

UNRESERVED ONLINE PUBLIC LAND AUCTION

FOR THE ESTATE OF ALBERT &
FLORENCE MILLER & MILWEST FARMS LTD.



OPEN HOUSE DATES: November 20, 4-6PM & December 1, 2-4PM



34X50 HEATED SHOP



34X64 HEATED SHOP

THE ESTATE OF ALBERT & FLORENCE MILLER & MILWEST FARMS LTD.

9 Parcels of Real Estate - 1417.36 +/- Title Acres

1800 +/- Sq Ft Home - Westlock (Hazel Bluff), AB

Rural Westlock County

M-1 - SE-36-59-1-W5 - 160 +/- Title Acres - Home Quarter

1800 +/- sq ft home with single heated attached garage, fully developed basement, (4) bedrooms, (3) bathrooms, 34x64 heated shop (2) 10' doors, air compressor, 34x50 heated shop (1) 14' door, air compressor, & steam washer, 36x80 metal clad cold storage building, 12' door (dirt floor), 40x80 metal clad cold storage building, (4) 14' doors (gravel floor), 48x96 steel frame cold storage building (gravel floor) w/ attached 40x100 open faced machine shed (concrete floor), 26x100 open faced machine shed, MC 975 continuous grain dryer & grain handling system, natural gas, power, drilled water well, surface discharge septic system, 141.3+/- cult acres, barley 2021, canola 2020, remainder yard site, Rg Rd 10 road access, taxes \$2909.60

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HOME

- 1973 built, 1800 +/- sq ft
- (4) bedrooms, (3) bathrooms
- Main floor laundry
- Stucco exterior, tar and gravel roof
- Hot water base board heating
- New HE boiler last year, HWT 2015
- Carpet & linoleum flooring

MAIN FLOOR

- Large rear porch w/ 2 pce bath & laundry room w/ sink
- Open concept kitchen & dining area w/ U shaped kitchen, island w/ power, counter top electric range, BI oven, & access to dual sided wood burning fireplace
- Bright living room w/ A-frame style windows, dual sided wood burning fireplace, front door access & closets, & attached garage access
- 2 large bedrooms w/ double closets
- 5 piece main bath w/ double sinks

DEVELOPED BASEMENT

- 2 large bedrooms
- 5 piece bath w/ double sinks
- Large family room w/ dual sided wood burning fireplace
- Mechanical room w/ gas stove (used for canning) & well system

ATTACHED GARAGE

- Single Vehicle
- Heated

OUTBUILDINGS

- 34'x64', insulated, heated w/ in floor heat & HE boiler, concrete & small portion wood floor, portion used for paint room w/ exhaust, bolt bins, air compressor, (2) 10' high doors, shingled roof
- 34'x50', insulated, heated, concrete floor, mechanical room w/ steam washer & exterior concrete washing apron, air compressor, 14' door, tin roof
- 36'x80', metal clad cold storage building w/ 12' doors on each end, dirt floor, tin roof
- 40'x80', metal clad cold storage building w/ (4) 14' doors, gravel floor, tin roof
- 48'x96', steel frame cold storage building, concrete floor, 48'x100' open faced machine shed attached at rear
- 26'x100' open faced machine shed

GRAIN HANDLING SYSTEM

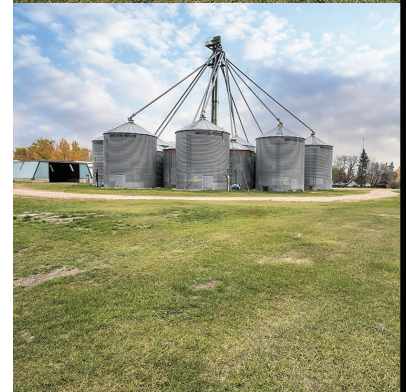
- MC 975 Continuous Grain Dryer & leg grain handling system, 4- Westeel bins on hoppers, 2-Butler bins on hoppers, 1-Viterra on Hopper, 8-Weststeel on concrete, 4-Butler on concrete, 1- Superior on hopper, 7 older wood granaries



36X80 COLD STORAGE SHED



48X96 COLD STORAGE SHED



M-2 – NE-25-59-1-W5 – 145.02 +/- TITLE ACRES

144.45+/- cult acres, barley 2021, canola 2020, Rd Rd 10 road access, taxes \$1144.51



M-2 NE-25-59-1-W5TH

M-3 – NW-36-59-1-W5 – 151.03 +/- TITLE ACRES

150.85+/- cult acres, canola 2021, barley 2020, Rg Rd 11 road access, taxes \$1016.31



M-3 NW-36-59-1-W5TH

M-4 – SW-36-59-1-W5 – 157.41 +/- TITLE ACRES

129.15+/- cult acres, canola 2021, barley 2020, Rg Rd 11 road access, taxes \$1068.22



M-4 SW-36-59-1-W5TH

M-5 – SE-10-59-1-W5 – 161 +/- TITLE ACRES

161+/- cult acres, canola 2021, wheat 2020, Rg Rd 12 undeveloped road allowance access, taxes \$1057.90



