

# ***UNRESERVED REAL ESTATE AUCTION***

*Real Estate  
Sells at Noon*

*Selling October 23, 2019 at Fall Consignment Sale -  
For Bren Knight & Dennis Wohlgemuth*



**W4**

**Range Road 34 south of Twp Road 760  
Wanham, AB in Birch Hills County  
Plan 9321086 Lot 1 - 6.8 ± acres**

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>22 November or earlier</b>   |
| <b>Deposit</b>          | <b>\$5,000 per parcel</b> (non-refundable) by bank draft or approved payment payable to Moore's Agri-Trade Ltd on October 23, 2019 (at close of bidding)  |
| <b>Conditions</b>       | There are no Buyer Conditions. Or Seller Conditions.  |
| <b>Additional Terms</b> | Buyer acknowledges & accepts <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>• Other terms may be announced on sale day by auctioneer</li> </ul> |

**Contract must be signed by successful bidder at close of bidding on 23 October 2019**

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AUCTIONS**

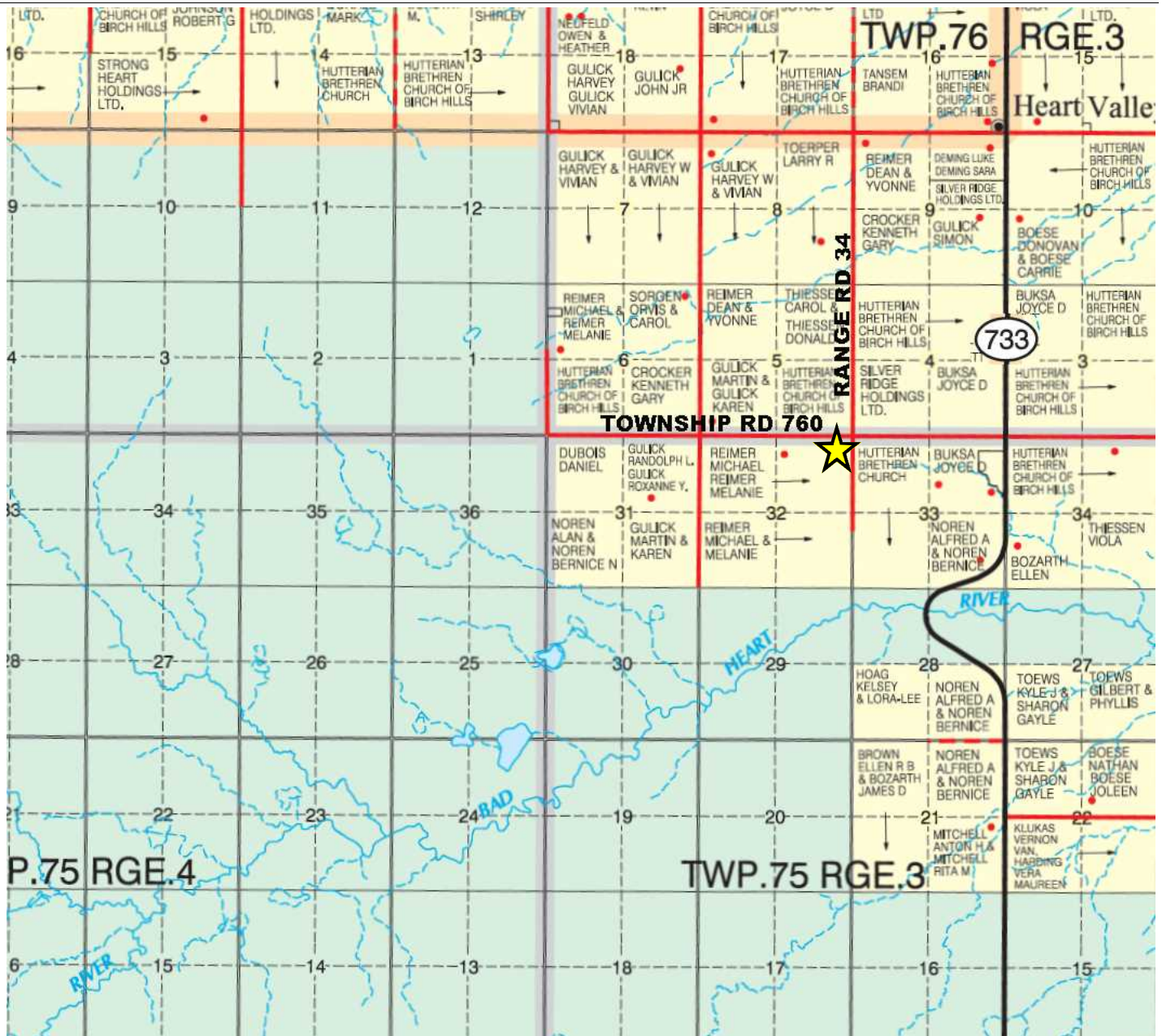
Head Office - Drayton Valley, AB  
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REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd  
Breton, AB  
780-696-2249 / 780-898-0729

