

**BIDDING OPENS:** Tues. Oct 17, 2023

**BIDDING CLOSES:** Thurs Oct 19, 2023

UPDATED WITH  
LINK TO 3D TOUR  
AUGUST 29



***RIVERFRONT on the Pembina***  
***A 8519 Twp Rd 501***  
***127± acres, Home, Shop, Barn, Riverside Gazebo, Dock***

Sale Managed by:

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

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



# 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: 10% up to a max of \$5,000 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	November 17, 2023 . See Additional Terms Below.
Deposit	\$50,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd <b>due from successful bidder upon close of bidding / signing of purchase contract.</b> Cash and virtual currency will not be accepted.
Included Goods	Fridge, stove, countertop microwave, washer, dryer, hood fan, window coverings, ceiling fans, 2 fencer units, dock
Excluded Goods	Freezer
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>Fences may or may not be on property lines</li><li>The seller will contribute up to \$500 towards the cost of a Title Insurance Policy for the benefit of the buyer and the buyer's lender (if financing is obtained). The policy is to be secured by the buyer. A Real Property Report will not be provided. This title insurance policy to also be used to ensure that this transaction closes on completion date of Nov 17, 2023</li><li>Surface lease revenue will be assigned to the buyer when next payment is received.</li><li>Open sewer discharge does not meet current setback requirements.</li><li>Dock is not permanently anchored</li></ul>

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

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

**teamauctions.com**

# A8519 Twp Rd 501

[LINK TO 3D TOUR OF HOME](#)

## THE HOME:

Built in 2011

Main floor features 2 bedrooms, one 4 piece bath, laundry in closet, open concept main living area with kitchen, dining, living areas, large back entry closet.

Oak cabinets in kitchen has plenty of roll out shelves in lower cabinets. Corner pantry, kitchen island complete the kitchen. Entry, kitchen & dining area have lino flooring. Living area has laminate floor.

Each of the bedrooms has two windows - allowing for loads of natural light.

The 4 piece bathroom is completed with oak cabinet and oak linen cabinet.

The basement is awaiting your finishing touch. The utility room with furnace, pressure tank and hot water tank is the only room. The balance of the basement has drywall installed on perimeter walls but drywall needs to be finished.

Attached to the south end of home is a 2 bay carport. One bay is currently used for parking and the other is used as a covered outdoor patio. It is enclosed on the sides and back with an entrance on back that leads to the trail to the firepit gazebo and the Pembina River.

## THE RIVERSIDE GAZEBO:

Large covered gazebo with firepit and a sitting area overlooking the Pembina River. Firepit area is serviced with power, has concrete floor, & a whirly bird above the fire pit to suck out the smoke. The sitting area overlooking the river has plank flooring.

## THE DOCK:

The dock is not permanently anchored.

## THE SHOP:

32x48 (measured at ground level), concrete floor, heated, insulated, lined with osb sheeting. The 2 pce bath, furnace & hot water heater are located in back corner of the shop under the small mezzanine. 220 wiring.

## OUTBUILDINGS -

SIX-BAY MACHINE SHED: 6 bay open faced shed with one bay specifically designed for oversized RV storage. This machine shed has metal roof, gravel floor and power.

BARN: Tack area, double tie stall, single tie stall, box stall with its own outside exit. Floor is concrete and has 2 floor drains which aid in clean ups - pressure wash and water drains away. There is a waterer a short distance from the barn.

### Services:

Artesian water well - overflow from well drains into the draws north of home and continues to the Pembina River.

Natural Gas

Phone: portion of phone line is above ground just north of the house.

Natural Gas

Sewer: open discharge - does not meet current setback requirements.