M-5 SE-10-59-1-W5TH

M-6 – NE-3-59-1-W5 – 161 +/- TITLE ACRES

161+/- cult acres, canola 2021, wheat 2020, Rg Rd 12 undeveloped road allowance access, taxes \$951.26

M-7 – SW-11-59-1-W5 – 161 +/- TITLE ACRES

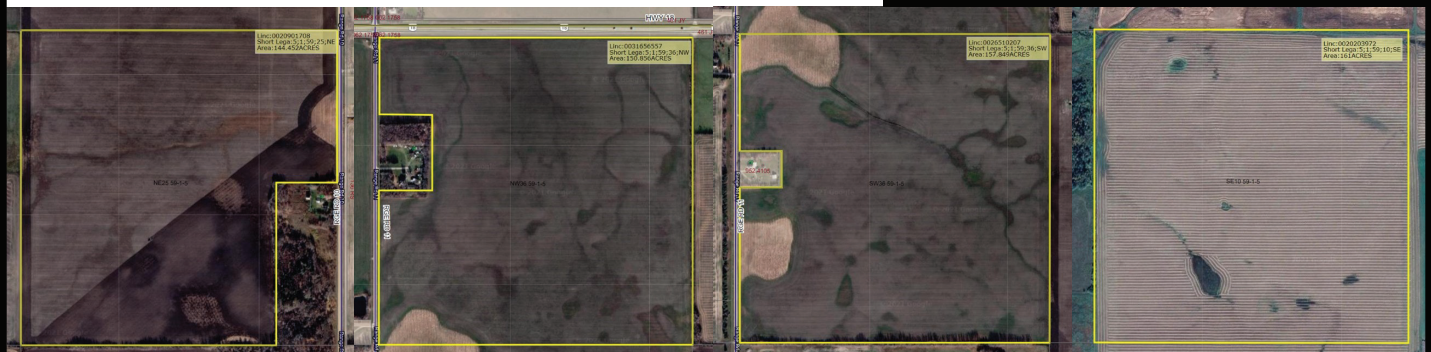
35.83+/- cult acres, canola 2021, barley 2020, 118 acres alfalfa, Rg Rd 12 undeveloped road allowance access, taxes \$976.60

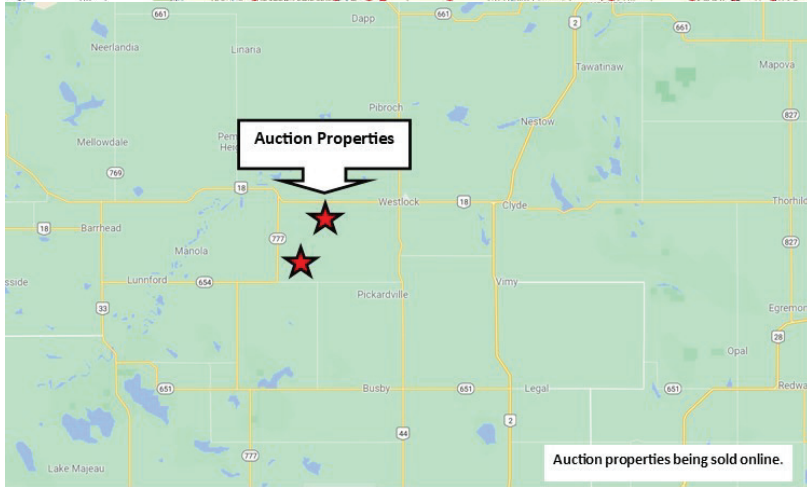
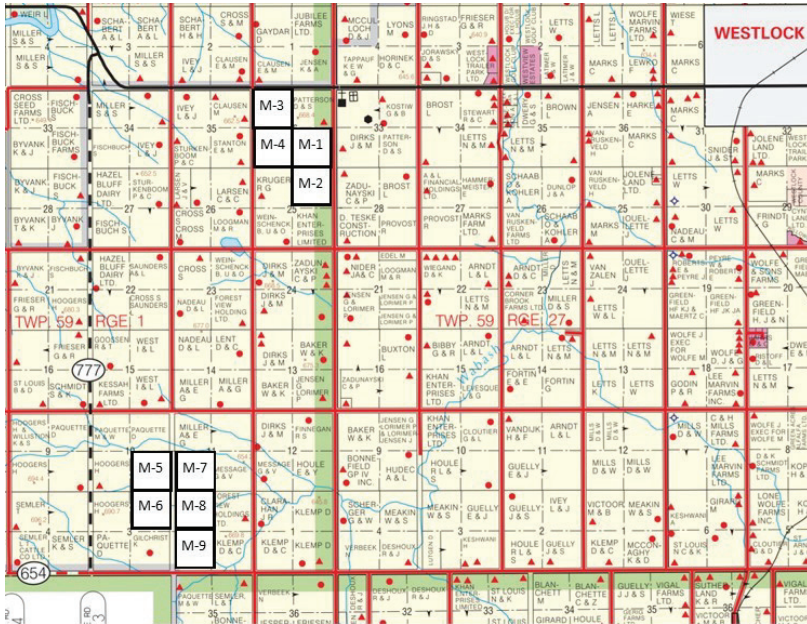
M-8 – NW-2-59-1-W5 – 161 +/- TITLE ACRES

