



# Unreserved Real Estate Auction

Yellowhead County, AB

**BIDDING OPENS:** Mon May 13, 2024

**BIDDING CLOSES:** Wed May 15, 2024



**14318 Township Road 550A**  
**116.01 acres - buildings of little value**

Sale Managed by:



Head Office - Drayton Valley, AB  
780-542-4337  
780-834-6888 - Fairview Office

Real Estate Services by:

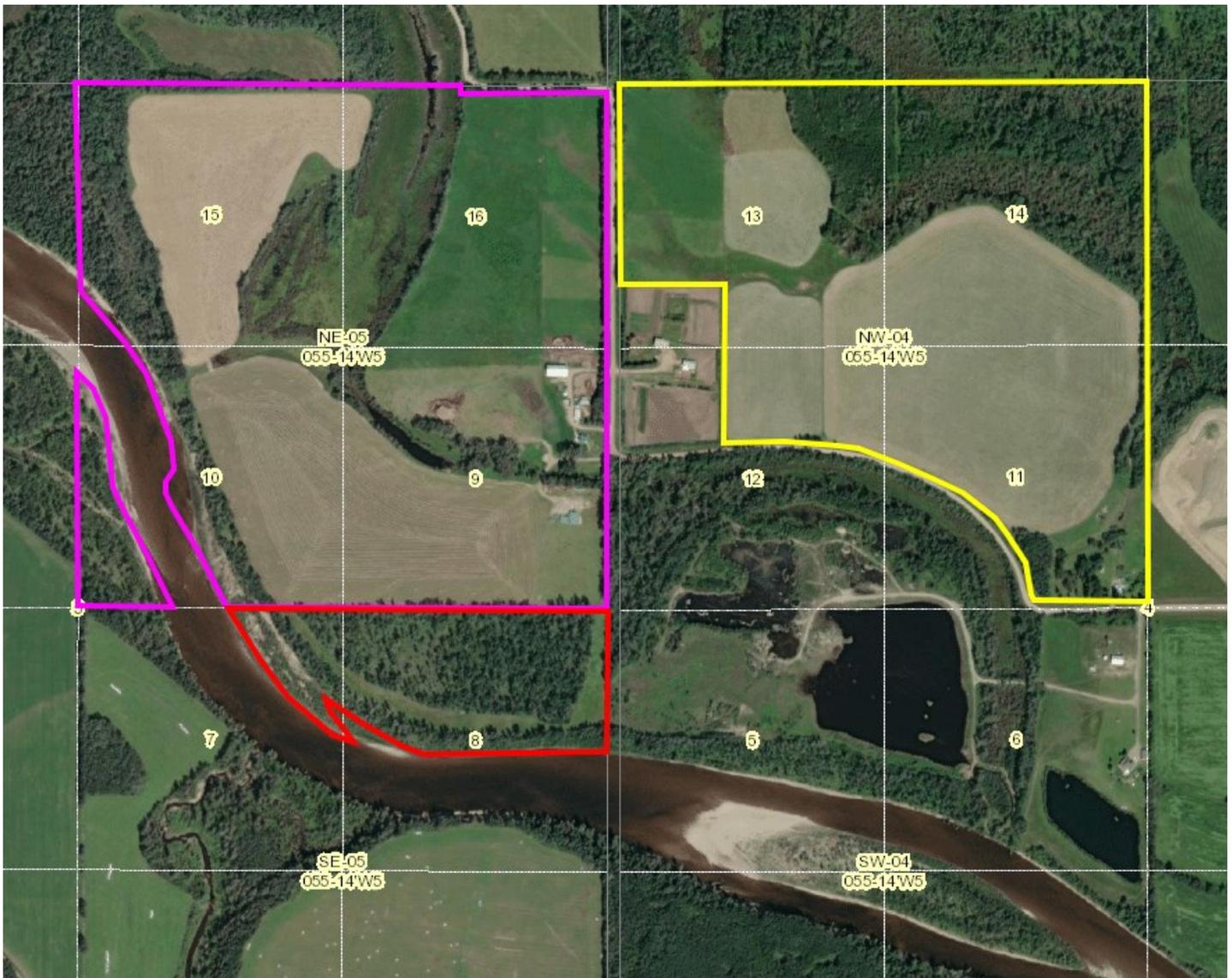
Moore's Agri-Trade Ltd  
Breton, AB  
780-898-0729



[teamauctions.com](http://teamauctions.com)

