

# ***UNRESERVED REAL ESTATE AUCTION***

*Selling for Greg Iwasiuk  
By Online Timed Auction  
June 7 to June 10 2021*

**UPDATE - ACRES  
88.99± ACRES  
Updated June 8**



***53526B Range Road 102A  
NW34-53-10-W5  
(88.99± Acres)***

***Located on south shore of Chip Lake***

*89± acres located on the south shore of Chip Lake. This farm has a 4 bed 2 bath home with full, partially finished basement, attached heated double garage, heated shop, pole shed with sliding door, barn, wood corrals, waterer and chicken coop. An "Emprye" coal/wood boiler set up outside provides hot water heat to home, garage & shop. Annual surface lease revenue \$5640*

**SALE MANAGED BY**

**TEAM  
AUCTIONS**

Head Office - Drayton Valley, AB  
780-542-4337

**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 titles included is available - call 780-898-0729)**

<b>Completion Day</b>	<i>Sept 3, 2021 - seller willing to enter into agreement to allow buyer early entry onto land.</i>
<b>Deposit</b>	<b>\$ 20,000 (non-refundable)</b> bank draft or approved payment payable to Moore's Agri-Trade Ltd on or before. Cash will not be accepted.
<b>Conditions</b>	There are no Buyer Conditions.
<b>Goods Included</b>	Fridge, Stove-Electric, hood fan, dishwasher, washer & dryer, ceiling fan, central vac with hose & power head, window coverings.
<b>Goods Excluded</b>	portable panels, portable panel gates, cattle squeeze, bale feeders, feed bunk, hopper bottom bin by barn, freezers, air compressor, gazebo on deck, wood raised garden bed, white cabinets in kitchen
<b>Additional Terms</b>	The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise. Real Property Report will not be provided. Fences may or may not on property line. There is property line realignment in process. The new title is not yet available from Land Titles. Documents from Surveyor indicate this parcel will be reduced by approximately 1.03± acre (Original 90.02 acres - Approximate new size 88.99± acres)

***Contract must be signed by successful bidder upon bidding closing***

SALE MANAGED BY

**TEAM  
AUCTIONS**

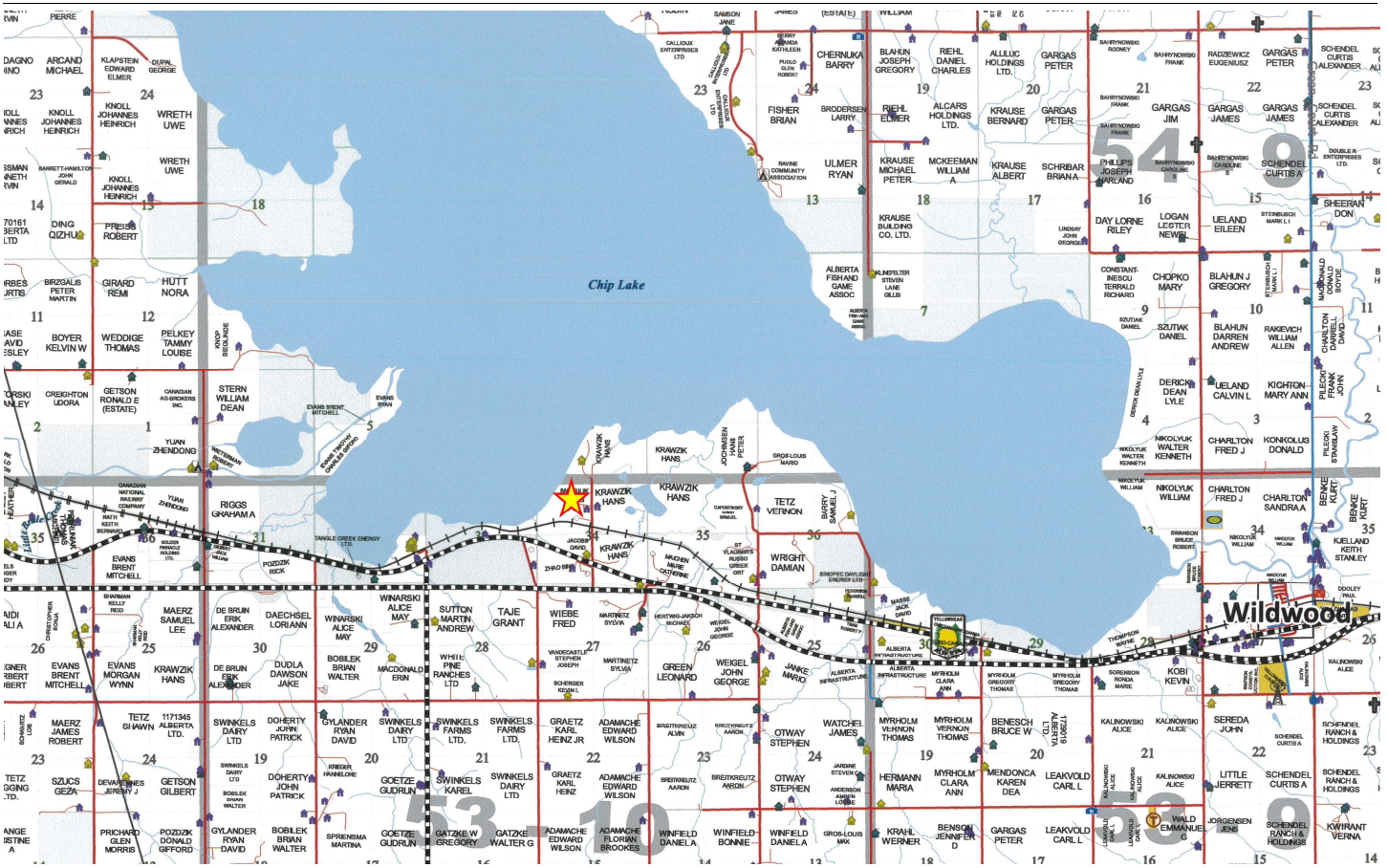
Head Office - Drayton Valley, AB  
780-542-4337

