

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

# Unreserved Real Estate Auction

Saddle Hills County, AB

**BIDDING OPENS:** Tues Apr 19, 2022

**BIDDING CLOSES:** Thurs Apr 21, 2022



**79355 Range Road 114 NW21-79-11-W6 - 160 acres**  
**Selling for Solveig Kubbernus & the Estate of Don Kubbernus**  
*Hay land, pasture, trees*  
*Updated Home, Shop, Barn, Livestock Pole Shed Shelter,*  
*Machine Pole Sheds, Workshops & Storage*

Sale Managed by:

**TEAM**  
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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](http://teamauctions.com)

# 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: 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

Completion Day	June 30, 2022 with Tenancy at Will Agreement for purposes of haying the land.
Deposit	\$ 20,000 (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	Fridge, electric stove, hood fan, washer, dryer, dog run, all outbuildings, Mainstream water filtration system, shop benches, air compressor in shop.
Excluded Goods	
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none"><li>The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.</li><li>No Real Property Report will be provided.</li><li>Fences may or may not be on property lines</li><li>Septic lagoon is not fenced.</li></ul>

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

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

**teamauctions.com**

# 79355 Range Road 114



## THE HOME:

- Well kept, updated 1184 sq ft 3 bed 2 bath 1988 Shelter Industries Inc mfg home
- 2010 major renovations - Kitchen cabinetry, bathroom vanities, bathroom tub in main bath, shower door in en-suite, sink, toilets in both bathrooms, flooring (carpet, laminate, and vinyl tiles). Walls in primary bedroom and the second bedroom were redone with drywall. Vinyl siding. Interior painted.
- 2019 - south side of home's roof & the house storage shed was re-shingled.
- Kitchen / Dining - Bright spacious with vinyl tile flooring, updated white cabinetry, pantry, skylight. Stove & hood fan new in 2010, Fridge new in 2020.
- Living room with vaulted ceiling
- Back entry: electric hot water heater new in 2018. Furnace (original) was serviced in Sep 2021. Electrical panel is located in this room. Counter is included.
- Primary bedroom with 3 piece en-suite (shower) & mirrored closet doors,
- Second bedroom is currently used as office and the third bedroom is used for storage.
- Foundation - wood blocking.
- Deck was constructed in 2008
- 14x16 storage shed with vinyl siding, asphalt shingles, steel insulated door, sky light but no windows

## THE SHOP— 54' x30'

- Metal clad, In-floor heat, enclosed work room with work bench and cupboard, mechanical room with Mainstream water filtration system, overhead door Floor drain. Concrete floor. 220 wiring. Compressor is included.

## FOUR POLE SHEDS -

- Large livestock shelter located east of barn
- 47x31 open faced shed with power
- 45x26 open faced with 15x26 attached lean-to
- 42x28 open faced shed located in clearing east of yard

## THE BARN— 47' x28'

Box stalls and open storage area. Painted OSB flooring.

## OTHER OUTBUILDINGS -

- There are several other sheds on this property.

## WORKSHOPS -

- Original homestead cabin—power from extension cord from shop
- Square timbered shed with metal roof, power, 220 wired, wood stove. Metal clad shed by barn

**SERVICES:** Power, hookup for back up generator, Natural Gas, Phone Line.  
Sewer - Lagoon, Water source - dugout - Mainstream water filtration system

# Location



Municipal Address	79355 RR 114
Municipality	Saddle Hills County
Legal Description	NW21-79-11-W6
Land Size	160 acres
Land Use Zoning	Agriculture
Property Taxes	\$376.91 (2021)
Deposit	\$20,000
Possession	June 30, 2022

## DIRECTIONS:

From Junction Hwy 49 & 50 St, Spirit River go west 57.9 km on Hwy 49 to RR115, then north 3.2 km to Township Rd 794, then east 1.6 km to RR 114, then south to driveway on the left side of road.