# Location



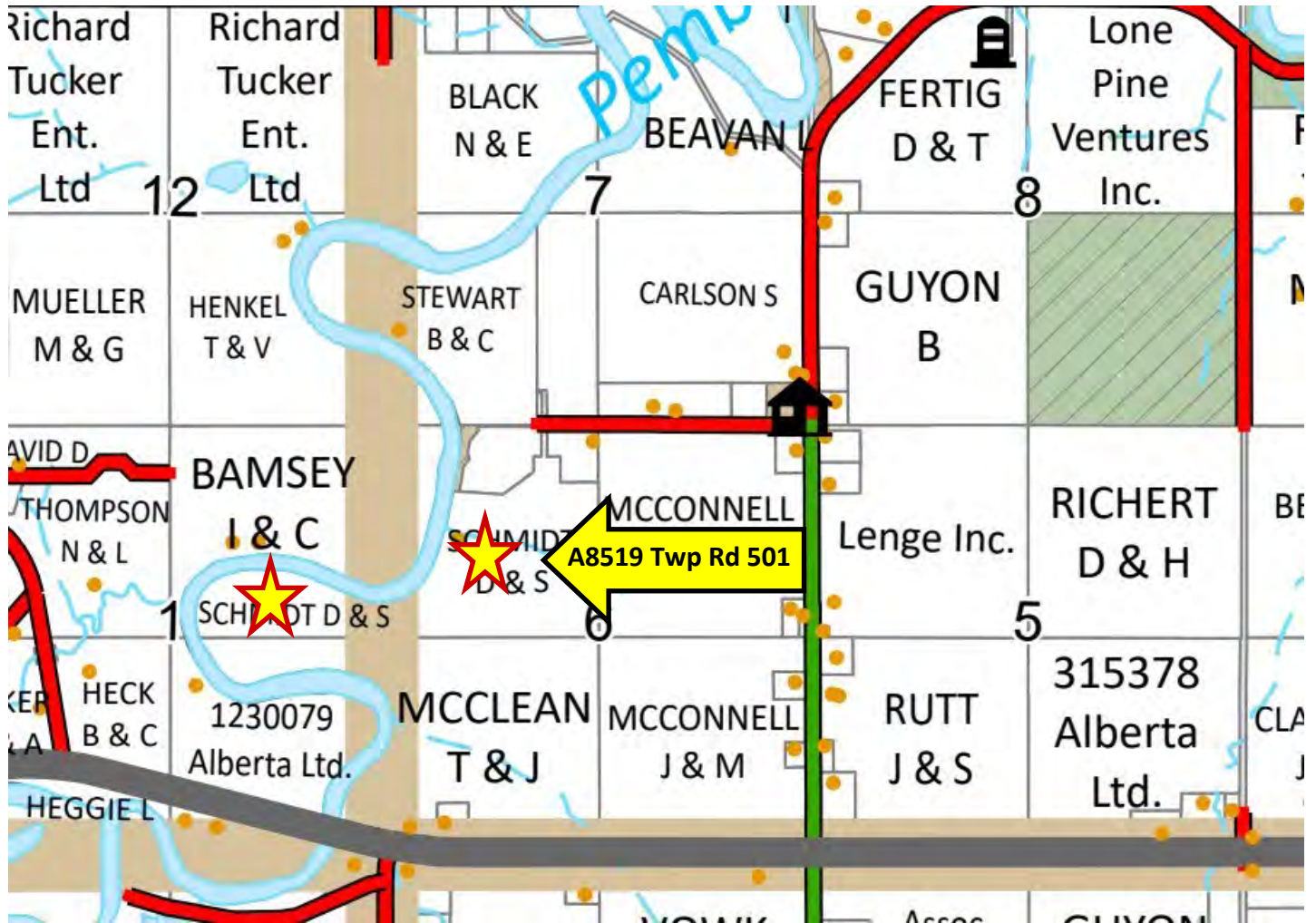
## DIRECTIONS:

From Drayton Valley (50 Ave & Hwy 22 intersection) continue north 6.9 km on Hwy 22 to Hwy 621, turn left and continue west 11.4 km on Hwy 621 to RGE Rd 85, turn right and continue north 1.6 km to TWP Rd 501, turn left and continue west 1 km to driveway.

Note Appointment with Trent (780-202-0140) required if wishing to enter property.

