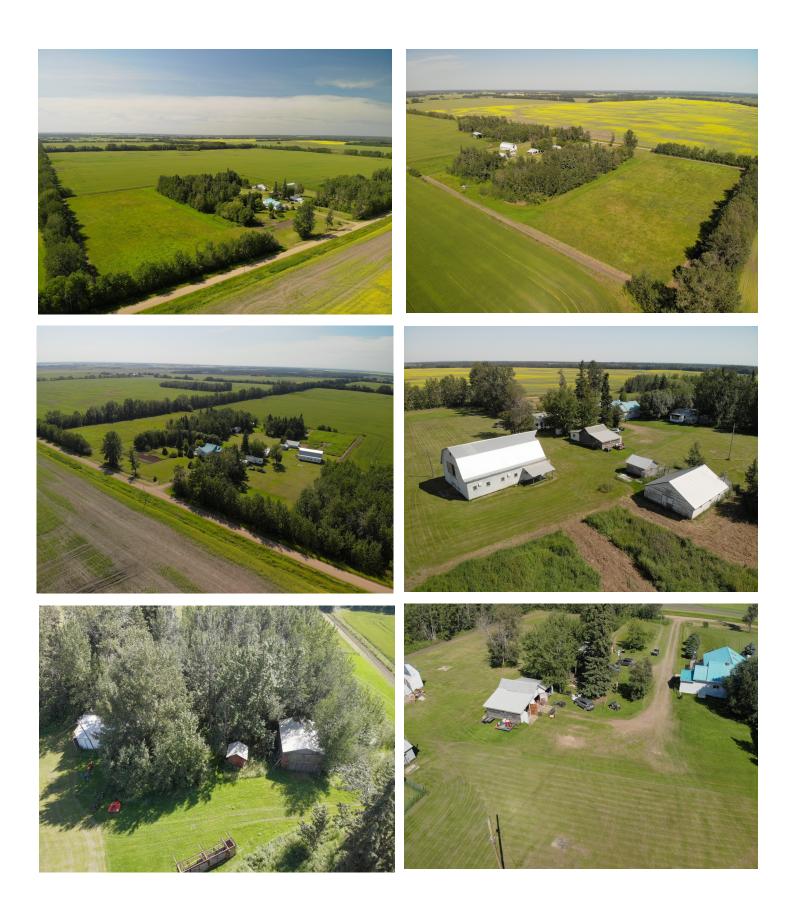
From Westlock head north on hwy 44 to Twp Rd 612 (Sunnybend Road). East on 612 for 5 miles (8 kms) to RR 255. Head North on RR 255 for 2.5 miles (4 kms). Property on the west side of road, watch for signs.

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.















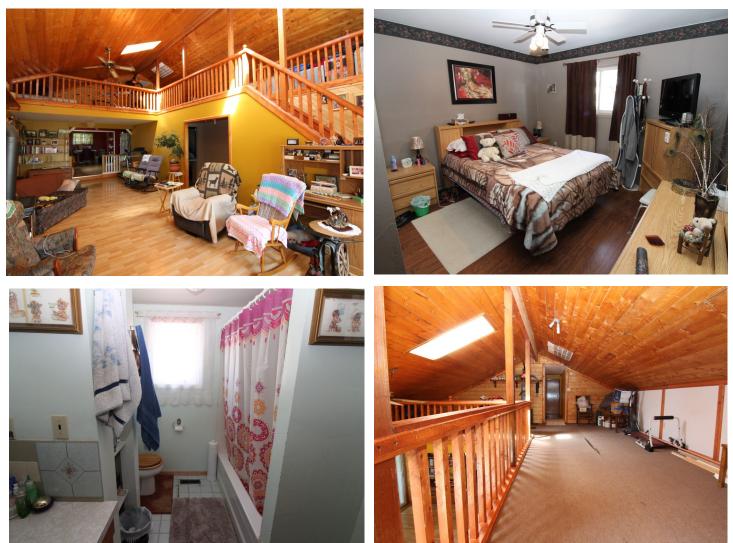
Home/Yard Highlights

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 &	12x20 garage, 22x41 double garage/cold storage,					
OUTBUILDINGS	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 0032 285 414 0721786;1;1

TITLE NUMBER 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 TOG 2L0 AS JOINT TENANTS

A

ENCUMBRANCES, LIENS & INTERESTS

REGI	STRATION	
------	----------	--

NUMBER DATE (D/M/Y) PARTICULARS

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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS PAGE 2 REGISTRATION # 072 121 500 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).



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.

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 CONTRA	ACT						
(Сору о	f Purchase Contract with Title included is available -	call 780-350-9999)						
Completion Day	October 21, 2020							
Deposit	\$10,000 (non-refundable) bank draft or a	\$10,000 (non-refundable) bank draft or approved payment payable to						
	Royal LePage Town & Country Realty upon acceptance of bid							
	and signing of contract							
	This will be an UNCONDITIONAL contract - There are no Buyer or Seller Condi-							
Conditions	tions.	tions.						
Additional Terms	Buyer acknowledges & accepts							
	• The property sells as is with no war-							
	ranties of any kind whatsoever							
	 Real Property Report will not be pro- vided 							
	 Seller and Buyer willing to close at a mutually agreed earlier date if possible. 							
(Contract must be signed by successful bidder at close	e of bidding.						