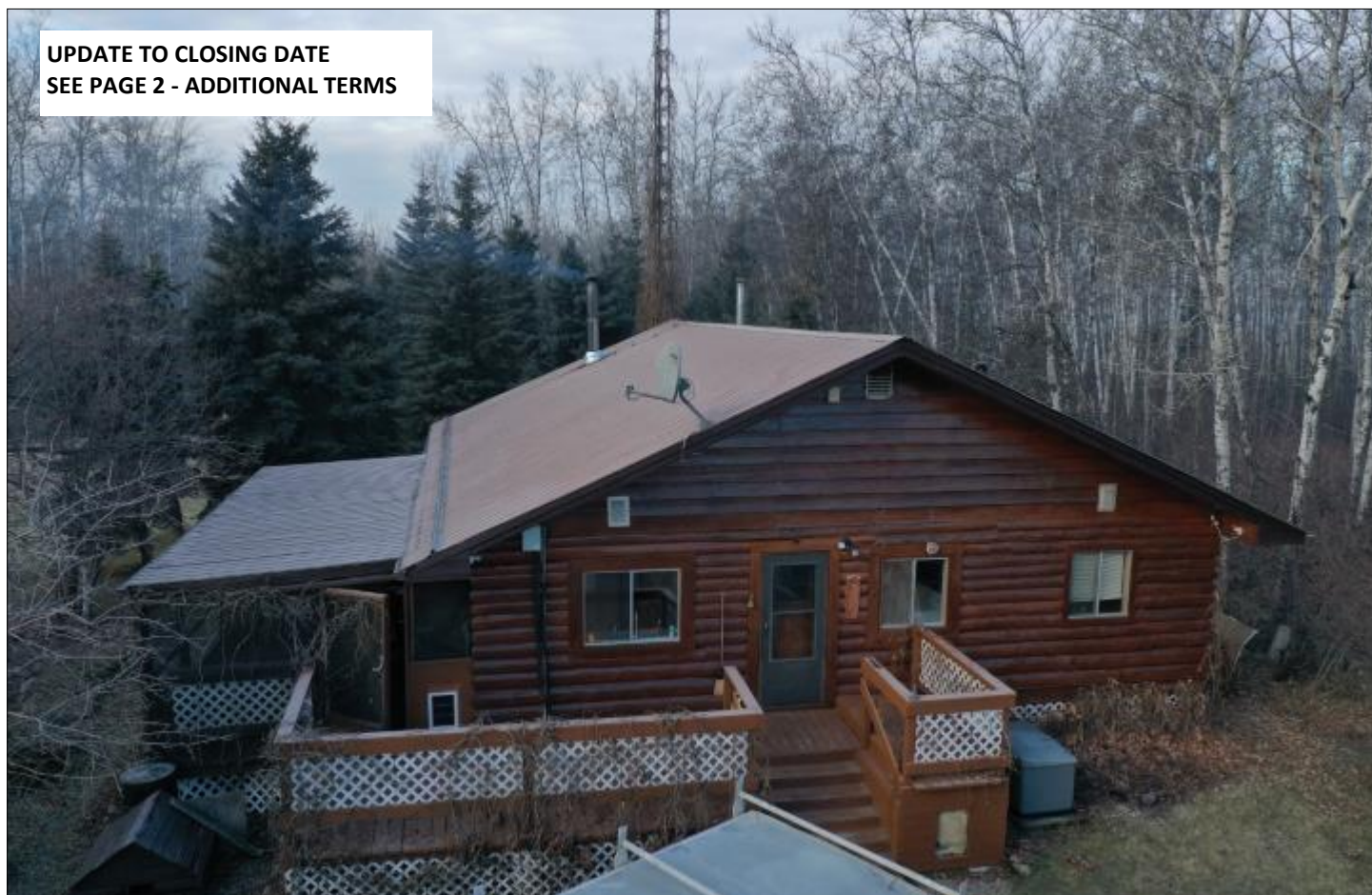


BIDDING OPENS: Wed Apr 27, 2022

BIDDING CLOSES: Fri Apr 29, 2022

UPDATE TO CLOSING DATE
SEE PAGE 2 - ADDITIONAL TERMS



109063 Range Road 175

75.12± acre property bordered by the Boyer River on the south
Attractive updated 4 bed 1.5 bath log home, heated & insulated garage, barn, backup generator
Located east and south of High Level.

