

BIDDING OPENS: June 25, 2022

BIDDING CLOSES: June 28, 2022



94, 5124 Township Road 554
1 acre lot with camp kitchen & 3 RV spots
Power & natural gas to property line. 3 holding tanks.
Lessard Lake Estates, Lac Ste Anne County

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

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



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: 5% up to a max of \$1,500 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

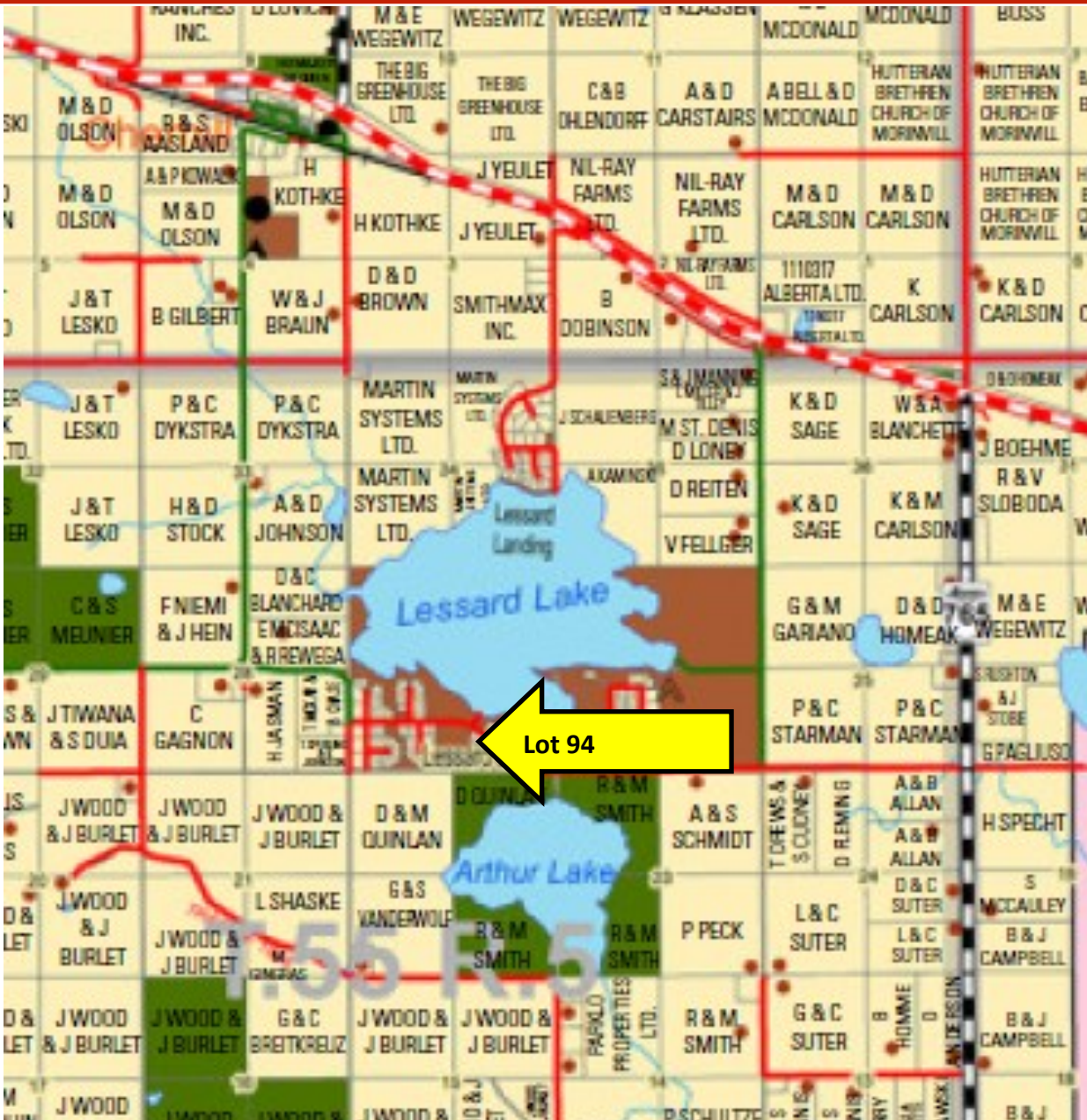
Completion Day	July 15, 2022 - Seller is willing to close at earlier date if possible.
Deposit	\$10,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Included Goods	Wood cook stove, fridge, table and cabinets in camp kitchen. Tractor tire sand pit, firepit, shed for wood storage, 16x10 storage shed, 3 decks for RVS
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none">The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.No Real Property Report will be provided.Power and natural gas are at property line. Currently power and water is from neighboring lotShower house drains onto groundThe power meter installation for Lot 86 is encroaching on this lot (Lot 94). A portion of one RV deck and a portion of the shower house is encroaching onto Lot 86.

Copy of Purchase Contract is available - call 780-898-0729

Contract must be signed by successful bidder upon bidding closing

teamauctions.com

Location



Municipal Address	94, 5124 Twp Rd 544 Lessard Lake Estates
Municipality	Lac Ste Anne County
Legal Description	Plan 802 1106 Lot 94
Land Size	1 acre
Land Use Zoning	CR3
Property Taxes	\$1,094.02
Deposit	\$10,000
Possession	15 July 2022

DIRECTIONS:

From Hwy 43 & Hwy 22 intersection at Mayerthorpe: Go 38.8 km southeast on Hwy 43 to RR51. Turn right(south) onto RR51. Go 3.4 km to Twp Rd 554. Turn right & go west 1.2 km. You will see the subdivision sign. Turn right onto Homestead Ct. Go 0.14 km to Lessard Dr. Turn left and continue 0.9 km to property on left.