REAL ESTATE SERVICES BY



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# LOCATION



DIRECTIONS: From overpass at Highway 16 / Highway 22 (at Entwistle)

- On Highway 16 go west 26 km (past Wildwood) to Range Road 102A,
- Turn north (right) onto Range Road 102A
- Continue 0.85 km on Range Road 102A to driveway on west (left) side of road.
- The driveway is shared to the entrance of acreage.

Rural Address	5352B Range Road 102A
Legal Land Description	NW34-53-10-W5
Municipality	Yellowhead County
Land Use Zoning	Rural District
Property Taxes(2020)	\$1,153.43
Property Acres	90.02± acres. This is subject to property boundary realignment - see page 13
Annual Surface Lease Revenue	\$5,640 will be assigned to the buyer effective when the next payment is due after completion day with no adjustment for any rentals paid in advance
Deposit (Non Refundable)	\$20,000 - Due at close of bidding
Possession	3 Sept 2021
Possession Notes:	Seller is willing to enter into tenancy at will agreement to allow buyer onto the land prior to possession day for purpose of pasturing cattle.

# 53526B Range Road 102A



4 bedroom 2 bath bungalow built approx 1975

### Main Floor:

- 2 bedrooms (larger master & a smaller bedroom that could be office or large pantry),
- 4 pce bathroom (renovated approx 7 years ago with new window, tub, toilet sink, vanity and taps),
- Kitchen has wood cabinetry & tiled backsplash. Dishwasher is approximately 3-4 years old. White cabinets (not built in) are excluded.
- Large open floor plan living room dining area features a large rock faced wall with a wood burning insert fireplace. There are large picture windows on both ends of living room. One of these windows was replaced with vinyl window. The other picture window on front of home is original wood window and has large crack.
- Garden doors, entry doors and large living room windows were new in approx 2005-2006.

### Basement:

- Family room, 2 large bedrooms, storage/mechanical room, cold room, laundry room with central vac, 3 piece bath with shower. Washer & dryer are only a couple of years old.

**Exterior:** composite siding, plywood soffits, eave troughs. Back deck was added approximately 2005-2006.

Gazebo (& cover) on deck is not included.

**Garage** - attached to home, lined and insulated, concrete floor, overhead heater (water heat from outside boiler)

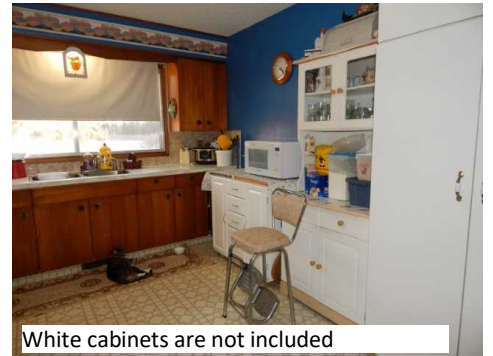
Driveway was recently gravelled.

Garden spots.





