

BIDDING OPENS: Sat, Oct 22, 2022

BIDDING CLOSES: Tue, Oct 25, 2022



G-6 NW & NE 35-58-13-W5 (141.63± acres)

50.75± acres of open pasture land with the remainder of the parcel being native bush including approx. 90± acres of wetland.

Sale Managed by:

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Real Estate Services by:

Royal LePage Town and
Country Realty
Brandi Wolff
780-349-0764

ROYAL LEPAGE
Town & Country Realty
INDEPENDENTLY OWNED AND OPERATED

Terms & Conditions

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:** GST is applicable to this property. 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:
\$10,000.00 (Ten thousand dollars) for G-1 Grazing Lease Parcel
\$20,000.00 (Twenty thousand dollars) per parcel for G-2, G-3, G-4, G-5 & G-6
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 (January 25, 2023). Possession will be in accordance with the terms of the Purchase Contract. (Buyer's will have option to close early with title insurance)
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. (5% up to a max of \$1500 per item)

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.

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.

Basic Property Info



Directions: Approximately 12 kms south of Whitecourt on Hwy #32.

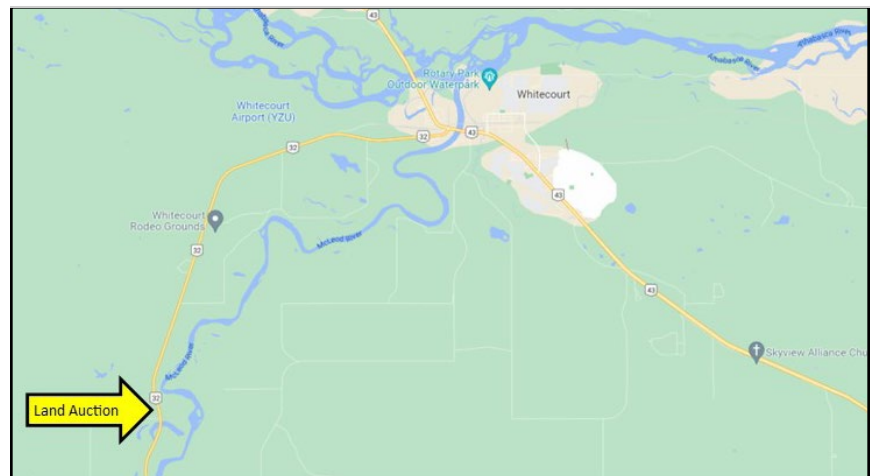
Access to the NE 35 parcel is through the NW 35 only which borders Hwy 32. Portion of NW 35 on the west side of hiway can be access from the north from Twp Rd 590. Fenced interior pasture areas on the east side portions of the parcels offering approx. 50.75+/- acres of open pasture land with the remainder of the parcel being native bush including approx. 90+/- acres of wetland. The east border of the NE 35 runs along the McLeod River. A horseshoe shaped lake (Thorne Lake) which spans both sides of hiway 32 separates the subject into multiple parcels with the majority of the parcel west of the hiway being natural bush and wet land including higher portion of land (stored bales there) on the north west corner. Majority of land rated #4. Surface lease income.

Whitecourt is a town in central Alberta, that is surrounded by Woodlands County. It is approx. 177 km northwest of Edmonton and 279 km southeast of Grande Prairie. The area is an outdoorsperson's paradise all year round.

The town & area boast trails, fishing, geocaching, golfing, hiking, riverboating, quadding, motocross, mountain biking, snowmobiling, ice fishing & cross country skiing. The impressive free family friendly Rotary Park is the community "gem" boasting the tallest outdoor playground structure in Alberta. The Whitecourt River Slides are open during the summer months for family enjoyment and the water feature consists of two man-made creeks with a series of pools and drops for tubing and play, with a shallow basin and beach. The Allan & Jean Millar Centre offers recreation and leisure activities, it has a field house, aquatic centre, fitness centre, indoor play area & community rental spaces. In addition, there are numerous parks, outdoor ice rinks, curling rink, etc.

Whitecourt posses all of the standard amenities including grocery, hardware, food establishments, schools, medical offices, etc.

