

**BIDDING OPENS: June 21, 2022**

**BIDDING CLOSES: June 23, 2022**

**UPDATE JUNE 20**

- TENANCY AT WILL AGREEMENT to allow buyer access to land prior to closing (page 19)
- TITLE INSURANCE to ensure that deal closes on Jul 25 (page 2 added terms)



**7225 TWP RD 544**

**NW22-54-7-W5 - 160 acres**

*Productive crop land, old farm site with Shop(heated) & Equipment storage  
House is of little value.*

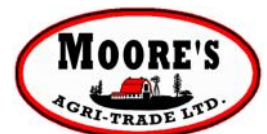
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Real Estate Services by:

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: 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.

## HIGHLIGHTS OF PURCHASE CONTRACT

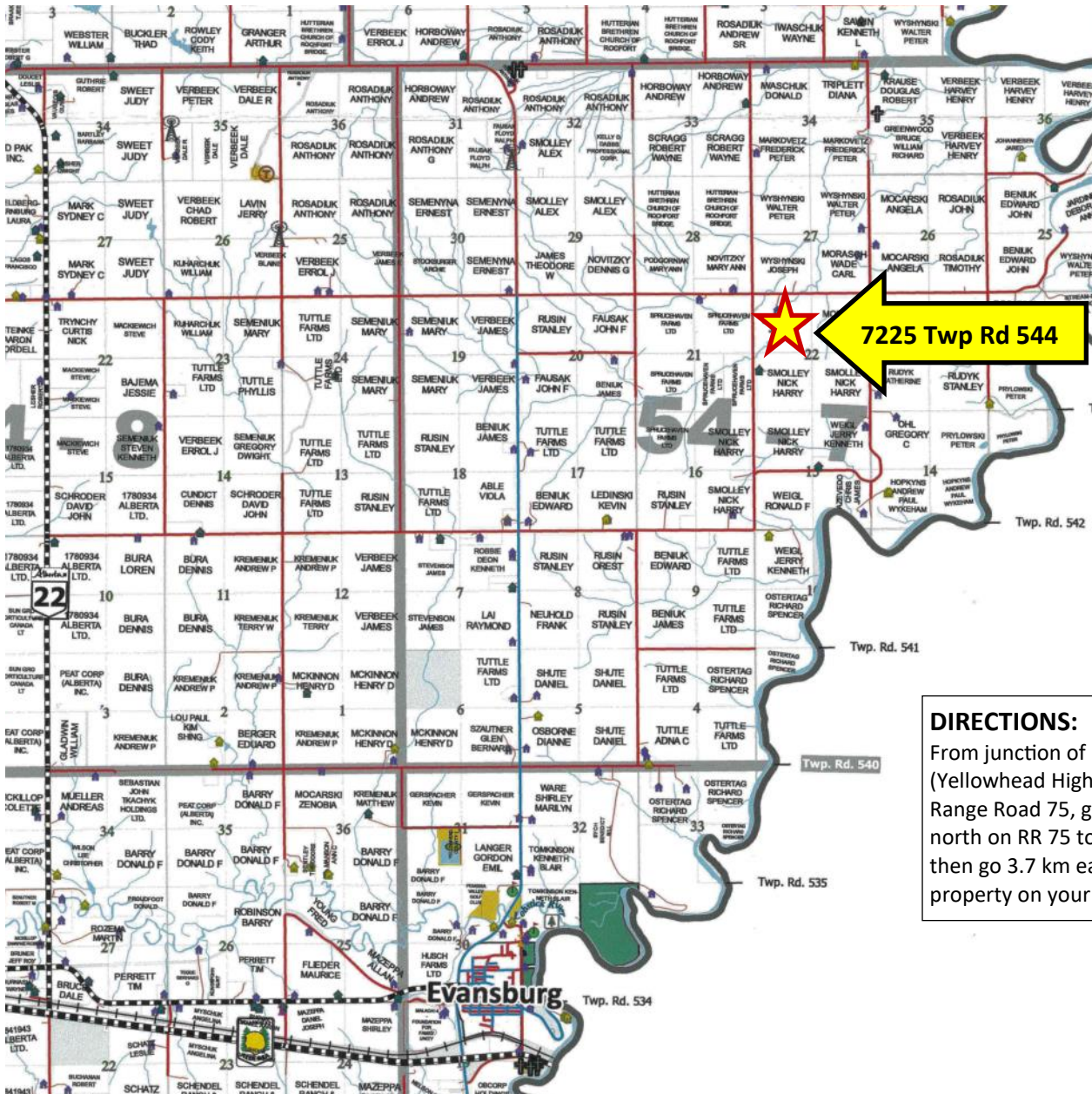
Completion Day	25 July 2022
Deposit	<b>\$20,000 (non-refundable)</b> bank draft or approved payment payable to Moore's Agri-Trade Ltd <b>due from successful bidder upon close of bidding / signing of purchase contract.</b> Cash and virtual currency will not be accepted.
Conditions	There are no Buyer Conditions.
Other Terms	<ul style="list-style-type: none"><li>The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.</li><li>No Real Property Report will be provided.</li><li>If there are fences, they may or may not be on property lines</li><li>Any items remaining on the property at closing become the responsibility of the buyer.</li><li>House is of little value</li></ul>
ADDED TERMS (UPDATED)	<ul style="list-style-type: none"><li><b>To ensure that this transaction closes on July 25, 2022 the seller will contribute up to \$350 towards the cost of a Title Insurance Policy.</b></li><li><b>Seller is willing to offer Tenancy at Will - see attached Tenancy At Will Agreement</b></li></ul>