## OR

From Dawson Creek - at the Hwy 2/ BC-Hwy 49 roundabout, go east 15.4 km on BC-Hwy 49 to BC/AB border, continue 21.4 km on AB-Hwy 49 to RR 115. then north 3.2 km to Township Rd 794, then east 1.6 km to RR 114, then south to driveway on the left side of road.

## Mfg Home Info

Manufacturer: Shelter Industries Inc

Trade Name: Shelter Statesman Model: 16-78-3FK 3/4 (note the F may be a C)

Serial Number 9157

CSA: 451105

Year Built: 1988

# AERIAL - 79355 RR 114



# 79355 Range Road 114



# 79355 Range Road 114



Looking south west from northeast corner



Looking west along middle of quarter



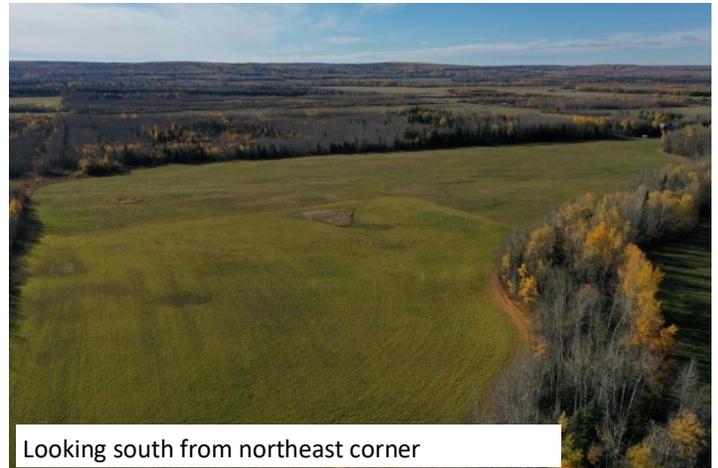
Looking east from RR114 Lease site is along north boundary of property.



Looking northwest east side of property.

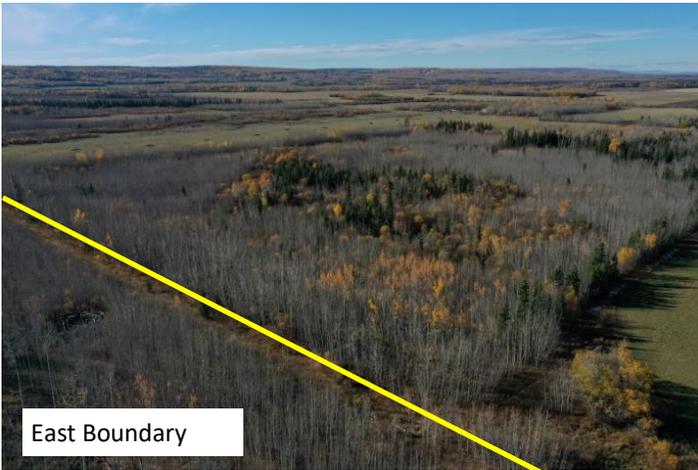


Looking south from northwest corner



Looking south from northeast corner

# 79355 Range Road 114



East Boundary



Southwest corner



In clearing east of yard with pole shed



Looking northwest from south boundary



# 79355 Range Road 114



Roof on south side was re-shingled in 2019



Solid built storage shed with sky light and Dog Run (10x10 - 6' high - covered)



# 79355 Range Road 114



# 79355 Range Road 114



Updated Kitchen in 2010: cabinetry, stove and hood fan and vinyl tile flooring..



Fridge new in 2020



# 79355 Range Road 114



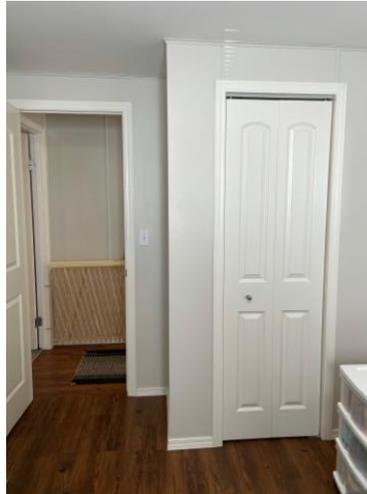
# 79355 Range Road 114



Updated (2010) Primary Bedroom:  
walls completed with drywall, bathroom  
sink and vanity, toilet and shower door.  
Carpet flooring..



