

UNRESERVED REAL ESTATE AUCTION

*Real Estate
Sells at Noon*



*Selling for Estate of Eric Hazen
In conjunction with Consignment Sale June 22, 2019*

55331 Range Road 64

Part NW21-55-6-W5

1 acre property with garage/small living quarters

H1

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB
780-542-4337
TeamAuctions.com

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd
5016 50 Ave, Breton, AB T0C 0P0
780-696-2249
MooresRealty.ca

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

Completion Day	22 July 2019 <i>*Seller is willing to close earlier.</i>
Deposit	\$5,000 per parcel (non-refundable) by bank draft or approved payment payable to Moore's Agri-Trade Ltd on June 22, 2019 (at close of bidding)
Conditions	There are no Buyer Conditions. Or Seller Conditions.
Additional Terms	Buyer acknowledges & accepts <ul style="list-style-type: none"> • The property sells as is with no warranties of any kind whatsoever • Seller is willing to close at earlier date. • Other terms may be announced on sale day by auctioneer

Contract must be signed by successful bidder at close of bidding on 22 June 2019

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BASIC PROPERTY INFO

LEGAL	Part NW21-55-6-W5
MUNICIPAL ADDRESS	55331 Range Road 64
MUNICIPALITY	Lac Ste Anne County
SIZE (APPROX)	150' x 290'
TAXES	\$516.49 (2018)
ZONING	Country Residential Existing
TITLE ENCUMBRANCES	None Known
Buildings	30x28 metal clad garage with living quarters. Metal roof. Concrete floor 10x10 addition on north side of garage - concrete floor, osb exterior 6x 8'7 addition on southeast corner of garage for housing a generator. 20x12 shed - portion enclosed for storage of lawnmower and tools. Metal roof. Gazebo and greenhouse
SERVICES:	<p>OFF THE GRID:</p> <p>Water Well - No well driller report available. As property on limited power, owner had pumped water into cistern (located in addition on north side of garage) and then used water from cistern as needed .</p> <p>Septic Holding Tank</p> <p>Power :was by solar panels and generator. Generator, batteries and invertor have been removed and are not included. Solar panels remain on garage roof.</p> <p>Heating - propane and wood. Wood stove in garage, in-floor heat and small heater in living quarters. Condition of boiler, HWT and in-floor plumbing unknown. Propane tank is leased.</p> <p>Garage living area was wired and plumbed (permits & inspections done)</p>
	<p>Hard gravel driveway and parking pad by garage. Balance of yard is lawn. There are a few young fruit trees.</p> <p>Located just 1.6 km from paved Hwy 757</p> <p>13 minutes to Sangudo 25 minutes to Lake Isle or Mayerthorpe 20 minutes to Prefontaine Brock Lakes Natural Area</p> <p>Note: fence along road may not be on property and storage shed may encroach on county right of way .</p>

OFF the GRID: 1 acre property just 1.6 km from paved Hwy 757, 13 minutes south east of Sangudo. A small living quarters with 3 pce bath, small kitchen and room for a bed has been built inside the garage. Balance of garage with concrete floor is a great place to work on your projects or park your toys or vehicle. Most of the lot is lawn, and there are a few young fruit trees planted. There is a hard pack gravel driveway and parking area. Property is fenced and has lockable gate.

LOCATION

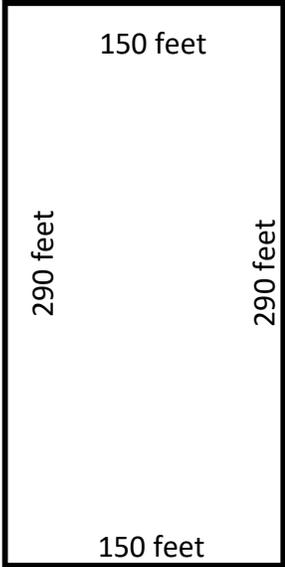
Directions:

From Sangudo (Hwy 43/Hwy 757 junction):
south 13.6 km to Twp Rd 554, then east 1.6 km to
Range Road 64, then south .6 km to driveway.

From Hwy 16 Yellowhead /Hwy 757 junction:
North 21.6 to Twp Rd 554, then east 1.6 km to
Range Road 64, then south .6 km to driveway.



AIR PHOTO



Photos Dimensions

Interior photos will be available prior to sale.