Possession is Subject to final registration of subdivided parcel.

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.**

HIGHLIGHTS OF PURCHASE CONTRACT

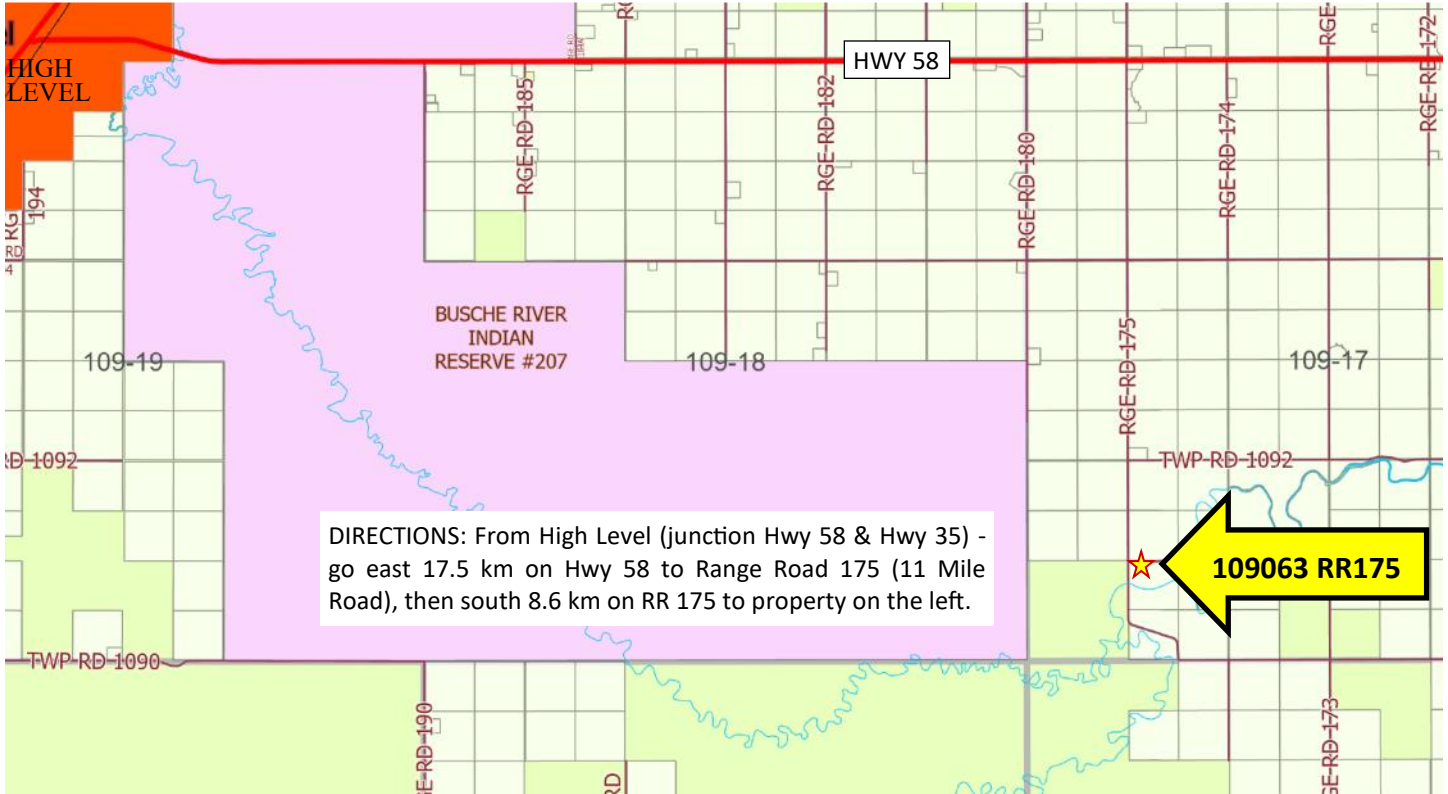
Completion Day	CHANGED to 30-Jun-22 - see below in Addition Terms.		
Deposit	\$ 20,000 (non-refundable) bank draft or approved payment payable to Moore’s Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.		
Included Goods	Fridge, electric cook top, built in oven, dishwasher, reverse osmosis unit, washer & dryer, central vacuum and attachments, wood stove, ceiling fan, TV wall mount, wood stove in garage, Backup generator, CCI wireless tower, cell booster, wine fridge		The Documentation for final registration is sitting in the queue at the land title office awaiting registration.
Excluded Goods	Seacan,		
Conditions	There are no Buyer Conditions.		
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• This property is being subdivided from the NW5-109-17-W5. The Boyer River is excluded from both parcels.• Possession has been changed to 30-Jun 2022 due to delays at the land title office with both the final registration of new titles for the subdivided parcels and at transfer. Seller agrees to Tenancy at Will Agreement to allow the buyer access to the home for their own use prior to closing. This Agreement will be drawn up by Seller’s lawyer. Buyer & Seller agree to close at the earliest date possible. Please call Cathy 780-898-0729 with any questions or concerns		



