

BIDDING OPENS: Wed Nov 2, 2022

BIDDING CLOSES: Fri Nov 4, 2022



50105 Range Road 73

15 acres, home with attached garage, swimming pool

Shop, pole shed storage and pond

Water damage to roof, ceilings & some walls - Major Repairs required

OPEN HOUSE
Oct 22, 2022
11 am to 2 pm

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

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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	Friday Dec 2, 2022
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, counter top stove, built-in oven, built in microwave, dishwasher, garage door remotes, 3 picnic tables
Excluded Goods	Pool table, pool table accessories including pool table light fixture, washer and dryer.
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 linesHome has sustained water damage on roof, some walls & ceilings & will require major repairs or replacement. Note: the Replacement/repair may show other repairs needed.

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

Contract must be signed by successful bidder upon bidding closing

teamauctions.com

50105 Range Road 73



THE HOME:

2908 sq ft bi-level home with vaulted open beam cedar ceilings

5 bedrooms - 2 on upper level, 3 in basement

3 bathrooms

- In entry - 5 piece bath with 2 sinks, 2 shower heads & toilet
- Upper level - 4 piece bath with 2 sinks, large older jetted tub & toilet. Condition of tub is unknown.
- Basement - 4 piece with sink, tub with shower & toilet

Main (upper) floor: spacious kitchen with oak cabinetry, skylight, breakfast bar, dining room with built in china cabinet & patio door to former balcony, a large living room with stone faced massive woodburning fireplace & access to pool area, 2 bedrooms and 1 bath. Cedar open beam ceiling.

Entry level: Attractive entry, bathroom, and laundry room with wood cabinetry. Some damage to floor of the laundry room. Access to garage. No basement under this part of the home.

Basement: Large family room with brick wood stove insert fireplace, & access to pool area, 3 bedrooms, 1 bath, storage room and mechanical room.

Top Room: view over the country side, skylight, wood burning brick faced fireplace, patio doors to roof, toilet & sink.

Pool room: 31x50 with vaulted open beam cedar ceiling, sky lights, pool, hot tub. Mechanical for pool and hot tub located in mechanical room in basement.

Attached Garage: 42x32 - concrete floor, 3 overhead doors. A portion of one bay has been walled off creating a separate room in the garage.

Roof (sloping flat roof) has water damage along back of home & it appears this has resulted in water damage down the walls on that side of home, including basement rooms. There is some ceiling water damage in Main (upper) hallway as well. This is the damage that we have seen. There may be other damage.

THE SHOP

26x31 Arch rib construction, concrete floor, power - 3 x 220 plug ins, 1 air compressor plugin, heated with over head gas heater - some repair required to exhaust vent, overhead door is manual lift.

