

**BIDDING OPENS:** February 26, 2022

**BIDDING CLOSES:** March 1, 2022



**6008 Twp Rd 494**  
**139.80 acres - open & treed pasture, \$12,515 annual surface lease revenue**  
**Power, water well, shop/barn, stable, corrals, cross fenced**  
**ICF Basement started for future home, private yard site**

Sale Managed by:

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

Head Office - Drayton Valley, AB  
780-542-4337  
780-834-6888 - Fairview Office

Real Estate Services by:

Moore's Agri-Trade Ltd  
Breton, AB  
780-898-0729



# 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.**

## NOTE TO BIDDERS

- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.
- Internet Bidding Fees: 10% up to a max of \$1,500 per item
- If you are the successful bidder, to meet the obligations set by the federal government, you will be asked to verify your identification. You will also need to provide us with your lawyer info to complete the real estate transaction.

## HIGHLIGHTS OF PURCHASE CONTRACT

**Completion Day** 29 April 2022

**Deposit** \$ 20,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd **due from successful bidder upon close of bidding / signing of purchase contract.** Cash and virtual currency will not be accepted.

**Included Goods** Fridge, stove, frost free large livestock watering tank,  
Building supplies: plumbing & wiring materials, bundles of insulation, trusses, breakers, rebar, deck screws (2" to 4")

**Conditions** There are no Buyer Conditions.

**Additional Terms**

- The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.
- No Real Property Report will be provided.
- Fences may or may not be on property lines.
- Hydrant under the orange waterer is cracked.
- The entire Ricochet Oil Corp payment for lease date 7 May 2022 to 6 May 2023(file # S12590) will be credited to the buyer.
- That there are no professional architectural floor plans for the home.
- To ensure that this transaction closes on April 29, 2022 the seller will contribute up to \$400 towards the cost of a Title Insurance Policy.

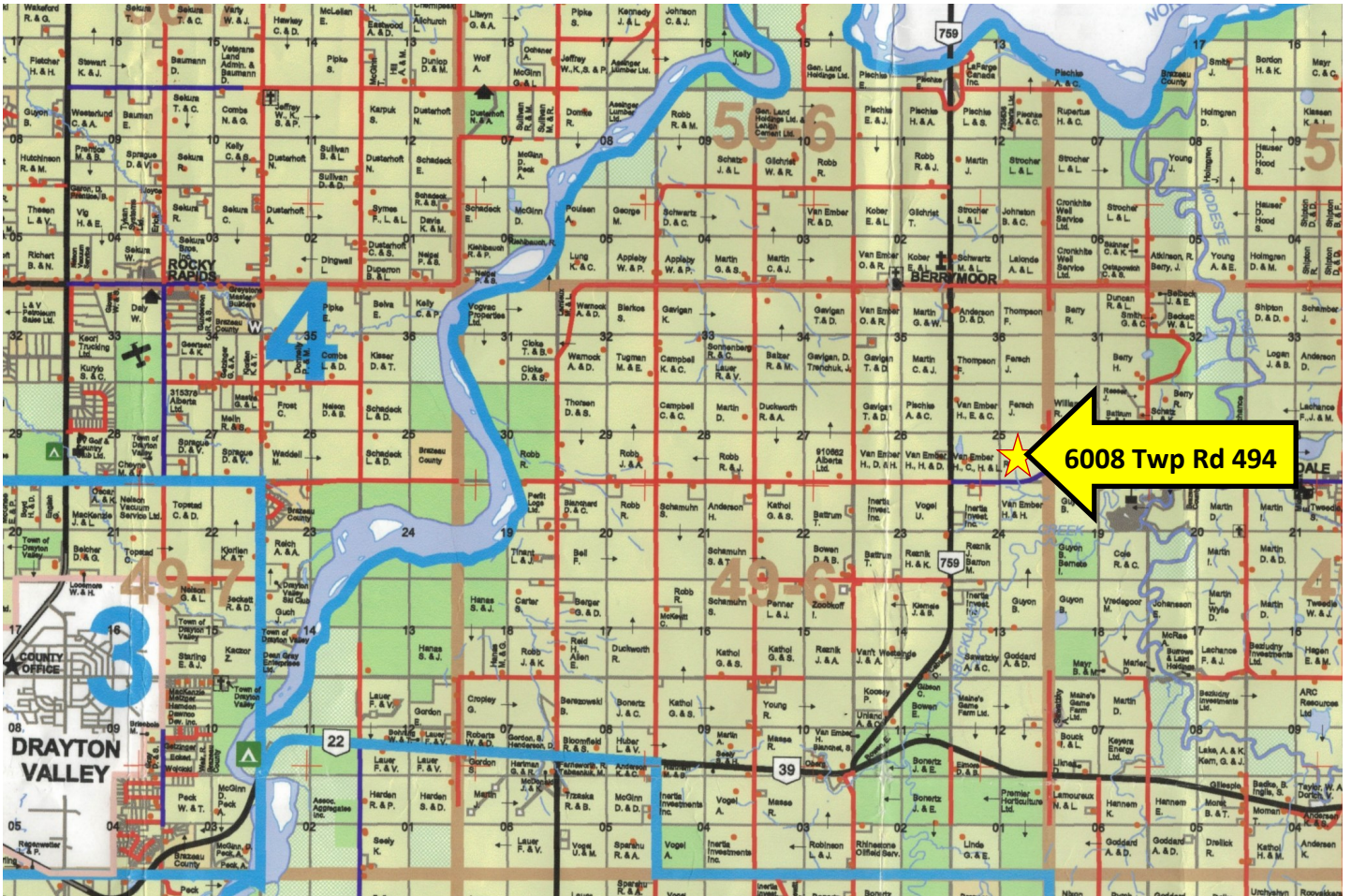
Copy of Purchase Contract is available - call 780-898-0729

