

# UNRESERVED ONLINE REAL ESTATE AUCTION

SELLING 13 DEEDED QUARTERS OF LAND INCLUDING HOME QUARTER  
FOR KEITH & SUSAN ANDERSON & SELLING 12 LEASE QUARTERS IN  
ONE BLOCK FOR LARRY SPEERS, KEITH ANDERSON & LUCILLE WALTER



**OPEN HOUSE DATES: January 26, 2-4PM & February 12, 2-4PM**



32X60 BARN W/ 14X60 LEAN-TO EXTENSION(S)



40X80 COLD STORAGE & 28X40 HEATED SHOP



A-1 SW 32 63 24 W4 HOME QUARTER

1884 +/- Sq Ft Home – 635017 Rg Rd 245  
(Meadowbrook), AB

Rural Athabasca County  
A-1 SW 32-63-24-W4

160 +/- Title Acres – Home Quarter

1884 +/- sq ft home with double heated attached garage, fully developed basement, (6) bedrooms, (3) bathrooms, 28x40 heated shop 12' door, 40x80 metal clad cold storage building, 14' door, 32x60 Barn w/ loft & 8 stalls, maternity pen & 14x60 enclosed lean-to & 14x60 open faced lean-to, 14x60 3+1 bdrm mobile home on cinder block walk out basement & 12x18 addition, yard site is set up for feeding cattle and has some permanent pens (some w/ portable panels selling separate), natural gas, power, drilled water well (2012), surface discharge septic system, 160 +/- cult acres, Rg Rd 245 road access, taxes \$1602.93

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## HOME

- 1991 built, 1884 +/- sq ft
- 3+3 bdrm, 2.5 bath
- Main floor laundry
- Vinyl exterior, metal roof
- Hot water heating system
- Pressure treated wood foundation
- Lino, carpet
- 2012 vinyl windows

## MAIN FLOOR

- Large porch entrance w/ walk in coat closet & 2 pce bath, laundry & mechanical room
- Bright open concept south facing kitchen & living room, wood cabinets, & walk in pantry
- 3 bdrms, master having jack & jill door to 4 pce bath w/soaker tub

## DEVELOPED BASEMENT

- Fully developed basement w/ cold room, family room, 3 generous sized bedrooms & massive bath w/ walk in shower

## ATTACHED GARAGE

- Double heated attached garage (26x26)

## MANUFACTURED HOME

- 1975 built, 840 +/- sq ft plus 216 +/- sq ft addition
- Concrete cinder block walk out basement
- 2+1 bdrm, 2 bath
- Pressure treated deck w/ alum railing

## OUTBUILDINGS

- 28x40 shop w/ concrete floor, 220 V, radiant heat, 12' door
- 40x80 cold storage w/ power, 14' door
- Barn w/ 2 insulated lean to sides, main barn area has 8 stalls w/maternity pen, concrete floor, vented, office w/ water, furnace & HWT, loft that is holding small square bales, freshly painted

## YARD & CORRAL SYSTEM

Corrals constructed of steel posts & sucker rod w/ gates (some removable panels), yard lights, 6 electric and 3 thermosink auto waterers (NOTE: ALL PORTABLE PANELS WILL BE SOLD SEPARATELY AND ARE NOT INCLUDED IN THE REAL ESTATE SALE)

## UTILITIES

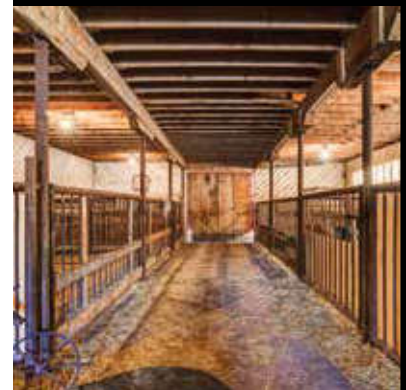
- Power, natural gas, surface discharge septic system, & 2012 drilled well 130' deep
- 160 acres mostly treed, remainder yard



VAULT CEILING, WOOD CABINETS



SECOND RESIDENCE







A-8 NW 29 63 24 W4



A-9 SW 29 63 24 W4



A-10 GRL 040085



A-10 GRL 040085



A-10 GRL 040085

## DIRECTIONS TO PROPERTY

Directions to home quarter from Clyde AB: Travel north on hiway 2 to Twp Rd 630 (Blueberry Ridge Road). Travel west to curve and then north 1 mile to first cross road that goes west. Travel west 4 miles (6.43 km) to curve and then North 4 miles (6.43 km) on Rg Rd 245. Property on east side of road.

Directions to home quarter from Dapp Corner Store (junction hiway 44 & 661): Travel east on hiway 661 to Rg Rd 260, travel north 4 miles (6.43 km) to Twp Rd 630, travel east to curve and then 0.5 mile (.80 km) north to Twp Rd 632, travel east 5 miles (8.04 km) to Rg Rd 245. North on Rg Rd 245 3 miles (4.82 km). Property on east side of road.

Directions to home quarter from Athabasca AB: South on hiway 2 to Twp Rd 634 (Willowridge Road). Travel 8 miles (12.87 km) west to Rg Rd 245. Travel north on Rg Rd 245, 1 mile (1.60 km). Property on east side of road.

