



Unreserved Real Estate Auction

Yellohead County, AB

BIDDING OPENS: Tues Mar 19, 2024

BIDDING CLOSES: Thurs Mar 21, 2024



***13.54 acres, Office/Shop with 3 Bays & 1 Wash Bay, 3 Storage Buildings
Zoned Industrial District***

Sale Managed by:



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

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 - SEE NEXT PAGE

53424 Range Road 170

HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	April 25, 2024
Deposit	\$ 50,000 (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	No goods included
Excluded Goods	Air Compressor
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none">- The Property sells as-is with no warranties of any kind whatsoever & 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.- The Seller has the legal right to sell the property.- The Seller is not a non-resident of Canada for purposes of Income Tax Act (Canada)- The seller will contribute up to \$750 towards the cost of a Title Insurance Policy for the benefit of the buyer and the buyer's lender. 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 as per Term 2.3- That Phase 2 Environmental was included as part of the property info provided by TEAM info- The Buyer represents & warrants to the seller that the buyer is eligible to purchase "controlled land" as defined in the Foreign Ownership of Land Regulations (Alberta).

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

Contract must be signed by successful bidder upon bidding closing

PHASE 2 ENVIRONMENTAL

Phase 2 Environmental is available on TeamAuctions.com or call Trent at 780-202-0140 for a copy to be emailed to you.

53424 Range Road 170



Municipal Address	53424 RR 170
Municipality	Yellowhead County
Legal Description	Pt NE25-53-17-W5
Land Size	13.54 acres
Land Use Zoning	Industrial District
Property Taxes	\$11,152.99
Deposit	\$50,000 (non-Refundable)
Possession	25 April 2024

DIRECTIONS:

From Hwy 16 and 25 St at east end of Edson... turn right onto 25 St. Continue 1.5 km north to junction with AB-748. Turn right onto AB-748 and continue for 2.3 km to RR170. Turn right onto RR170, cross train track and turn right into property.

AERIAL



53424 RR 170



BUILDINGS:

Buildings built from approximately 1977 to 1990.

OFFICE/SHOP: (1977 with wash bay added later)

13'X 60' Office area with mezzanine above
3 x 20' bays
1 x 20' wash bay
Mezzanine above office area
Metal clad, concrete floors

60' x 100' STORAGE BUILDING

14X14 overhead door on side of building. Second overhead door on the other side has been boarded closed.
Metal clad, concrete floors.
Power

80' x 103' STORAGE BUILDING

12x16 overhead doors on each end of this building
Metal clad, concrete floors
Overhead heater, power

54'6" x 100' BLUE TARP QUONSET (1990)

Asphalt floor
Note there is a tea in tarp along top of roof line at one end

SERVICES: Power, Natural Gas, Water Well (located at corner of office/shop)-(Well Driller Report included), Concrete septic holding tank - 2000 gallons.

Property Photos



Property Photos



OFFICE / SHOP



OFFICE/SHOP:

13'X 60' Office area with mezzanine above
3 x 20' bays
1 x 20' wash bay
Mezzanine above office area
Metal clad, concrete floors

OFFICE / SHOP



OFFICE / SHOP



OFFICE / SHOP



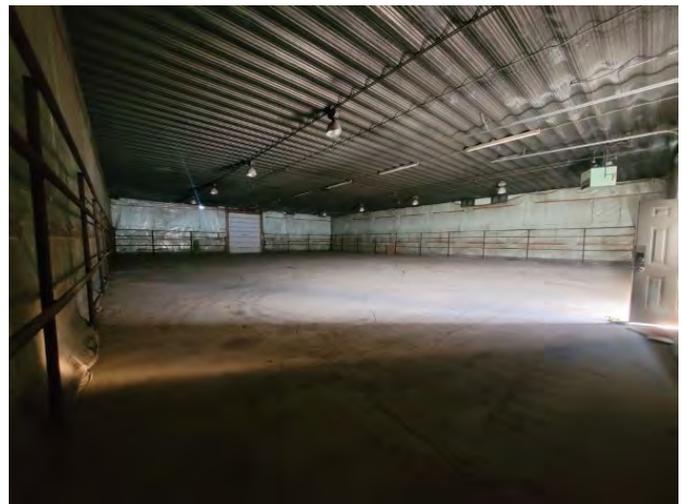
OFFICE / SHOP



80' x 103' STORAGE BUILDING



80' x 103' STORAGE BUILDING
12x16 overhead doors on each end of this building, Metal clad, concrete floors, Overhead heater, power



