

# ***UNRESERVED REAL ESTATE AUCTION***

**Real Estate  
Sells at Noon**

*Selling August 10, 2019 at Unreserved Real Estate, Military & More Antique  
Auction For George & Mary McKenzie, Brownvale*



**M4**

**254078 Township Road 824,  
Brownvale, AB in MD of Peace No.135  
Plan 0320516 Blk 1 Lot 1 - 10.18 acres**

**UPDATED**

**Didn't make it to Open House...  
Call 780-898-0729 to schedule viewing**

SALE MANAGED BY

**TEAM  
AUCTIONS**

Head Office - Drayton Valley, AB  
780-542-4337  
Northern Office - Fairview, AB 780-927-4060

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd  
Breton, AB  
780-696-2249

## **HIGHLIGHTS OF REAL ESTATE AUCTION TERMS**

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property(s) 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.**

## **HIGHLIGHTS OF PURCHASE CONTRACT**

<b>Completion Day</b>	<b>23 August 2019</b>
<b>Deposit</b>	<b>\$10,000 per parcel</b> (non-refundable) by bank draft or approved payment payable to Moore's Agri-Trade Ltd on August 10, 2019 (at close of bidding)
<b>Conditions</b>	There are no Buyer Conditions. Or Seller Conditions.
<b>Additional Terms UPDATED</b>	<p>Buyer acknowledges &amp; accepts</p> <ul style="list-style-type: none"> <li>• The property sells as is with no warranties of any kind whatsoever.</li> <li>• Real Property Report will not be provided</li> <li>• Location of buried sewer discharge is close to south acreage boundary. It may not meet current municipal setback requirement.</li> <li>• In the past there had been some water leakage in basement in SE, SW &amp; NW corners of basement. Has not leaked in recent years. There is no weeping tile.</li> <li>• Other terms may be announced on sale day by auctioneer</li> </ul>

**Contract must be signed by successful bidder at close of bidding on 10 August 2019**

SALE MANAGED BY

**TEAM  
AUCTIONS**

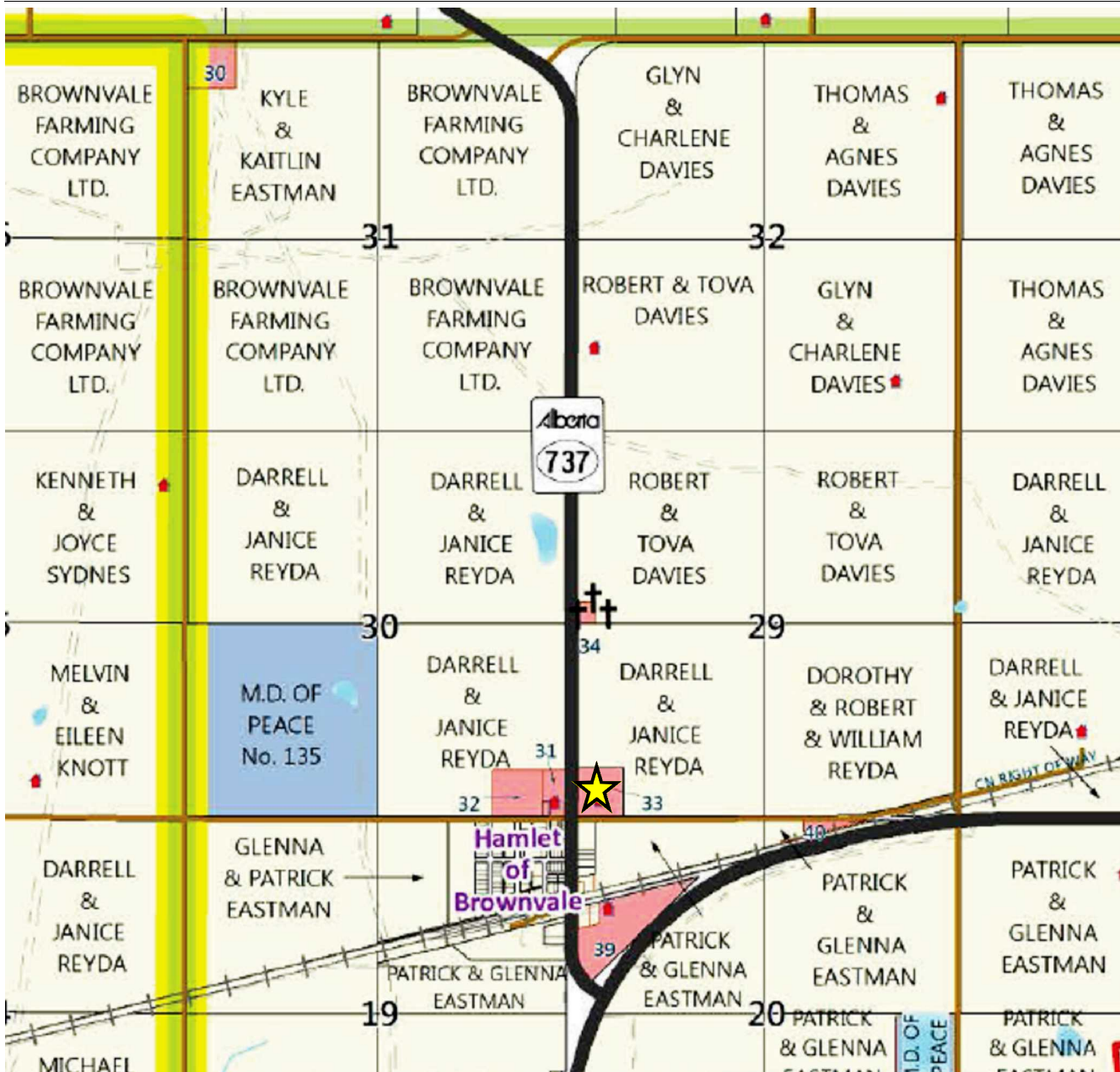
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# LOCATION