The window on front of home is cracked.



White cabinets are not included



Garden doors new approx 2005-2006



This window is vinyl window replaced approx 2005-2006.





Spacious master bedroom



Smaller bedroom that could be office or pantry



4 pc main bathroom on main floor under went renovations approximately 7 years ago. Renos included new vanity & sink, new tub, new toilet, tiled surround and new vinyl window.



Family room in basement



One of 2 bedrooms in basement



2nd of 2 bedrooms in basement



# BASEMENT



Laundry room in basement Washer & dryer are a couple of years old



3 pc bath in basement

# BASEMENT



Storage area in basement



Cold room in basement



Central vac unit is located in laundry room in basement



Utility room in basement

With pressure tank, hot water tank and 2 furnaces (natural gas furnace and a furnace run on hot water heat from the outside boiler.

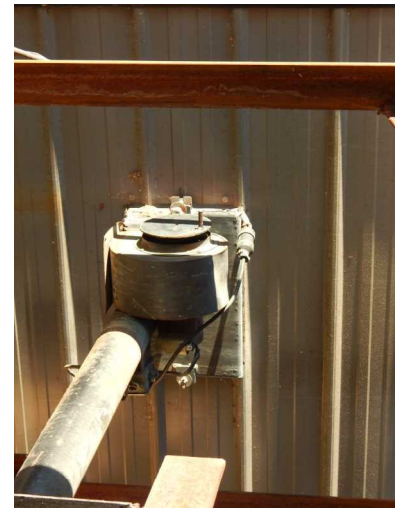
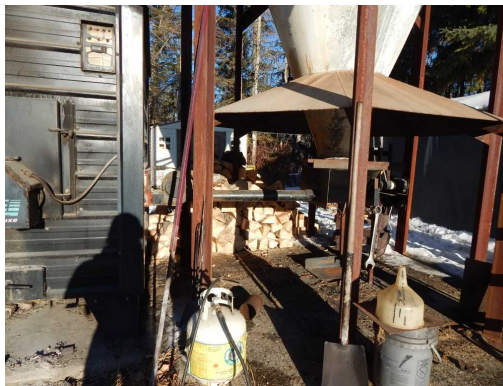
## Services:

- Bell & siphon septic with surface discharge - tank at southwest corner of home. Discharge to southwest of home.
- Natural Gas, Phone, Water well ( new pump approx 5 years ago) located in wishing well in front of house.
- Hot water tank (natural gas). pressure tank in mechanical room in basement. There are 2 furnaces - one natural gas and one that is run by hot water heat from outside boiler.
- Hot water heater was installed approx 6 years ago. This hot water heater had been in stock at store for several years prior to purchase & install.



# BOILER

Installed in 2005



Empyre Boiler - coal or wood - supplies hot water heat to shop, garage, and one furnace in house.





24x54 shop - constructed with cinder block pony wall & is wood framed from pony wall to ceiling. Large hinged doors with man door on the left large hinged door. Concrete floor, overhead heater (hot water heat from outside boiler) & has 220 wiring. Wood benches and wood bolt bin included. Peg boards excluded.

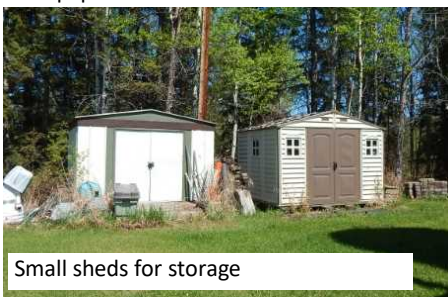
Shingles on north side of shop are in need of replacement.



Concrete pad with roof & partial walls located near the entry to shop

18x24 metal clad storage shed with large sliding door, dirt floor, power.

Note: air compressor is not included. It is selling in the equipment auction



Small sheds for storage



Chicken coop with power & chicken feed shed



Tarp Shed



**32X20 BARN**

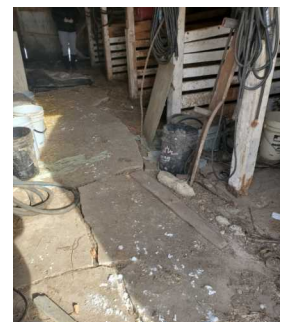
with wood corrals, auto livestock waterer. Barn has wood exterior, metal roof. The back door and wall need repair. The concrete alley is heaved and cracked. Stalls appear to have plank or dirt floors. Seller has not used this building.