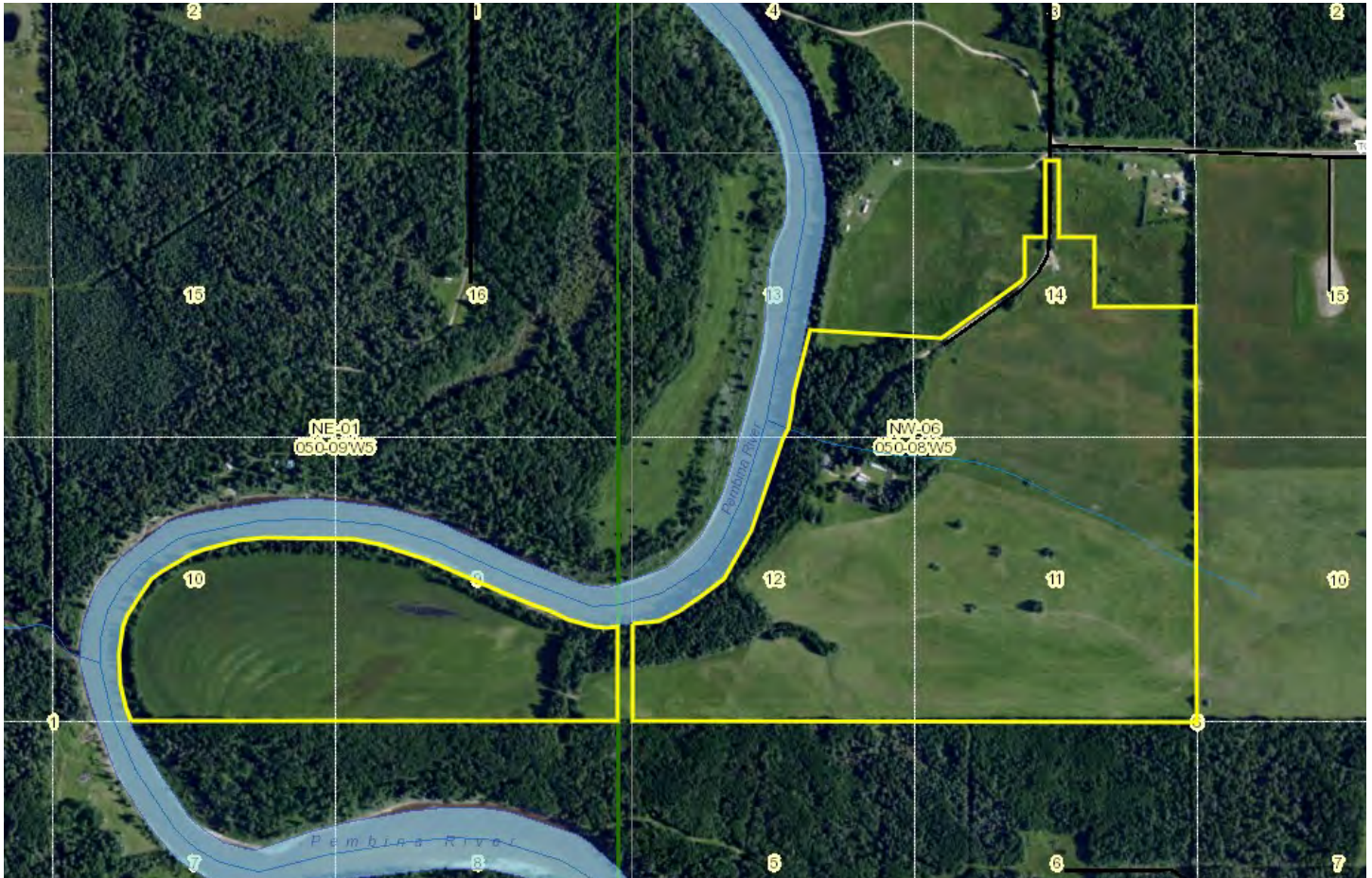
TWO PROPERTIES SELLING AS ONE PARCEL		
Municipal Address	A8519 Twp Rd 501 - 127.96 acres	
Municipality	Brazeau County	
Legal Description	NW6-50-8-W5	NE1-50-8-W5
Land Size	95.26 acres	31.70 acres
Land Use Zoning	Agricultural	Agricultural
Property Taxes	\$1,878.95 Less discount 208.10 Amt pd \$1,670.85	\$24.81 Less discount 2.75 Amt pd \$22.06
Deposit	\$50,000	
Possession	17 November 2023	

# Location





# AERIAL - NE1 & NW6-50-8-W5



## **Riverfront on the Pembina!**

*Tremendous potential for recreational activities. 127± acres. The charming bungalow was built in 2011 and features two bedrooms, one bathroom, kitchen with an island, living room, dining area and a full unfinished basement. The home boasts beautiful oak cabinetry. Attached to the bungalow is a 2 bay carport. One bay is currently used for parking and the other is used as a covered outdoor patio. Outside, on the banks of the Pembina, is an awesome gazebo complete with a fire pit, concrete floor, and power supply, offering a perfect spot to relax and enjoy the surroundings. Attached to the gazebo is a sitting area that overlooks the serene river. A dock that is not permanently anchored lies down below the gazebo.*

