



**TEAM  
AUCTIONS**  
Sekura Auctions Since 1966



**5645 Moore Rd., Prince George, BC**

**ONLINE AUCTION: Oct 1-3, 2024**

*Location: Prince George, BC Land Size: 165± Acres Starting Bid: \$0 - UNRESERVED*

Disclaimer: This document has been prepared by BC Farm and Ranch Realty for advertising and general information only. BC Farm and Ranch makes no guarantees or warranties of any kind, expressed or implied regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. BC Farm and Ranch Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This communication is not intended to cause or induce breach of an existing agreement.





## **325+/- ACRES, 2 TITLES, MIXED BUILDINGS PRINCE GEORGE, BC**

**Agricultural Land - Online Auction: OCT 1-3 2024**

Land for sale by Auction! Located in the Stoner-Woodpecker-Hixon area of Northern BC, approximately 30 minutes south of Prince George. This land offers an ideal opportunity for additional hay land for your agriculture operation, homestead, or holding investment. There are 2 mobile homes, both need work (1 is uninhabitable). Property backs onto treed land, offering a private rural setting. Surrounded by recreation including Three Sisters Lakes Provincial Park and Fraser River Provincial Parks. Parcels available together or separately, call for details on auction procedures.

**ADDRESS: 5575 MOORE ROAD, PRINCE GEORGE**

**PID: 015-120-074**

**ACRES: 160 ACRES (BC Assessment)**

**ADDRESS: 5645 MOORE ROAD, PRINCE GEORGE**

**PID: 015-120-082**

**ACRES: 165 ACRES (BC Assessment)**

**TOTAL ACRES: 325 +/- ACRES**







**325+/- ACRES, 2 TITLES, MIXED BUILDINGS**

**PRINCE GEORGE, BC**

**Agricultural Land - Online Auction: OCT 1-3 2024**

#### **Location Overview**

The Stoner-Hixon area is located in the southern part of Prince George, British Columbia. This region is known for its scenic beauty, with lush forests, rolling hills, and access to various outdoor recreational activities. The area provides a quiet, rural lifestyle while still being within a reasonable distance to the amenities of Prince George.

**Natural Beauty:** The region is surrounded by beautiful landscapes, including rivers, lakes, and mountains, making it ideal for outdoor enthusiasts.

**Recreational Activities:** Residents and visitors can enjoy hiking, fishing, hunting, and camping. The area is also popular for snowmobiling and cross-country skiing in the winter months.

**Community:** The Stoner-Hixon area has a tight-knit community feel, with local events and gatherings that bring residents together.

**Accessibility:** While offering a peaceful rural setting, the area is accessible via Highway 97, providing a direct route to Prince George for shopping, dining, and other services.

Overall, the Stoner-Hixon area offers a blend of tranquility and adventure, making it an attractive location for those seeking to live close to nature.

## **Mark Your Calendar!**

**Bidding Opens**                      **10AM October 1, 2024**

**Bids Start Closing**                **10AM October 3, 2024**

[Click Here to View Online Auction](#)

# HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

## LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

Cookies help us deliver our services. By using our services, you agree to our use of cookies.

DISMISS

[Learn more.](#)

## MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

## INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots closing time.

## GROUP LOTTING

- Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

*Note: Each lot within the group can be sold at a different price and/or to a different buyer*

## TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

## WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

## WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

## JUMP THE BID




Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

## BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

	<b>LOT 1001</b>   Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK
<b>WINNING</b>	<b>Bidding CA\$51,000 (Max: CA\$55,000)</b> <input type="button" value="EDIT BID"/> - Or - <input type="button" value="JUMP THE BID"/>
	<b>LOT 1002</b>   Parcel 2: +/-159.83 acres - NW 7-15-7 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK
<b>OUTBID</b>	You Bid <b>CA\$235,000</b> <input type="button" value="PLACE BID"/> Current Bid <b>CA\$236,000</b>
	<b>LOT 1003</b>   Parcel 3: +/-159.9 acres - NW 12-15-8 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK
<b>OUTBID</b>	You Bid <b>CA\$320,000</b> <input type="button" value="PLACE BID"/> Current Bid <b>CA\$320,000</b>