Municipality	Woodlands County
Legal Description	NW/NE 35 58 13 W5
Land Size	141.64 +/- Acres
Land Use Zoning	A-2 (Agricultural Two)
Property Taxes	\$44.19
Deposit	\$20,000.00
Possession	23-Jan-23 or sooner with title insurance



Full listing @ teamauctions.com

780-542-4337

Property Photos



Property Photos



Property Photos



Property Photos



Location



Roll: 3100465

Rural Legal: NE-35-58-13-5

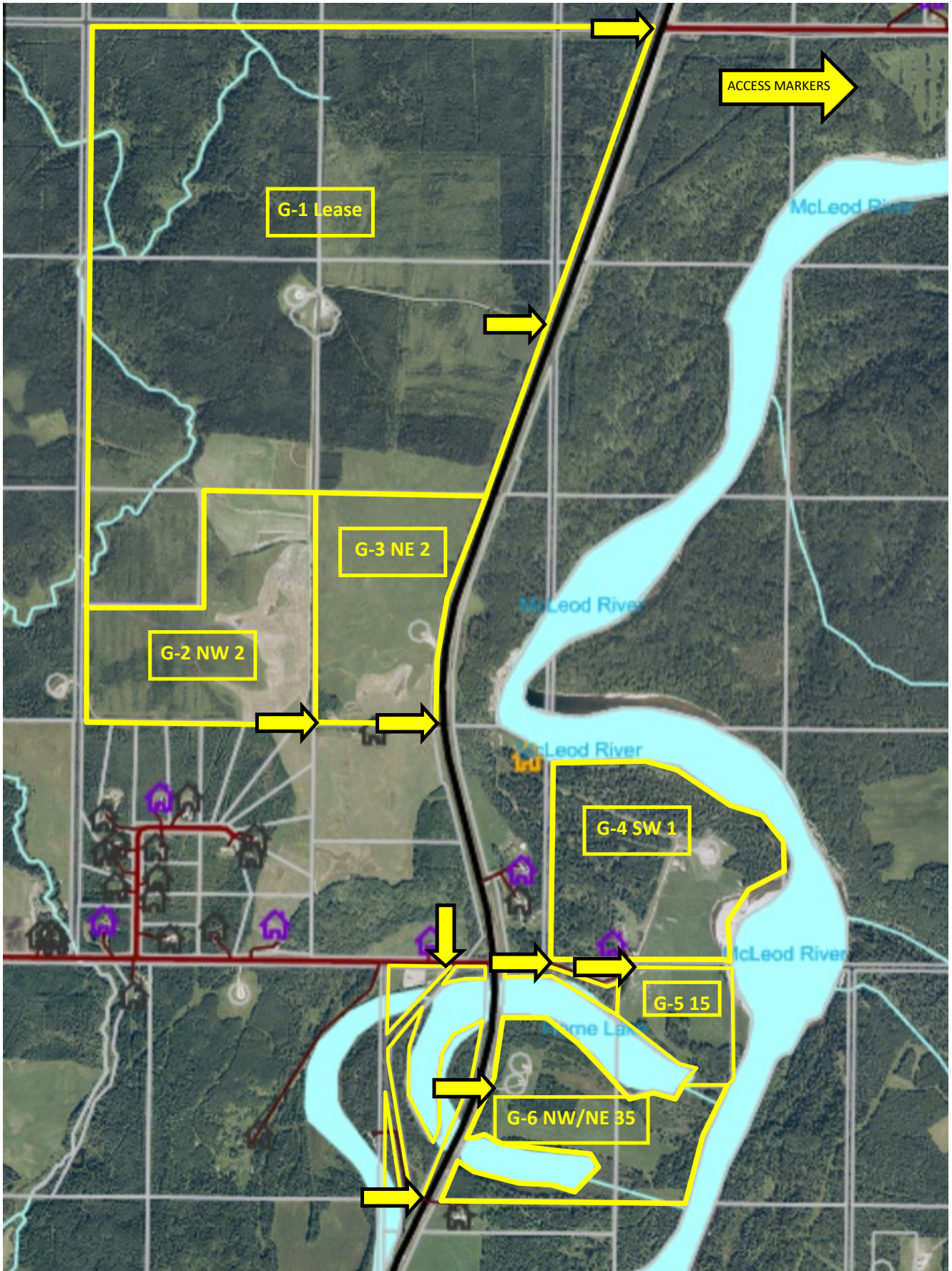
Urban Legal:

