

TEAM
AUCTIONS
Sekura Auctions Since 1966

Unreserved Real Estate Auction

Yellowhead County, AB

BIDDING OPENS: Mon May 13, 2024

BIDDING CLOSES: Wed. May 15, 2024



Creek - Not MacLeod River

Update

Goods included & interior photos

River Front Property on MacLeod River!

55022 Range Road 144A & FGL 950012

152.04 deeded acres & 25.5 long term lease acres

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
780-542-4337
780-834-6888 - Fairview Office

Real Estate Services by:

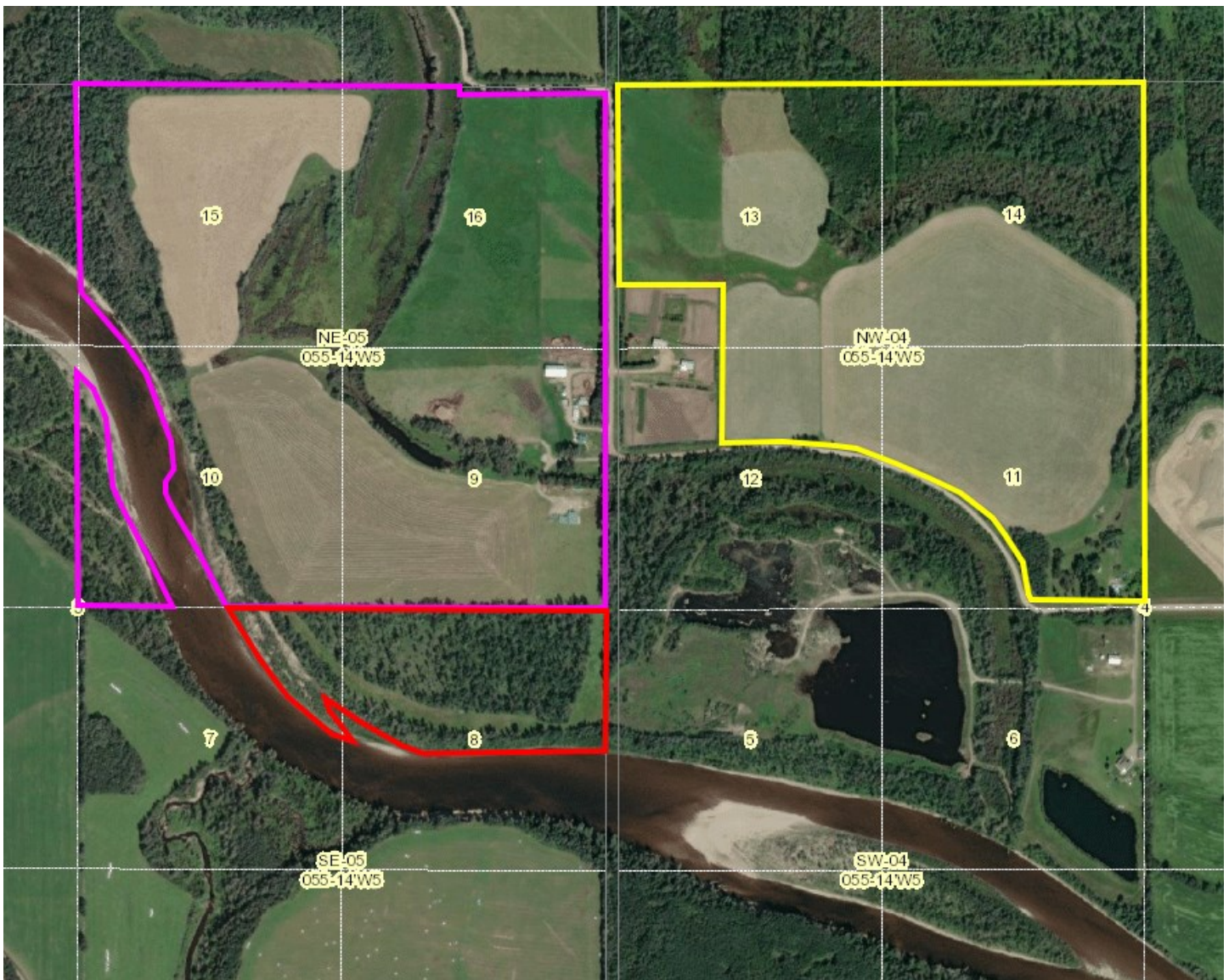
Moore's Agri-Trade Ltd
Breton, AB
780-898-0729



