



**Selling 2 parcels of land for the Estate of Gerald McGinnis**

1750 +/- Sq Ft Home – 692033 Highway 813

Rural Athabasca County

**M-1 – Plan 1020788 Block 1 Lot 1 – 68.23+/- Title Acres – Home Parcel**

Fantastic hobby farm property comprised of 68.23 +/- acres with fenced pasture, small dugout & animal shelter, approx. 14 acres of hay, 3 acres of U-Pick raspberries & saskatoons, remainder bush & yard site. Rustic 1750 sq ft home with 4 bdrms & 3 baths. The original portion of the home is a 1970's model which was moved to this property in 2004 and placed on screw pilings (crawl space access) and there was a 1300 sq ft + addition built and put on the pressure treated wood basement in 2011. Home has mostly vinyl windows, a good metal roof, & split log siding. Plenty of sheds for storage, large vegetable garden, etc. Power, propane (tanks owned), drilled water well (2004), surface discharge septic system. Highway 813 access, taxes \$1481.83 for 2022. All of this nestled along side paved highway 813 just north of Athabasca.



**Animal Shelter & Chicken Coop**



**OPEN HOUSE DATES:**

April 19, 4-6PM & May 6, 11-2PM

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

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



## Home

1970 improved w/ 2011 addition, 1750 +/- sq ft

4 bdrm, 2.5 bath

Main floor laundry

Split log siding, metal roof

2-2019 HE Furnaces & Hot Water on Demand

Pressure treated wood foundation

Lino, carpet

Front deck, side deck, covered side deck

The original portion of the home is a 1970's model which was moved to this property in 2004 and placed on screw pilings (crawl space access) and there was a 1300 sq ft + addition built and put on the pressure treated wood basement in 2011.

## Main Floor

Open concept sunken living room, kitchen & dining, loft area

White appliances, large walk in pantry, room for deep freeze & large appliances

4 bdrms, master having walk in closet & 4 pce ensuite w/ air tub

## Partially Finished Part Basement

Part basement on the 2011 addition, partially finished with family room, storage, cold room, & mechanical area (Water well pressure system)

## Attached Garage

Double attached garage (22x24) insulated & finished

## Outbuildings

Numerous storage sheds, animal shelter & chicken coop

## Land

3 acres of U-Pick Raspberries & Saskatoons, fenced pasture & dugout, approx. 14 acres of hay land, remainder bush & yard site

## Utilities

Power, propane (tanks owned), surface discharge septic system, & 2004 drilled well 180' deep, 10 acre MCS Net Tower lease pays \$60.00 per month in free internet







**M-2 – Plan 1020788 Block 1 Lot 2 – 10.3+/- Title Acres**

Recreational dream! 10.3+/- acres located north of Athabasca right on paved highway 813 and approx. 20 km North of the Athabasca Golf Club which has a full 18 hole course & restaurant. South of Calling Lake. Parcel is completely treed with poplar & spruce. Access from shared approach. Buyer is responsible to install culvert & approach/driveway from “service road” to county standards at their own expense.



**Athabasca & Surrounding Area**

Accommodations: hotel/motel, bed & breakfast, campgrounds, cabin & vacation rentals

Restaurants: Family dining, Fast food, café/snacks, Pubs/lounges

Great Outdoors: Trails, Parks, Golfing, Boating & Fishing, Birdwatching

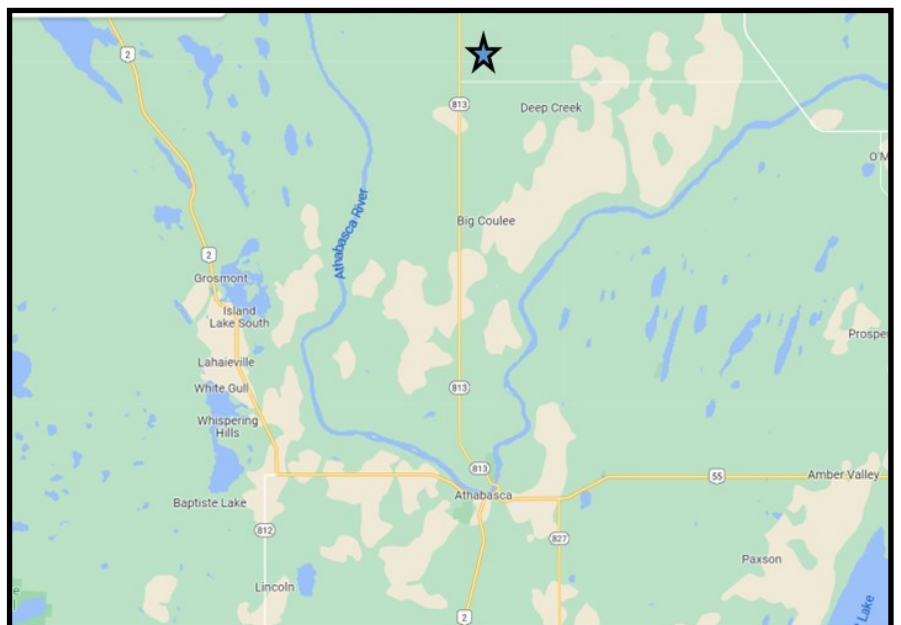
Facilities: Multiplex, Pool, Athabasca University, Library, Community Centres

Athabasca County is home to Alberta-Pacific Forest Industries—Canadian Kraft Pulp Mill, Oilfield, and Agricultural industries



**Directions:**

Travel north of Athabasca on Secondary Highway 813, 24.54 km (15.25 miles) Property located on east side of road.





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:** 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) for M-1 (Home Parcel) & \$10,000.00 (Ten thousand dollars) for M-2 (Treed 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 (June 23, 2023). Possession will be in accordance with the terms of the Purchase Contract.
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. **BUYERS PREMIUM** please note a buyers premium 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



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