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

Contract must be signed by successful bidder upon bidding closing

Location



Lot Number	Quarter	Section	Township	Range	W of Meridian	Acres
Lot A	109063 RR 175 (Located on NW5-109-17-W5)					75.12± *
Lot B	NW	5	109	17	5	74.± *

The Documentation for final registration is sitting in the queue at the land title office awaiting registration. Note: the Boyer River is excluded from the title of these properties..

Municipality	Mackenzie County
Legal Description	Part of NW5-109-17-W5 (Plan is subject to final registration.)
Land Size	75.12± acres (30.4 hectares)
Land Use Zoning	Agricultural District 1
Property Taxes	Not assessed as subdivided parcel
Deposit	\$20,000
Possession (UPDATED)	<ul style="list-style-type: none"> Possession has been changed to 30-Jun 2022 due to delays at the land title office with both the final registration of new titles for the subdivided parcels and at transfer. Seller agrees to Tenancy at Will Agreement to allow the buyer access to the home for their own use prior to closing. This Agreement will be drawn up by Seller's lawyer. Buyer & Seller agree to close at the earliest date possible. Please call Cathy 780-898-0729 with any questions or concerns

ATTENTION BIDDERS

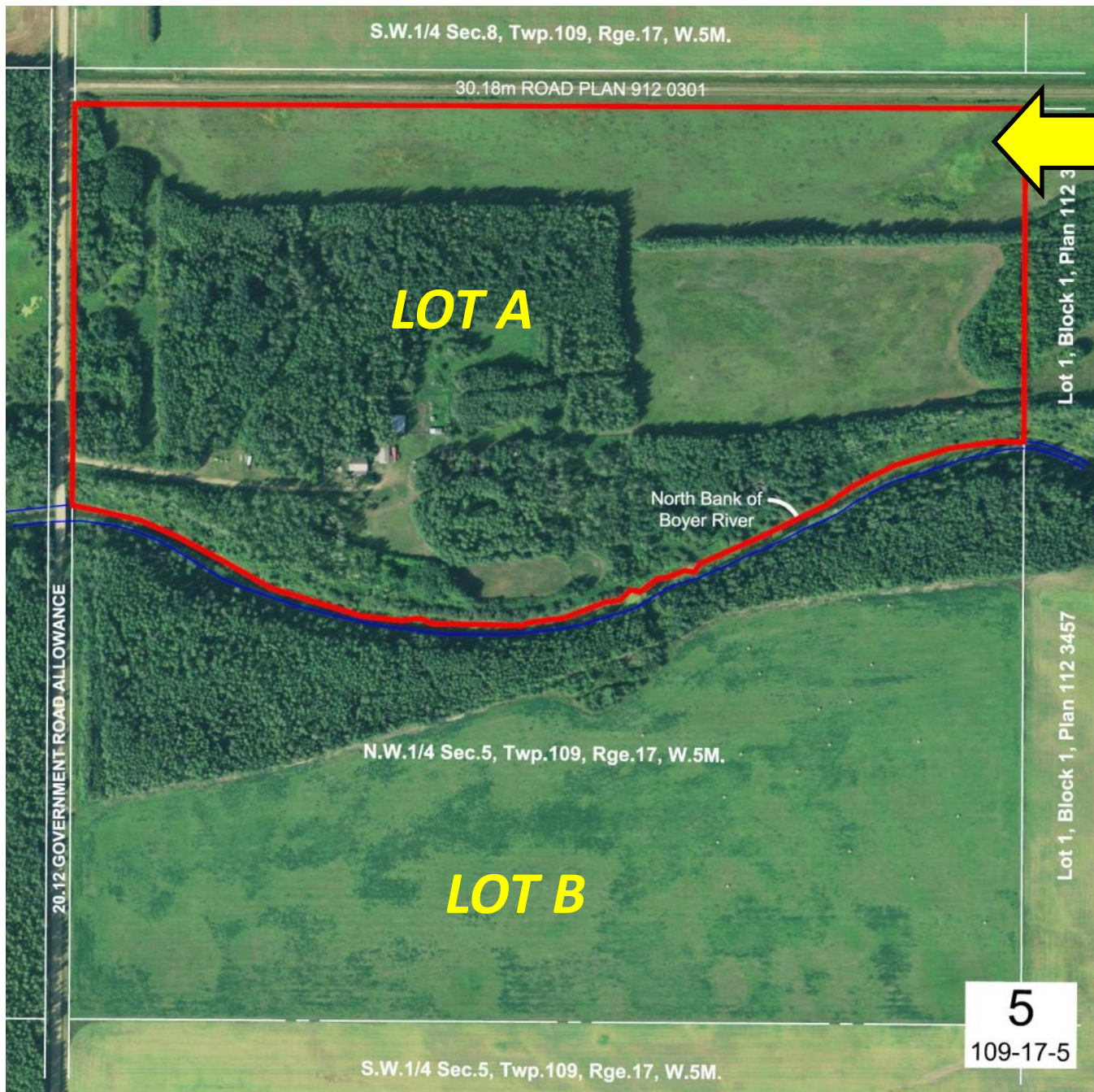
- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed 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.

AERIAL - Tentative Plan of Survey



NOTE: Subdivision of the NW5-109-17-W5 has been approved by Mackenzie County. Final area (number of acres) of each parcel is still to be determined at review by government (Environment & Parks) of boundaries along the river. Note: the Boyer River is excluded from the title for this quarter.

This Tentative plan aerial view with approximate boundaries marked is courtesy of Jason Coates of Borderline Surveys Ltd, Fairview, AB



109063 Range Road 175



Bordered on the south by the Boyer river, is this approximately 75.2± acre property with an attractive log 4 bed 1.5 bath home, heated & insulated garage, barn, shed with greenhouse, storage sheds, outdoor riding arena, round pen, Saskatoon & chokecherry bushes, back up generator. Follow the long driveway to the private farm yard nestled in the trees. Located east and south of High Level.

This property is being subdivided from the NW5-109-17-W5. Number of acres may be adjusted prior to final registration of title due to review by Alberta Environmental & Parks of the boundary along the river.