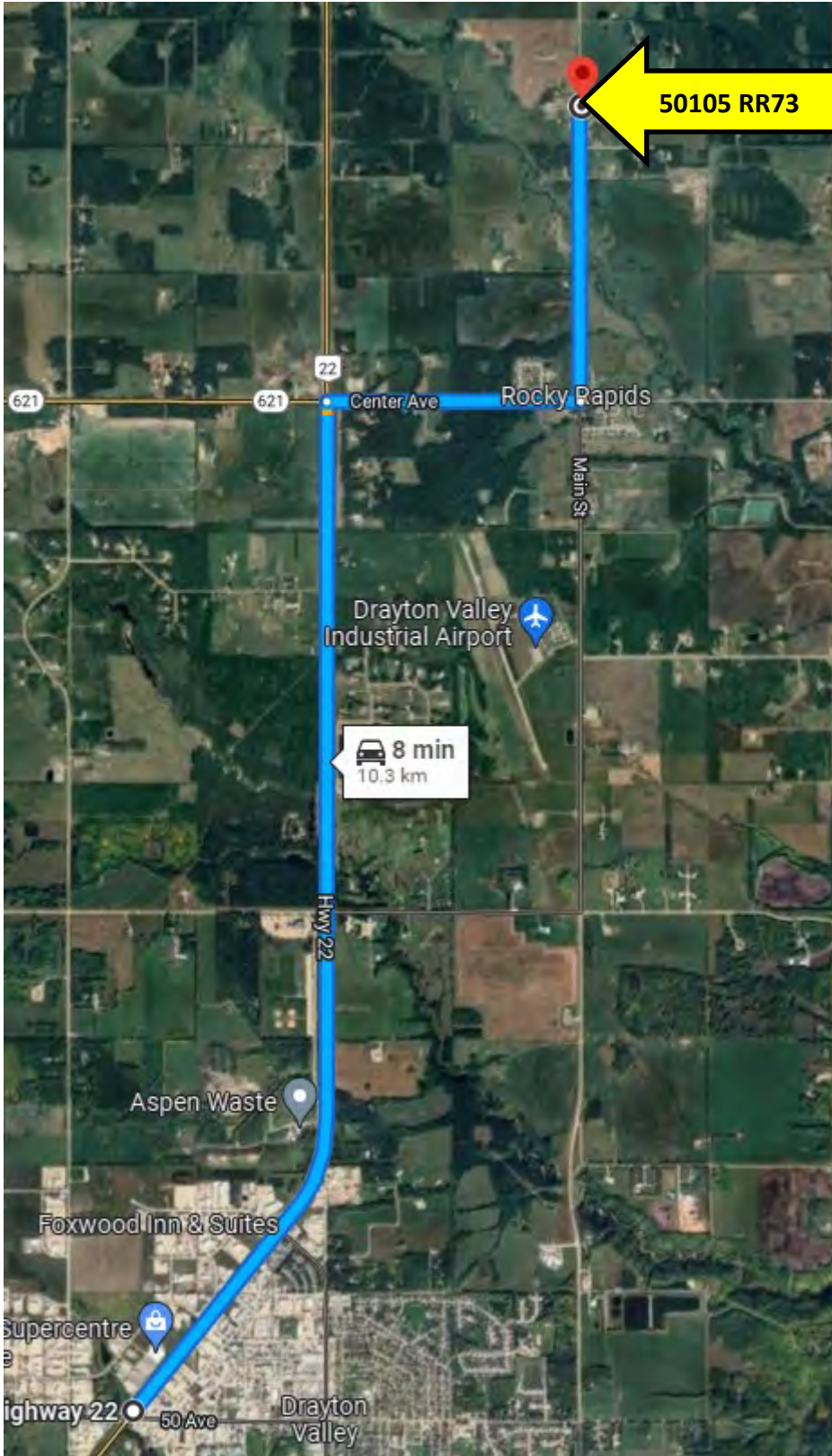
OUTBUILDINGS -

Pole shed is 65' wide and 67' deep, dirt floor.

[Link to 3D TOUR of Home](#)

SERVICES: Drilled well, Septic - tank & mound (mound located west of house & west of road to shop, Natural gas & power.

Location



DIRECTIONS:

Located north of Rocky Rapids Store on paved RR73

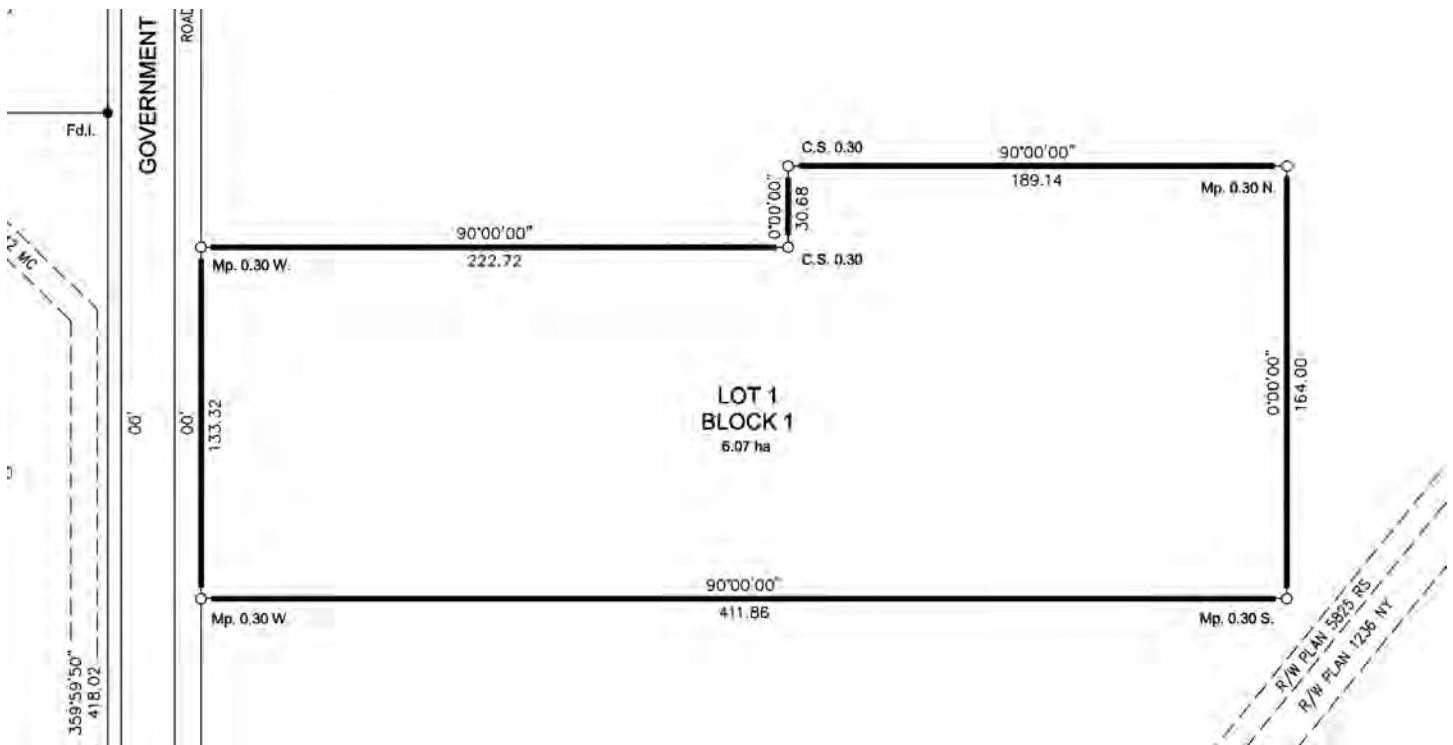
From intersection of Hwy 22 and 50 Ave Drayton Valley, go 6.8 km north east on Hwy 22 to Twp Rd 500 (signs for Rocky Rapids). Go 1.6 km on Twp Rd 500 to RR 73 (Rocky Rapids Store corner). Turn left onto RR73 and continue 1.9 km north on RR 73. Property is on the right.

Latitude/longitude coordinates:

53.296515, -114.952196

Municipal Address	50105 Rge Rd 73
Municipality	Brazeau County
Legal Description	Plan 1121839 Blk 1 Lot 1
Land Size	15 acres
Land Use Zoning	Agricultural
Property Taxes	\$2,843.58
Deposit	\$20,000
Possession	Dec 2, 2022

LOT DIMENSIONS & AERIAL



50105 Range Road 73



Attractive yard set back off paved Range Road 73.
Plank fence is approximate property line - fences may or may not be exactly on the property lines.