teamauctions.com

2 Parcels Selling Separately

Parcel #	Parcel M1 includes deed land & FGL 950012		Selling Separately Parcel M2
Municipal Address	14318 Twp Rd 550A	FGL 950012	14318 Twp Rd 550A
Outline Color	Pink	Red	Yellow
Municipality	Yellowhead County		Yellowhead County
Legal Description	Pt NE5-55-14-W5	Pt SE5-55-14-W5	Pt NW4-55-14-W5
Land Size	152.04 acres	25.5 acres	116.01 acres
Land Use Zoning	Rural District		Rural District
Property Taxes	\$1,171.63	\$25.00	\$813.73
Deposit	\$25,000		\$25,000
Possession	31 May 2024		31 May 2024



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: 10% up to a max of \$5,000 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

55022 Rge Rd 144A & FGL 950012

HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	May 31, 2024
Deposit	\$ 25,000 (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	<i>Fridge, stove, microwave, washer, dryer, dishwasher are included as-is</i>
Excluded Goods	
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 & 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.• The Seller has the legal right to sell the property.• The Seller is not a non-resident of Canada for purposes of Income Tax Act (Canada)• Fences may or may not be on property lines• The seller will contribute up to \$400 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. This title insurance policy to also be used to ensure that this transaction closes on completion date as perm Term 2.3• Assignment of Grazing Lease to Buyer may take several months to complete. Buyer cannot put livestock onto lease until assignment is complete but if all assignment paperwork & fees are submitted and lease is in good standing the Assignor may request approval from the department to allow the assignee to graze the lease with assignee's livestock. New leaseholders must be Canadian citizens over 18 years and must use the land to graze their own cattle or horses. They cannot re-assign the lease to another party for at least 3 years.

Copy of Purchase Contract is available - call 780-898-0729
Contract must be signed by successful bidder upon bidding closing.

Location

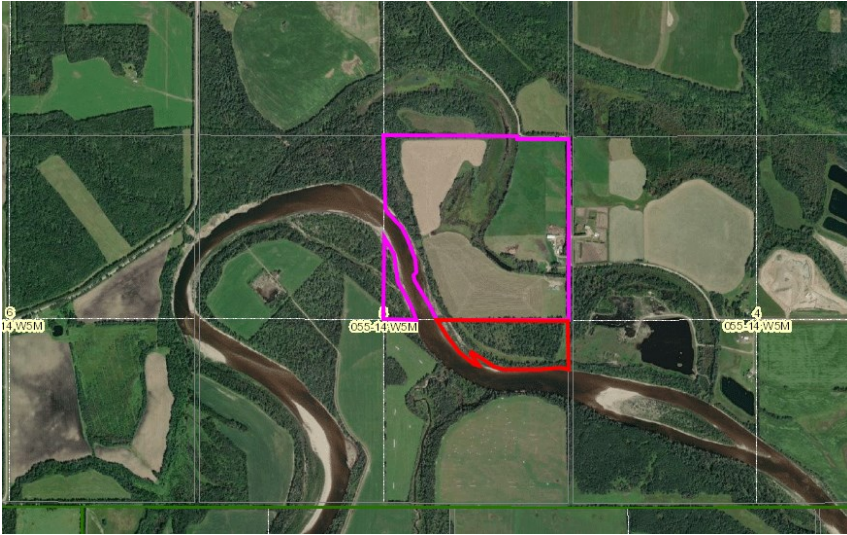


DIRECTIONS: 55022 RR 144A - From Junction of Hwy 16 (Yellowhead Hwy) & Hwy 32, go north 14 km to Township Road 550A, Turn left (west) onto Twp Rd 550A , follow curve and continue for 3.1 km. Twp Rd 550A turns slightly and becomes RR 144. Property driveway will be on the left