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

**teamauctions.com**



# Location



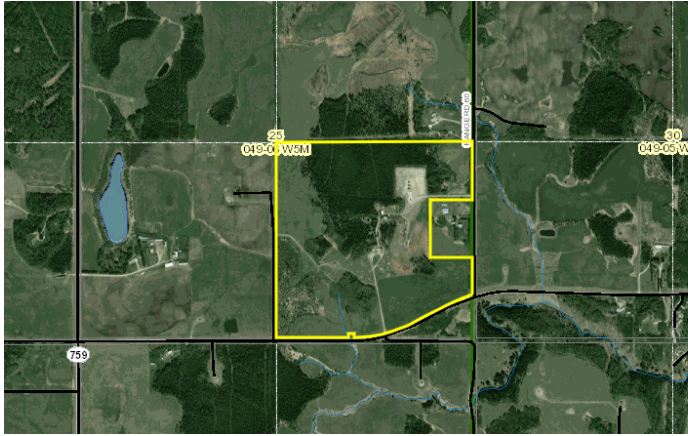
Municipal Address	6008 Twp Rd 494
Municipality	Brazeau County
Legal Description	SE25-49-6-W5
Land Size	139.8 acres
Land Use Zoning	Ag
Property Taxes	\$468.27
Deposit	\$20,000
Possession	April 29, 2022

## DIRECTIONS:

From junction of Hwy 39 and Hwy 759 (east of Drayton Valley) go north 5.3 km to Twp Rd 494, then east 1.2 km on Twp Rd 494 to 6008 Twp Rd 494 on north side of road.



# AERIAL





# 6008 Twp Rd 494



## THE HOME:

ICF walk-out basement has been started. Basement is approximately 32' x 32' but has an irregular shape. Power with electrical panel has been installed. Floor of basement is dirt. Seller has setup a temporary living space in one corner of basement with small electric hot water tank. Note on the back wall (walkout side) there is approximately a 22'6" length that is wood frame only and seller has disclosed that this section needs to be put in line with beam. 7 yards of gravel were used in weeping tile installation. Footing for attached garage and ICF walls for cold room also in place. Some building supplies are included: plumbing & wiring materials, bundles of insulation, trusses, breakers, rebar, deck screws (2" to 4"). Plans were for 2 bedrooms and bathroom above the garage.