## **Directions to SALE SITE & PROPERTY:**

### **254078 Township Road 824, Brownvale, AB**

From 50th Ave/Hwy 2 junction in Grimshaw head south on Hwy 2 and continue 22 km on Hwy 2 to Hwy 737 (Brownvale turnoff), Turn north on Hwy 737 and continue for 0.8 km to Township 824, then east to driveway on north side of road.

### **OR from Fairview**

From Hwy 2 corner in Fairview continue east 35.5 km on Hwy 2 to Hwy 737 (Brownvale turnoff), Turn north on Hwy 737 and continue for 0.8 km to Township 824, then east to driveway on north side of road.

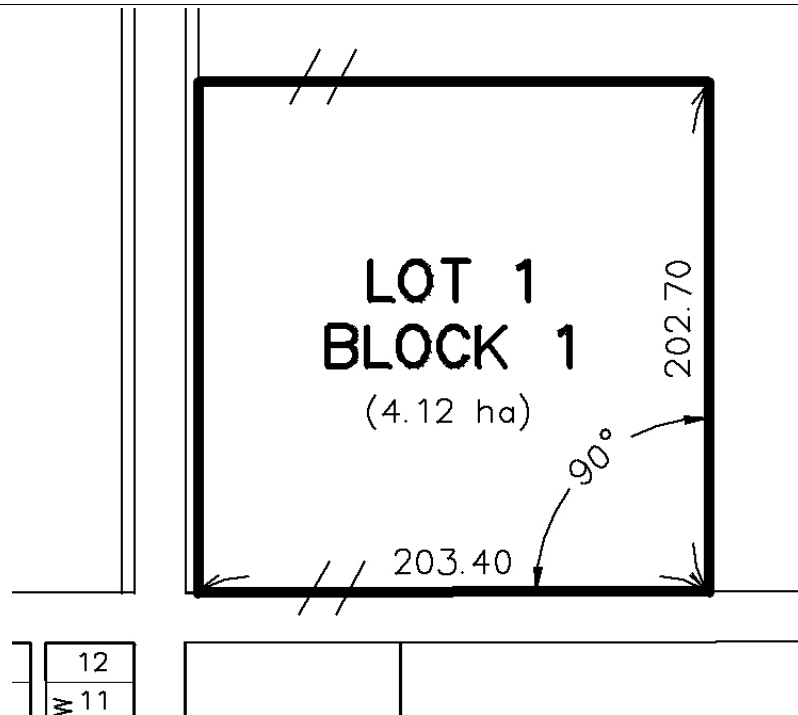
**Didn't make it to Open  
House...Call 780-898-0729  
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schedule viewing**