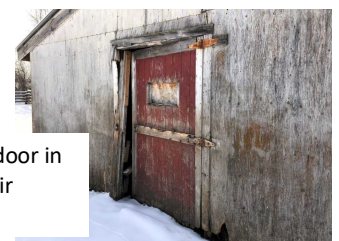
EXCLUDED: The hopper bottom bin, portable panels, portable panel gates, cattle squeeze, bale feeders & feed bunk are not included in sale of property. They are selling in the equipment auction.



Waterer included



Cracked concrete in alley of barn



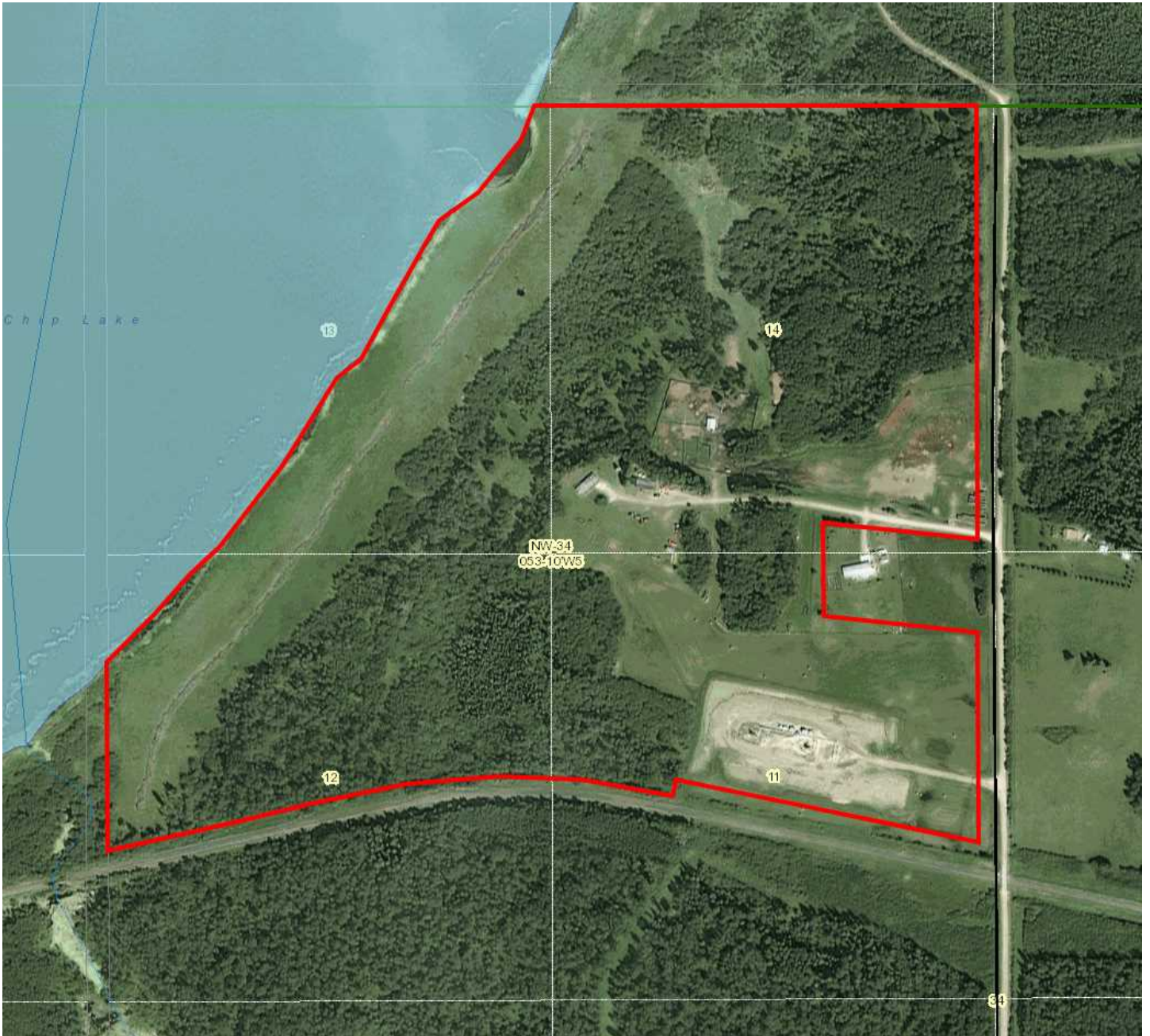
Back wall & door in need of repair



SINOPEC Daylight lease  
\$5640 per year  
Last reviewed in 2018  
Next review due in 2023