# 2 Parcels Selling Separately

Parcel #	Parcel M1 includes deed land & FGL 950012		Selling Separately Parcel M2
Municipal Address	14318 Twp Rd 550A	FGL 950012	14318 Twp Rd 550A
Outline Color	Pink	Red	Yellow
Municipality	Yellowhead County		Yellowhead County
Legal Description	Pt NE5-55-14-W5	Pt SE5-55-14-W5	Pt NW4-55-14-W5
Land Size	152.04 acres	25.5 acres	116.01 acres
Land Use Zoning	Rural District		Rural District
Property Taxes	\$1,171.63	\$25.00	\$813.73
Deposit	\$25,000		\$25,000
Possession	31 May 2024		31 May 2024



# 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**

# 14318 Twp Rd 550A

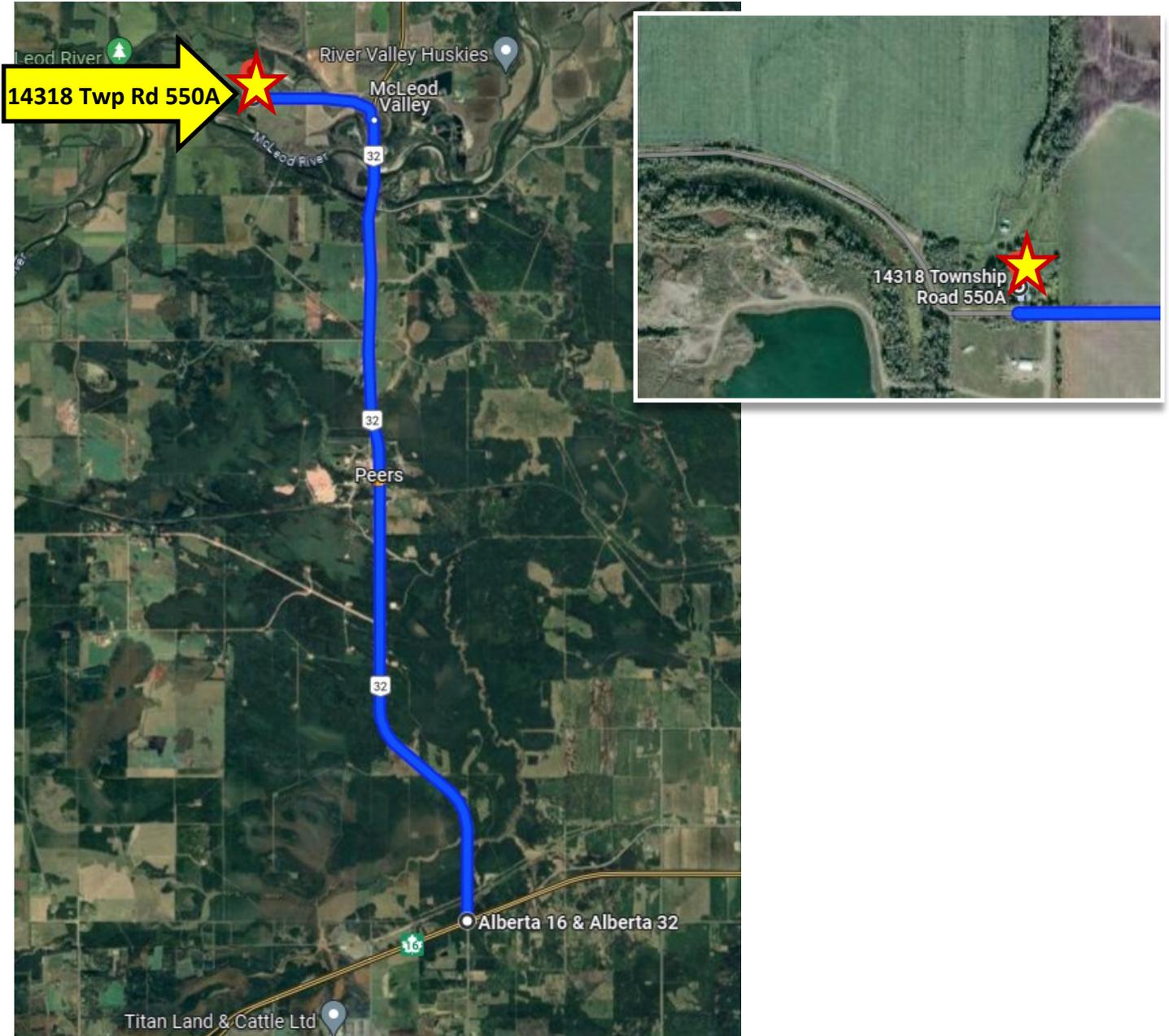
## HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	May 31, 2024
Deposit	\$ 25,000 (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	
Excluded Goods	
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 &amp; 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.</li><li>• The Seller has the legal right to sell the property.</li><li>• The Seller is not a non-resident of Canada for purposes of Income Tax Act (Canada)</li><li>• Fences may or may not be on property lines</li><li>• The seller will contribute up to \$400 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 as perm Term 2.3</li><li>• Existing buildings are of little to no value.</li></ul>

