

**BIDDING OPENS:** Sat April 22, 2023

**BIDDING CLOSES:** Tues April 25, 2023



***53113 Range Road 124***

10.01 acres, serviced, older mobile home

Sale Managed by:

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Real Estate Services by:

Moore's Agri-Trade Ltd  
Breton, AB  
780-696-2249




# 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**

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- 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 – SEE NEXT PAGE**

# Highlights of Purchase Contract

## HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	May 15, 2023
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.
Included Goods	All items, other than the propane tank, remaining on property on possession day become the sole responsibility of the buyer.
Excluded Goods	Propane tank is leased from Blue Wave Energy.
Conditions	There are no Buyer Conditions.
Additional Terms	<p>Buyer acknowledges and accepts:</p> <ul style="list-style-type: none"><li>⇒ The Property sells as-is with no warranties of any kind whatsoever &amp; 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.</li><li>⇒ The Seller has the legal right to sell the property.</li><li>⇒ The Seller is not a non-resident of Canada for purposes of Income Tax Act (Canada)</li><li>⇒ A Real Property Report will not be provided.</li><li>⇒ The boundary fences may or may not be on property boundaries and may be in need of repair.</li><li>⇒ The seller will contribute up to \$ 250 towards the cost of a Title Insurance Policy for the benefit of the buyer and the buyer's lender (if financing is obtained). The policy is to be secured by the buyer.</li><li>⇒ Propane tank is leased from Blue Wave Energy. All other items remaining on property on possession day become the sole responsibility of the buyer.</li><li>⇒ There is no record of the make, model or serial number for the mobile home. Due to age the mobile home may be difficult to insure or be uninsurable.</li><li>⇒ Location of discharge may not meet current setback requirements.</li></ul>