*Additionally, there is a 32x48 Quonset shop that is heated, insulated, and lined with osb sheeting, featuring a two-piece bathroom and mezzanine. For your equipment and toys there is a six-bay machine shed, with one bay specifically designed for oversized RV storage. It has gravel floor and power. A small barn with a concrete floor includes a double tie stall, single tie stall, tack area, and a large box stall with its own outside exit. Property is fenced and cross fenced and is equipped with an electric fencer.*

*Artesian water well system is equipped with overflow that drains into the draw north of home, which then drains into the Pembina. This property offers easy access to the Pembina River, perfect for outdoor activities.*

*The property has 2 land title certificates. They are selling as one property as the only access to the NE1-50-8-W5 parcel is through NW6-50-8-W5 parcel.*

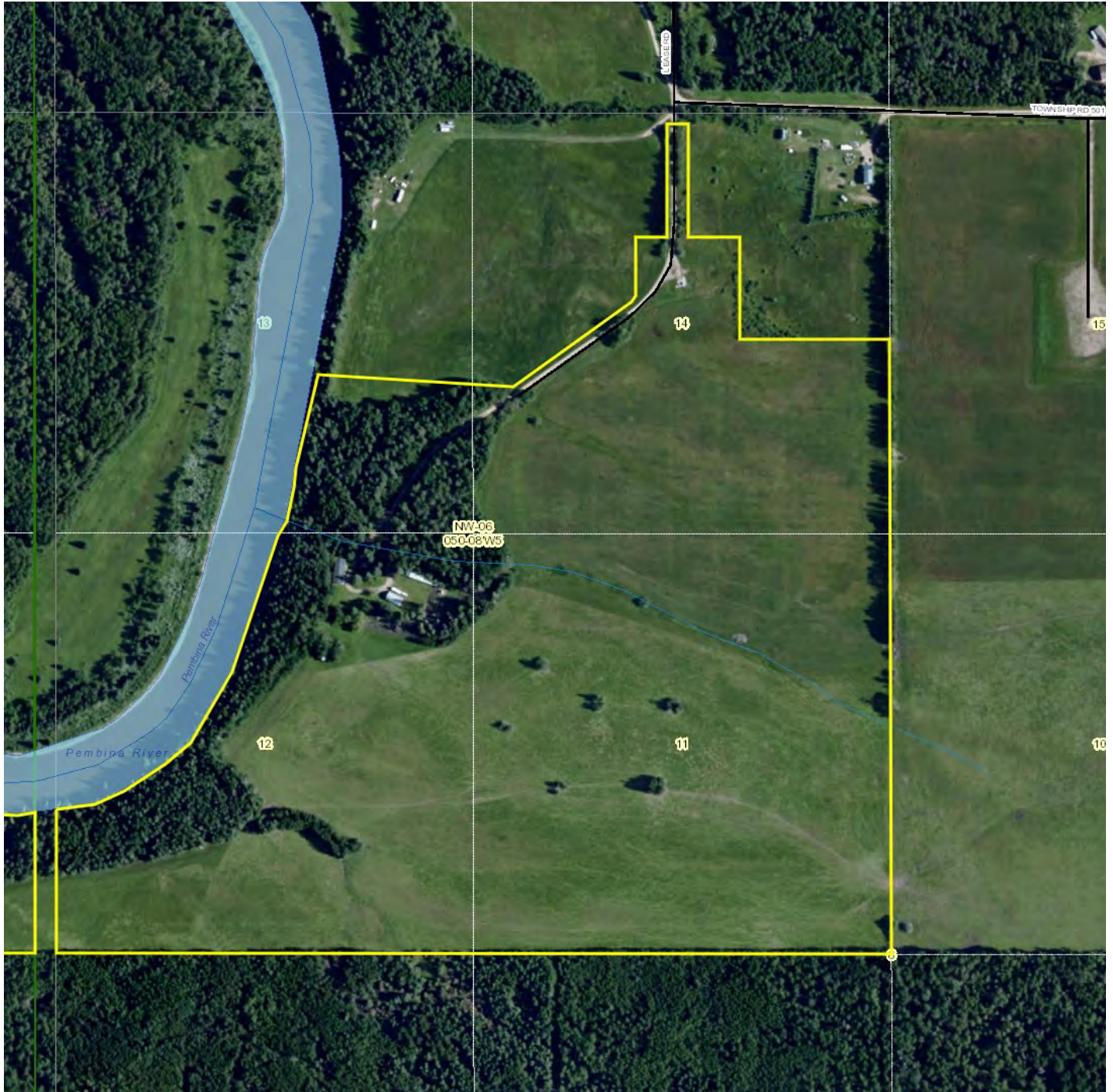
*To ensure that it closes on November 17, 2023, the seller will contribute up to \$500 towards the cost of a title insurance policy.*

