

**159± Acres
with Home**



Parkland County, AB

**Reserved Online Auction
Sep 9 - 11, 2025**



159± Acres with Home in Parkland County, AB

Located only 10 minutes from Entwistle, this 159± acre property in Parkland County offers a rare blend of residential comfort, recreational freedom, and income potential—all in a beautifully private, natural setting. Selling with a reserve of \$550,000, this versatile parcel includes a spacious home, usable farmland, and oil lease revenue.



Set back from the road and surrounded by trees, the 2,163 sq ft home was relocated to the property in 2013 and offers three levels of flexible living space. The main floor includes a sunken living room with wood stove, oak kitchen with updated appliances, an office, and a 2-piece bath. Upstairs are three bedrooms, including a spacious primary suite with walk-in closet and ensuite bath. The walk-out basement features plumbing rough-ins, in-floor heat, and a second wood stove—plus a self-contained, 2-bedroom suite with private entrance, rented at \$1,500/month (non-legal; buyers to verify with local municipality).



The land itself includes 20± acres of hayable ground, rolling terrain, treed areas, and abundant wildlife, including elk and deer. A producing oil lease generates approximately \$3,200 annually. Utilities and hookups are in place to support additional development, including RV campsites or future buildings.

Additional features include a heated double garage, solar-powered entry gates, natural gas BBQ/hot tub hookups, several outbuildings, and potential for up to 10 RV stall sites.

A Buy It Now option is available until August 19. Register to bid in the reserved online auction, September 9–11, 2025.



Mark Your Calendar.

Auction Dates:

Bidding Opens - 10AM Sep 9 (MDT)

Bids Start Closing - 10AM Sep 11 (MDT)

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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DISMISS

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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.

The screenshot displays a group of 25 lots. The first lot, LOT 1001, is a winning bid of CA\$51,000 with a max bid of CA\$55,000. The second lot, LOT 1002, shows a current bid of CA\$236,000 and a 'You Bid' of CA\$235,000. The third lot, LOT 1003, shows a current bid of CA\$320,000 and a 'You Bid' of CA\$320,000. Each lot includes a description, contact information, and location.

Lot	Description	Contact	Location	Current Bid	Your Bid	Status
LOT 1001	Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE	Ria Braaksma 780-446-3006	Grenfell, SK	CA\$51,000 (Max: CA\$55,000)		WINNING
LOT 1002	Parcel 2: +/-159.83 acres - NW 7-15-7 W2	Ria Braaksma 780-446-3006	Grenfell, SK	CA\$236,000	CA\$235,000	OUTBID
LOT 1003	Parcel 3: +/-159.9 acres - NW 12-15-8 W2	Ria Braaksma 780-446-3006	Grenfell, SK	CA\$320,000	CA\$320,000	OUTBID



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