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

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

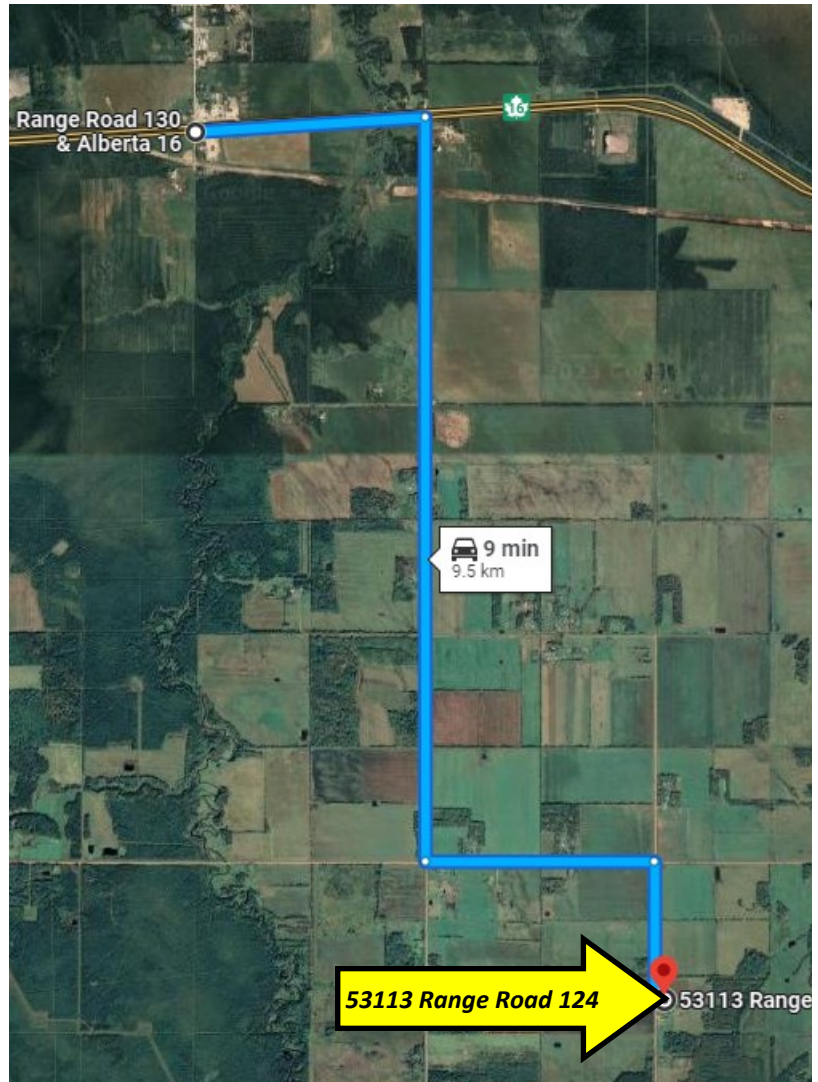
# Location & Basic Info

DIRECTIONS: From Niton Junction at intersection of Hwy 16 (Yellowhead Hwy) and Range Road 13, go east on Hwy 16 1.6 km to Range Road 125. Turn Right (south) onto RR 125& continue 53 km to Twp Rd 532. Turn left (east) onto Twp Rd 532 & go 1.6 km to RR 124. Turn right onto RR124 and go 1.0 km Property is on your left.

Google coordinates:

53.561429, -115.720433

Address	53113 Range Road
Municipality	Yellowhead County
Legal Description	Plan 9021782 Lot 1
Land Size	10.01 acres
Land Use Zoning	Rural District
Property Taxes	\$700.85