# AIR PHOTO



# PROPOSED BOUNDARY ADJUSTMENT SKETCH

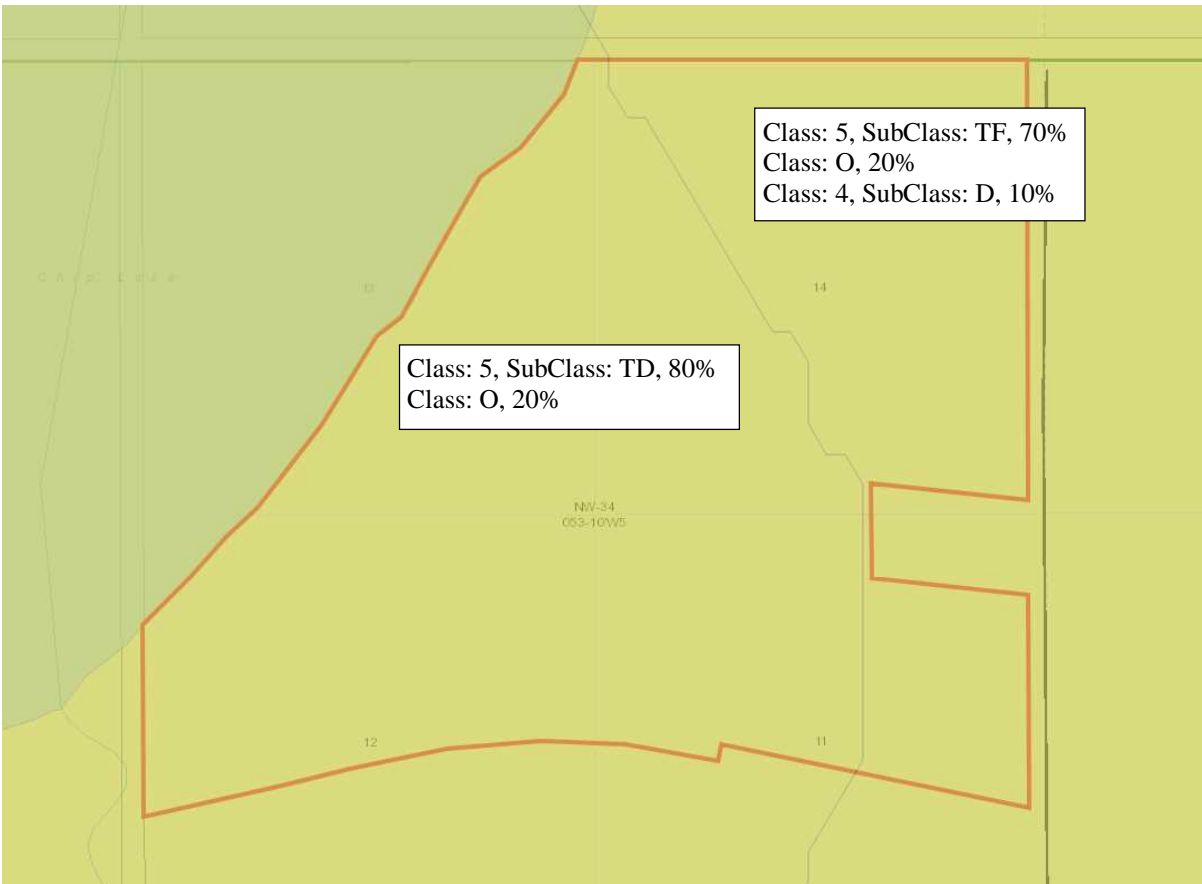


APPLICATION N<sup>o</sup>. S21-003  
PLAN 8121187, LOT A  
NW 34-53-10-W5  
**PROPOSED BOUNDARY  
ADJUSTMENT SKETCH**



**A property boundary realignment is in process around the acreage that has been subdivided from this parcel. This is to make the property boundary match the current fence line and ensure the driveway is shared. The title for NW34-53-10-W5 is currently 90.02 acres but with property boundary realignment (1.03 acre), new title will be 88.99±acres. The new title showing this change in number of acres is in process of being registered. The above sketch showed the suggested property line. It was changed a small amount with total change being 1.03 acres.**

# SOIL MAP



**AGRICULTURAL SOIL CLASSIFICATION:** The Agriculture layer shows the varying potential of a specific area for agricultural production. It indicates the classes and subclasses according to the Soil Capability Classification of Agriculture, which is based on characteristics of the soil as determined by soil surveys. The mineral soils are grouped into 7 classes and 13 subclasses according to the potential of each soil for the production of field crops. Organic soils are not a part of the classification and are shown as a single separate unit (0).