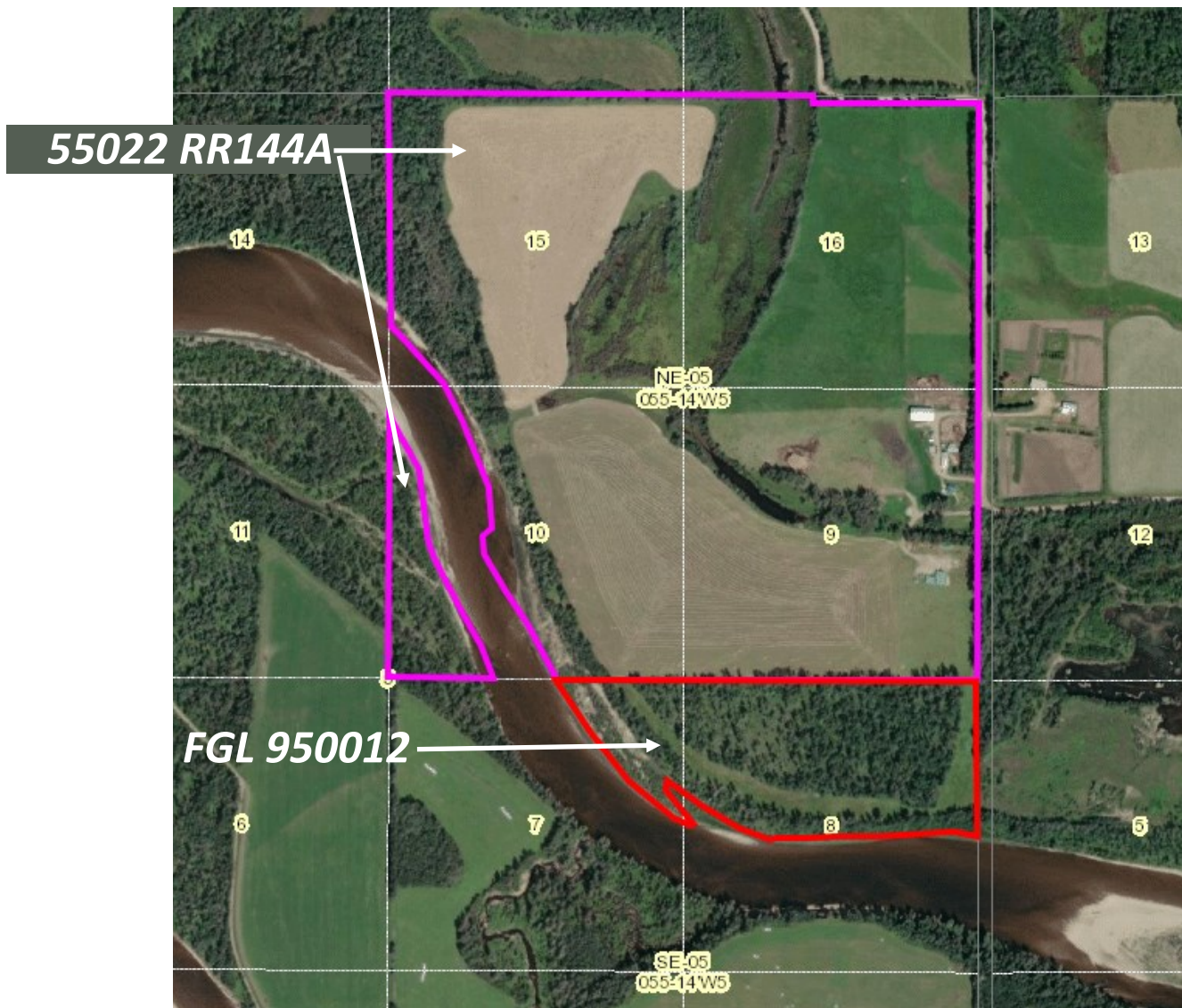
Co-ordinates: 53.725655, -116.033776

<https://maps.app.goo.gl/LyqBtCoNDu6mYGPf8>

55022 RR 144A & FGL 950012 - AERIAL



- Riverfront land with 152.04 deeded acres (55022 RR 144A on Pt NE5-55-14-W5) & 25.5 acre long term grazing licence (FGL 950012) on SE5-55-14-W5.
- Note a portion in the south west corner of deeded land is severed from balance of deeded land by the MacLeod River.
- MacLeod River flows through the deeded land and borders FGL 950012.
- Land is fenced and has some cross fencing. Some repairs will be required.
- Hay/pasture land, with creek flowing through
- Fish from the shores of MacLeod River!



55022 RR 144A & FGL 950012

LAND

- Riverfront land with 152.04 deeded acres (55022 RR 144A on Pt NE5-55-14-W5) & 25.5 acre long term grazing licence (FGL 950012) on SE5-55-14-W5.
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- Land is fenced and has some cross fencing. Some repairs will be required.
- Hay /pasture land with creek flowing through
- Fish from the shores of MacLeod River!

HOME - Interior photos will be available

- 1 bedroom and 4 piece bath 1.5 storey home built approx 1950 and updated in the 2000s
- Kitchen - Pine cabinetry, tile flooring
- Living room and upstairs have hardwood flooring
- Spacious Primary bedroom on up stairs level.
- Covered wrap around deck
- Vinyl siding, metal roof
- Basement under original portion of home

SERVICES	
Water	Drilled well
