

BIDDING OPENS: Jun 28, 2022

BIDDING CLOSES: June 30, 2022



OPEN HOUSE
1-4 pm JUNE 18, 2022

24465 Township Road 704

31.01 acres, shop, cabin, fenced, cross fenced

Close to Cozy Cove Campground & Greenview Golf Course on Sturgeon Lake

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
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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

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

Completion Day	15 July 2022
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	Fridge, woodstove, water cooler, portable panels, 20' seacan, miscellaneous items in seacan, 16' x 16' log cabin, culvert
Conditions	There are no Buyer Conditions.
Additional Terms	Buyer acknowledges & accepts <ul style="list-style-type: none">The Property sells as-is with no warranties of any kind whatsoever & 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.Real Property Report will not be provided. Fences may or may not on property line.To ensure that this transaction closes on July 15, 2022 the seller will contribute up to \$250 towards the cost of a Title Insurance Policy.Water system, septic, furnace, hot water heater & in-floor heat have not been used in 2 years. Condition is unknown.Any items remaining on property on Completion Day become the responsibility of the buyer.Seller takes responsibility for any applicable GST due on the sale of this property.

Contract must be signed by successful bidder upon bidding closing

teamauctions.com

24465 Township Road 704



31 acre property - Scenic rolling land with endless possibilities... build your permanent home, have a hobby farm, use as recreational property. Attractive yard site with a gravel pad for a future home, shop, garden area, flower bed, seacan with carport. Completing the yard is an asphalt parking area. Corrals lie to west of main yard site. Follow the trail to the east to the one room cabin nestled in the trees. Further east is the scenic pasture with a dugout and rolling land with trees and open meadows that have been seeded to hay. The property is perimeter fenced and cross fenced with wire and page-wire.

Located about 3 km from the 9 hole Greenview Golf Resort and approximately 5 km to Williamson Provincial Park on Sturgeon Lake. The Cozy Cove Campground that is on the shores of Sturgeon Lake is just 1.5 km north of this property. Property is about 23 km west of Valleyview and 81 km east and south of Grande Prairie.

THE SHOP with Living Quarters

20x40 shop, built in 2009, with in-floor heat, propane furnace & hot water heater, power (wired for back up generator). Loft area with former bedroom (converted to cold room for meat processing), 3 piece bathroom and an open sitting area. Below loft area is kitchen/living area with kitchen counter, fridge, kitchen sink and a 2 piece bath. Wood frame construction, concrete floor, metal roof, 3 exterior walls are metal clad, 4th wall is OSB exterior. There is a small lean to on the east side of the shop.

GRAVEL PAD for manufactured home

The gravel pad from the former mobile home could be the spot for your new modular/manufactured home or perhaps for your RV. It has hookups for underground power, pump-out sewer and the 3000 gallon water cistern

16'x16' CABIN—OFF the GRID

Nestled in the trees in a clearing to the east of main yard site. Rough cut square 6x6 timber construction. Mounted on skids. Built approximately 6-7 years ago. There are no services to this cabin. This cabin could be moved or used where it is. One room with small loft area that is approximately 6' wide. There is chimney for wood stove, but the wood stove has been removed.

20' Seacan with attached carport.

