

**BIDDING OPENS: Tue, Jun 14, 2022**

**BIDDING CLOSES: Thu, Jun 16, 2022**



**138.18 ± Acres, Home, Shop**

**Open House: Sat, Jun 11 from 1 - 3 PM**

Sale Managed by:

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

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

Real Estate Services by:

RE/MAX Advantage  
Whitecourt  
Brian Ames  
780-706-5575

**RE/MAX**

# 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 (Remax Advantage Whitecourt) 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: 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.

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

# Basic Property Info

House is approx. 3,762 sq ft with no basement, has 10 x 28.5 covered front porch.

Garage /shop is 40 x 54 with enclosed middle of 27 x 40. Concrete floor and overhead heat. 2 pc bath. 2 side portions are open with dirt floors.

Tarp Quonset is 36 x 80 dirt floor and open both ends.

Rustic Log Cabin is 30 x 21 with a 8 x 21 covered porch.  
Gas and Power but no water. Very basic and rough inside.

May call for viewing



# Basic Property Info



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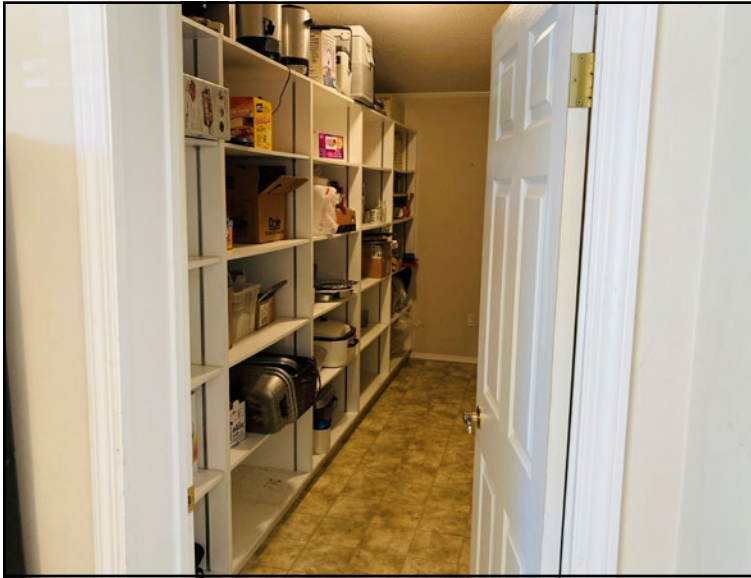
# Basic Property Info



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# TEAM AUCTIONS

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