Power	Yes
Septic	Septic tank & field - 2 (1 for house & 1 for workshop)
Heating Fuel	Natural Gas
Phone	Land Line

WORKSHOPS - Interior photos will be available

- 32x26 workshop area that includes a living area with 3 piece bath (with shower) and 2 bedrooms
- Has attached 24x30'6 additional workshop with 2 pce bath & overhead door
- Concrete floors
- Natural Gas furnace

OLDER GARAGE

- 23x26 - wood frame & exterior
- Power
- Currently used as a welding shop

BARN

- 25x50 plus side lean to.
- Wood frame and exterior
- Power

POLE SHED STORAGE

- 100x50 metal clad
- Power to building

STORAGE SHED 10x14



55022 RR 144A & FGL 950012



55022 RR 144A - Home



- 1 bedroom and 4 piece bath 1.5 storey home built

approx 1950

- Updated in 1996 - roof and covered wraparound deck. Addition had already been added when the sellers purchased the property.
- Kitchen - Pine cabinetry, tile flooring
- Living room and upstairs have hardwood flooring
- Spacious Primary bedroom on up stairs level.
- Vinyl siding, metal roof
- Basement under original portion of home. Addition is on pilings

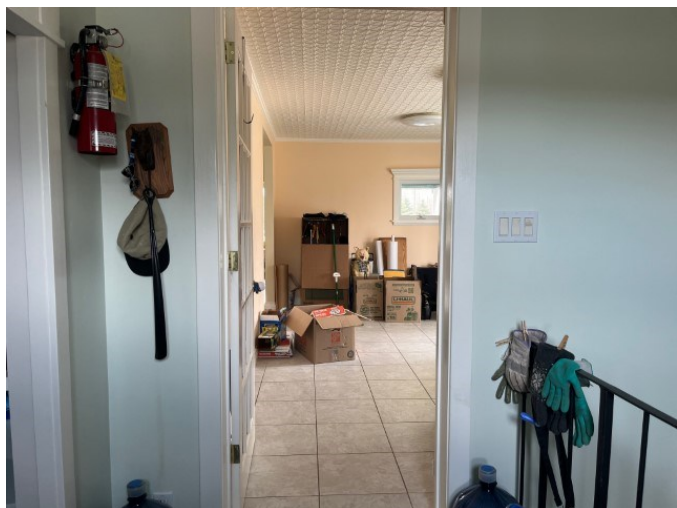
55022 RR 144A - Home



55022 RR 144A - Home



55022 RR 144A - Home



55022 RR 144A - Workshops



- 32x26 workshop area that includes a living area with 3 piece bath (with shower) and 2 bedrooms
- Has attached 24x30'6 additional workshop with 2 pce bath & overhead door
- Concrete floors, natural gas furnace