**A-2 NE & SE 1-64-25-W4 - 320 Acres +/-**

**Twp Rd 640 Road Access**

NE 1 has approx. 23 acres of trees remainder grass for pasture, fenced w/ 4 & 3 wire fence, abandoned well site (currently being cleaned up) taxes \$235.47  
SE 1 has approx. 14 acres of trees, 80 acres older hay (did produce 200 bales when fertilized) remainder grass for pasture, water at north & south end of quarter taxes \$226.30

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**A-2 NE 1 64 25 W4**

**A-3 SW 7 & NW 6 & SW 6-64-24-W4 - 480 Acres +/-**

**Twp Rd 640 Road Access**

SW 7 is open corner to corner, pasture, 4 wire fence (cross fencing north and south) taxes \$272.08  
NW 6 has approx. 23 acres of trees remainder grass for pasture, 4 wire fence (cross fencing north and south), water taxes \$229.06  
SW 6 has approx. 25 acres of trees, remainder grass for pasture, 4 wire fencing (cross fencing north and south), water, sorting corrals (mostly permanent) taxes \$209.21

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**A-2 SE 1 64 25 W4**

**A-4 NE 36-63-25-W4 - 160 Acres +/-**

**Twp Rd 640 Road Access**

Approx. 8 acres treed, remainder open pasture, road allowance access approx. half way down, one cut of hay and then pastured taxes \$240.80

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**A-3 SW 7 64 24 W4**

**A-5 NW 31 & SW 31-63-24-W4 - 320 Acres +/-**

**Twp Rd 640 Road Access**

NW 31 has approx. 75 acres cultivated, 20 acres treed, remainder grass for pasture, 4 wire fence, water, taxes \$193.66 SW 31 63 24 W4 mostly treed taxes \$42.28

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**A-3 NW 6 64 24 W4**

**A-6 SW 5-64-24-W4 - 160 Acres +/-**

**Twp Rd 640 Road Access**

8 acres treed, remainder pasture, water, fenced with 4 wire, cross fencing taxes \$172.89

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**A-7 NE 32-63-24-W4 - 161 Acres +/-**

**Twp Rd 640 Road Access**

20 acres treed, 84 Acres barley/oat mixture for silage, remainder pasture, wet well & pond taxes \$183.42

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**A-3 SW 6 64 24 W4**

**A-8 NW 29-63-24-W4 - 160 Acres +/-**

**Rg Rd 245 Road Access**

Open corner to corner for pasture, approx. 37 Acres barley/oat mixture for silage, fenced and cross fenced, water in centre taxes \$217.76

**A-9 SW 29-63-24-W4 - 148.99 Acres +/-  
Rg Rd 245 Access**

Approx. 15 acres treed, remainder pasture and new grass, fenced and cross fenced, water taxes \$106.51

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**A-10 SECTION 33, 34 & N HALF OF SECTION 27 &  
28-63-24-W4 - (GRL 040085 1887.27 Acres +/-)**

Current access NE 32 63 24 W4, There are undeveloped road allowances to the south if necessary, would have to be cleared.

Taxes - \$385.61, Yearly Fee - \$232.03, Lease Term –  
January 1, 2015 to December 31, 2024.

\*The entire lease has a carrying capacity of 127 Animal Unit Months (AUM's). This is intended to be an estimate of a 10 year average. Lease has been divided into two fields (west three quarters) and (remainder east). West side carrying capacity rating is 30 AUM's (i.e. 38 1400lb cows with calves for approximately 2.5 weeks). East side carrying capacity rating is 97 AUM's (i.e. 125 1400lb cows with calves for approximately 3 weeks). This is a beautiful property with an abundance of wildlife, trails, ample water, etc.

**Grazing lease eligibility is the buyers responsibility:**

18 years old, Canadian citizen or permanent resident; and have no debt owing to the Crown or owe taxes to the municipality in respect to public land. Corporations wishing to obtain a lease must have at least 75 percent Canadian ownership.

**The assignee must:**

- Ensure that the lease or adjoining private lands are fenced adequately to contain stock.
- Graze the lease with livestock they own. Grazing intensity must follow the established carrying capacity, proper range management and conservation practices.
- Obtain approval from AEP Agrologist prior to undertaking range improvements.
- Pay the annual rent and applicable municipal taxes.
- Obtain additional authorization prior to grazing bison.

**GRAZING LEASE ASSIGNMENT FEES THE RESPONSIBILITY OF THE BUYER  
– FEES: \$3150.00 non refundable**

NOTE: All real estate bidders must pre-qualify themselves prior to registering to bid with Team Auctions. A financing pre-approval letter or proof of funds is required and can be provided to either Royal LePage Town & Country Realty or Team Auctions to have desired bidding limit approved.

Keith & Susan Anderson & family have farmed these properties for the past 20 years. They have an excellent herd management system and have grazed up to 400 head of cattle on the deeded land. This is an amazing opportunity to obtain a package of this size with good fencing, cross fencing, water & home quarter with buildings. On behalf of Royal LePage Town & Country Realty & Team Auctions we wish Keith and Susan all the best for their retirement.

Check out our virtual tour of the home on our websites [www.teamauctions.com](http://www.teamauctions.com) and [www.brandiwolff.ca](http://www.brandiwolff.ca)



A-4 NE 36 63 25 W4



A-5 NW 31 63 24 W4



A-5 SW 31 63 24 W4



A-6 SW 5 64 24 W4



A-7 NE 32 63 24 W4



A-10 GRAZING LEASE

# AERIAL VIEWS



A-2



A-6



A-7



A-3



A-8



A-4



A-5



A-9

- 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:** 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 bank draft 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 (June 3, 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.
- 11. INTERNET BIDDING FEE** please note an internet bidding fee applies to this sale and the sale of the real estate as per the Team Auctions terms and conditions.

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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