*Surface lease revenue (\$3500) will be assigned to the buyer when next payment is received.*

*Open sewer discharge does not meet current setback requirements.*



# AERIAL NW6-50-8-W5





# AERIAL NE1-50-8-W5





# Property Photos





# Property Photos



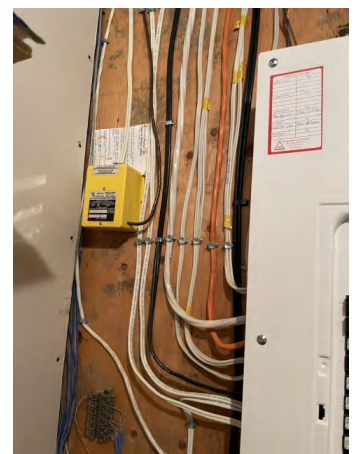


# Property Photos





# Property Photos



Sump is located under the basement stairs



# Property Photos



NE1-50-8-W5





# Property Photos of Riverside Gazebo



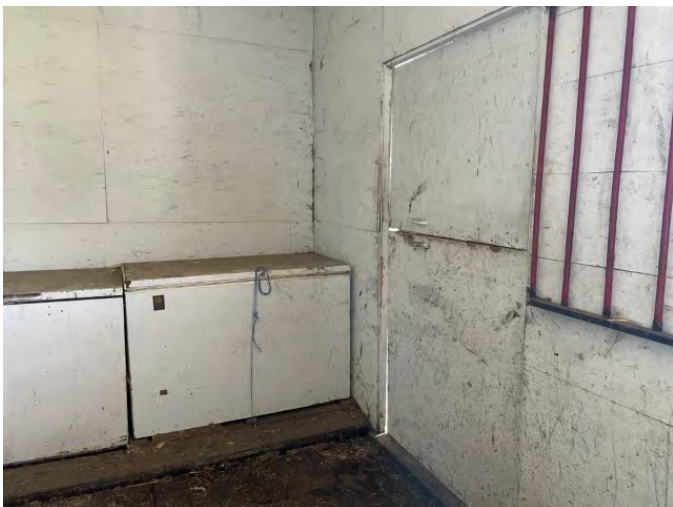


# Property Photos of Riverside Gazebo





# Property Photos of Barn





# Property Photos





# Property Photos



Heat Tape for thawing culvert in spring.