55022 RR 144A - Pole Shed Storage



POLE SHED STORAGE
100x50 metal clad
Power to building



55022 RR 144A - Barn & Storage Shed



STORAGE SHED - 10x14



BARN
25x50 plus side lean to.
Wood frame and exterior
Power
2 Hydrants
3 Livestock waterers

55022 RR 144A - Older Garage - Welding Shop



OLDER GARAGE
23x26 - wood frame & exterior
Power
Currently used as a welding shop



Access to underground tank for used oil - 4x4x8
constructed of 3/8" steel plate

Located by the older garage - that is currently used
as welding shop

55022 RR 144A - Cabin



CABIN

FGL #950012



FGL 950012 Grazing Lease & Permits Form

Schedule C

GRAZING LEASES AND PERMITS FORM

Team Millard

This Schedule is attached to and forms part of the Agricultural Real Estate Purchase Contract # _____

1. GRL # FGL 950012

2. Legal description:

W of	RANGE	TOWNSHIP	SECTION	PART	ACRES
5	14	55	4	SE	25.5

3. Total number of Acres 25.5

4. Total Animal Units 6 AUMs

5. Term of Lease 10 years

6. Date of Lease Expiry 31 December 2030

7. Annual Lease Rate \$52.50

8. Assignment Fee Flat fee \$3,150

9. Assignment Fee will be paid to the Provincial Government by

- Seller
 Buyer
 Shared between Seller & Buyer

10. Annual Property Taxes \$25.00

11. List of any deficiencies (eg fencing, reseeding, weeds, etc)

12. **BUYER WARRANTY:** The Buyer warrants that, prior to leasing, it is NOT and "ineligible person" or a "foreign controlled corporation" and is eligible to lease "controlled land" as those terms are defined in the Foreign Ownership of Land Regulations.

13. **SELLER AGREES** to provide to Buyer a copy of Grazing Lease Agreement, Renewal Agreements & any notices that the seller has received regarding this grazing lease & will provide verification that the grazing lease is assignable.

- ***New leaseholders must be Canadian citizens over 18 years***
- ***New Leaseholders must use the land to graze their own cattle or horses.***
- ***Leaseholders cannot re-assign the lease to another party for at least 3 years.***

Highlights of Long Term Forest Grazing Licences

- Grazing leases are **assigned to individuals for the purpose of grazing their own livestock**. You cannot build a home, or cultivate the land or log off the timber. Leases are generally renewed for 10 year terms provided the leaseholder is in compliance with regulations. Many have been in the same family for generations.
- All improvements done by the leaseholder are the property of the leaseholder.
- When lands within the lease are used by registered trap line license holder, the leaseholder must cooperate with that trapper.
- Leaseholders may sell (assign) their rights to another person or company provided they comply with assignment regulations. **New leaseholders must be Canadian citizens over 18 years and must use the land to graze their own cattle or horses. They cannot re-assign the lease to another party for at least 3 years.**
- When a lease is transferred an “assignment fee” is payable to the government. (Standard fee across Alberta: \$3150)
- Grazing Leases are governed by the Public Lands Act and administered by Alberta Environment & Parks.
<https://www.alberta.ca/assets/documents/ep-grazing-disposition-standards-fact-sheet-2019.pdf>*only leases and licenses are assignable
<https://www.alberta.ca/grazing-and-range-management.aspx>
<https://www.alberta.ca/environment-and-parks.aspx>
<https://www.alberta.ca/public-land-grazing-rent-and-assignment-fee.aspx>
<https://www.alberta.ca/recreation-on-agricultural-public-land.aspx>
- Assignment of Grazing Lease to Buyer may take several months to complete. Buyer cannot put livestock onto lease until assignment is complete but the Assignor may request approval from the department to allow the assignee graze their lease with their livestock. All assignment paperwork and fees need to be submitted and lease needs to be in good standing. Assignee still holds all responsibility of the lease till the assignment is completed.
- Forest Grazing License (FGL) & Grazing Leases (GRL)
 - Term of lease: Forest Grazing Licence 10 year terms
 - Can Grazing User Control Recreational Access? FGL leaseholders cannot control
 - Can Grazing User Control Exploration Access? FGL leaseholders cannot control.
 - Can Grazing User Compensated for Exploration Access? FGL leaseholders cannot control.