3D TOUR of HOME

Click on Link below to view a 3D Tour of Home
<https://my.matterport.com/show/?m=d4uHf84KacP&mils=1>

THE HOME:

4 bedroom (3 on main floor + 1 in basement) 1.5 bath log home. This home was built approximately 1974 with substantial renovations since 2007. Steps are built with bridge planking.

- Kitchen - kitchen was updated in 2017 - Tile floor with electric in-floor heat (2 zones) , custom built hickory cabinetry with 2 appliance garages and quartz counters with matching pantry cupboard, reverse osmosis unit supplies water to tap and to fridge. Stainless steel appliances: fridge, electric cook top, built in oven, dishwasher.
- Dining Room has large window looking out through the covered deck. Tile floor.
- Living room - Spacious living room, tile floor, wood feature walls, wood stove, built in wood boxes. Built in china cabinet & enclosed bookcase.
- Completing the main floor is
 - the primary bedroom with tile flooring, wood barn door shutters, built in closet, wainscoting,
 - two additional bedrooms with tile flooring - one that has been used as an office has built in cupboard & closet and SE corner of room has in-floor heat. Note switch for in-floor heat is in the closet. Closets in bedrooms are cedar lined.
 - four piece bathroom updated in 2007 with jetted tub, electric in-floor heat, cedar lined walls & ceiling. Note switch for in-floor heat is top switch. Fan does not work. Light switch is outside the bathroom.
 - Laundry room with half bath conveniently located by the back entry.
 - Storage room
- Basement level has a cedar lined room that is currently used as a bedroom but it has no bedroom, work shop area, cold storage room, storage room with tile floor with electric in-floor heat, and mechanical areas - one with furnace & hot water heater and another with the pressure tanks and one well. Basement is constructed of cinder block, has wood floor.
- Screened in Deck built in 2009 is reinforced in south east corner for a future hot tub.

SERVICES:

- Power, Natural Gas, Phone Line, Sewer - 2 compartment tank with open discharge,
- Water wells each with their own pressure tank.
 - 36" diameter shallow well located outside at SE corner of home
 - 40' well in basement for use in toilets.
 - Also there is a 3000 gallon cistern (in ground) by barn used to harvest rain water for livestock
- Natural Gas Backup Generator - 20 KVA - set up to automatically start when needed.
- Multiple shut off valves on water lines in home
- 70' tower for CCI Wireless; Cell phone booster

109063 Range Road 175



ELECTRIC IN FLOOR HEAT



CUSTOM BUILT HICKORY CABINETS



109063 Range Road 175



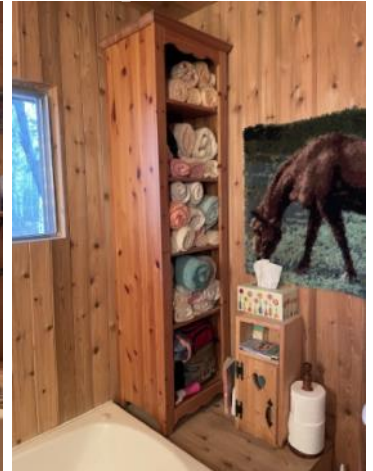
Dining Room has large window looking out through the covered deck. Tile floor



Living room - Spacious living room, tile floor, wood feature walls, wood stove, built in wood boxes. Built in china cabinet & enclosed bookcase.



109063 Range Road 175



Four piece bathroom updated in 2007 with jetted tub, electric in-floor heat, cedar lined walls & ceiling. Note switch for in-floor heat is top switch. Fan does not work. Light switch is outside the bathroom.

109063 Range Road 175



PRIMARY BEDROOM



2nd Bedroom



3rd Bedroom or Office



Bedroom that has been used as an office has built in cupboard & closet and SE corner of room has in-floor heat. Note switch for in-floor heat is in the closet.