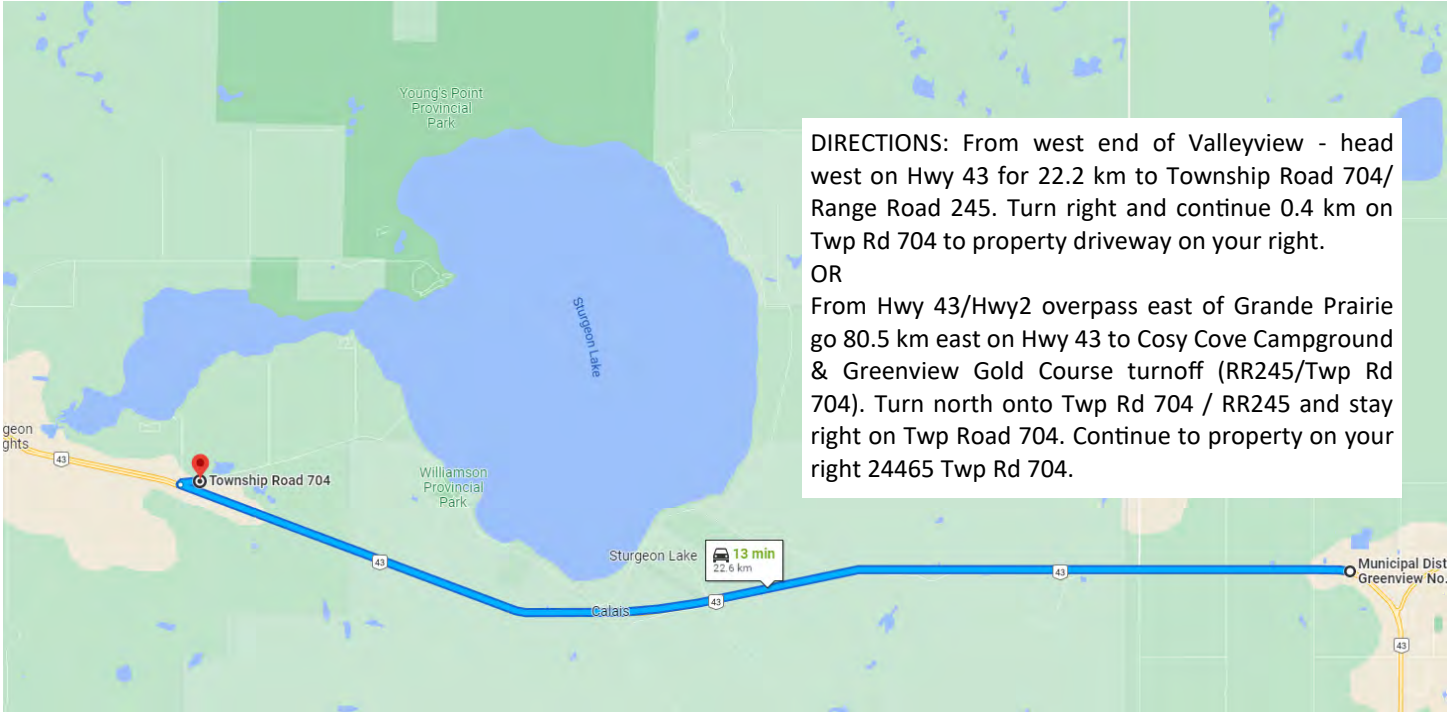
This seacan provides loads of storage room. Miscellaneous items in the seacan (posts, sump pump, etc in the seacan are included). Power is via extension cord from the shop.

Property is fenced and cross fenced. .

3 strand barb wire and paige wire fencing on perimeter and some cross fences.

SERVICES: Underground Power, telephone line to former mobile home site, septic tank and discharge, 3000 gal water cistern, propane (tank was leased and is no longer on the property). The sellers hauled water from Crooked Creek.

Location



Municipal Address	24465 Township Rd 704
Municipality	MD Greenview
Legal Description	Plan 1922046 Block 1 Lot 3
Land Size	31.01 acres
Land Use Zoning	A-1 (Agricultural One)
Property Taxes	\$823.67
Deposit	\$10,000
Possession	15 July 2022

AERIAL



24465 TWP RD 704



24465 TWP RD 704

Mobile home gravel pad



24465 TWP RD 704



Main floor - shop area with living area at back



Main floor - living area under loft



Main floor - propane furnace

24465 TWP RD 704



Main floor - 2 piece bath and water system



Main floor - Woodstove



UPSTAIRS - Sitting area in loft



UPSTAIRS - room setup as cold room for hanging meat



UPSTAIRS - 3 piece bath with water heater that was also used for in-floor heat.

24465 TWP RD 704



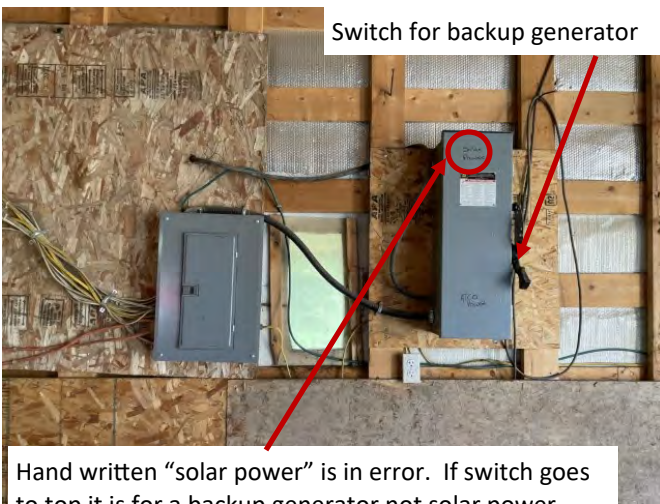
Propane furnace



Propane furnace



3000 gallon water cistern



Switch for backup generator

Hand written "solar power" is in error. If switch goes to top it is for a backup generator not solar power.



