

BIDDING OPENS: Mon, Mar 21, 2022

BIDDING CLOSES: Wed, Mar 23, 2022



NW10-58-15-W4 Smoky Lake County, AB

159± Acres

120± Arable Acres

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
780-542-4337

Real Estate Services by:

Maxwell Progressive
Christine McFarland
780-361-5925



Terms & Conditions Highlights

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property(s) will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Real Estate Brokerage (Maxwell Progressive) 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.**

HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	April 29, 2022
Deposit	\$25,000 (non-refundable) bank draft or approved payment payable to MaxWell Progressive due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Conditions	There are no Buyer Conditions.
Goods Included	Appliances, 10 grain storage bins, Dog Kennel, all "as is where is."
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 lines.• Surface Lease Revenue will be assigned to the buyer effective when the next payment is due after completion day with not adjustment for any rentals paid in advance.

Copy of Purchase Contract with titles included is available - call 780-361-5925

Contract must be signed by successful bidder upon bidding closing

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.

Basic Property Info



- NW 159± Acres Consists of approx 120 arable acres, 35 acres of pasture, 4 non-arable acres.
- Soil classifications are Class 2,3, 4 thus, providing you with many options for future agricultural purposes.
- A Dugout spans both this parcel and also the quarter to the south also for sale. A smaller dugout is located closer to the north end of the quarter and is fed from a county drainage ditch.
- Topography of the land must be experienced in person. Ideally located near the North Saskatchewan River.
- 2021 Taxes were \$305.52.



Directions to Property:

From Andrew, AB: Proceed north 1 km to Hwy 45, then east on Hwy 45 for 5 km to SH 645. Turn left on SH 645 follow for 9 km to SH 857. Go north on SH 857 for 11 km. Once you cross the North Saskatchewan River, take first left which is Twp 580. Follow Twp 580 for 2 km to property.

From Willingdon, AB: Proceed west 0.5 km to SH 857, then north on SH 857 for 18 km. Once you cross the North Saskatchewan River, take the first left which is Twp 580. Follow Twp 580 for 2 km to the property.

Prefer a Half Section? You are in luck!!!

Also available is 139± acres on the adjacent quarter SW 10-58-15-W4. You can work the land straight through these two quarters! This is the perfect opportunity to expand your land holdings!! For Additional value you may wish to add the yard site and buildings that are also available for sale! This is your opportunity to have the complete package!

TEAM AUCTIONS

Sekura Auctions Since 1966

Serving Western Canada!

BOOK YOUR AUCTION NOW!

Head Office – Drayton Valley, AB

Suite #101, 3351 50 St Drayton Valley, AB T7A 0C6

Phone: (780) 542-4337

Northern Alberta – Fairview, AB

Box 193 Fairview, AB T0H 1L0

Phone: (780) 834-6888

Southern Alberta – Taber, AB

93080 RGE RD 182 Cranford, AB

Phone: (403) 634-4189

British Columbia – Kamloops, BC

Kamloops, BC

Phone: (250) 212-1707

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