Copy of Purchase Contract is available - call 780-898-0729  
Contract must be signed by successful bidder upon bidding closing.

SERVICES	
Water	Drilled well
Power	Yes
Septic	Older septic system
Heating Fuel	Natural Gas

# Location



Municipal Address	14318 Twp Rd 550A
Municipality	Yellowhead County
Legal Description	Pt NW4-55-14-W5
Land Size	116.01 acres
Land Use Zoning	Rural District
Property Taxes	\$813.73
Deposit	\$25,000
Possession	31 May 2024

DIRECTIONS: 14318 Twp Rd 550A - From Junction of Hwy 16 (Yellowhead Hwy) & Hwy 32, go north 14 km to Township Road 550A, Turn left (west) onto Twp Rd 550A , follow curve and continue for 2.2 km. Property driveway will be on the right

Co-ordinates: 53.723291, -116.021360

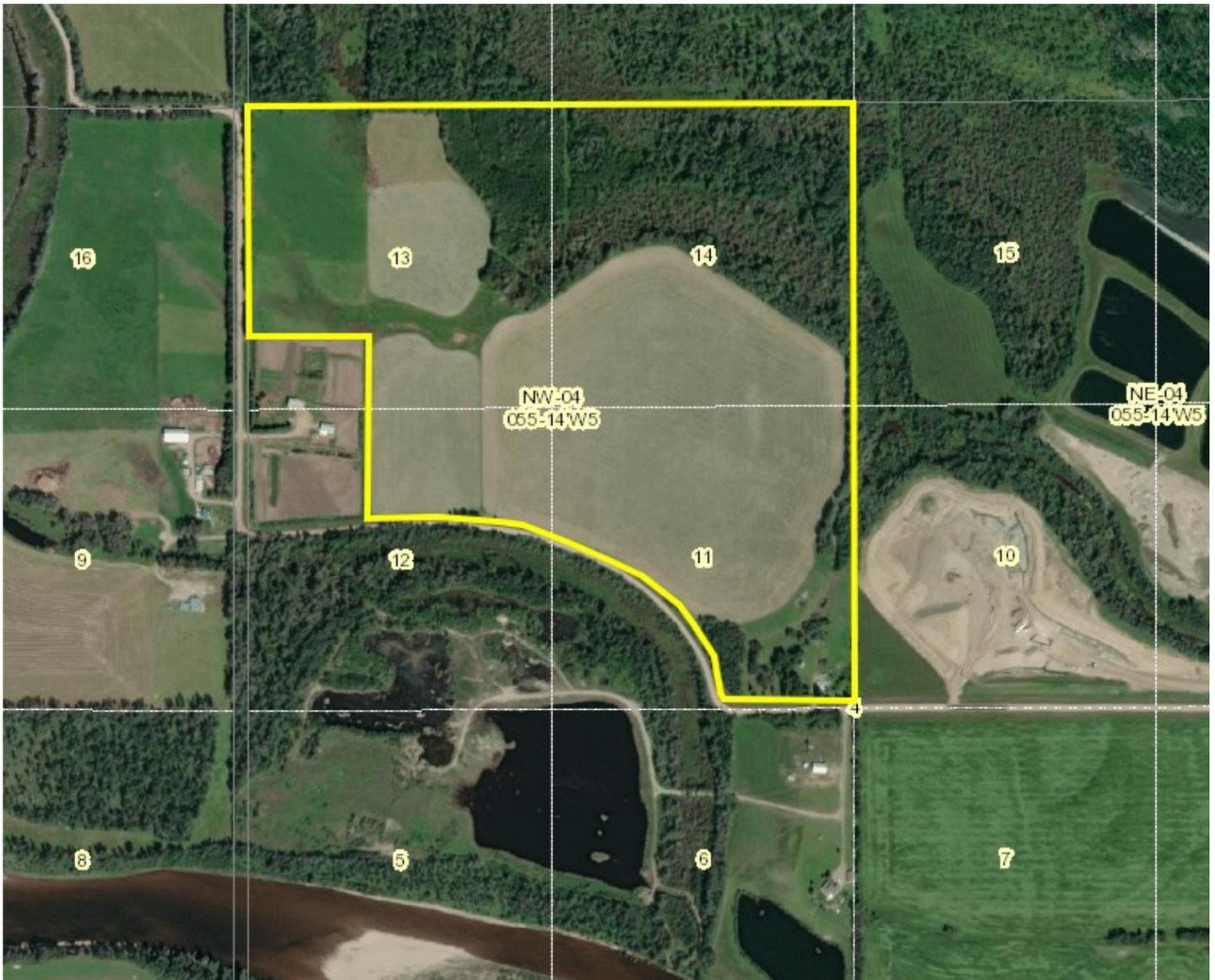
<https://maps.app.goo.gl/HDoG1WnDpXPdShz29>