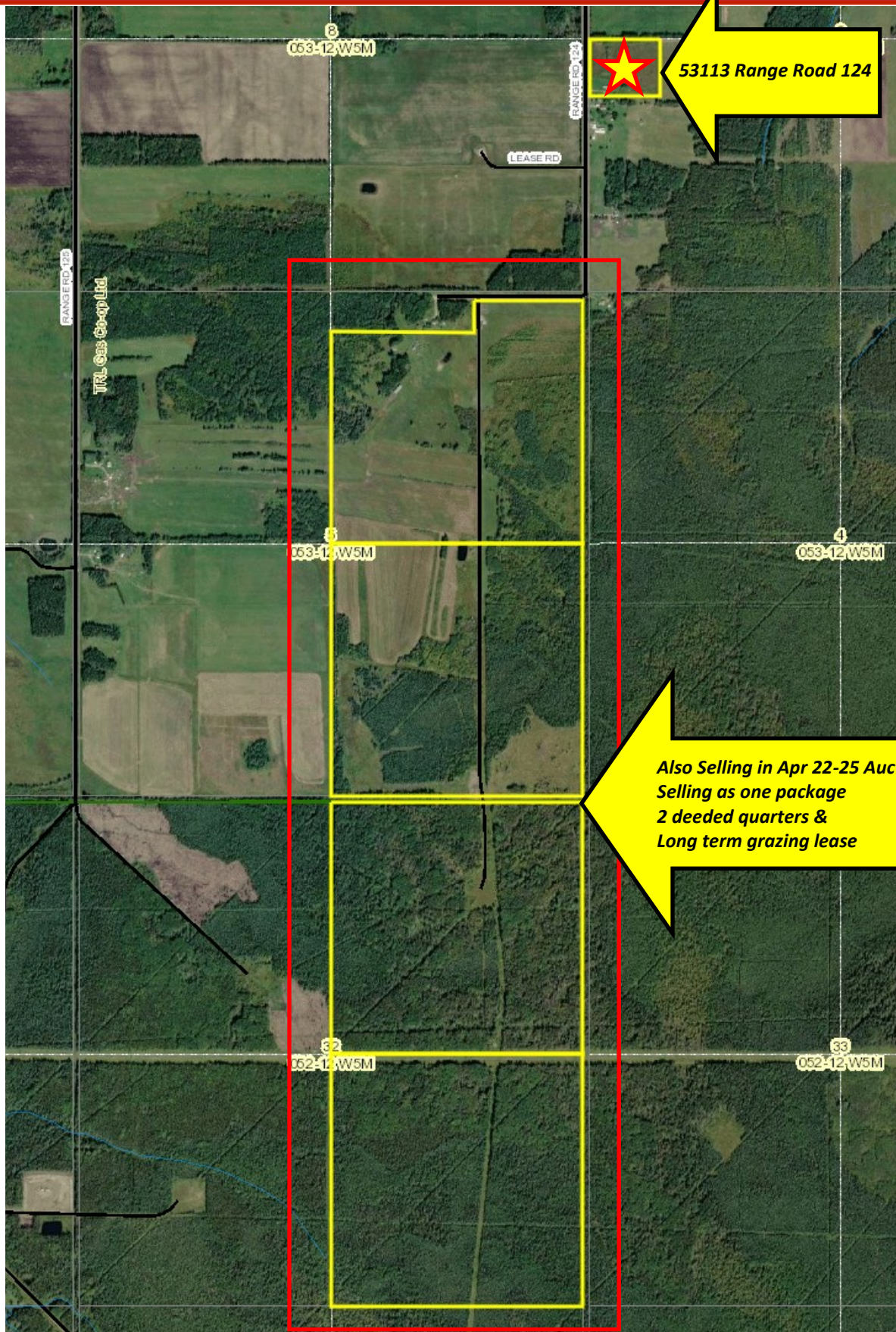


## ***53113 Range Road 124 - Plan 9021782 Lot 1 - 10.01 acres***

- ⇒ Older mobile home situated on 10.01 primarily open acres. The boundary fences may or may not be on property boundaries and may be in need of repair.
- ⇒ The seller will contribute up to \$ 250 towards the cost of a Title Insurance Policy for the benefit of the buyer and the buyer's lender (if financing is obtained). The policy is to be secured by the buyer. A Real Property Report will not be provided.
- ⇒ Propane tank is leased from Blue Wave Energy. All other items remaining on property on possession day become the sole responsibility of the buyer. The mobile is included as is. There is no record of the make, model or serial number for the mobile home. Due to age the mobile home may be difficult to insure or be uninsurable.
- ⇒ Services:
  - Power,
  - Telephone Land Line,
  - Drilled Well,
  - Open Discharge (Location of discharge may not meet current setback requirements),
  - Propane (tank leased from Blue Wave Energy)