Grazing Leases are governed by the Public Lands Act (PLA) and Public Lands Administration Regulations (PLAR)

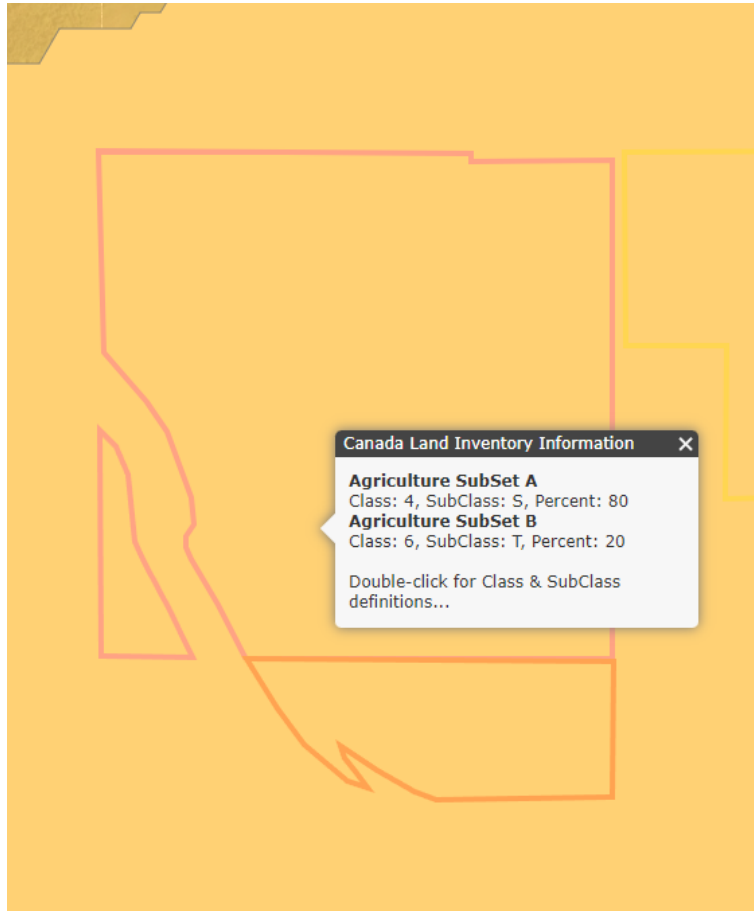
Public Lands Act (PLA): <https://www.qp.alberta.ca/documents/Acts/P40.pdf>

Public Lands Administration Regulations (PLAR): https://www.qp.alberta.ca/documents/Regs/2011_187.pdf

***For further general info on Grazing Leases contact Alberta Environment & Parks
Rangeland Agrologist Tennille Kupsh (780) 723-8517***

Note due to privacy laws: the Agrologist will only be able to discuss general facts about grazing leases. If you have a question about this grazing lease specifically, please contact Trent(780-202-0140) and they can forward your question to the Agrologist.