# AIR PHOTO



## Lot Dimensions



# M4



<b>Sale Lot #</b>	<b>M4</b>
<b>LEGAL</b>	Plan 0320516 Blk 1 Lot 1
<b>Size (Approx)</b>	10.18 acres
<b>Taxes (2019)</b>	\$1,057.55
<b>Municipality</b>	MD of Peace No 135
<b>Zoning</b>	Agricultural
<b>Deposit</b>	\$10,000
<b>Possession</b>	August 23,2019

*Attractive 10 acre parcel with cozy cedar log 3 bedroom 2 bath home, heated shop and solid built large pole shed for storage. Located on edge of Brownvale and is just 23 km to amenities in Grimshaw.*

<b>Municipal Address</b>	254078 Township Road 824
<b>Home Updated Info*</b>	<p>1430 sq ft cedar log home built 1971</p> <p>Main floor features kitchen dining room, living room, 3 bedrooms, 3 pce (tub) main bath, 3pce(shower) bath and a laundry room at back entry.</p> <p>Birch/poplar cabinets in kitchen, dining, and bathrooms.</p> <p>Skylight in main hallway</p> <p>Basement is constructed of large cinder blocks. Cinder blocks are 8" deep x 12" high x 24" wide. In the past there had been some water leakage in basement in SE, SW &amp; NW corners of basement. Has not leaked in recent years. There is no weeping tile.*</p> <p>Basement level features family room, cold room, and utility/storage room. Off the family room is a room would be great as a office or craft room - it has been used as a bedroom but windows size does not meet code.*</p> <p>Wood stove in basement family room is connected to heat exchanger in the main floor living room.</p> <p>Furnace and hot water heater have been replaced last winter.</p> <p>Attached carport with paved parking pad.</p>
<b>Goods Included</b>	Fridge, smooth top convection stove, portable dishwasher, washer, dryer, water softener, 2 freezers in basement
<b>Services</b>	<p>Water well ( draws water from the Grimshaw Aquifer), power, phone, natural gas ( to home &amp; shop), sewer is tank and discharge .</p> <ul style="list-style-type: none"><li>• Note: Location of buried sewer discharge is close to the south boundary of acreage. It likely does not meet current municipal setback requirement.</li></ul>
<b>Outbldgs</b>	<p>Shop(34x39), heated, insulated, concrete floor, 220 power.</p> <p>Open faced pole shed (52x80) with gravel/dirt floor.</p>

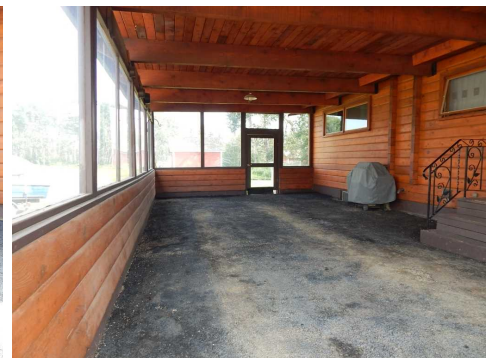




Cedar log home with attached carport , metal roof.



Carport with asphalt is enclosed on 3 sides.



Doghouse is included

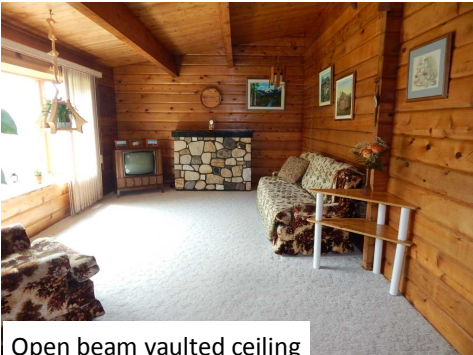




Birch/poplar cabinets, smooth top stove set in island cabinet. Portable dishwasher adds additional counter space to island.