# LOCATION



## Directions to PROPERTY:

Located off Range Road 34 just south of Township Road 760 (on NE32-75-3-W6), Heart Valley area, Birch Hills County, AB

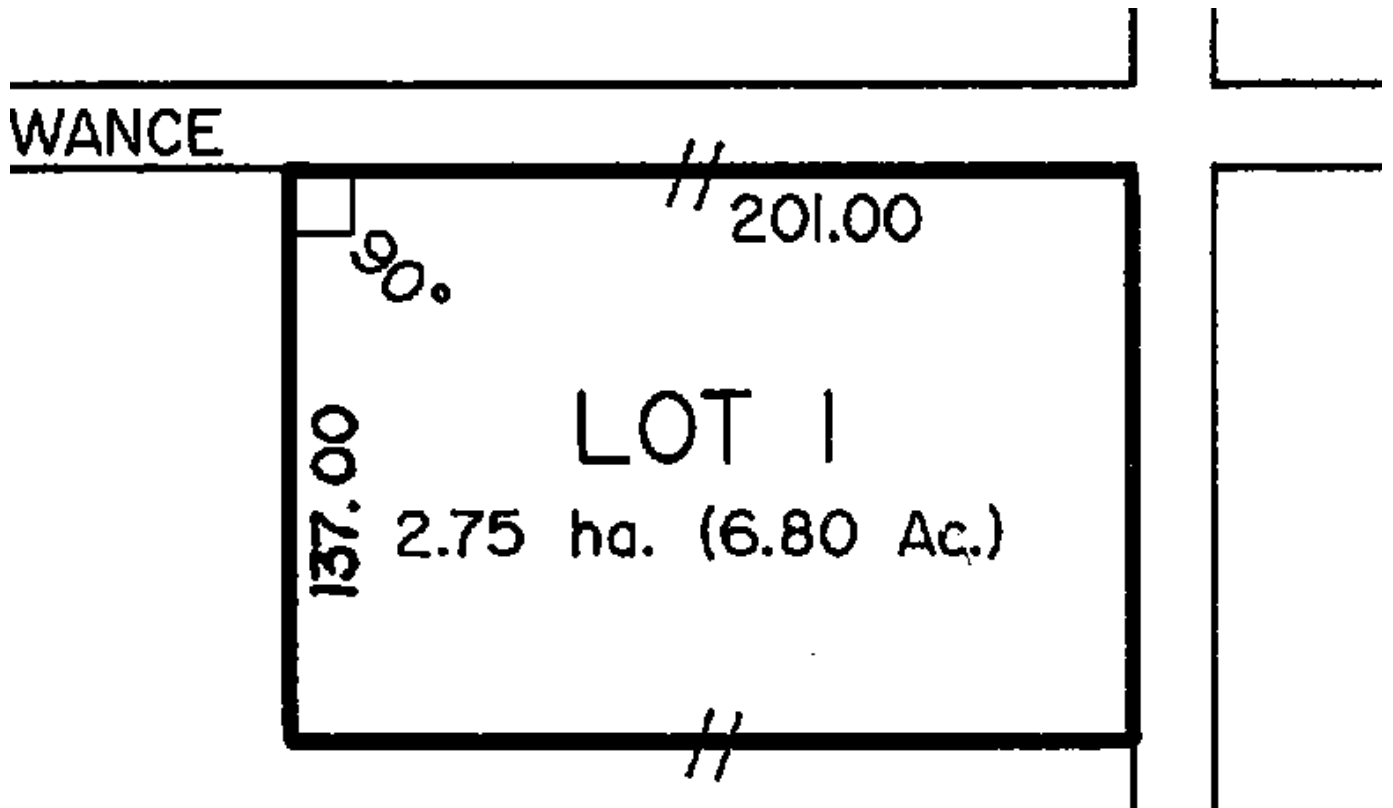
From Hwy 49/ Hwy 733 junction (Wanham) head south 20.2 km on Hwy 733 to Township Road 760, then west 1.6 km to Range Road 34, then south to driveway on west side of road.