Development permit was obtained in 2017. Basement footing (8" deep) and wall construction in 2018/2019.



Basement interior



Trusses

## SERVICES:

Water well (see well driller report at back of this package) , bell & siphon septic system, power, weeping tile.

There is power to shop/barn and horse barn. Water hydrants in shop/barn, at corrals to the east and in corrals to the west of horse barn. The hydrant in corral west of horse barn requires repair. There is a shut off value for the water to barns and corrals in the basement.

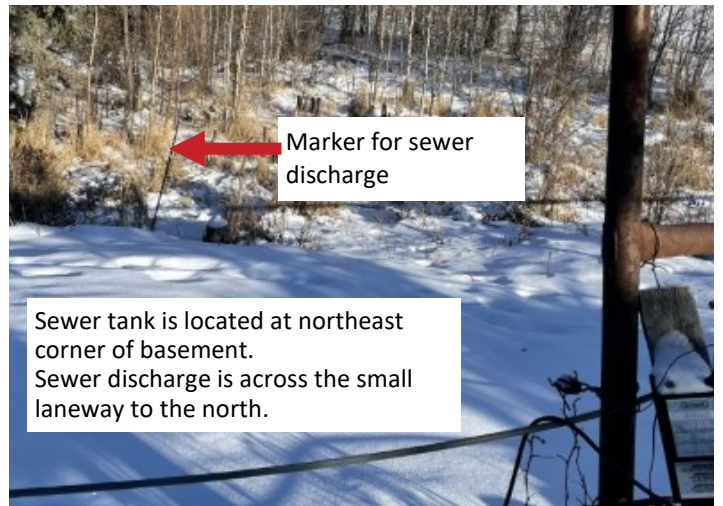
# 6008 Twp Rd 494



Footings and basement ICF wall for future garage and wine cellar / cold room.



Electric panel is installed.  
Extra breakers included





# 6008 Twp Rd 494



## THE SHOP/BARN

42X 36 wood frame construction with concrete floor. The exterior is unfinished. There is a small mezzanine. There are large slide doors on each end. There is a wood ramp at north doors. A small leanto attached to northwest corner. Water hydrant under stairwell to mezzanine.





# 6008 Twp Rd 494



## HORSE BARN -

40x24 horse barn was moved on the property. It has 6 tie stalls and one box stall. Box stall has its own entry/exit to corral.





# 6008 Twp Rd 494



Corrals east of barn yard



Corrals east of shop/barn

Corrals east of barn yard - included is large livestock frost free watering tank. Seller has indicated that if using tank for small number of livestock, tank heater may be required.



Corrals west of barn



Poles in ground for future pole shed - seller had plans for hay storage and riding arena.