Birch cabinets continue into the dining area



Open beam vaulted ceiling

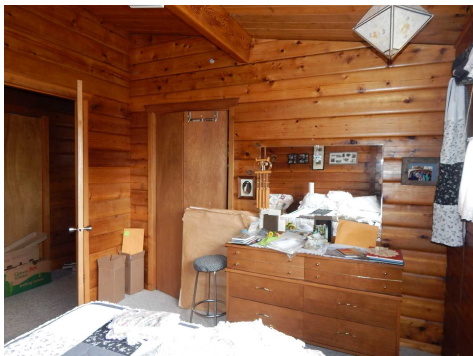
Heat exchanger located behind the rock wall.



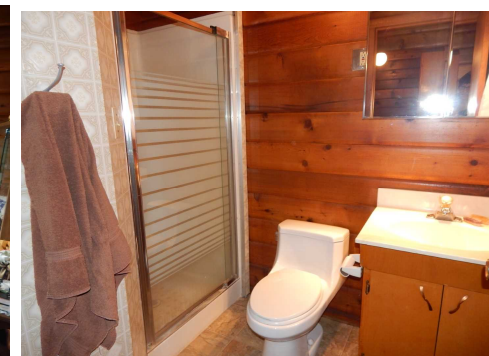
Living room window awesome view



Master Bedroom with vaulted ceiling

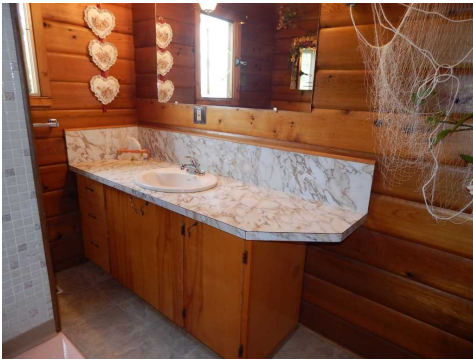


Second Bedroom shown above. Third bedroom currently used as craft/sewing room



3 piece bathroom conveniently located at back entry





3 piece main bathroom



Laundry located off back entry



**FREEZERS INCLUDED**

# BASEMENT



WOOD STOVE connected to Heat Exchanger behind Rock wall in living room - cozy warmth through the home. Family room and bedroom unique ceilings - creates vaulted ceiling look



Water softener included



**COLD ROOM**



**Newer Furnace & HWT**

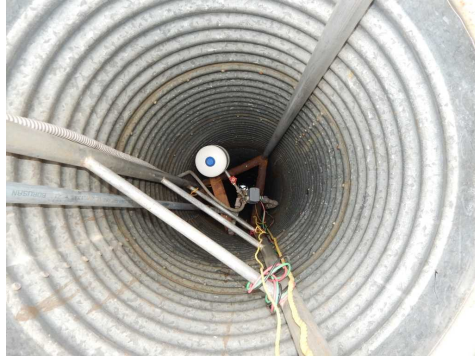




34x39 arch rib shop, insulated, heated, concrete floor, 220 power  
Note: antique gas pump & sign are not included but are selling in the auction.



52x80 Solid built pole shed for storage, gravel/dirt floor



Well - draws water from the Grimshaw Aquifer.



Seeded spring 2019





Looking south east over acreage



Attractive yard, spruce trees along north boundary. Equipment has been lined up for auction.



Large garden spot in northwest corner





# 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



# Water Well Drilling Report

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

GIC Well ID 468726  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received 1997/09/09

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		
<b>Owner Name</b> M K ENT		Address P.O. BOX 3 BROWVALE			Town		Province		Country		Postal Code T0H 0L0	
<b>Location</b>	<i>1/4 or LSD</i> SW	<i>SEC</i> 29	<i>TWP</i> 82	<i>RGE</i> 25	<i>W of MER</i> 5	Lot	Block	Plan	Additional Description			
<b>Measured from Boundary of</b>					<b>GPS Coordinates in Decimal Degrees (NAD 83)</b>					Elevation _____ ft		
_____ ft from					Latitude <u>56.134355</u> Longitude <u>-117.883481</u>					How Elevation Obtained		
_____ ft from					How Location Obtained					Not Obtained		
					Not Verified							