109063 Range Road 175



Back Entry

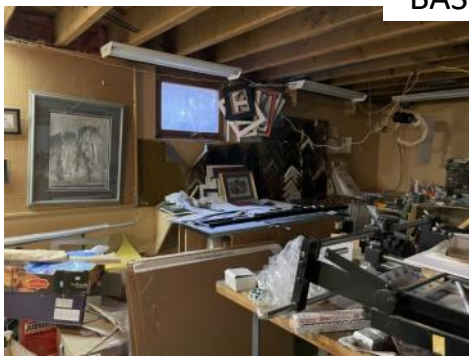


Laundry and half bath conveniently located off back entry

Cedar lined
Basement
bedroom. There is
no closet.



BASEMENT



109063 Range Road 175



36" diameter shallow well located outside at SE corner of home



40' well in basement for use in toilets



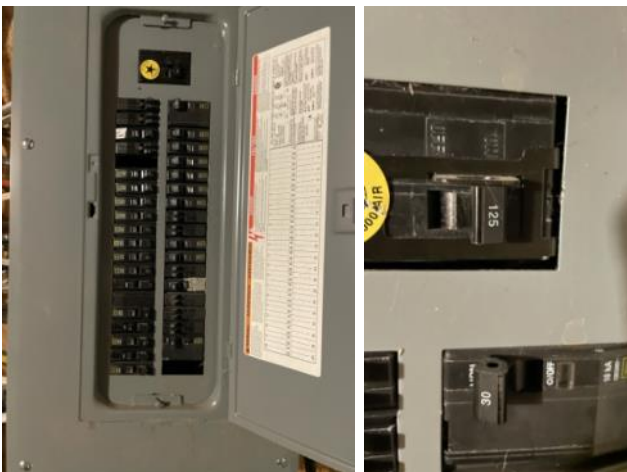
Water wells each with their own pressure tank.



Furnace & hot water heater



Dog House



Natural Gas Backup Generator - 20 KVA - set up to automatically start when needed.

109063 Range Road 175



Yard through the Seasons

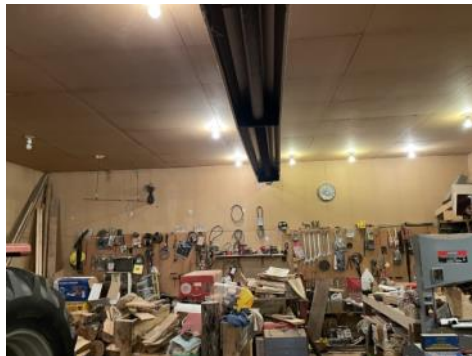


70' CCI Wireless Tower with colorful Virginia Creeper

109063 Range Road 175

THE GARAGE- 26'5x 40'

- Metal clad exterior & roof
- 6" walls finished with drywall, ceiling has 5/8" fireguard,
- insulated,
- 220 wired,
- Wired for future automatic door opener - plug in on ceiling.
- radiant tube heater & wood stove,
- concrete floor and front apron.
- Attached Lean to for fire wood storage
- 3 electrical circuits from garage to barn
- Note: sea can is not included.



109063 Range Road 175

THE BARN - 32'x 40'

- Wood frame construction with painted OSB exterior and rolled asphalt roof.
- Slider door on each end.
- Plank floors in wide alley, tack area and the 7 tie stalls,
- Dirt floors in 4 box stalls.
- Approximately 20 years old.



OUTDOOR RIDING ARENA - 90'x 270'

- Located along the banks of the Boyer River. Has not been used in recent years



ROUND PEN - 90'

- Located at east end of the riding arena. Has not been used in recent years



3000 gallon cistern (in ground) by barn used to harvest rain water for livestock



109063 Range Road 175



109063 Range Road 175



OUTDOOR RIDING ARENA - 90'x 270'

- Located along the banks of the Boyer River. Has not been used in recent years. Sand base.

ROUND PEN - 90'

- Located at east end of the riding arena. Has not been used in recent years



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
0	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 Info



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

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