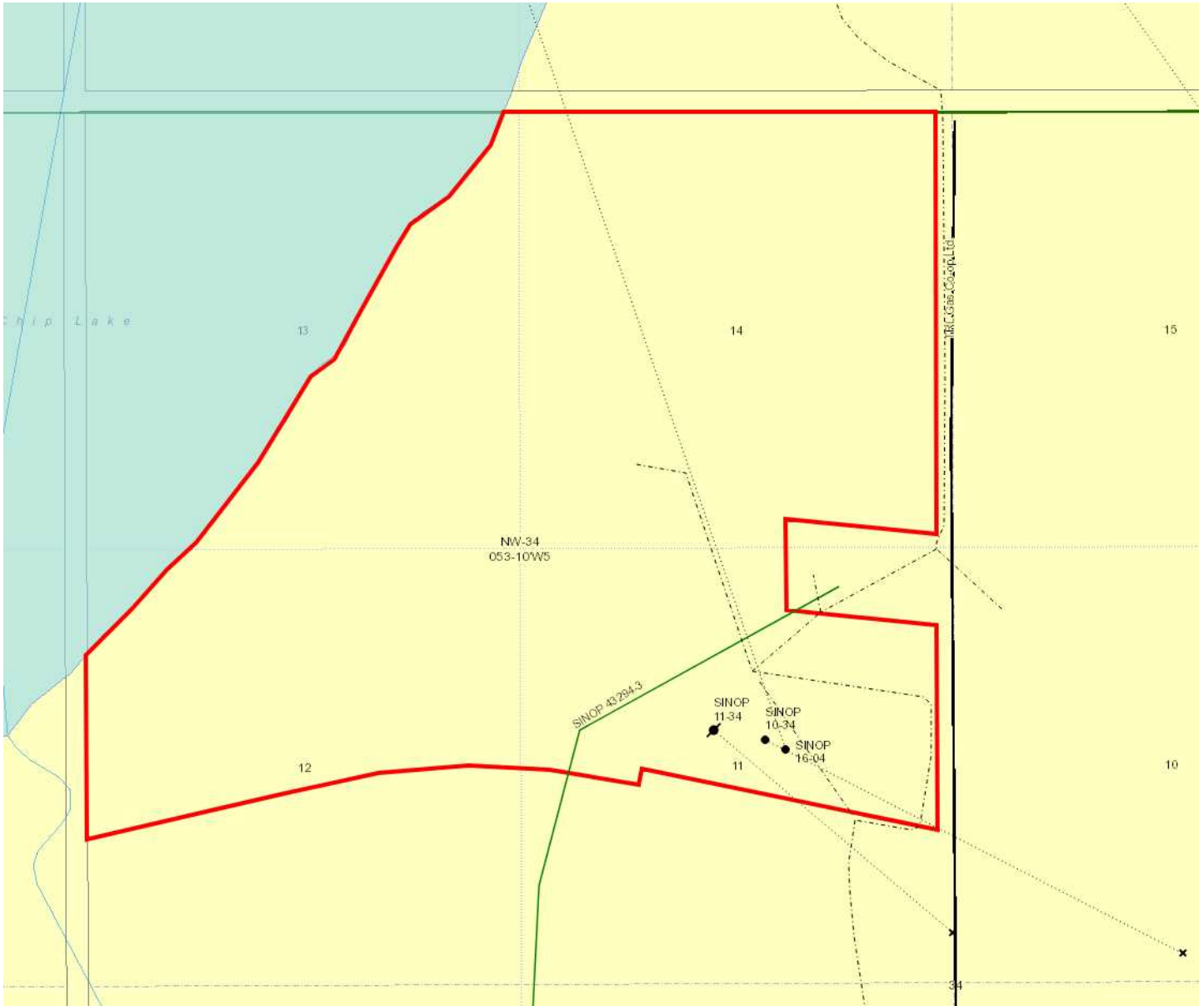
## 1.2 AGRICULTURAL SOIL CLASSES

CLASS	DESCRIPTION
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of crops or require special conservation practices
5	Very severe limitations that restrict capability in producing perennial forage crops. Improvement practices are feasible.
6	Capable only of producing perennial forage crops and improvement practices are not feasible
7	No capacity for arable culture or permanent pasture
O	Organic Soils (not placed in capability classes)