# NW4-55-14-W5 - AERIAL



116 acres with serviced yard site with buildings that are of little to no value. Productive hay land. Abundant wildlife.

Seller believes that there may be potential of gravel under neath the land surface BUT there have been NO assessments or testing completed to verify.



# 14318 Twp Rd 550A



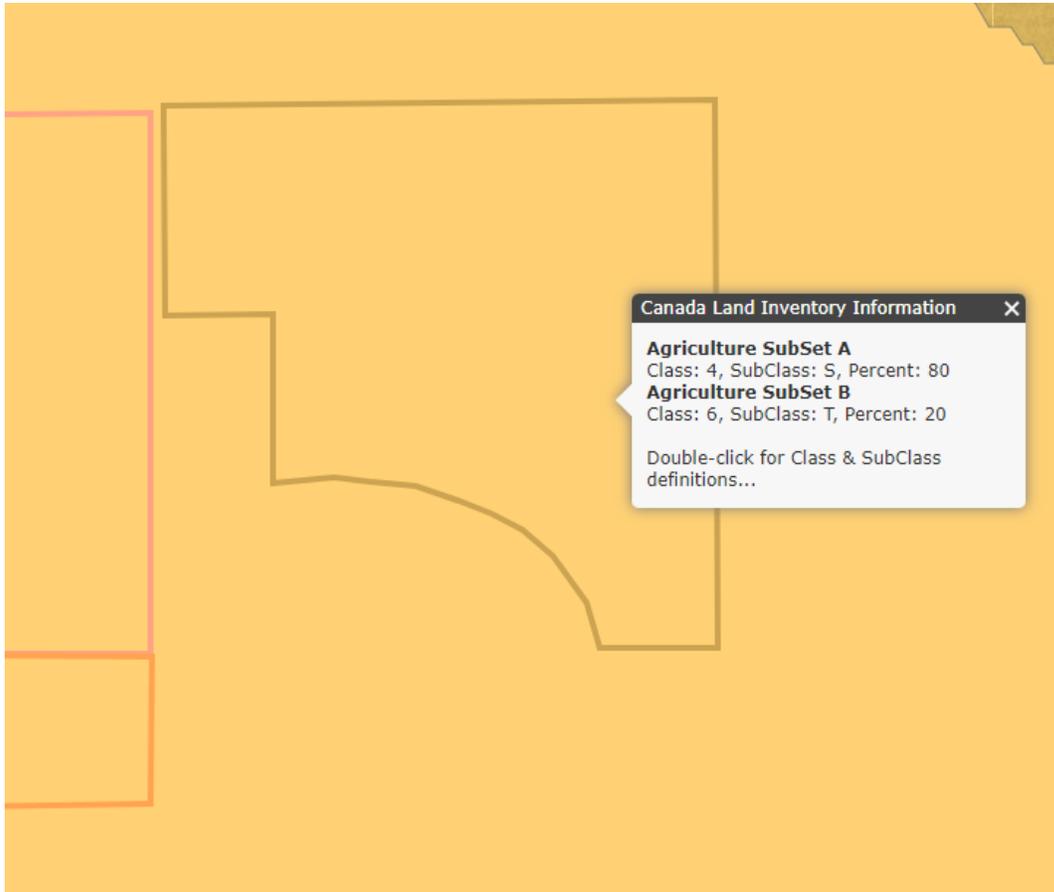
# Property Photos



# Property Photos



# 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



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