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

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

**teamauctions.com**

# Location

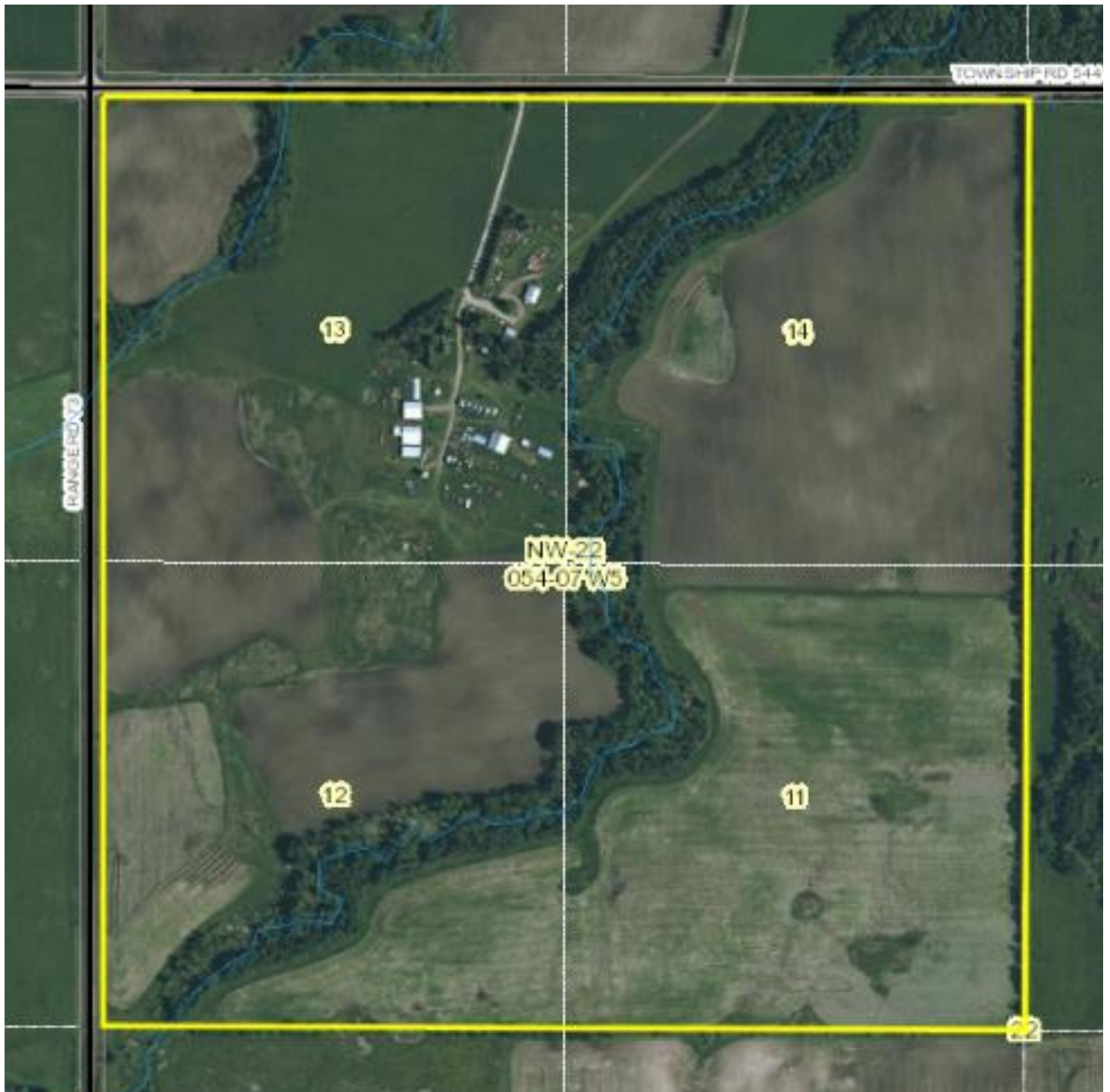


**DIRECTIONS:**  
 From junction of Hwy 16 (Yellowhead Highway) & Range Road 75, go 10.8 km north on RR 75 to Twp Rd 544, then go 3.7 km east to property on your right.

Municipal Address	7225 TWP RD 544
Municipality	YELLOWHEAD COUNTY
Legal Description	NW22-54-7-W5
Land Size	160 acres
Land Use Zoning	Rural District
Property Taxes	\$466.77
Deposit	\$20,000
Possession	25 July 2022

**SERVICES (condition unknown)**  
 Natural Gas to Home and newer shop  
 There are 3 wells - 2 drilled and 1 punched.  
 Power  
 Telephone  
 Open discharge

# AERIAL - 7225 TWP RD 544



# AERIAL - YARD



# 7225 Twp Rd 544



# 7225 Twp Rd 544



**SHOP YARD** - Located east off driveway before rest of yard site..



**NEWER SHOP** - 32x42, concrete footings and floor. Metal clad exterior, metal roof, plywood interior walls, insulated, power. Large slider door.



**OLD SHOP** - 28x18, concrete footings and floor. Plywood exterior, metal roof, insulated, power. Hinged doors  
Located south of the newer shop in the same yard.

# 7225 Twp Rd 544



**EQUIPMENT STORAGE - 49' deep.** Main area is 30' wide & is high enough to park combine in. The lean to side is 16' wide. Dirt /gravel floor. Pole construction, metal clad, metal roof. Executor believes this shed was built approximately 5 years ago.



**SWATHER STORAGE - 26' deep. 26.5' wide.** Executor believes this shed was built approximately 2 years ago.



**EQUIPMENT STORAGE - 26' x 48'.** Pole construction, metal clad, metal roof. Executor believes this shed was built approx 2 years ago.



**EQUIPMENT STORAGE - 48' deep.** Main area is 30' wide & is high enough to park combine in. Lean to side is 16' wide. Dirt /gravel floor. Pole construction, metal clad, metal roof. Executor believes this shed was built approximately 3-4 years ago.





# 7225 Twp Rd 544



EQUIPMENT STORAGE - 50' X 48' deep. Dirt floor. Pole construction, wood exterior, metal roof.