Drilling Information	
<b>Method of Drilling</b> Rotary	<b>Type of Work</b> New Well
<b>Proposed Well Use</b> Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
3.00		Brown Till	
12.00		Brown Clayey Sand	
16.00		Brown Till	
32.00		Gray Till	
58.00	Yes	Water Bearing Gravel	
70.00		Gray Till	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate		<u>10.00 igpm</u>	
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
1997/05/29	15.00	32.40	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
70.00 ft		1997/05/29	1997/05/29	
<b>Borehole</b>				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	70.00		
<b>Surface Casing (if applicable)</b>		<b>Well Casing/Liner</b>		
Plastic				
Size OD :	<u>5.00 in</u>	Size OD :	<u>0.00 in</u>	
Wall Thickness :	<u>0.265 in</u>	Wall Thickness :	<u>0.000 in</u>	
Bottom at :	<u>53.00 ft</u>	Top at :	<u>0.00 ft</u>	
		Bottom at :	<u>0.00 ft</u>	
<b>Perforations</b>				
From (ft)	To (ft)	Diameter or Slot Width (in)	Slot Length (in)	Hole or Slot Interval (in)
Perforated by				
<b>Annular Seal</b> Cuttings				
Placed from		<u>0.00 ft to 32.00 ft</u>		
Amount _____				
Other Seals				
Type		At (ft)		
<b>Screen Type</b> Stainless Steel				
Size OD : <u>5.00 in</u>				
From (ft)	To (ft)	Slot Size (in)		
53.00	58.00	0.020		
Attachment <u>Attached To Casing</u>				
Top Fittings <u>Coupler</u>		Bottom Fittings <u>Washdown</u>		
<b>Pack</b>				
Type <u>Natural</u>		Grain Size _____		
Amount _____				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name MCALLISTER WATERWELLS LTD.	Copy of Well report provided to owner Date approval holder signed





# Water Well Drilling Report

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Well Identification and Location										Measurement in Imperial	
<b>Owner Name</b> M K ENT		<b>Address</b> P.O. BOX 3 BROWVALE			<b>Town</b>		<b>Province</b>		<b>Country</b>		<b>Postal Code</b> T0H 0L0
<b>Location</b>	<b>1/4 or LSD</b> SW	<b>SEC</b> 29	<b>TWP</b> 82	<b>RGE</b> 25	<b>W of MER</b> 5	<b>Lot</b>	<b>Block</b>	<b>Plan</b>	<b>Additional Description</b>		
<b>Measured from Boundary of</b>					<b>GPS Coordinates in Decimal Degrees (NAD 83)</b>						
ft from _____					Latitude 56.134355		Longitude -117.883481			Elevation _____ ft	
ft from _____					How Location Obtained Not Verified					How Elevation Obtained Not Obtained	

Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level _____ in					Is Flow Control Installed _____						
Is Artesian Flow _____					Describe _____						
Rate _____ igpm											
Recommended Pump Rate _____ 10.00 igpm					Pump Installed _____		Depth _____ ft				
Recommended Pump Intake Depth (From TOC) _____ 49.00 ft					Type _____		Make _____		H.P. _____		Model (Output Rating) _____
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion _____				
Gas _____					Depth _____ ft		Geophysical Log Taken _____				
					Submitted to ESRD _____						
Additional Comments on Well					Sample Collected for Potability _____					Submitted to ESRD _____	
DRILLER REPORTS DISTANCE FROM TOP OF CASING TO GROUND LEVEL: 90 CM.											

Yield Test			Taken From Ground Level	Measurement in Imperial	
			Depth to water level		
Test Date 1997/05/29	Start Time 12:00 AM	Static Water Level 32.40 ft	Pumping (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
<b>Method of Water Removal</b>					
Type Air _____					
Removal Rate _____ 15.00 igpm					
Depth Withdrawn From _____ 50.00 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 MCALLISTER WATERWELLS LTD.	Copy of Well report provided to owner Date approval holder signed