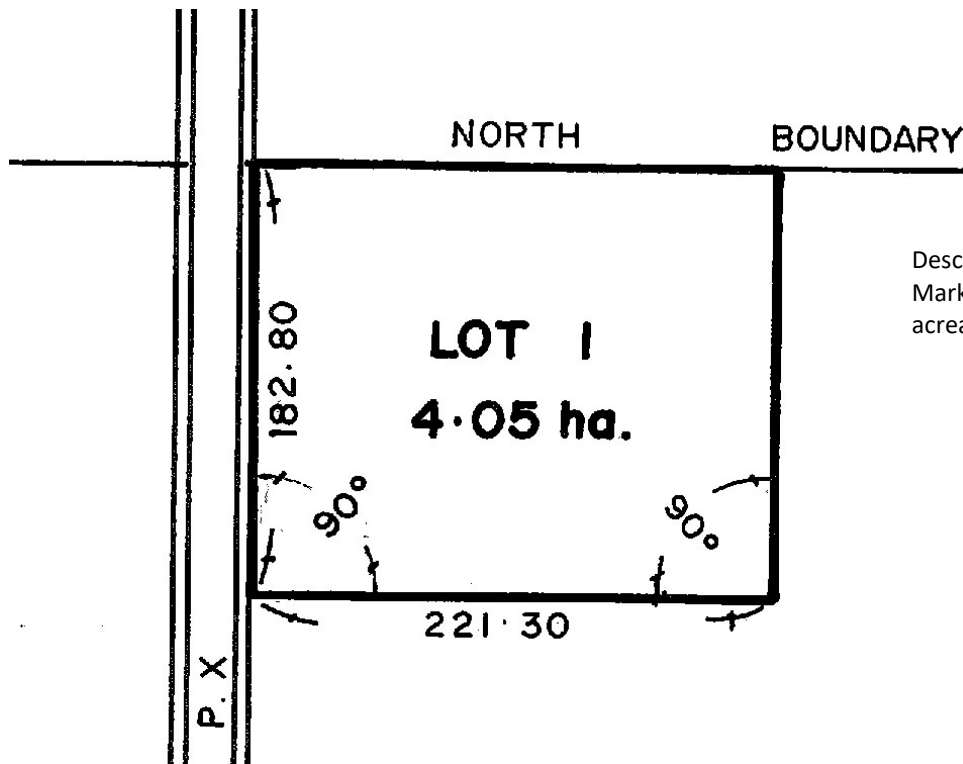
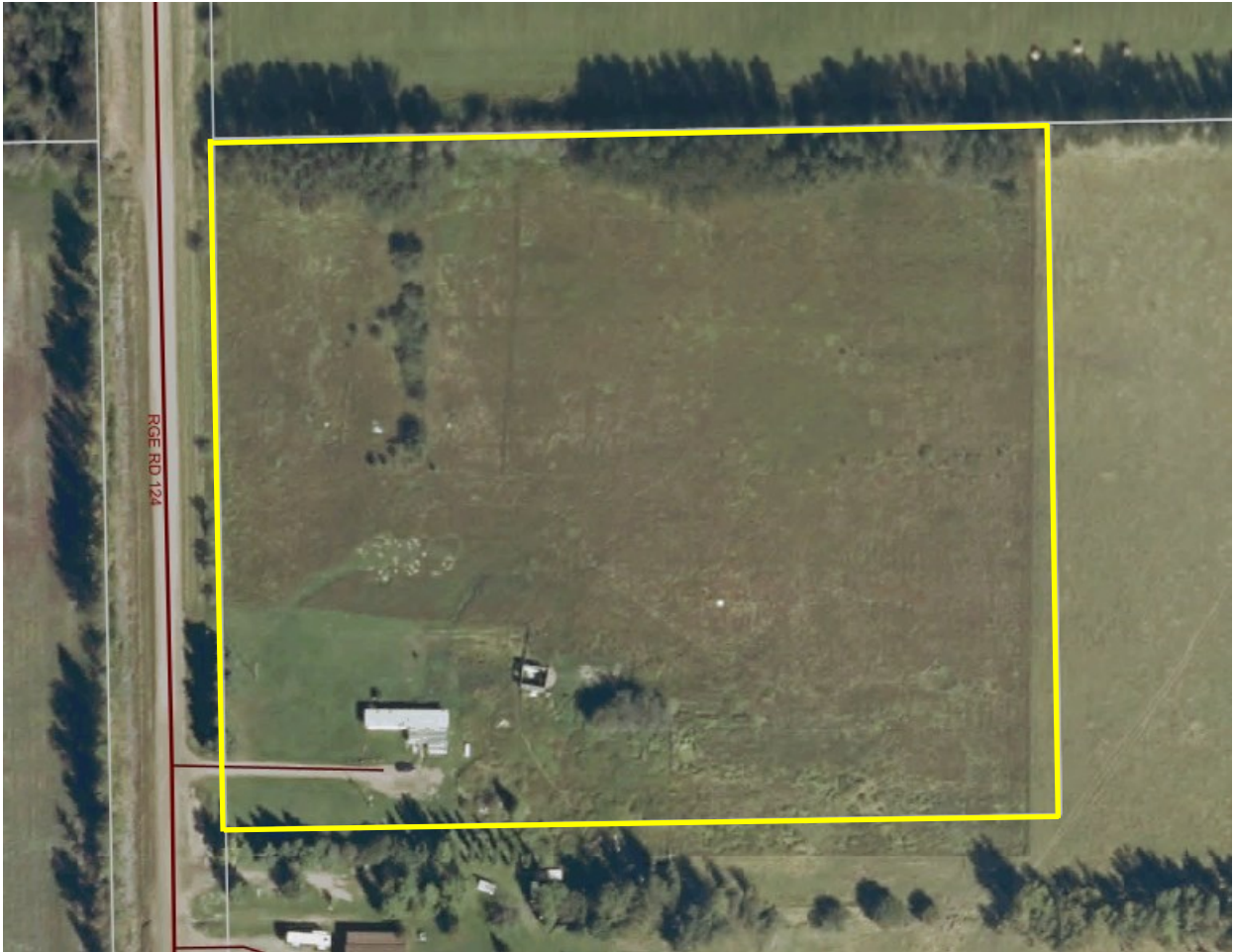
# AERIAL - 53113 Range Road 124