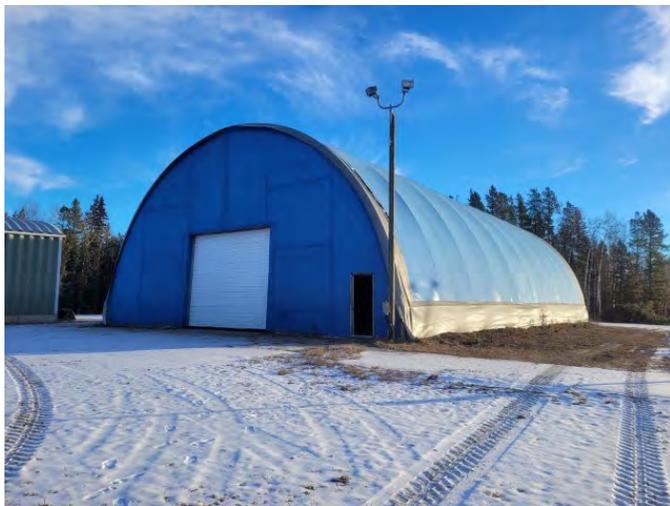
60' x 100' STORAGE BUILDING



TARP QUONSET STORAGE BUILDING



BLUE TARP QUONSET
Asphalt floor



SERVICES



SERVICES:

Power,
Natural Gas,
Water Well (located at corner of office/shop),
Concrete septic holding tank - 2000 gallons.



SERVICES





Yellowhead County

www.yellowheadcounty.ab.ca

COMBINED ASSESSMENT AND TAX NOTICE

Roll Number	Customer ID	Taxation Year	Notice Date
031346	412978	2023	6/08/23

G SIMMONS TRUCKING LTD
BOX 6516

Notice of Assessment Date JUNE 16, 2023
Assessment Complaint Deadline: 8/15/23

EDSON, AB T7E 1T9
CANADA

Legal Description	Lot / Block / Plan	Additional Information			Area
NE -25 -53 -17 -5					13.54
CN COMMERCIAL		Land \$305,060	Improvements \$791,530	Other \$0	Total Assessment \$1,096,590
TOTAL ASSESSMENT:					\$0.00
					\$1,096,590

MUNICIPAL TAXES			SCHOOL TAXES		
Land Use Description	Millrate	Taxes	Land Use Description	Millrate	Taxes
Minimum Levy to \$25.00	0.0000	\$0.00	Public School Non Residential	3.4938	\$3,831.27
Municipal Non Residential	6.1510	\$6,745.13			
Seniors Foundation	0.5258	\$576.59			
Local Improvement Charges					
TOTAL MUNICIPAL TAXES		\$7,321.72	TOTAL SCHOOL TAXES		\$3,831.27
PREVIOUS YEAR'S TAXES		\$10,472.55	CURRENT TAXES		\$11,152.99

TOTAL TAX PAYABLE AFTER DUE DATE
(mm/dd/yy) 7/31/23 \$11,822.17

Add: Arrears (Pre-Payment) \$0.00

TOTAL TAXES PAYABLE BY 7/31/23 **\$11,152.99**

***RESIDENTIAL APPEAL FEE AMENDED TO \$50.00 PER ROLL**



G SIMMONS TRUCKING LTD
BOX 6516

EDSON, AB T7E 1T9
CANADA

Return this remittance portion with payment to the above Municipal Address

Roll Number	Customer ID	Taxation Year	Notice Date
031346	412978	2023	6/08/23

RESIDENTIAL APPEAL FEE \$50.00 PER ROLL

Yellowhead County is no longer required to send a receipt for payment

DUE DATE: 7/31/23 (mm/dd/yy)

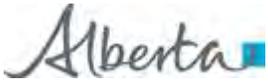
TOTAL DUE: \$11,152.99

AFTER DUE DATE PAY \$11,822.17

ASSESSMENT COMPLAINT DEADLINE 8/15/23

ENTER AMOUNT OF PAYMENT

OUTSTANDING LEVY BALANCE AFTER DUE DATE SUBJECT TO 6% PENALTY



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 481922
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name WILLIAM OIL TRANSPORT		Address P.O. BOX 1267 EDSON			Town		Province		Country		Postal Code
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	NE	25	53	17	5						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
_____ ft from _____					Latitude <u>53.610064</u>		Longitude <u>-116.366395</u>		Elevation <u>2935.00</u> ft		
_____ ft from _____					How Location Obtained					How Elevation Obtained	
					Not Verified					Estimated	