50105 Range Road 73



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Livingroom



50105 Range Road 73

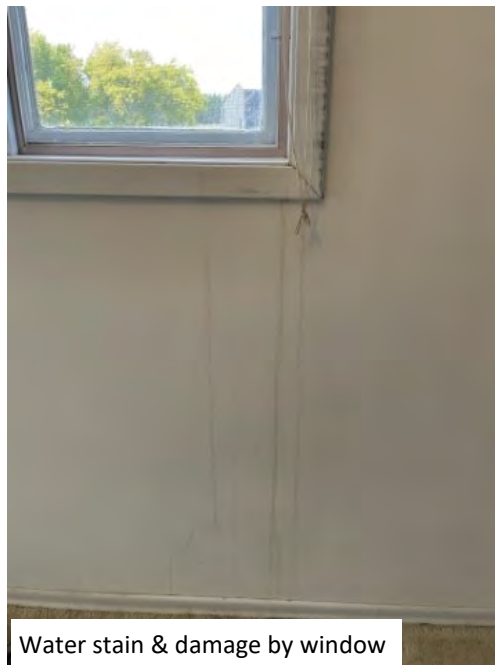
PRIMARY BEDROOM



Water stain & damage on ceiling



Patio door (behind vertical blinds) provide access to balcony in pool area.



Water stain & damage by window

50105 Range Road 73



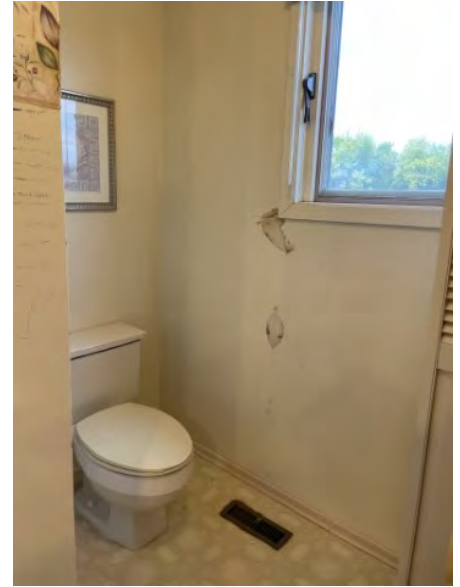
Water damage on wall and ceiling of this bedroom on main(upper) floor.

Water damage ceiling of hallway on main (upper) floor.



50105 Range Road 73

Bathroom on main (upper) floor



Water damage under window



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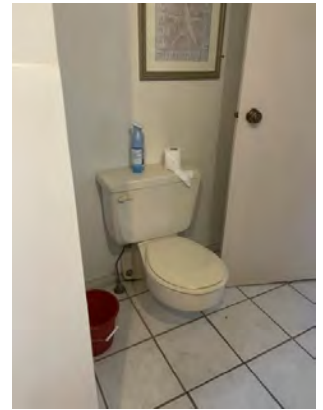


Access to garage, bathroom, and laundry room



Access to upper level and basement level.

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Laundry room with wood cabinetry. Washer & dryer are not included in sale.

Some damage to floor of the laundry room

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FAMILY ROOM



Large family room with brick faced fireplace with wood insert. Access from the entry and access to the pool area from this room.

There is some damage to the ceiling by the pool table.

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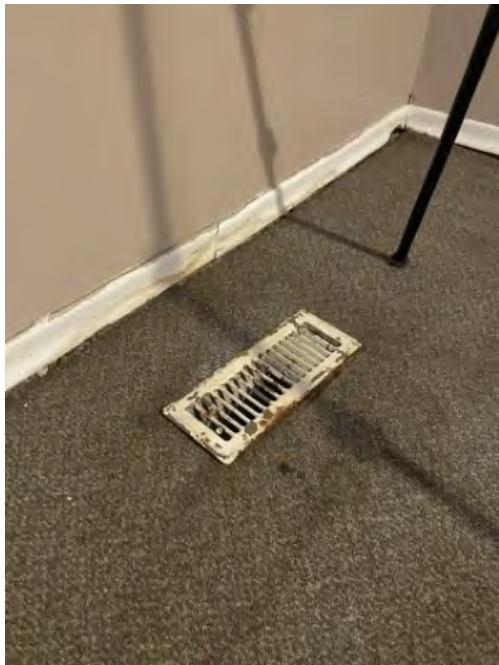


One of 3 bedrooms in the basement level.



Second of 3 bedrooms in the basement level. This room is under the main (upper) floor bedroom that has water damage. This room also has water damage.

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Third of 3 bedrooms in the basement level. This room also has water damage along the outside wall.