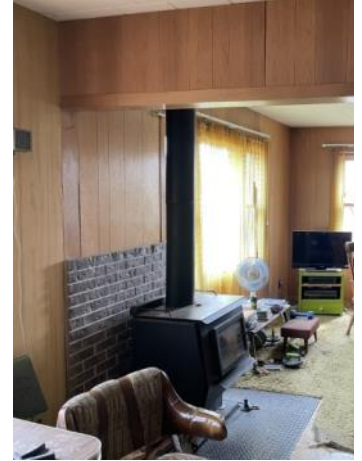
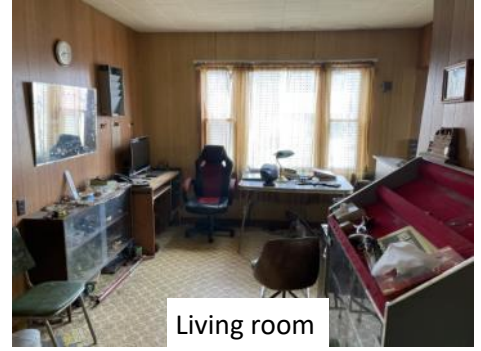
## OLD SHEDS ON PROPERTY



Metal clad shed with slide door and concrete floor.



# 7225 Twp Rd 544 - Home has little value



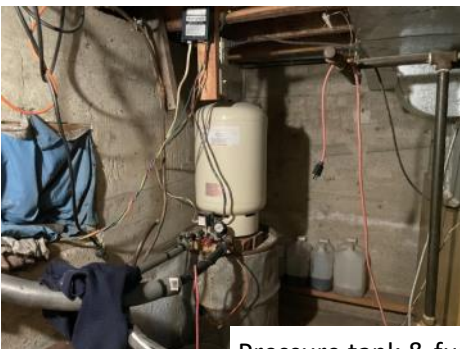
Bathroom in addition



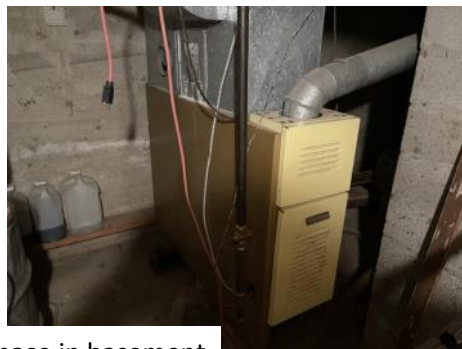
Main Floor Bedroom



Upstairs Bedrooms



Pressure tank & furnace in basement



# 7225 Twp Rd 544



# 7225 Twp Rd 544



Northwest corner looking to southeast over yard site.