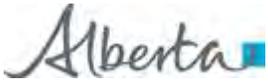
Drilling Information	
Method of Drilling Rotary	Type of Work New Well
Proposed Well Use Industrial	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
74.00		Clay	
78.00		Gravel	
81.00		Sandstone	
90.00		Red Sand	
98.00		Gravel	
104.00		Sand	
120.00		Shale	
128.00		Green Shale	
150.00		Sandstone	
160.00		Shale	
170.00		Sandstone	
180.00		Shale	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate			<u>0.00</u> igpm
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
1978/02/22	25.00	75.00	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
180.00 ft			1978/02/22	
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	180.00		
Surface Casing (if applicable)		Well Casing/Liner		
Steel				
Size OD :	<u>5.50</u> in	Size OD :	<u>0.00</u> in	
Wall Thickness :	<u>0.188</u> in	Wall Thickness :	<u>0.000</u> in	
Bottom at :	<u>125.00</u> ft	Top at :	<u>0.00</u> ft	
		Bottom at :	<u>0.00</u> ft	
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
Perforated by				
Annular Seal Driven				
Placed from <u>0.00</u> ft to <u>0.00</u> ft				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : <u>0.00</u> in				
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type _____		Grain Size _____		
Amount _____				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name W&G WATER WELLS LTD	Copy of Well report provided to owner Date approval holder signed



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 481922
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

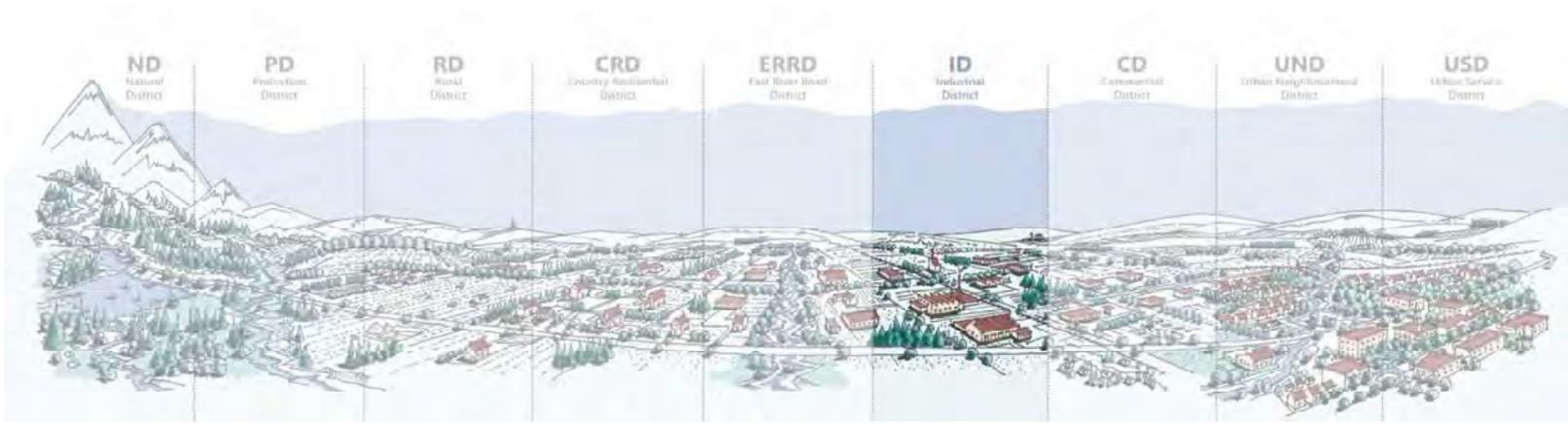
Well Identification and Location										Measurement in Imperial	
Owner Name WILLIAM OIL TRANSPORT		Address P.O. BOX 1267 EDSON			Town		Province		Country		Postal Code
Location	1/4 or LSD NE	SEC 25	TWP 53	RGE 17	W of MER 5	Lot	Block	Plan	Additional Description		
Measured from Boundary of _____ ft from _____ _____ ft from _____					GPS Coordinates in Decimal Degrees (NAD 83) Latitude <u>53.610064</u> Longitude <u>-116.366395</u> How Location Obtained Not Verified			Elevation <u>2935.00</u> ft How Elevation Obtained Estimated			

Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level _____ in					Is Artesian Flow _____						Is Flow Control Installed _____
Rate _____ igpm					Describe _____						
Recommended Pump Rate _____ 0.00 igpm					Pump Installed _____		Depth _____ ft				
Recommended Pump Intake Depth (From TOC) _____ 0.00 ft					Type _____		Make _____		H.P. _____		Model (Output Rating) _____
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion _____				
Remedial Action Taker _____					Gas _____		Depth _____ ft		Geophysical Log Taken _____		
					Submitted to ESRD _____						
Additional Comments on Well _____					Sample Collected for Potability _____			Submitted to ESRD _____			

Yield Test			Taken From Ground Level	Measurement in Imperial	
			Depth to water level		
Test Date 1978/02/22	Start Time 12:00 AM	Static Water Level 75.00 ft	Pumping (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
Method of Water Removal Type <u>Air</u> Removal Rate <u>25.00</u> igpm Depth Withdrawn From <u>0.00</u> ft					
If water removal period was < 2 hours, explain why					

Water Diverted for Drilling		
Water Source	Amount Taken ig	Diversion Date & Time

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name W&G WATER WELLS LTD	Copy of Well report provided to owner Date approval holder signed



2.7 INDUSTRIAL DISTRICT

2.7.1 General Purpose

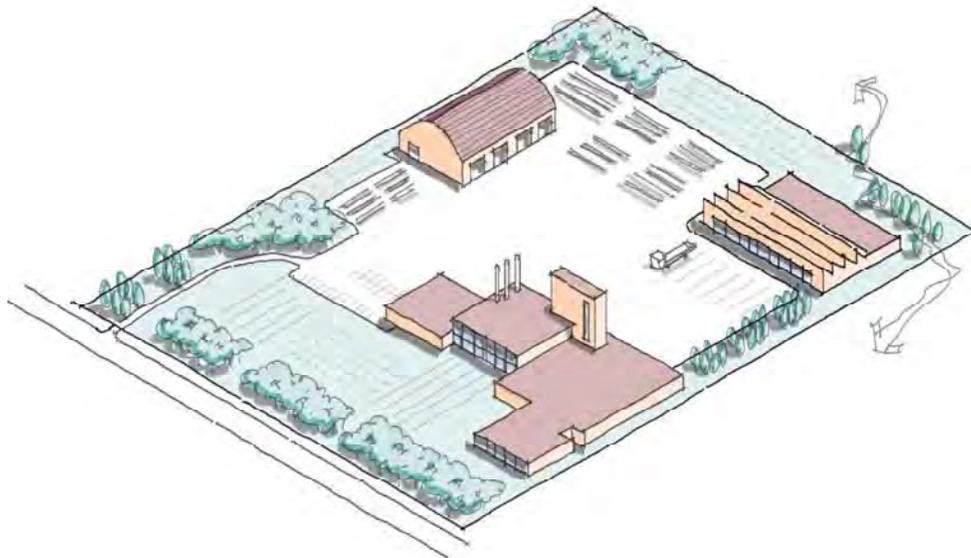
To regulate and provide for heavy industrial uses, generally in proximity to major transportation corridors.

2.7.2 Appropriate Land Uses in this District

This district is appropriate for the majority of non-residential land uses. The largest, capital-intensive industrial operations which are generally characterized by large-scale undertakings, large areas of land, high costs, and high barriers to entry are appropriate in this district. Due to the status of these developments as employment centers, commercial, agricultural and institutional land uses may also be appropriate. While additional residential development may be inappropriate in this district, existing residential uses may be allowed to continue.

2.7.3 Range of Potential Land Use Impacts

This land use district is intended to encompass uses that generate the largest impacts. Land use impacts in this district are likely to extend beyond the property line. Due to the scale of these operations and their potential impacts, mitigation measures may be implemented to reduce the frequency and intensity of these impacts.



