

UNRESERVED TIMED AUCTION



Bidding Starts 9am October 26  
Bidding Closes 5pm October 29

49119 Range Road 73  
Rural Brazeau County, Alberta T7A 1T9  
#MLS E4214535



Wayne MacKinnon  
REALTOR  
780.621.2121



\$ 99,900

River Ravine  
Lots Available

CENTURY 21  
Hi-Point Realty Ltd.





\$ 99,900

49119 RANGE ROAD 73RURAL BRAZEAU COUNTY, ALBERTA T7A 1T9

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**TEAM**  
**AUCTIONS**  
Sekura Auctions Since 1966

**TIMED**  
**AUCTIONS**

### What is a Timed Auction?

1. Timed Auctions are automated and take place solely online.
2. Bidding opens Oct 26th and bidding starts closing Oct 29th This allows buyers more time to "Place Bids"
3. Offers convenience to bid anytime, from anywhere.
4. You can place your "Max Bid" and the system will bid up to your max amount for you.
5. Bid from your phone, your computer, or the Team Auction App!

**Example**

1 49119 Range Road 73, Brazeau County

DESCRIPTION  
2 Lots out of 8  
Being Auctioned  
**CURRENT CA\$ 99,900**

**PLACE BID**

To "Register to Bid" go to [teamauctions.com](http://teamauctions.com) & click on "Sign Up" or Call 780.542.4337 for Help!

FEATURES

**Lots Available:** Choice of 8  
**Zoning:** Compact Country Residential  
**Services:** Municipal  
**Lot Size:** 0.20 - 0.22 Acres

This beautiful 0.2 acre lot is located just off the Ring Road in highly desirable River Ravine Estates. 2 lots will be auctioned. Successful bidder will get their choice of any one of the 8 lots (#14, #15, #16, #17, #18, #20, #21, and #2). Paved streets, and close to all amenities! Municipal water and sewer. Lot is fully serviced to the property line. Enjoy acreage living with the convenience of living close to town!



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c21wayne@telus.net

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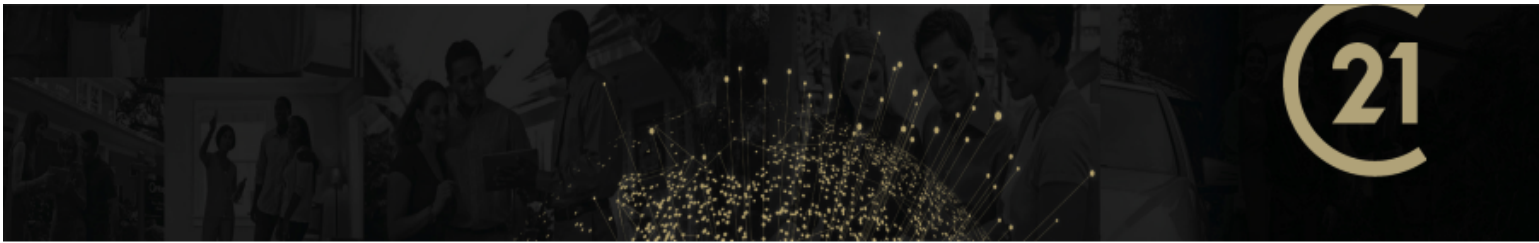
**CENTURY 21.**  
Hi-Point Realty Ltd.

CENTURY 21 Hi-Point Realty Ltd.  
5203 Industrial Road PO Box 6084 Drayton Valley, AB T7A 1R6  
Office: 780.542.3223



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Bidding Opens: **9 AM Monday, October 26, 2020**

Bids Start Closing: **5 PM Thursday, October 29, 2020**

Location: **Various Locations**

**Auction Contacts:**

Office (Drayton Valley) **780-542-4337**

Corey Sekura **780-898-5600**

All properties in this sale are totally unreserved.

[Register To Bid Online](#)

**Internet Bidding Fees: 5% up to a max of \$1,500 per parcel**

**KEEP REFRESHING YOUR BROWSER**

To ensure you have the most up to date bids and information please refresh your browser. Technology can be unpredictable. If your bid is accepted your invoice will be emailed out at the close of the auction. Poor Wi-Fi connections or slow devices may impede your bidding, we encourage everyone to put in your Max bids well before the auction ends in order to ensure your participation. If you bid in the last One (1) min of the close time, that lot will be extended for another 2 mins. This can continue for an indefinite amount of time until all bidding is ceased. But remember to be refreshing your browser so you are viewing the most current data.

**Online Bidding Fees**

To bid online you must register for the Auction. You will require a valid credit card or a letter from your bank. There is a 5% fee for online buyers with a maximum of \$1500 per item for this auction. Online bidding starts at 9am. You must agree to full Terms and Conditions to be able to bid. Your bid is a legally binding commitment and irrevocable offer to purchase.

**Payment**

Please call the realtor to make arrangements for payment. Everything is sold "AS IS WHERE IS". Once an item is deemed sold it becomes the responsibility of the buyer.

**Viewing**

Viewing for land can be made with the realtor with the phone number provided.

**Terms & Conditions**

- UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property(s) will sell to the highest bidder without minimum Or reserve.
- AGENT OF THE SELLER:** Real Estate Brokerage (Century 21 Hi-Point Realty Ltd) 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.
- 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.
- 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.
- GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
- 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.
- 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.**



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