*Also Selling in Apr 22-25 Auction  
Selling as one package  
2 deeded quarters &  
Long term grazing lease*



# AERIAL - 53113 Range Road 124



Descriptive Plan - There are NO Survey Marker Pins on the corners of this acreage.

# Property Photos



Yellow lines show approximate property boundary. Older mobile home is of minimal value and may be uninsurable due to age & condition.



Old shed with no roof



# Property Photos



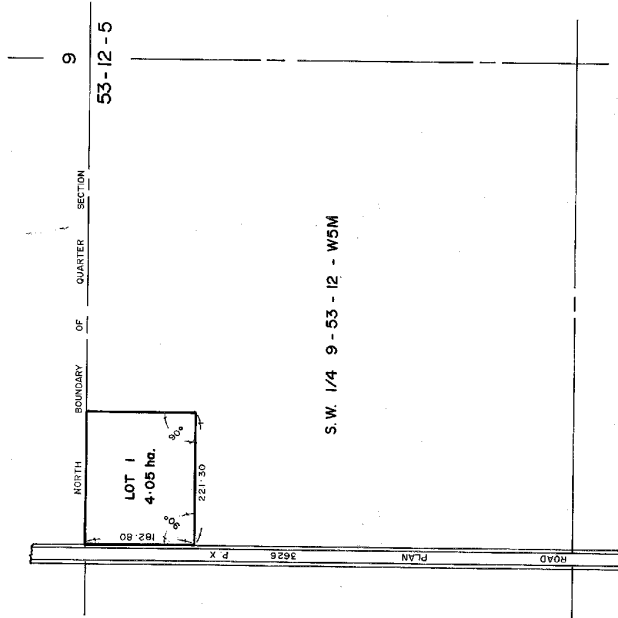
Sewer tanks



Approximate location of discharge. Note Discharge may not meet current setback requirements.



902 1782



# DESCRIPTIVE PLAN

Showing

Subdivision

Of Part Of

S.W. 1/4 9 - 53 - 12 - W5M

IMPROVEMENT DISTRICT No 14

1990

SCALE 1:5000

## NOTE

DISTANCES ARE IN METRES AND DECIMALS THEREOF AREA DEALT WITH BY THIS PLAN ARE BOUNDED THUS RIGHT ANGLES INDICATED THUS

NO BOUNDARIES HAVE BEEN ESTABLISHED AND MARKED ON THE GROUND



YELLOWHEAD REGIONAL PLANNING COMMISSION  
APPROVED  
DATE 12/12/2000 FILE NO.  
THIS ENDORSEMENT IS VALID FOR  
12 MONTHS SUBSEQUENT TO THE  
ISSUE DATE  
DIRECTOR Y.R.P.C.  
NO RESERVES REQUIRED

SURVEYOR

SIGNED BY THE  
REGISTERED OWNER

JOHN A. GLENN

WITNESS

ROBERT A. GLIDDEN

PREPARED IN ACCORDANCE WITH SECTION 83-1  
OF THE LAND TITLES ACT.

R.A. GLIDDEN A.L.S.

90/06/15

ROBERT A. GLIDDEN SURVEYS LTD  
BOX 729 EDSON, ALBERTA T0E 0P0 T2S - 6214

DRWN: R.A.G. SCALE: 1:5000  
CHK'D: R.A.G. FILE: 90/210

838866

Survey

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