# 6008 Twp Rd 494

Long driveway to yard site



Looking to south over house yard from barn area



Acreage not part of property



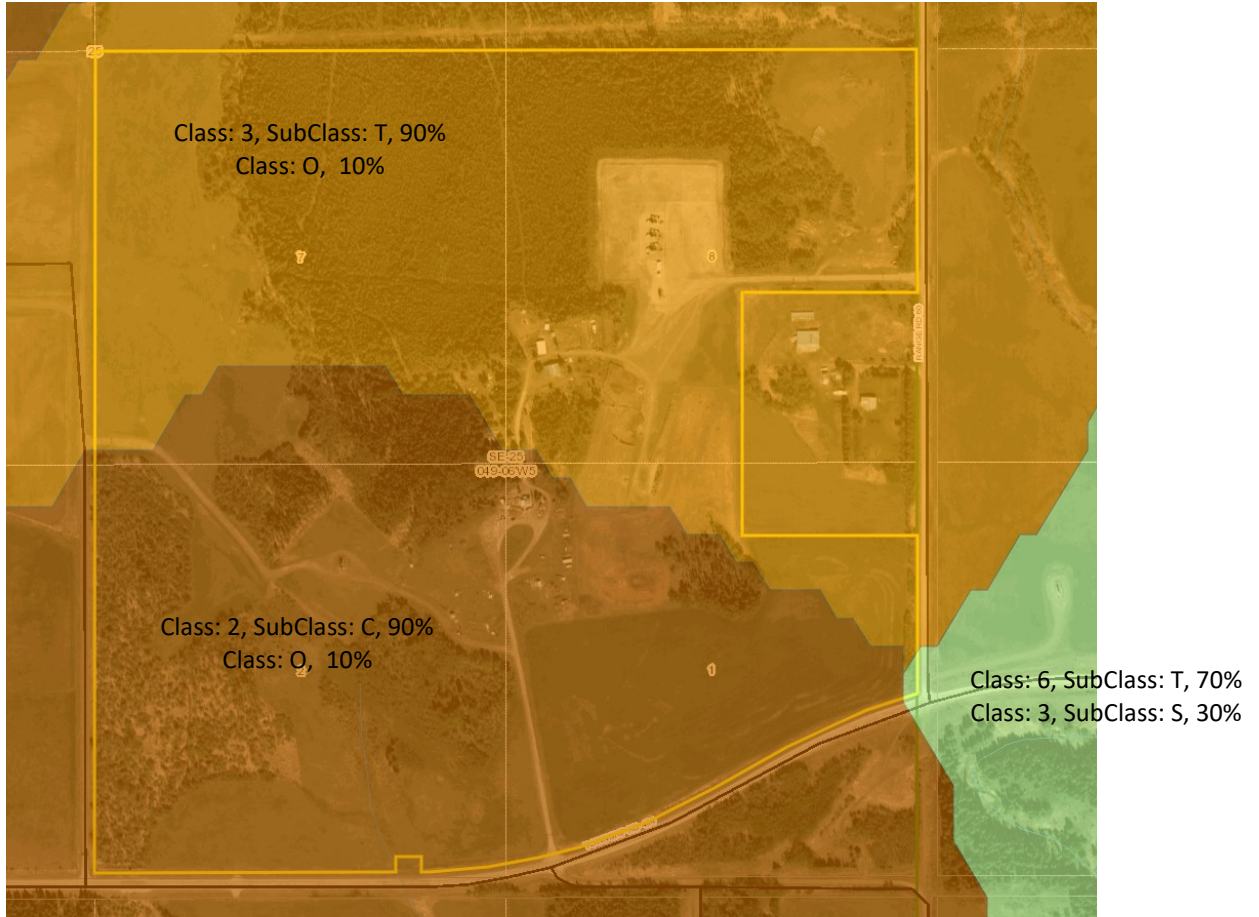


# 6008 Twp Rd 494





# 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 (O).

## 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)

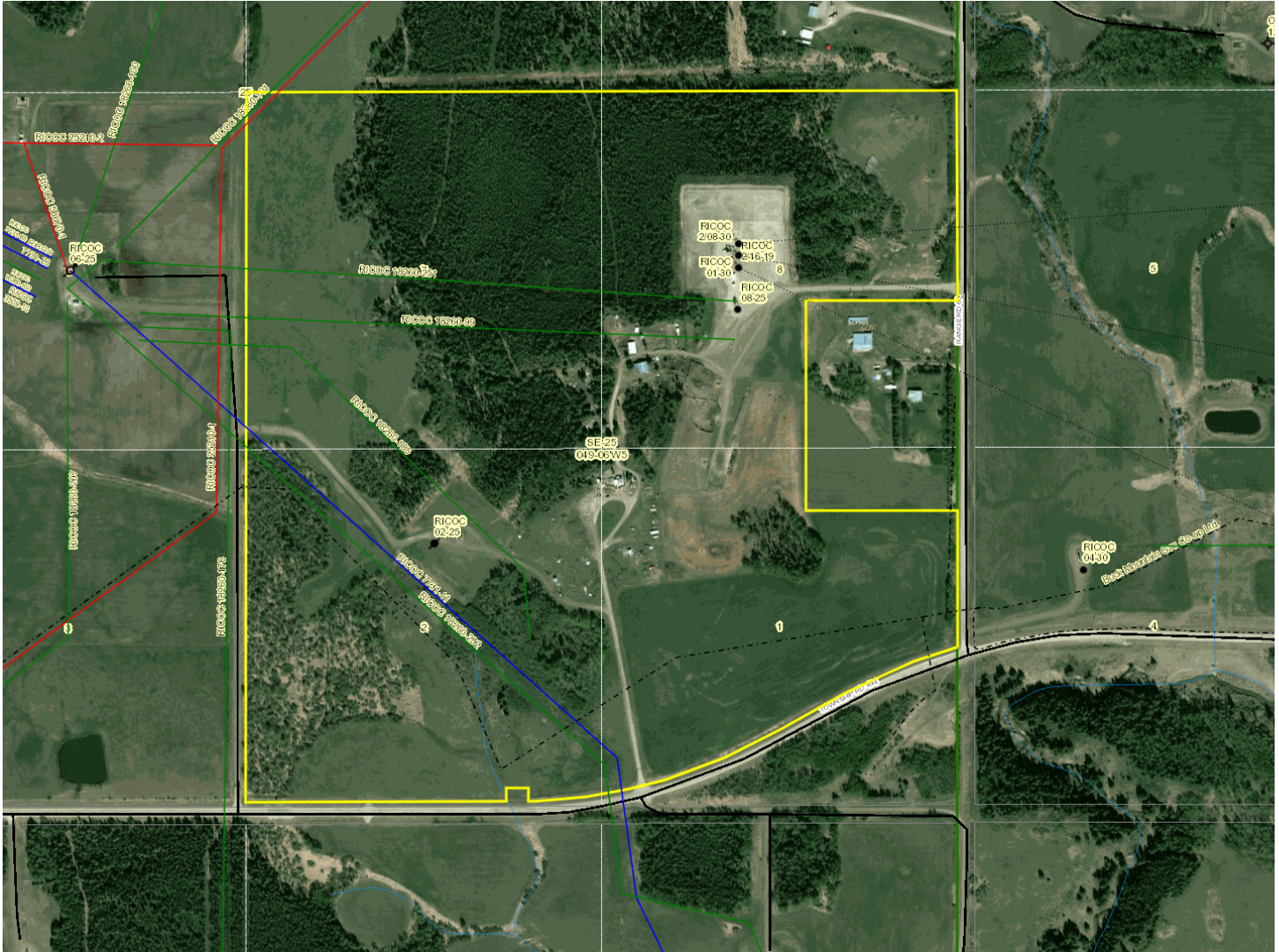
## 1.3 Agricultural Subclasses

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



# Pipelines and Surface Lease Well Info



## REVENUE FROM SURFACE LEASES -

Quarter	Section	Twp	Range	W of	Annual Payment	Lease Date	Next Review	File #	Company
SE	25	49	6	5	\$4,520.00	May 7	7-May-2023	S12690	Ricochet Oil Corp
SE	25	49	6	5	\$3,975.00	Jun 22	22-Jun-2024	S05751	Ricochet Oil Corp
SE	25	49	6	5	\$4,020.00	Dec 14	14 Dec-2024	S07278	Ricochet Oil Corp

Revenue from above sources 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

NOTE: The entire Ricochet Oil Corp payment for lease date 7 May 2022 to 6 May 2023(file # S12590) will be credited to the buyer.

**\*\*Pipeline locations are approximate only and do not show actual locations of pipelines\*\***



# TEAM AUCTIONS

*Sekura Auctions Since 1966*

*Serving Western Canada!*

**BOOK YOUR AUCTION NOW!**

**Head Office – Drayton Valley, AB**

Suite #101, 3351 50 St Drayton Valley, AB T7A 0C6

Phone: (780) 542-4337

**Northern Alberta – Fairview, AB**

Box 193 Fairview, AB T0H 1L0

Phone: (780) 834-6888

**Southern Alberta – Taber, AB**

93080 RGE RD 182 Cranford, AB

Phone: (403) 634-4189

**British Columbia – Kelowna, BC**

Kelowna, BC

Phone: (250) 784-5504

[www.teamauctions.com](http://www.teamauctions.com)