## 1.3 Agricultural Subclasses

Subclass	Description
C	Adverse Climate
D	Undesirable soil structure and/or low permeability
E	Erosion
F	Low Fertility
I	Inundation by streams or lakes
M	Moisture limitations
N	Salinity
P	Stoniness
R	Consolidated bedrock
S	Combinations of subclasses
T	Topography
W	Excess Water
X	Soils having limitations resulting from the cumulative effect of two or more adverse characteristics

# PIPELINE & WELL INFO



SINOPEC Daylight lease

\$5640 per year

Last reviewed in 2018

Next review due in 2023

Copy of Lease Agreement & Amendment are available

Revenue received for this lease Be assigned to the buyer effective when the next payment is due after completion day with no adjustment for any rentals paid in advance

**\*\*Pipeline locations are approximate only and do no show actual locations of pipelines\*\***

# REGISTERED WATER RIGHTS



[Authorization Viewer](#)

[Traditional Agriculture Registration Viewer](#)

[Public Notices Viewer](#)

[Help](#)

## Authorization Viewer - Search Results

### The Search Used the Following Values:

Legal Land Location: NW 34-053-10-W5  
Act / Document Type: Water Act, EPEA  
Show Inactive Authorizations: No

1 Result(s)

Document 00156266-00-00 WILDWOOD/REGISTRATION/MILGATE RONALD - F00156266 is held by Ronald Milgate, under the provisions of the *Water Act*. This Registration is currently issued as of Mar. 06, 2002 and does not expire.



## Registration for Traditional Agriculture User Under The *Water Act*

**Land Location:** NW 34-053-10-W5

**File No.:** 00156266

**Registration No.:** 00156266-00-00

Water Source	Amount Of Water (m <sup>3</sup> /year)	Priority No
Chip Lake	315	1974-06-30-007
Unnamed Aquifer - Unclassified	465	1974-06-30-006

The information on this printout is derived from the Alberta Environment and Parks official database.

The original paper copy resides in the offices of Alberta Environment and Parks. In the event of a discrepancy between this printout and the original paper registration, the original paper registration shall take precedence.

If the legal land location has been subdivided, please contact the closest regional office of Alberta Environment and Parks for confirmation of the registration.

To contact a regional office of Alberta Environment and Parks, please see the Viewer Help tab.





# Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 456328  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial		
<b>Owner Name</b> MCINTYRE, JOHN K.		<b>Address</b> P.O. BOX 375 WILDWOOD			<b>Town</b>		<b>Province</b>		<b>Country</b>		<b>Postal Code</b>	
<b>Location</b>	<b>1/4 or LSD</b>	<b>SEC</b>	<b>TWP</b>	<b>RGE</b>	<b>W of MER</b>	<b>Lot</b>	<b>Block</b>	<b>Plan</b>	<b>Additional Description</b>			
	NW	34	53	10	5							
<b>Measured from Boundary of</b>					<b>GPS Coordinates in Decimal Degrees (NAD 83)</b>					<b>Elevation</b> _____ <b>ft</b>		
_____ ft from _____					Latitude <u>53.624782</u> Longitude <u>-115.395778</u>					How Elevation Obtained _____		
_____ ft from _____					How Location Obtained _____					Not Obtained		
					Not Verified							

Drilling Information	
<b>Method of Drilling</b> Rotary	<b>Type of Work</b> New Well
<b>Proposed Well Use</b> Domestic & Stock	

Formation Log		Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description
22.00		Shale
24.00		Coal
65.00		Shale
78.00		Sand
100.00		Shale
110.00		Shale
140.00		Sandstone

**NOTE: Pump & water line in the well were replaced approximately 5± years ago.**

Yield Test Summary			Measurement in Imperial
<b>Recommended Pump Rate</b> _____			0.00 igpm
<b>Test Date</b>	<b>Water Removal Rate (igpm)</b>	<b>Static Water Level (ft)</b>	
1974/06/11	10.00	30.00	

Well Completion				Measurement in Imperial
<b>Total Depth Drilled</b>	<b>Finished Well Depth</b>	<b>Start Date</b>	<b>End Date</b>	
140.00 ft		1974/06/11	1974/06/11	

Borehole		
Diameter (in)	From (ft)	To (ft)
0.00	0.00	140.00

Surface Casing (if applicable)		Well Casing/Liner	
Steel			
<b>Size OD :</b> _____	4.50 in	<b>Size OD :</b> _____	0.00 in
<b>Wall Thickness :</b> _____	0.188 in	<b>Wall Thickness :</b> _____	0.000 in
<b>Bottom at :</b> _____	90.00 ft	<b>Top at :</b> _____	0.00 ft
		<b>Bottom at :</b> _____	0.00 ft