161+/- cult acres, alfalfa, Rg Rd 12 undeveloped road allowance access, taxes \$1048.83

M-9 – SW-2-59-1-W5 – 159.90 +/- TITLE ACRES

159.90+/- cult acres, canola 2021, wheat 2020, Rg Rd 12 undeveloped road allowance access, taxes \$1007.24





DIRECTIONS TO PROPERTY

M-1 & M-2 From Westlock, AB travel West 7.24 km (4.5 miles) on Hwy 18, then South .80 km (0.5 miles), properties located on the West side of road and marked with signs.

M-3 & M-4 From Westlock, AB travel West 8.85 km (5.5 miles) on Hwy 18, M-3 located on Hwy 18 with road access from Rg Rd 11. M-4 South on Rg Rd 11, .80 km (0.5 miles), located on the East side of road and marked with sign.

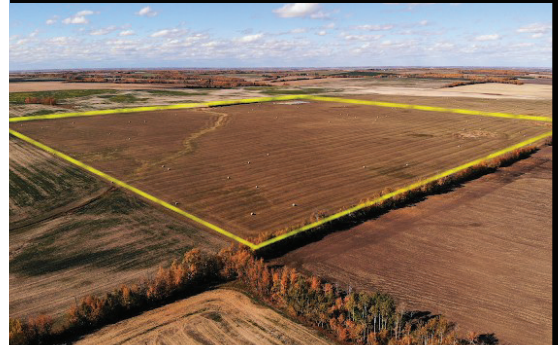
M-5, M-6, M-7, M-8, & M-9 From Westlock, AB travel West 12.07 km (7.5 miles) on Hwy 18, then South 10.46 km (6.5 miles) on Hwy 777 to Hwy junction 654. Travel East on Twp Rd 590 1.60km (1 mile) to undeveloped road allowance Rg Rd 12. Properties located on road allowance and marked with signs.



M-6 NE-3-59-1-W5TH



M-7 SW-11-59-1-W5TH



M-8 NW-2-59-1-W5TH



M-9 SW-2-59-1-W5TH





Albert & Florence Miller have bequeathed much of their estate to the Town of Westlock. The money will be used to form the Westlock Community Foundation, which will in turn disperse those funds back to the community. Team Auctions & Royal LePage Town & Country Realty has been awarded the great honor of selling the remaining estate properties. In turn Team Auctions & Royal LePage Town & Country Realty are proud to be making a \$50,000.00 donation to the Westlock Community Foundation upon completion of the real estate transactions.

- 1. UNRESERVED:** In this auction, the seller has agreed to accept the highest bid regardless of price. Properties will sell to the highest bidder without minimum or reserve.
- 2. AGENT OF THE SELLER:** Royal LePage Town & Country Realty (Real Estate Brokerage) is acting only as agent of the seller & not as an agent of the Purchaser. 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. PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property is available for inspection prior to the auction. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. **Note: These contracts will not be subject to any buyer's conditions.**
- 4. GST:** Does not apply to this property. The Purchase Price (Bid price) does **not** include GST.
- 5. DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to **Royal LePage Town & Country Realty (Trust)** in the form of a certified cheque, money order, bank draft, EFT, direct deposit or other approved payment as follows: **\$20,000.00 (Twenty thousand dollars) per parcel**
- 6. COMPLETION DAY:** Titles will be clear of encumbrances except those which are to remain on the title as shown on the Purchase Contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day (March 9, 2022). Possession will be in accordance with the terms of the Purchase Contract.
- 7. NO WARRANTY:** The Purchaser shall accept the Property as-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. All information provided is meant as a guide only. In accepting a buyer registration number each bidder acknowledges receipt of the "Property Information Package" provided. The Purchaser shall have satisfied himself as to the descriptions, location & condition of the property prior to bidding.
- 8. RESPONSIBILITIES OF BIDDERS** It is the responsibility of all bidders to review all information provided and terms of this auction. If clarification is required, it is the bidder's responsibility to obtain clarification from Royal LePage Town & Country Realty prior to bidding.
- 9. AUCTIONEER RESERVES THE RIGHT** to accept or reject any bid and in all cases of dispute the auctioneer's decision shall be final. If an auctioneer declares a property "sold" or "closes the bidding" and more than one party immediately claims to hold the high bid the auctioneer may declare who holds the high bid or re-open the bidding for further advances from the parties who held the high bid.
- 10. BUYERS FURTHER AGREE** to be responsible for all charges to them including deposits on sale day, and subsequent payments as outlined in the Purchase Contract. It is understood that if any payment is not made or if any cheque given to Royal LePage Town & Country Realty as payment is not honored that the buyer will face civil and/or criminal charges.

In accepting a buyer registration number all buyers agree to be bound by the above terms as well as any other conditions communicated by the auctioneer.

SALE MANAGED BY



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