2.7.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	P
Intensive Agriculture	D
Agricultural Processing	P
Residential	
Single Detached Dwelling	D
Manufactured Home	D
Duplex	-
Multi-unit Housing	-
Manufactured Home Community	-
Supportive Housing	-
Secondary Suite Internal	P
Secondary Suite External	P
Recreational Cabin	-
Commercial	
Commercial Storage	P
Drive Through	P
Gas Station	D
Kennel	D
Large Format Retail and Service	D
Neighbourhood Shop and Service	D
Restaurant	D
Restricted Substance Retail	D
Vehicle Repair and Sales	P
Lodging	
Campground	-
Hotel/Motel	-
Recreation Resort	-
Short Term Accommodation	D
Staff Accommodation	D
Bed and Breakfast	-
Work Camp	D

Use Class	P/D
Industrial	
Light Industrial	P
Medium Industrial	P
Heavy Industrial	D
Natural Resource Extraction & Processing	D
Outdoor Storage	P
Salvage Establishment	P
Dangerous Goods Storage	D
Waste Management Facility	-
Institutional	
Public Services	P
Cemetery	-
Community Facility	D
Recreation Extensive	D
Recreation Intensive	D
Public Utility	P
Alternate Energy Facility	D
Accessory Uses	
Accessory Building	P
Storage Container	P
Home Business Small	P
Rural Business	-
Home Business Medium	P
Home Business Large	P
P = Permitted Use D = Discretionary Use - = Not Allowed	

2.7.5 Subdivision Standards

(a)	Minimum Lot Area	At the discretion of the Subdivision Authority.
(b)	Minimum Lot Width	50.0 m (164.0 ft.)
(c)	Residential Developments	No new subdivision for residential developments shall be considered within this district.

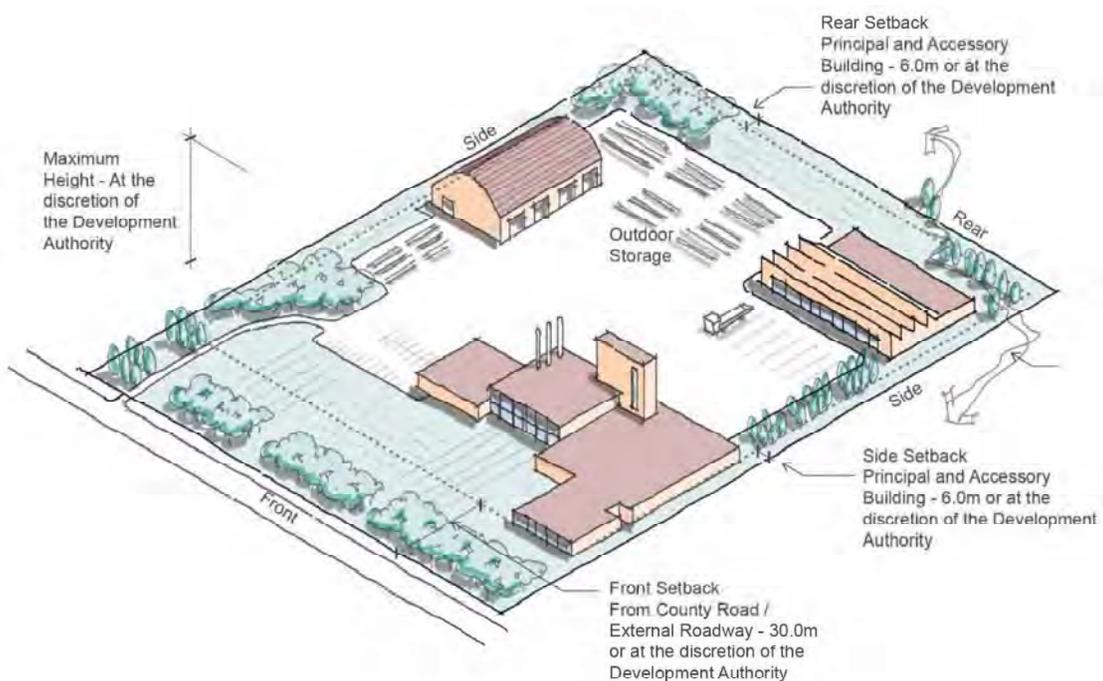
2.7.6 Development Standards

Minimum Setbacks

(a)	From Provincial Highway Right-of-Way	To the satisfaction of Alberta Transportation or 40.0 m (131.24 ft.), whichever is greater.
(b)	From External Roadway	30.0 m (98.4 ft.) or at the discretion of the Development Authority
(c)	From Internal Subdivision Road- Front	10.0 m (32.8 ft.) or at the discretion of the Development Authority.
(d)	From the Property Line – Side and Rear	6.0 m (19.7 ft.) or at the discretion of the Development Authority.

Height

(e)	Maximum Height	At the discretion of the Development Authority.
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