Township Road 544 runs along north boundary of property



North boundary looking southwest over yard site

# 7225 Twp Rd 544



Northeast corner looking to the west



Northeast corner looking south



East boundary looking west

# 7225 Twp Rd 544



North looking south on the east side of quarter

Southeast corner looking west



Southeast looking to north

# 7225 Twp Rd 544



Southeast corner looking northwest



Southwest corner looking north



Along south boundary looking north

# 7225 Twp Rd 544



Southwest corner looking northeast



Southwest corner looking northeast



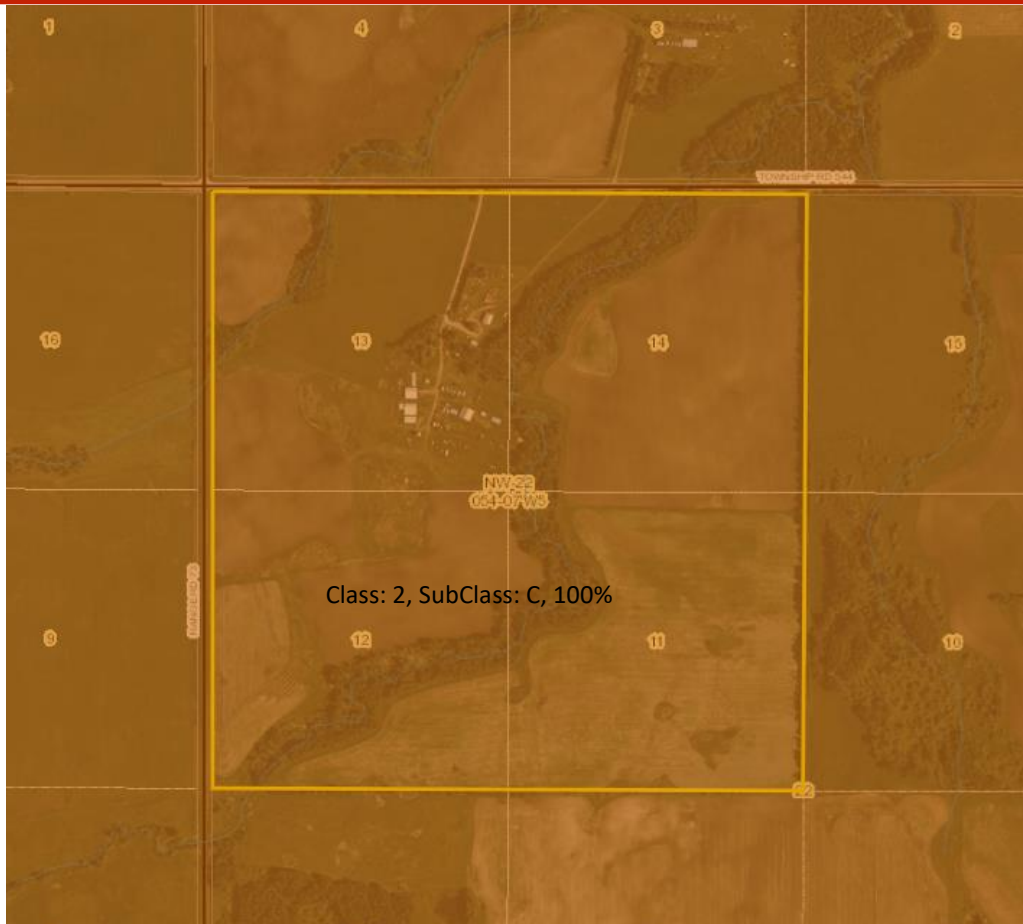
Looking east along the creek



Northwest corner looking south



# 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\*\***

# TENANCY AT WILL AGREEMENT

TEAM Wysh

Purchase Contract Number

The seller is willing to enter into a Tenancy At Will Agreement which will allow the buyer access to the land prior to the closing date.

This agreement applies to land described as:

Quarter	Section	Township	Range	W of	Acres
NW	22	54	7	5	160

## Terms of Agreement:

- When the deposit as per the signed Purchase Contract has been received by Moore's Agri-Trade Ltd, the Buyer will be allowed on the land to:
  - prepare the land & plant crop including application of fertilizer, herbicides or pesticides, and seeding and
  - to harvest the hay.
- The Buyer shall use prudent husbandry in dealing with the land.
- Buyer assumes all liability for themselves, any workers, contractors and for their animals.

## Should the sale of the land not be completed due to any fault of the seller:

- The buyer will be allowed to harvest any crop on said lands in a timely fashion.
- The buyer will receive his entire deposit back.
- Legal action may be taken.

## Should the sale of the land not be completed due to any fault of the buyer:

- All crop including the hay will be forfeited
- All input costs will be forfeited
- Deposit will be forfeited
- Legal action will be taken

Signed by Seller on: \_\_\_\_\_

Signed by Buyer on: \_\_\_\_\_

Seller \_\_\_\_\_

Buyer \_\_\_\_\_

Seller \_\_\_\_\_

Buyer \_\_\_\_\_

**DRAFT**

**DRAFT**

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