# Property Photos





# Property Photos





# Property Photos from above



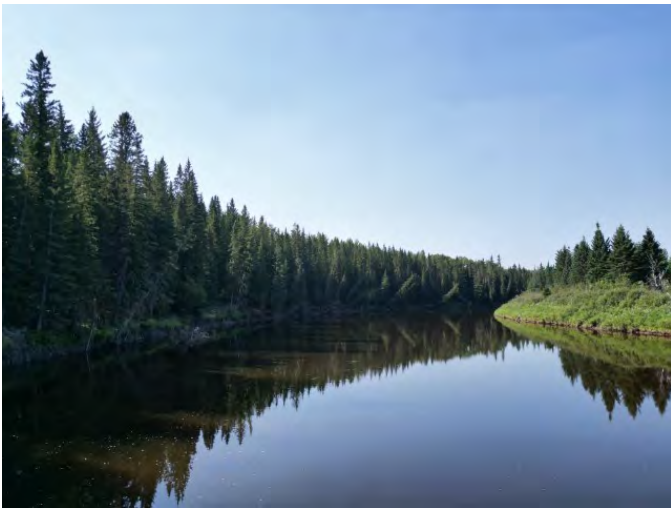


# Property Photos from above





# Property Photos from above





# 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)

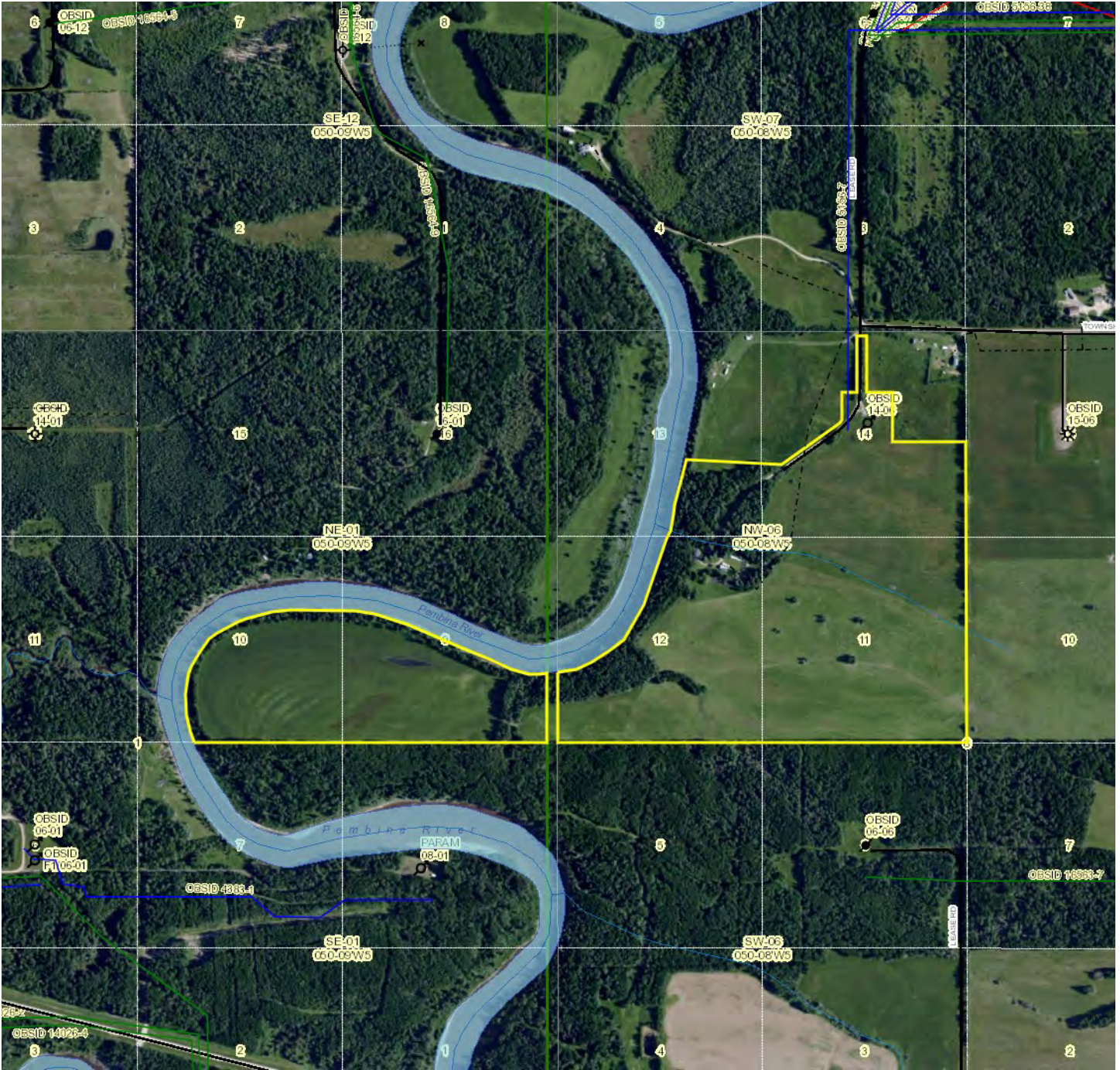
## 1.3 Agricultural Subclasses

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



Quarter	Section	Twp	Range	W of	Annual Payment	Lease Date	File #	Company
NW	6	50	8	5	\$3,500			Obsidian

Revenue from above sources will be assigned to the buyer effective when the next payment is due after completion

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



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