Address:

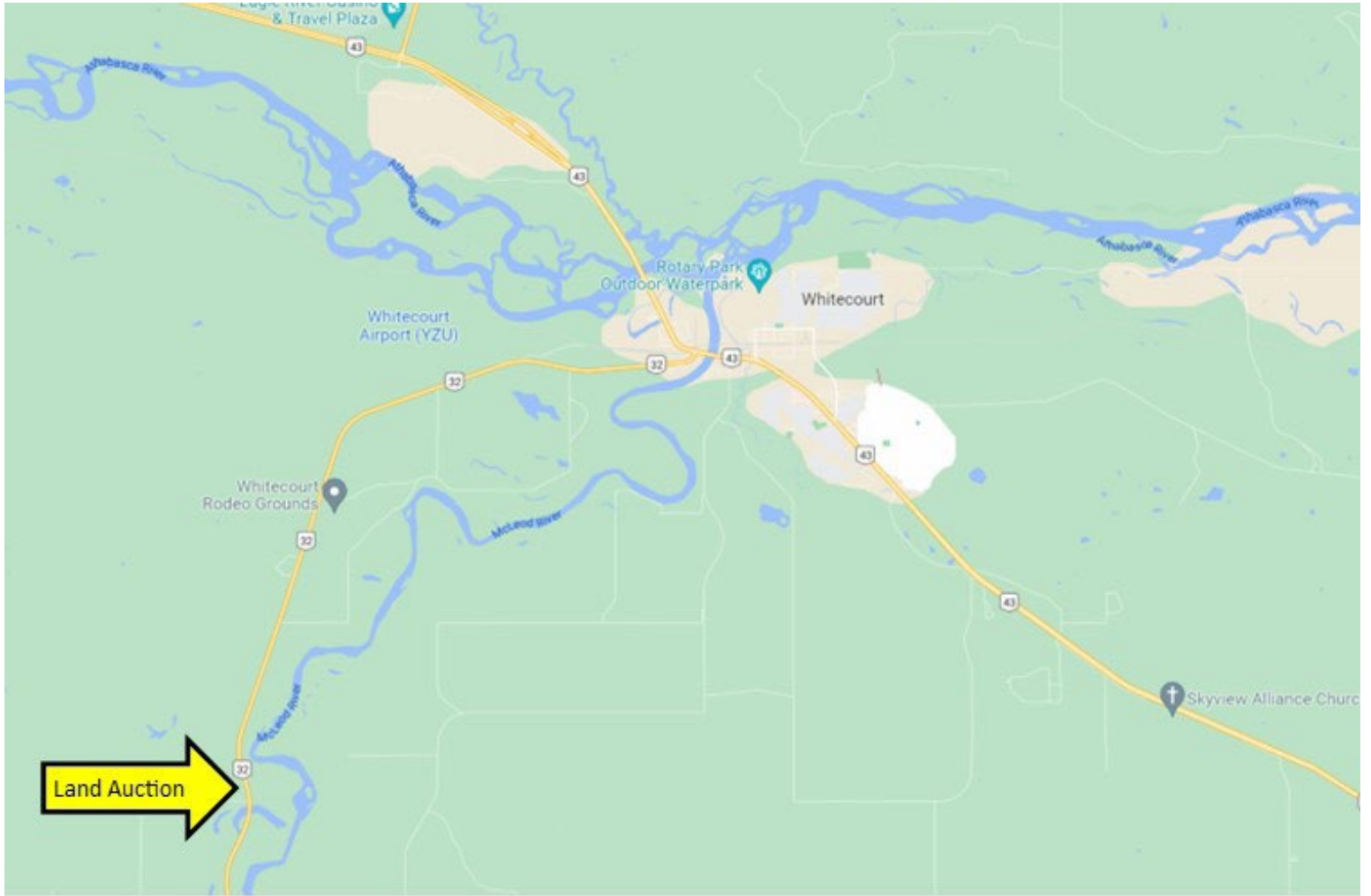
Location



Access Map



Access Map



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