

TEAM
AUCTIONS

Sekura Auctions Since 1966

Unreserved Real Estate Auction

Smokey Lake County, AB

BIDDING OPENS: Mon, Mar 21, 2022

BIDDING CLOSES: Wed, Mar 23, 2022



58109 Rge Rd 153 Smoky Lake County, AB

19.99± Acres

Sale Managed by:

TEAM
AUCTIONS

Sekura Auctions Since 1966

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

Real Estate Services by:

Maxwell Progressive
Christine McFarland
780-361-5925



teamauctions.com

Terms & Conditions Highlights

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property(s) will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Real Estate Brokerage (Maxwell Progressive) 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

Completion Day	April 29, 2022
Deposit	\$25,000 (non-refundable) bank draft or approved payment payable to MaxWell Progressive due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Conditions	There are no Buyer Conditions.
Goods Included	Appliances, 10 grain storage bins, Dog Kennel, all "as is where is."
Additional Terms	<ul style="list-style-type: none">• 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.• Surface Lease Revenue will be assigned to the buyer effective when the next payment is due after completion day with not adjustment for any rentals paid in advance.

Copy of Purchase Contract with titles included is available - call 780-361-5925

Contract must be signed by successful bidder upon bidding closing

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: 5% 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.

Basic Property Info



Home:

- 19.99± acres with panoramic views from this sprawling, sun-drenched bungalow with contemporary finishing elements! Quality craftsmanship and tasteful décor blend to bring this to an effective age of 25 years. Accents of wood beams along with original coffered ceilings blend harmoniously with details of days gone by along with the warmth and charm of modern rustic that welcomes you.
- Nestled into a mature yard, the over 1500 sq. ft. home has been lovingly maintained and offers recent upgrades including the kitchen, 4 pc bath, flooring and lighting.

Main floor includes:

- Sunken living room (4.65m x 6.98m) showcasing a vaulted cedar lined ceiling, w/b brick facing fireplace, huge south facing windows. Has been used as the primary bedroom c/w closets
- Formal Dining/Sitting Room (4.00m x 4.67M)
- Kitchen (3.50m x 3.95m) with soaring vaulted ceiling, abundant counter space, stainless steel appliances including countertop range and built-in oven with complimentary brick faced accent wall.
- Flex/Gathering Room (3.35m X 4.00m)
- Casual Dining/Eating Nook (2.30m x 3.83m)
- Primary Bedroom (2.72m x 5.85m)
- Walk In Pantry/Storage.
- 4 pc bath, Lots of counter space and storage cabinets

Lower level offers:

- Mechanical area with a water treatment system, sump pump
- Furnace, hot water tank and built in vacuum system
- Laundry area and spacious area designed as coat and boot room
- Balance of the basement is open and ready for you to create your vision according to your needs.
- Low Maintenance: Exterior offers metal clad windows, stucco with brick accents, steel tile roof and pressure treated decks.

Outbuildings Include:

- Garage 22ft x 24ft
- Dog Kennel 10ft x 10ft
- Quonset 40ft x 70ft (walls on concrete grade-beam)
- Machine Shop 30 x 65
- 10 Grain Bins (4) 1500 BU steel bins on concrete floors, (4) approx. 4900 BU steel bins on concrete floors, (2) Steel hopper bins on concrete base

Additional Features of this Property:

- There is an existing concrete pad 32x40 with potential for future building
- 2 Gated access laneways to yard
- Rail fence across the front of the yard.
- Waterline approx. 6" line (on title) from North Saskatchewan River to the dugout.
- Alarm/Security System
- Recently upgraded septic system with alarm
- 182 Tonnes of gravel recently added to yard and driveways

Utilities:

- Power, Natural Gas, Drilled Well, Septic Tank & Surface Discharge System c/w Alarm

Taxes:

- 2021 were \$810.44

Directions to Property:

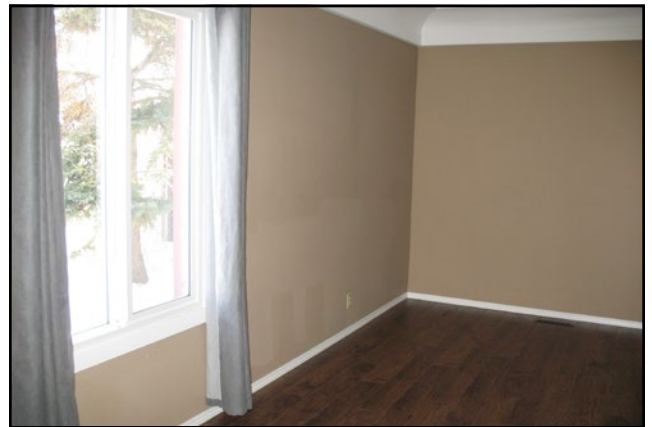
From Andrew, AB: Proceed north 1 km to Hwy 45, then east on Hwy 45 for 5 km to SH 645. Turn left on SH 645 follow for 9 km to SH 857. Go north on SH 857 for 11 km. Once you cross the North Saskatchewan River, take first left which is Twp 580. Follow Twp 580 for 2 km to property.

From Willingdon, AB: Proceed west 0.5 km to SH 857, then north on SH 857 for 18 km. Once you cross the North Saskatchewan River, take the first left which is Twp 580. Follow Twp 580 for 2 km to the property.

Property Photos



Property Photos



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Sekura Auctions Since 1966

Serving Western Canada!

BOOK YOUR AUCTION NOW!

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