

## ONLINE REAL ESTATE AUCTION

2.94± Acre Vacant Commercial Lot

Rural Wetaskiwin County, AB

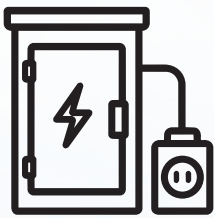




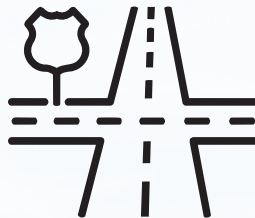
# Commercial Lot with Highway Exposure Near Pigeon Lake

## Build-Ready Commercial Land on Hwy 771

Located near Pigeon Lake in Rural Wetaskiwin County, this 2.94+/- acre vacant lot offers frontage on both Highway 771 and TWP Road 470 for excellent visibility and access. Zoned GC-General Commercial, the property has 200 amp power already installed, along with a new iron railing and gate and an RV pad. Minutes from Pigeon Lake Provincial Park, the parcel offers a well-positioned site for commercial development with the added flexibility of country residential use.



**200 AMP POWER  
INSTALLED**



**HIGHWAY  
EXPOSURE**



**GC-GENERAL  
COMMERCIAL ZONING**





# MARK YOUR CALENDAR

This Parcel Will Sell By Online Timed Real Estate Auction.



## **Auction Dates:**

Bidding Opens - 10 AM Sep 22 (MT)

Bids Start Closing - 10 AM Sep 24 (MT)



## **Buy-It-Now:**

An unconditional Buy it Now option is available until August 29th. Contact us for details.



# 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.

The screenshot displays a group of 25 lots. The first lot, LOT 1001, is a winning bid of CA\$51,000 with a max bid of CA\$55,000. The second lot, LOT 1002, has a current bid of CA\$236,000 and a max bid of CA\$235,000. The third lot, LOT 1003, has a current bid of CA\$320,000 and a max bid of CA\$320,000. Each lot entry includes a description, contact information, and a location. Buttons for 'EDIT BID', 'PLACE BID', and 'JUMP THE BID' are visible.

| Lot Number | Description                                                | Contact                   | Location     | Current Bid | Max Bid     | Status  |
|------------|------------------------------------------------------------|---------------------------|--------------|-------------|-------------|---------|
| LOT 1001   | Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE | Ria Braaksma 780-446-3006 | Grenfell, SK | CA\$51,000  | CA\$55,000  | WINNING |
| LOT 1002   | Parcel 2: +/-159.83 acres - NW 7-15-7 W2                   | Ria Braaksma 780-446-3006 | Grenfell, SK | CA\$236,000 | CA\$235,000 | OUTBID  |
| LOT 1003   | Parcel 3: +/-159.9 acres - NW 12-15-8 W2                   | Ria Braaksma 780-446-3006 | Grenfell, SK | CA\$320,000 | CA\$320,000 | OUTBID  |



**QUESTIONS ABOUT OUR AUCTION  
PROCESS OR REGISTRATION?**

# **TEAM AUCTIONS**

*Sekura Auctions Since 1966*

Real Estate Office:  
587-464-2125

**QUESTIONS ABOUT THE PROPERTY?**



**MacMillan**  
— TEAM —

Bob MacMillan  
780-975-4100

**TEAMACTIONS.COM**

This Parcel will sell by Online Timed  
Real Estate Auction

**SCAN FOR MORE INFO**