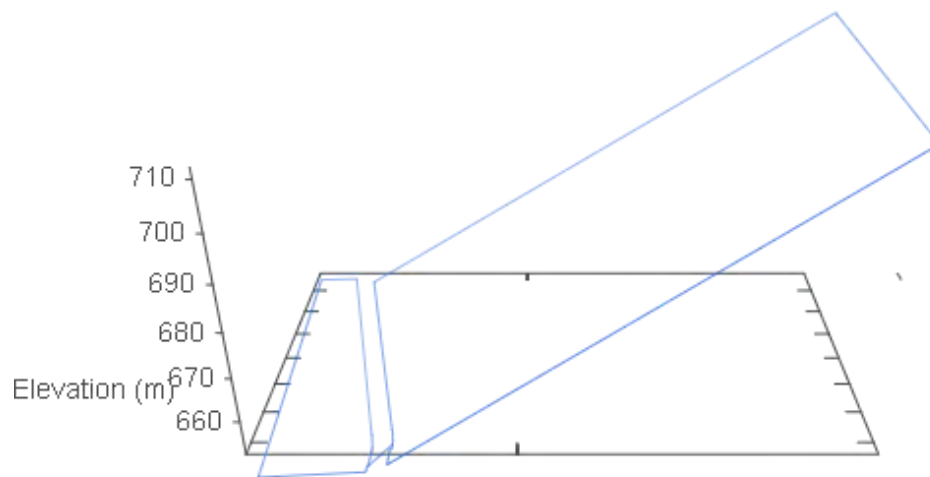


<i>Title</i>	5645 MOORE RD, PRINCE GEORGE
<i>Parcels</i>	015-120-082
<i>Lot Size</i>	165 ACRES
<i>Legal Description</i>	PART NW1/4, DISTRICT LOT 4582, CARIBOO LAND DISTRICT, MANUFACTURED HOME REG.# 22472
<i>Zoning</i>	Agriculture/Resource 1 (Ag/Res1)
<i>Taxes</i>	\$286.39

## Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 718.17 m | Min Elevation: 646.33 m | Difference: 71.84 m

### Detailed Tax Report

Property Information			
Prop Address	5645 MOORE RD	Jurisdiction	PRINCE GEORGE RURAL
Municipality	PRINCE GEORGE RURAL	Neighborhood	STONER - WOODPECKER - HIXON
Area		SubAreaCode	
PropertyID	015-120-082	BoardCode	N
PostalCode	V2N 5Z5		

Property Tax Information			
TaxRoll Number	34978000	Gross Taxes	\$286.39
Tax Year	2024	Tax Amount Updated	05/31/2024

More PIDS

015-120-082

More PIDS2

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
			4582	05				

Legal FullDescription

PART NW1/4, DISTRICT LOT 4582, CARIBOO LAND DISTRICT, MANUFACTURED HOME REG.# 22472

Land & Building Information			
Width		Depth	
Lot Size	165 ACRES	Land Use	
Actual Use	MIXED		
Year Built		Zoning	
BCA Description	MH - SINGLE WIDE - AVE Q		
WaterConn			
BCAData Update	04/09/2024		

Supplementary Property Info			
BedRooms		Foundation	
Full Bath		Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals		
Land	Improvement	Actual Total
\$20,780.00	\$51,000.00	\$71,780.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$20,780.00	\$51,000.00	\$0.00	\$51,000.00	\$20,780.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$20,780.00	\$51,000.00	\$10,390.00	\$0.00	\$61,390.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
11/15/2015	\$19,890.00	CA4811074	REJECT - NOT SUITABLE FOR SALES ANALYSIS
9/29/2014	\$50,790.00	CA3992616	REJECT - NOT SUITABLE FOR SALES ANALYSIS
8/17/1999	\$12,000.00	168613	IMPROVED SINGLE PROPERTY TRANSACTION



## 5645 MOORE RD PRINCE GEORGE V2N 5Z5

Area-Jurisdiction-Roll: 26-757-34978.000



**Total value** **\$71,780** <sup>[1]</sup>

2024 assessment as of July 1, 2023

Land \$20,780

Buildings \$51,000

Previous year value \$69,580

Land \$20,780

Buildings \$48,800

### Property information

Year built 1977

Description MH - Single Wide

Bedrooms

Baths

Carports

Garages

Land size 165 Acres

First floor area 924

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

### Legal description and parcel ID

PART NW1/4, DISTRICT LOT 4582, CARIBOO LAND DISTRICT, MANUFACTURED HOME REG.# 22472

PID: 015-120-082

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width 14 Ft

Length 66 Ft

Total area 924 Sq Ft

## Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties



**Property Information**

PID:	015120082	Parcel Map BC Area AC:	164.06
JUROL:	2675734978000	Parcel Map BC Area HA:	66.39
Legal Plan:	NO_PLAN	Ownership Type:	PRIVATE
Civic Address(es):	5645 MOORE RD		
Legal Description:	THE NORTH WEST 1/4 OF DISTRICT LOT 4582 CARIBOO DISTRICT		

**Land Use Information**

Electoral Area/Municipality:	Area E - Woodpecker-Hixon		
Is all or part of this property within a Development Permit Area?	NO		
Is all or part of this property within the Agriculture Land Reserve?	YES		
Zoning Designation(s) on this property?			
OCP Designation(s) on this property?			

**Service Area Information**

Is all or part of this property within a Fire Protection Area?	
Is all or part of this property within a RDFFG Service Area?	

The information provided herein is for assistance and convenience only, and should not be relied upon as or as a substitute for legal advice. In the event of any conflict between the information provided herein and any enactments of the Regional District of Fraser-Fort George or the Provincial/Federal governments, the enactments will prevail. In the event that there is a discrepancy between BC Assessment and PMBC parcel areas, please consult the legal survey plans for the authoritative area.



VIEW  
ONLINE!



GORD HOUWELING PREC\* 604-793-8660  
gordhouweling.ca

**TEAM**  
**AUCTIONS**  
Sekura Auctions Since 1966

587-464-2125  
teamauctions.com