



Selling 1 package of 2 parcels of Farmland for Tappauf Farms

Online Bidding: April 22-25, 2023

Rural Westlock County

159.89+/- Titled Acres

T-1 – SW 4 60 27 W4th 149.50 +/- Title Acres

SE 5 60 27 W4th 10.39 +/- Title Acres

Directions to properties

Travel west of Westlock on Hwy 18 6.43 kms (4 miles). Quarter located on the north corner of Hwy 18 & Rg Rd 10 directly across from the Hazel Bluff church/hall.

54.511571, -113.993831



Sale managed by Team Auctions & Brandi Wolff—
Royal LePage Town & Country Realty

Brandi Wolff: (780)349-0764
bwolff@royallepage.ca

N-1 – SW 4 60 27 W4th 149.50 +/- Title Acres
SE 5 60 27 W4th 10.39 +/- Title Acres
Rg Rd 10 road access Taxes - \$822.29

159.89+/- acres of farmland located west of Westlock bordering hiway 18 & Rg Rd 10. Property consists of two titles and will be selling as one lot.

- 5 wire perimeter fence, some cross fencing
- Maga Energy Ltd. gas line revenue \$1100.00 per year (Anniversary Date Feb 6)
- County assessed as majority #3 soil
- Small dugout
- NW corner access from Rg Rd 10
- Power runs across south side of property and across the road on the west side
- Natural gas runs across the road on the west side and into acreage not included in this sale on south side
- Property has been rented out for many years and has been used for green feed and pasture. Land is suitable for cereal crop. Adjacent and surrounding lands are cropped.
- Amazing location only minutes west of the Town of Westlock with utilities close makes this property a excellent potential yard site. Build your dream home, have a few animals, produce your own feed.
- County right of way could be obtained and closed by \$200.00 fee, surveying and purchasing land from the County of Westlock. Process takes approx. 18 months.

Offer to purchase term:

* Sellers agent (Brandi Wolff) will provide a full credit for title insurance to assist in closing on or before May 25, 2023.



1. **UNRESERVED:** In this auction, the seller has agreed to accept the highest bid regardless of price. Properties will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Royal LePage Town & Country Realty (Real Estate Brokerage) is acting only as agent of the seller & not as an agent of the Purchaser. 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. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property is available for inspection prior to the auction. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract.
Note: These contracts will not be subject to any buyer's conditions.
4. **GST:** GST is applicable to this property. The Purchase Price (Bid price) does **not** include GST.
5. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to **Royal LePage Town & Country Realty (Trust)** in the form of a bank draft or other approved payment as follows:
\$20,000.00 (Twenty thousand dollars) per parcel
6. **COMPLETION DAY:** Titles will be clear of encumbrances except those which are to remain on the title as shown on the Purchase Contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day (May 25, 2023). Possession will be in accordance with the terms of the Purchase Contract. (Buyer's will have option to close early with title insurance)
7. **NO WARRANTY:** The Purchaser shall accept the Property as-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. All information provided is meant as a guide only. In accepting a buyer registration number each bidder acknowledges receipt of the "Property Information Package" provided. The Purchaser shall have satisfied himself as to the descriptions, location & condition of the property prior to bidding.
8. **RESPONSIBILITIES OF BIDDERS** It is the responsibility of all bidders to review all information provided and terms of this auction. If clarification is required, it is the bidder's responsibility to obtain clarification from Royal LePage Town & Country Realty prior to bidding.
9. **AUCTIONEER RESERVES THE RIGHT** to accept or reject any bid and in all cases of dispute the auctioneer's decision shall be final. If an auctioneer declares a property "sold" or "closes the bidding" and more than one party immediately claims to hold the high bid the auctioneer may declare who holds the high bid or re-open the bidding for further advances from the parties who held the high bid.
10. **BUYERS FURTHER AGREE** to be responsible for all charges to them including deposits on sale day, and subsequent payments as outlined in the Purchase Contract. It is understood that if any payment is not made or if any cheque given to Royal LePage Town & Country Realty as payment is not honored that the buyer will face civil and/or criminal charges.
11. **INTERNET BIDDING FEE** please note an internet bidding fee applies to this sale and the sale of the real estate as per the Team Auctions terms and conditions.

In accepting a buyer registration number all buyers agree to be bound by the above terms as well as any other conditions communicated by the auctioneer.

SALE MANAGED BY



Town & Country Realty
INDEPENDENTLY OWNED AND OPERATED

780-349-0764

www.brandiwolff.ca

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