# 79355 Range Road 114



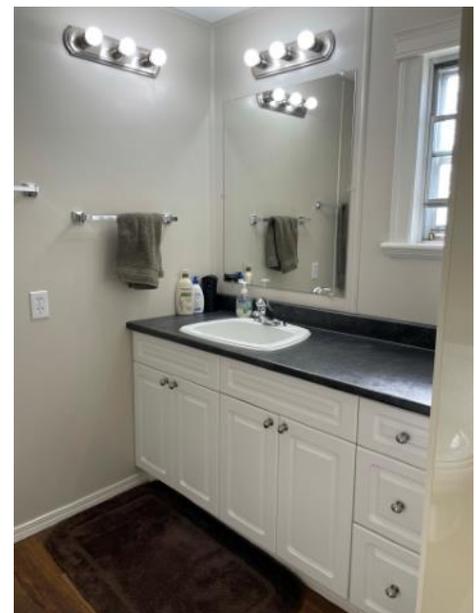
Updated (2010) second bedroom: walls completed with drywall, laminate flooring..



Updated (2010) third bedroom: laminate flooring.



Updated (2010) Bathroom: sink and vanity, toilet, tub and surround. Laminate flooring.



# 79355 Range Road 114



Back entry with  
Furnace (original - serviced Sep 2021,  
electric hot water tank new in 2018,  
electrical panel and  
cupboards.



Outside the back entry door—water  
taps.



# 79355 Range Road 114



## THE SHOP— 54' x30'

Metal clad, In-floor heat, enclosed work room with workbench & cupboard, mechanical room with Mainstream water filtration system, overhead door Floor drain, 220 wired. Concrete floor. Compressor is included.



# 79355 Range Road 114



Square timbered construction workshop, power, 220 wiring, OSB flooring, woodstove, metal roof.



Original 2 room homestead cabin with square timbered construction, metal roof. Power is by extension cord from the shop.

# 79355 Range Road 114



Mechanical room in shop - with in-floor heat hot water heaters and the Mainstream water filtration system



# 79355 Range Road 114



The larger dugout is the water source



The smaller dugout is located to the east of main dugout.



The septic lagoon, located north east of home, is not fenced.



# 79355 Range Road 114



Road leading from yard to the clearing north of yard.

# 79355 Range Road 11



## THE BARN - 47' x 28'

Metal clad exterior with slider doors on front and back.  
Box stalls and open storage area. Painted OSB flooring.

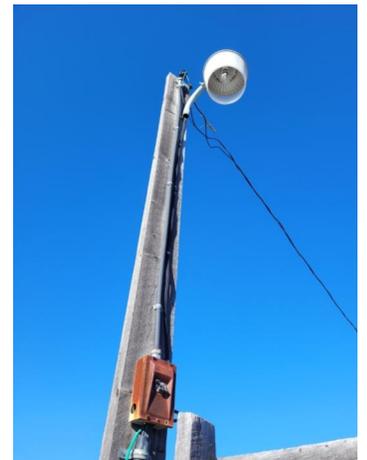


OSB flooring is in need of repair.