Call 780-898-0729  
to  
schedule viewing

*AIR PHOTO*



*Lot Dimensions*



# W4

*Fantastic opportunity for home business - 6.8 acre parcel with multi functional bldg with living quarters, barn with 7 stalls, and dugout. Property is fenced.*



|                      |                              |
|----------------------|------------------------------|
| <b>LEGAL</b>         | Plan 9321086 Lot 1           |
| <b>Size (Approx)</b> | 6.8 acres                    |
| <b>Taxes (2019)</b>  | \$853.32                     |
| <b>Municipality</b>  | Birch Hills County           |
| <b>Zoning</b>        | Agricultural                 |
| <b>Deposit</b>       | \$5,000                      |
| <b>Possession</b>    | November 22, 2019 or earlier |

|                                |  |
|--------------------------------|--|
| <b>Municipal Address</b>       | NE32-75-3-W6   |
| <b>Buildings</b>               | <p>Approx 8000 sq ft main bldg is the former home of Heart Valley Processors. The current owner has used much of the original office and staff areas for living quarters - two offices are now bedrooms, the large staff room is kitchen/dining/living area, one of the staff washroom is their main bath, and the half bath serves as an en-suite bath for one of the bedrooms. A third original office is used as owners office. Some equipment from processors is still in place in but condition of the equipment is unknown.</p> <p>Near the back of the building there is room for development of a shop area - Two walls that originally had overhead doors - the doors have been removed, but the door framework is still in place - covered over by siding.</p>   |
| <b>Goods Included</b>          | Fridge, stove, washer & dryer. High pressure washer  |
| <b>Services</b>                | <p>Water - There are two water wells on property - The well currently used is located near north west corner of property. Well water is pumped into two cisterns (each 3600 gallons). Pressure system is connected to cisterns. Cisterns are buried in ground and are located southwest of building. The second well is not currently used and owner believes that it is not functional. There is also a large dugout.</p> <p>Power - this property has both 3 phase and single power</p> <p>Phone</p> <p>Natural gas - main building has 4 furnaces - 2 of which are used in the portion used for living area. The other two are used at low setting to keep frost out of building. There is a large hot water tank.</p> <p>Septic system is tank and open discharge.</p> |
| <b>Additional Improvements</b> | <p>Barn - approximately 2000 sq ft with concrete floor - 7 seven stalls. Barn was wired, but is not connected to power.</p> <p>The Owners have fenced the property.</p>  |
| <b>Comments</b>                | Note: Easement registered on title allowed for sewage effluent from this property to be spread on balance of quarter subject to restrictions and conditions. This sewage effluent could only be from the poultry operation and sources incidental to the poultry operation.  |











Water cisterns.



Sewer tanks - sewer discharge is west of building



Former overhead door has been closed in.



Dock area located on north side of building.



Miscellaneous parts of old equipment remain on the property.



Planted trees in south east corner of lot



Looking at northwest corner of main building  
From across the large dugout.