Perforations				
From (ft)	To (ft)	Diameter or Slot Width (in)	Slot Length (in)	Hole or Slot Interval (in)

Perforated by \_\_\_\_\_

**Annular Seal** Driven  
Placed from \_\_\_\_\_ 0.00 ft to \_\_\_\_\_ 0.00 ft  
Amount \_\_\_\_\_

Other Seals	
Type	At (ft)

Screen Type		
<b>Size OD :</b> _____	0.00 in	
From (ft)	To (ft)	Slot Size (in)

Attachment \_\_\_\_\_

Top Fittings \_\_\_\_\_ Bottom Fittings \_\_\_\_\_

**Pack**

Type \_\_\_\_\_ Grain Size \_\_\_\_\_

Amount \_\_\_\_\_

Contractor Certification	
<b>Name of Journeyman responsible for drilling/construction of well</b> UNKNOWN NA DRILLER	<b>Certification No</b> 1
<b>Company Name</b> TERRY'S WATER WELLS (1980) LTD.	<b>Copy of Well report provided to owner</b> _____ <b>Date approval holder signed</b> _____



# Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 456328  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
<b>Owner Name</b> MCINTYRE, JOHN K.		<b>Address</b> P.O. BOX 375 WILDWOOD			<b>Town</b>		<b>Province</b>		<b>Country</b>		<b>Postal Code</b>
<b>Location</b>	<b>1/4 or LSD</b>	<b>SEC</b>	<b>TWP</b>	<b>RGE</b>	<b>W of MER</b>	<b>Lot</b>	<b>Block</b>	<b>Plan</b>	<b>Additional Description</b>		
	NW	34	53	10	5						
<b>Measured from Boundary of</b>				<b>GPS Coordinates in Decimal Degrees (NAD 83)</b>				<b>Elevation</b>			
_____ ft from _____				Latitude <u>53.624782</u> Longitude <u>-115.395778</u>				_____ ft			
_____ ft from _____				How Location Obtained				How Elevation Obtained			
				Not Verified				Not Obtained			

Additional Information										Measurement in Imperial	
<b>Distance From Top of Casing to Ground Level</b> _____ in											
<b>Is Artesian Flow</b> _____					<b>Is Flow Control Installed</b> _____						
<b>Rate</b> _____ igpm					<b>Describe</b> _____						
<b>Recommended Pump Rate</b> _____ 0.00 igpm					<b>Pump Installed</b> _____		<b>Depth</b> _____ ft				
<b>Recommended Pump Intake Depth (From TOC)</b> _____ 0.00 ft					<b>Type</b> _____		<b>Make</b> _____		<b>H.P.</b> _____		
<b>Model (Output Rating)</b> _____											
<b>Did you Encounter Saline Water (&gt;4000 ppm TDS)</b> _____					<b>Depth</b> _____ ft		<b>Well Disinfected Upon Completion</b> _____				
<b>Gas</b> _____					<b>Depth</b> _____ ft		<b>Geophysical Log Taken</b> _____				
<b>Submitted to ESRD</b> _____											
<b>Additional Comments on Well</b>					<b>Sample Collected for Potability</b> _____			<b>Submitted to ESRD</b> <u>Yes</u>			

Yield Test			Taken From Ground Level	Measurement in Imperial	
			Depth to water level		
<b>Test Date</b> 1974/06/11	<b>Start Time</b> 12:00 AM	<b>Static Water Level</b> 30.00 ft	<b>Pumping (ft)</b>	<b>Elapsed Time</b> Minutes:Sec	<b>Recovery (ft)</b>
<b>Method of Water Removal</b>					
<b>Type</b> <u>Unknown</u>					
<b>Removal Rate</b> _____ 10.00 igpm					
<b>Depth Withdrawn From</b> _____ 0.00 ft					
<i>If water removal period was &lt; 2 hours, explain why</i>					

Water Diverted for Drilling		
<b>Water Source</b>	<b>Amount Taken</b>	<b>Diversion Date &amp; Time</b>
	ig	

Contractor Certification	
<b>Name of Journeyman responsible for drilling/construction of well</b> UNKNOWN NA DRILLER	<b>Certification No</b> 1
<b>Company Name</b> TERRY'S WATER WELLS (1980) LTD.	<b>Copy of Well report provided to owner</b> _____ <b>Date approval holder signed</b> _____