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

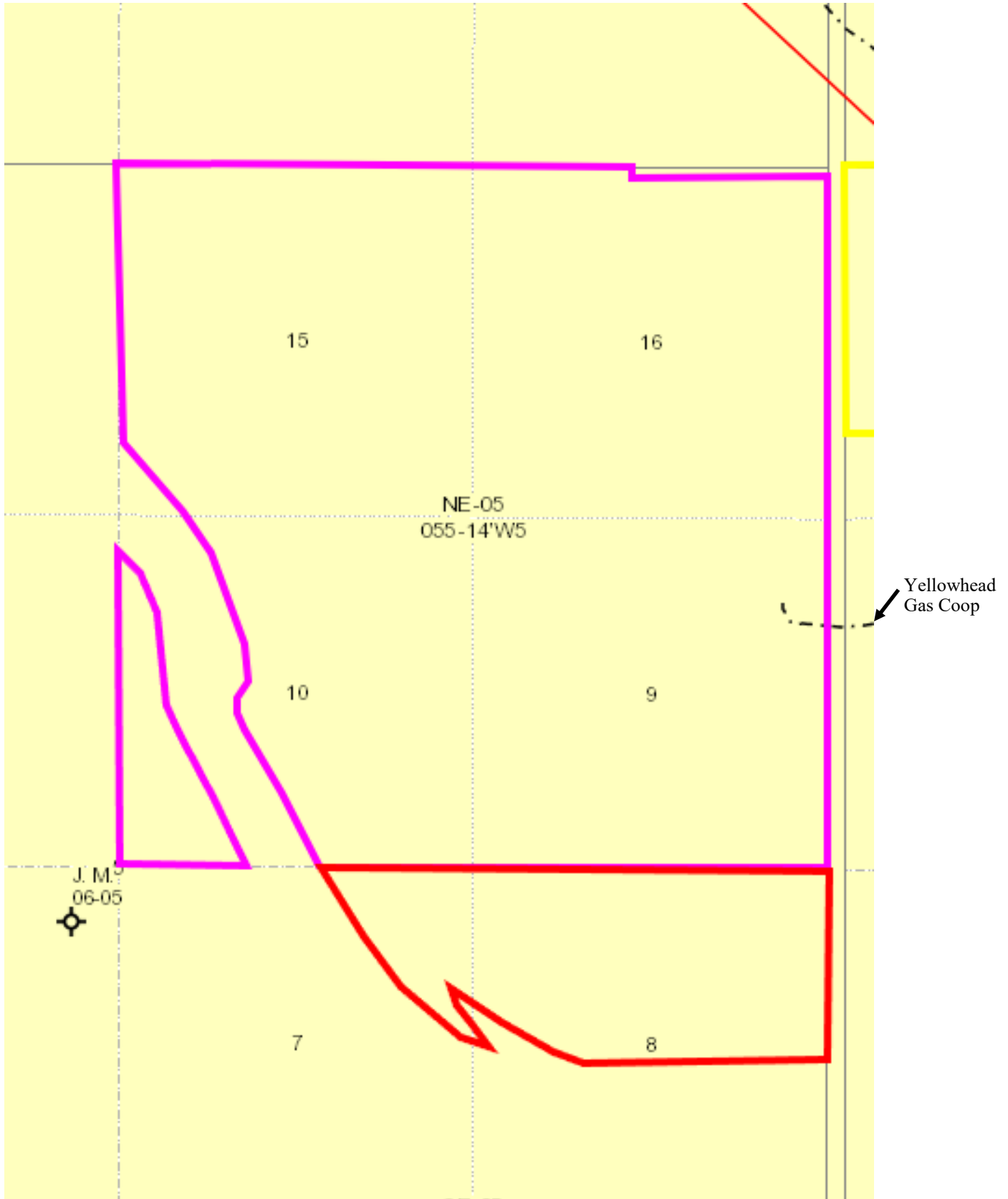
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of 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

Pipelines and Surface Lease Well Info



****Pipeline locations are approximate only and do not show actual locations of pipelines****

TEAM AUCTIONS

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