



**TEAM  
AUCTIONS**  
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**8930 HIGHWAY 16, VANDERHOOF**

**UNRESERVED AUCTION: DECEMBER 5-7, 2023**

*Location: Vanderhoof, BC*

*Land Size: 74.5+/- Acres*

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## 75± ACRES W/ SHOP & OUTBUILDINGS – NEAR VANDERHOOF, BC

### UNRESERVED AUCTION DECEMBER 5-7, 2023

75 +/- Acres with 19,400 sq/ft building and storage sheds on Highway 16, 8kms west of Vanderhoof. This property has over 1,300 ft of highway frontage and is also improved with a 90' weigh scale and 20' x 20' scale house. The shop was built in 2012 and measures 97' X 200' and has three 18' OH doors. Property would be suitable for a number of agriculture uses, the building could be converted to support your venture – bring your ideas! The property is serviced with industrial 1200 amp 3 phase electrical, private deep drilled well, septic, and large clear and drained yard. The majority of the parcel is cleared with approx. 40 acres of cultivated land. There are large fabric storage structures; four measuring 60' X 95' and one 60' X 196'. Equipment available separately including Hunterwood Technologies Haypress (Model 8322).

#### Location Overview: Vanderhoof

Vanderhoof is a district municipality located in central British Columbia, Canada. It is situated approximately 100 kilometers west of Prince George. Vanderhoof is a district municipality near the geographical centre of British Columbia, Canada. Its main industries are forestry, agriculture, and related businesses. Its main industries are forestry, agriculture, and related businesses.

- Nearby Areas: Vanderhoof is surrounded by vast forests and is located in close proximity to several lakes, including Stuart Lake to the west and Fraser Lake to the east.
- Population: As of 2022, Vanderhoof has an estimated population of around 4,719 residents and offers services to nearly 10,000 people in nearby rural communities
- Climate: Vanderhoof experiences a subarctic climate. Winters are long and cold, while summers are short and mild.

*\*Measurements are approximate and to be verified by Buyer.\**

**ADDRESS: 8930 Highway 16, Vanderhoof BC**

**PID: 015-668-363**

**ACRES: 74.56 ACRES**

**Comprehensive Due Diligence Package: [CLICK HERE](#)**





## 75± ACRES W/ SHOP & OUTBUILDINGS – NEAR VANDERHOOF, BC

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### IMPROVEMENTS

The subject improvements include a large steel frame building, five fabric structures and a weigh scale, described as follows:

### MAIN BUILDING

The building is a steel frame structure with a large open space for equipment. It is rectangular in shape and measures 97 ft x 200 ft (19,400 sq ft). The building was constructed in 2012.

- Main shop has clear span running the length of the building
- Poured concrete footings and reinforced slab floor
- Steel frame walls about 6.1m (20 ft) high
- Moderately sloped metal roof
- Industrial 1200 amp three phase electrical service
- A private, deep drilled well provides good water and supply
- Three overhead doors with an 5.5m (18 ft) clearance
- Interior finish in the shop is utilitarian with concrete flooring, insulated walls
- Considerable gravel has been hauled in and spread out around the building, drainage has been recently improved and run underground from the main building.

### ADDITIONAL IMPROVEMENTS

- There are four fabric storage structures measure approx. 60 ft x 95 ft each.
- A fifth fabric structure measuring 60 ft x 196 ft
- 90' weigh scale with 20' x 20' scale house



# Mark Your Calendar!

**Bidding Opens**

**9AM December 5, 2023**

**Bids Start Closing**

**9AM December 7, 2023**

# HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

## LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

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[Learn more.](#)

## MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

## INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots closing time.

## GROUP LOTTING

- Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

*Note: Each lot within the group can be sold at a different price and/or to a different buyer*

## TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

## WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

## WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

## JUMP THE BID




Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

## BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

	<b>LOT 1001</b>   Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK
<b>WINNING</b>	<b>Bidding CA\$51,000 (Max: CA\$55,000)</b> <input type="button" value="EDIT BID"/> - Or - <input type="button" value="JUMP THE BID"/>
	<b>LOT 1002</b>   Parcel 2: +/-159.83 acres - NW 7-15-7 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK
<b>OUTBID</b>	You Bid <b>CA\$235,000</b> <input type="button" value="PLACE BID"/> Current Bid <b>CA\$236,000</b>
	<b>LOT 1003</b>   Parcel 3: +/-159.9 acres - NW 12-15-8 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK
<b>OUTBID</b>	You Bid <b>CA\$320,000</b> <input type="button" value="PLACE BID"/> Current Bid <b>CA\$320,000</b>



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