# 79355 Range Road 114



**LARGE LIVESTOCK SHELTER.**



**4 WATERERS**

# 79355 Range Road 114



Location of the 4 waterers shown by yellow circles



# 79355 Range Road 114



**POLE SHED -**

47x31 open faced shed with power



**POLE SHED -**

45x26 open faced with 15x26 attached lean-to



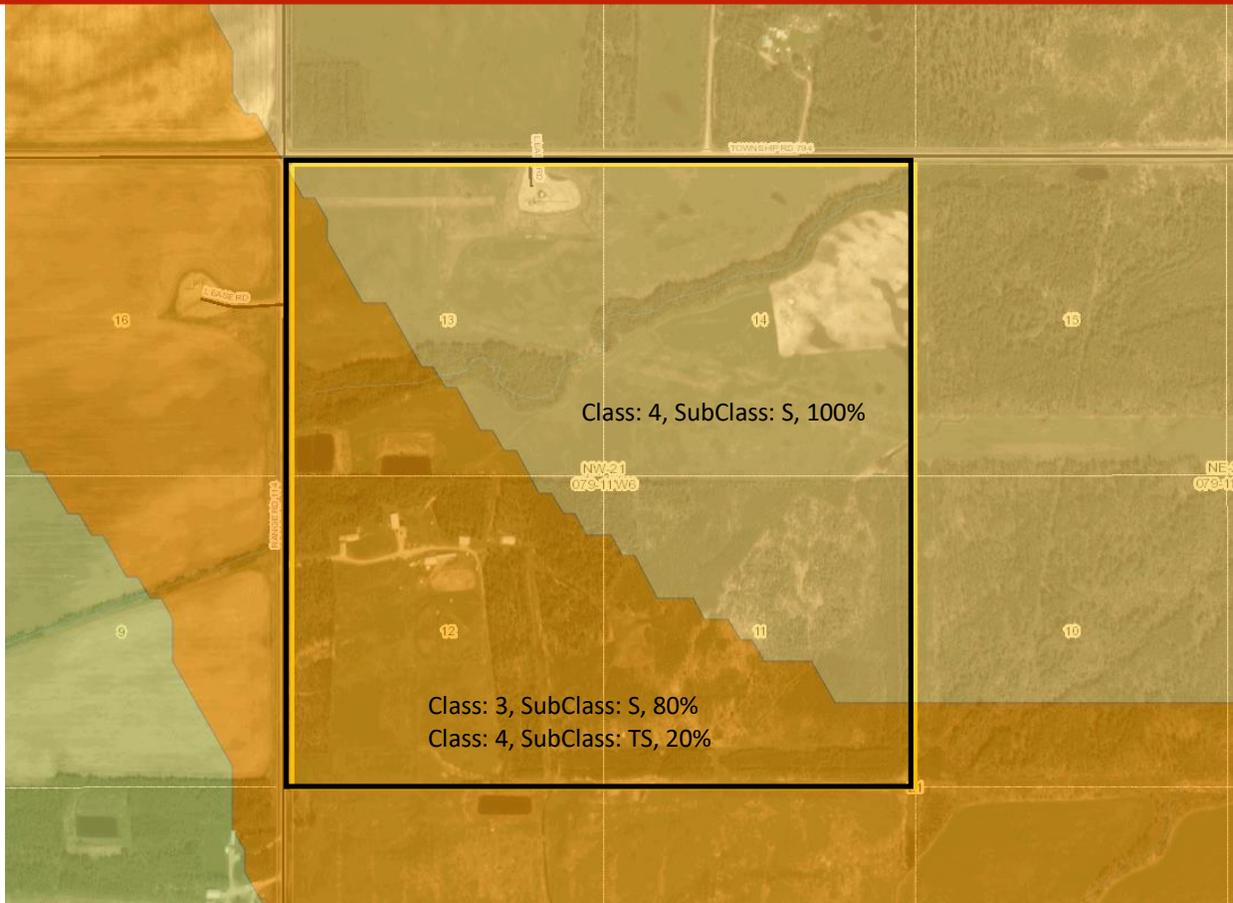
# 79355 Range Road 114



## POLE SHED

42x28 open faced shed located in clearing east of yard

# 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

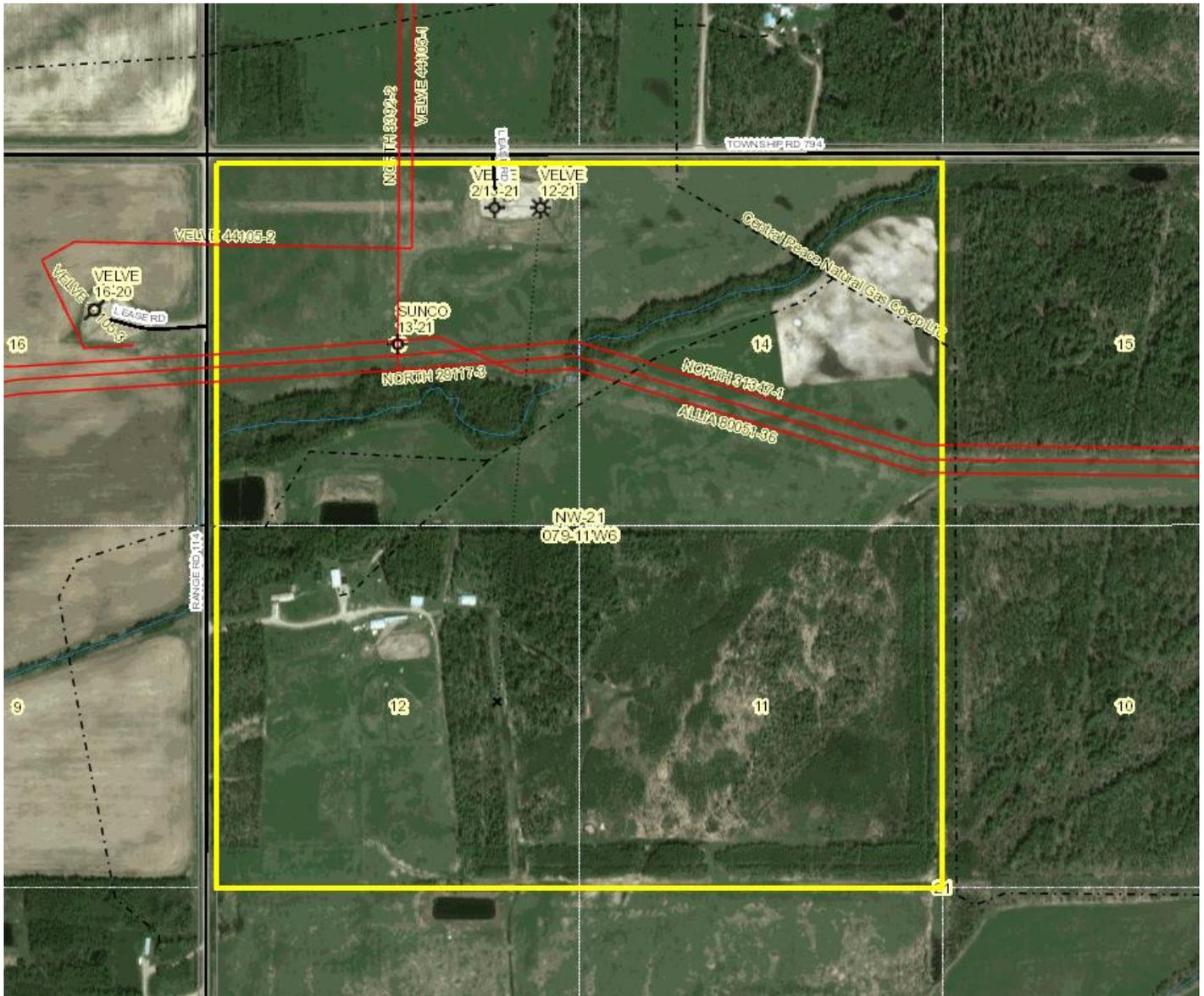
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of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



## REVENUE FROM SURFACE LEASES - \$5,525

Quarter	Section	Twp	Range	W of	Annual Payment	Lease Date	File #	Company
NW	21	79	11	6	\$2,550	Nov 16	S0282	Spartan Delta
NW	21	79	11	6	\$2,600	Oct 13	S0258	Spartan Delta
NW	21	79	11	6	\$ 375	April 11	S1294 - Riser	Spartan Delta

Revenue from above sources will be assigned to the buyer effective when the next payment is due after completion day with no adjustment for any rentals paid in advance

Note: these leases were acquired by Spartan Delta from Velvet Energy Ltd.

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

# TEAM AUCTIONS

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