

UNRESERVED REAL ESTATE AUCTION

Online Auction
Aug 25-Aug 27

***Selling UNRESERVED Aug 25 to Aug 27, 2020
at Online Auction on TEAMAuctions.com***



***919 3rd Ave
Hines Creek, AB***

Plan 8273ET Block 4 Lot 10

VIEWINGS

Call Isaac 780-834-7072
To book appointment

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB
780-542-4337
Northern Office - Fairview, AB 780-927-4060

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd
Breton, AB
780-696-2249

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 (Moore's Agri-Trade 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.
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 780-898-0729)

Completion Day	1 October 2020
Deposit	\$ 5,000 (non-refundable) bank draft or approved payment payable to <u>Moore's Agri-Trade Ltd</u> 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 •

Contract must be signed by successful bidder at close of bidding.

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB
780-542-4337
Fairview Office 780-834-7072

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd
Breton, AB
780-696-2249

GREAT OPPORTUNITY!



Don't miss out!!

919 3rd Ave Hines Creek (home and lot) is selling by Unreserved Auction to the highest bidder regardless of price.

Home has had several recent updates

- *Kitchen, 3 pce bath, wall board in main living area and laminate flooring through main living area and hallway, hot water heater.*

Municipal Address	919 3rd Ave Hines Creek, AB
LEGAL	Plan 8273ET Block 4 Lot 10
Taxes (2020)	\$545.74
Municipality	Village of Hines Creek
Deposit	\$5,000
Possession	1 October 2020

Municipal Address	919 3rd Ave Hines Creek, AB
Home	<ul style="list-style-type: none"> • 24x52 Double wide mobile home make and serial number unknown. Built 1978 • Metal Siding , metal roof • Main floor <ul style="list-style-type: none"> • Kitchen/dining, livingroom, master bedroom, 2nd & 3rd bedrooms, 4 pce ensuite, 3 pce main bath, laundry/mechanical/entry area, • Flooring - laminate flooring, lino & carpet • Foundation - concrete footing, gravel pad, blocking • Forced air furnace, replaced approximately 8 years ago • Hot water heater replaced approximately 2 years ago • Deck . • Older 18x20 garage with wood flooring, wired, sliding door, & metal roof.. <p>UPDATES Kitchen cabinets, wall boards in main living area, 3 piece bath, laminate flooring.</p>
Goods Included	Fridge, stove, washer & dryer, microwave oven, projection TV and screen, ceiling fan, window coverings, satellite TV dish, Mobile home - double wide - no serial number available.
Services	Power, municipal water & sewer, natural gas.
The Lot	50' x 120'



UPDATED KITCHEN!



LIVING ROOM updated with new wall board and laminate flooring





MASTER BEDROOM



MASTER ENSUITE

ENTRY, LAUNDRY, FURNACE



NEW 3 PIECE BATH!



2nd & 3rd BEDROOMS

OLD GARAGE AND SHED



HOME FOUNDATION



LOCATION