# MAIN LIVING AREA





Bedrooms in former offices



Half bath off bedrooms



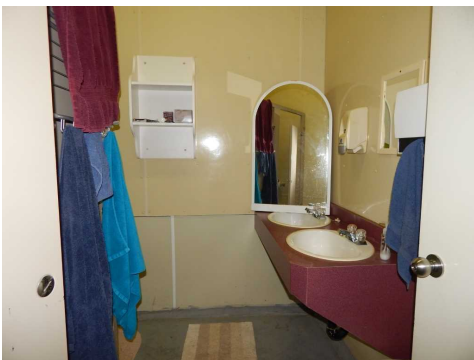
Pantry Closet



Closet



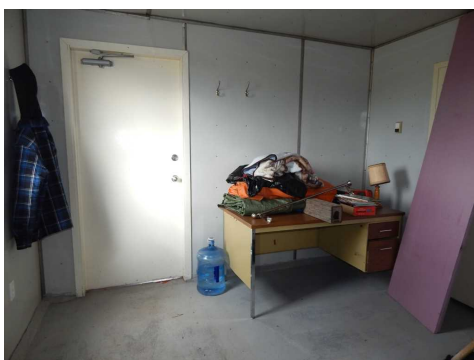
Used as Storage area



Ladies washroom in living area with sinks, toilet and shower



Former mens washroom located in living area



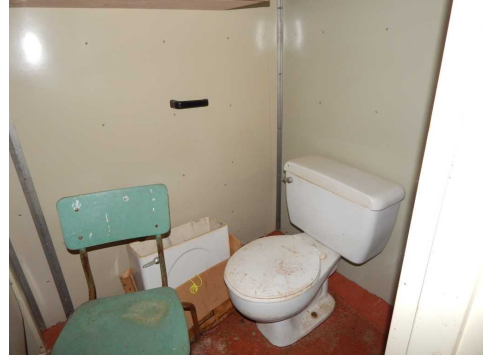
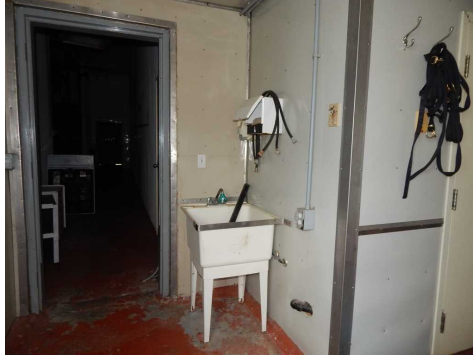
Former office located in living area



Former 2 pce bath off the office located in living area - condition unknown



# OTHER PARTS OF BUILDING



Former staff changing area - bathroom appears to be non functional.



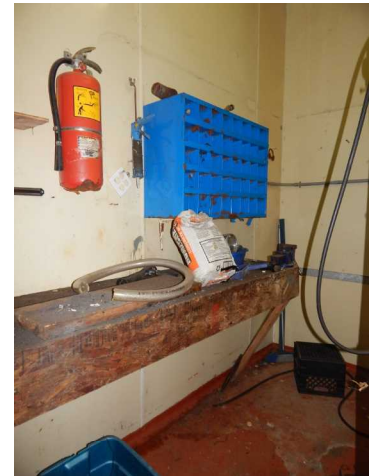
Furnace in hallway from former changing room



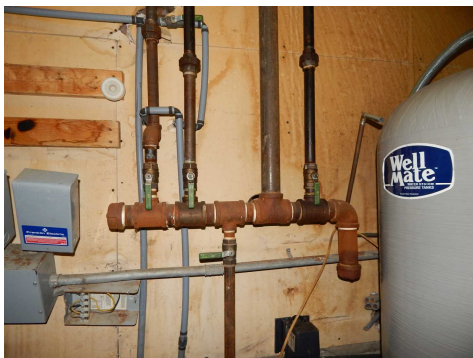
Door to dock



Mechanical room



Tool/work room



# OTHER PARTS OF BUILDING



Some equipment from the processor remains in the building- Condition unknown



# BARN



Barn is wired but is disconnected from power.