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4 piece bath in basement—conveniently located close to family room pool access.



Door in this bathroom provides access to the mechanical room for the home and the pool.



Storage room

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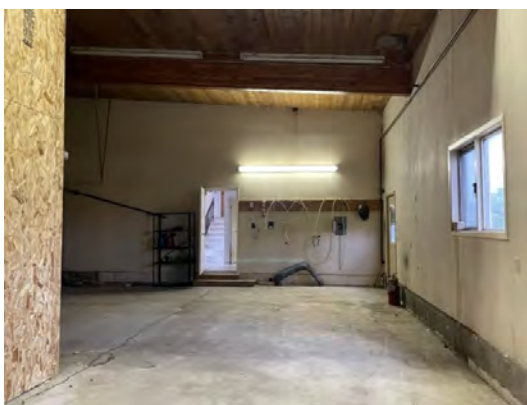


SWIMMING POOL

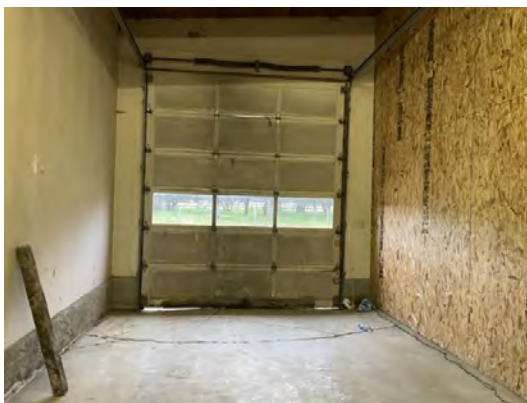
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A portion of one bay has been walled off creating a separate room in the garage.



**42x32
ATTACHED
GARAGE**

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The SHOP



26x31 Arch rib construction, concrete floor, power - 3 x 220 plug ins, & air compressor 220 plug in. Heated with over head gas heater - some repair required to exhaust vent, overhead door is manual lift.



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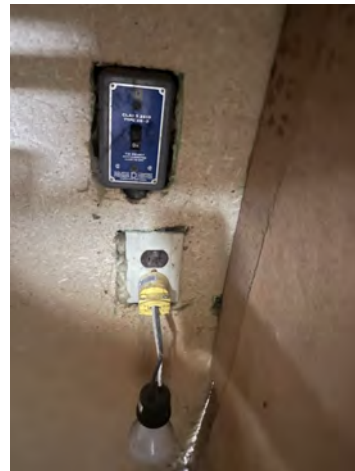
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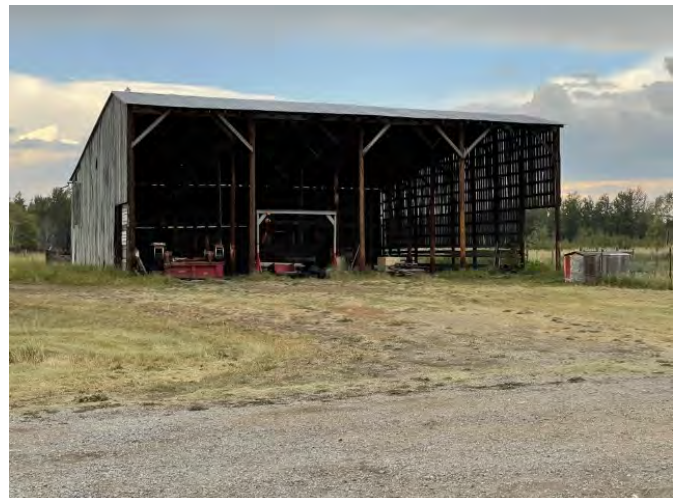


26x31 Arch rib construction, concrete floor, power - 3 x 220 plug ins, & air compressor 220 plug in. Heated with over head gas heater - some repair required to exhaust vent, overhead door is manual lift.



Heat box for former water system. Is located in corner of shop.

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STORAGE SHED

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PICNIC SPOT BY THE POND

3 picnic tables under the trees by the pond



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GATED DRIVE



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