AERIAL



Yellow line show approximate property line

94, 5124 TWP RD 554 - Lessard Lake Estates



14x20 camp kitchen with wood cookstove, cabinets, fridge, table.

94, 5124 TWP RD 554 - Lessard Lake Estates



Under the camp kitchen



Lot is a short walk to the community boat launch



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Shower house on this lot (Lot 94) is encroaching onto Lot 86.



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Power post at west end



Power post



Power post by camp kitchen



DISCLOSURE:

- Power & natural gas are to the property line.
- Power and water connections are currently serviced from the neighboring lot (Lot 86). Owner of Lot 86 is willing to enter into agreement to continue this.
- Seller believes that the Power Meter Post for Lot 86 is encroaching onto this lot (Lot 94). If this is a problem for the buyer, the meter pedestal will be moved.
- Shower house on this lot (Lot 94) is encroaching onto Lot 86.
- A portion of one RV deck is encroaching onto Lot 86



Water connection



Firepit & supply of Wood

94, 5124 TWP RD 554 - Lessard Lake Estates



RV spot along south side. It is believed that a portion of this deck encroaches on Lot 86.

RV spot at west end of lot. This lot has power post.



There is 200 gal holding tank, power located by this deck. Water line pedestal is located near.



A gravel pad with 200 gal holding tank, water lines & power. .

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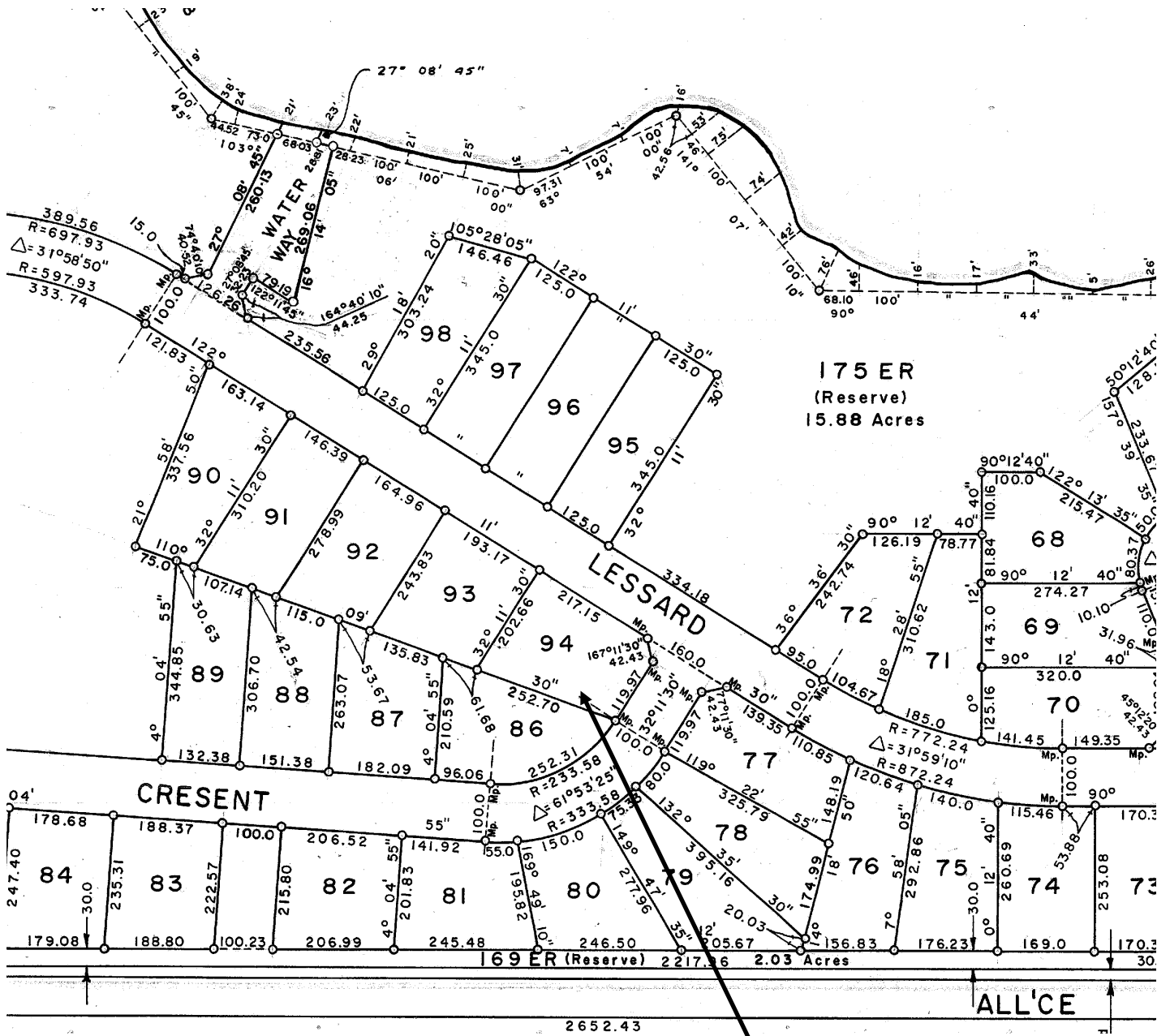
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Survey



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