Mounts for the propane tank



Cover for septic tank



Septic tank

24465 TWP RD 704



24465 TWP RD 704



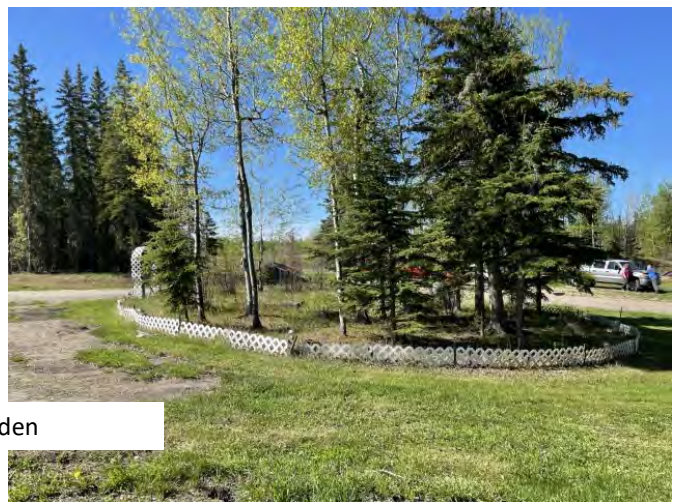
Asphalt parking area



Gravel pad for former mobile home.
With sewer, water power and phone line hookups



Center garden



Small dugout north of greenhouse

24465 TWP RD 704



All items in seacan included



Miscellaneous items (tires, culvert, etc) included

24465 TWP RD 704



Pasture to the east of the yard.
Rolling land, meadows, trees and a
dugout.



24465 TWP RD 704



Corrals west of yard. & driveway. Note shed has been removed.



Small dugout by corrals



Lot Dimensions

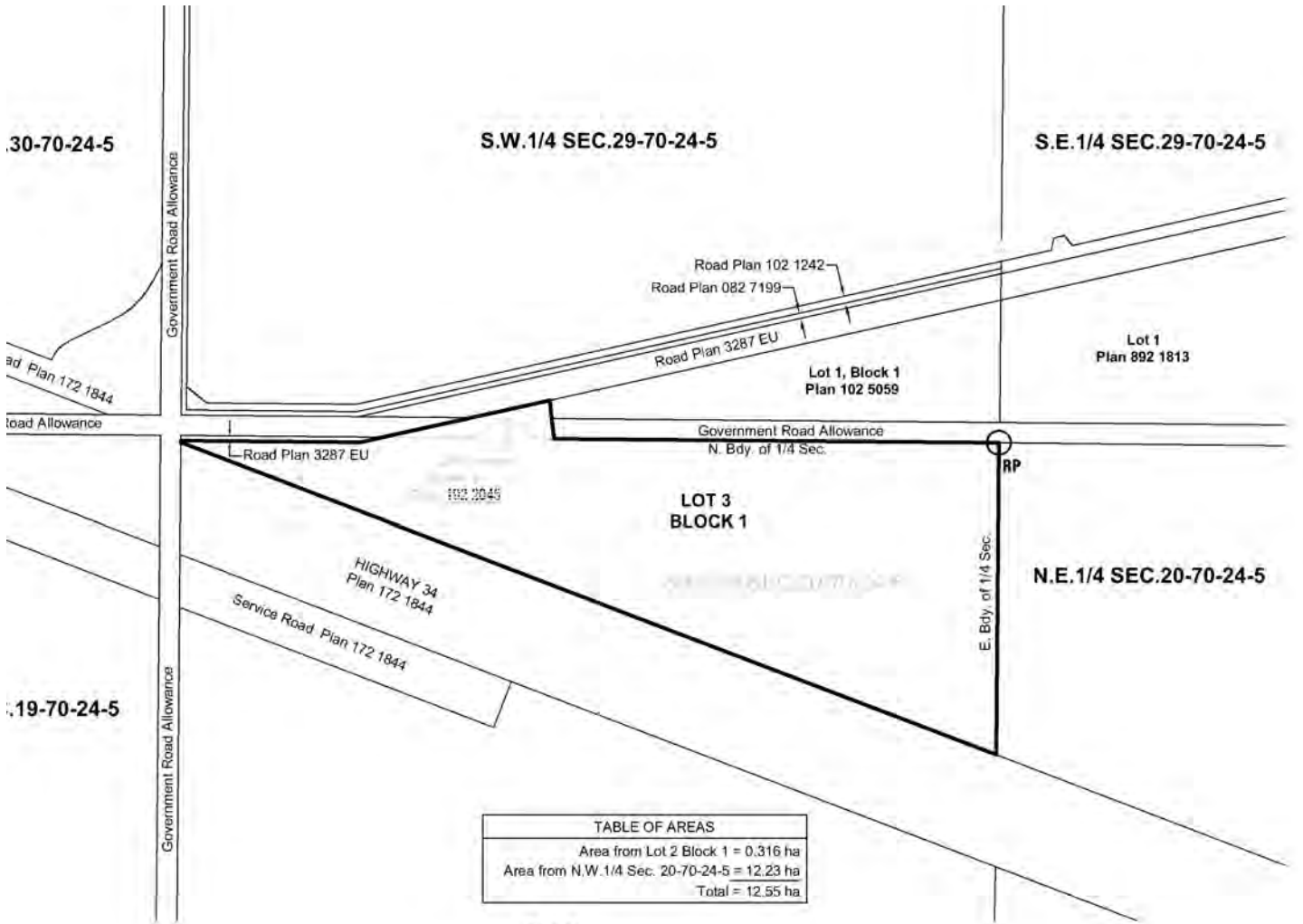
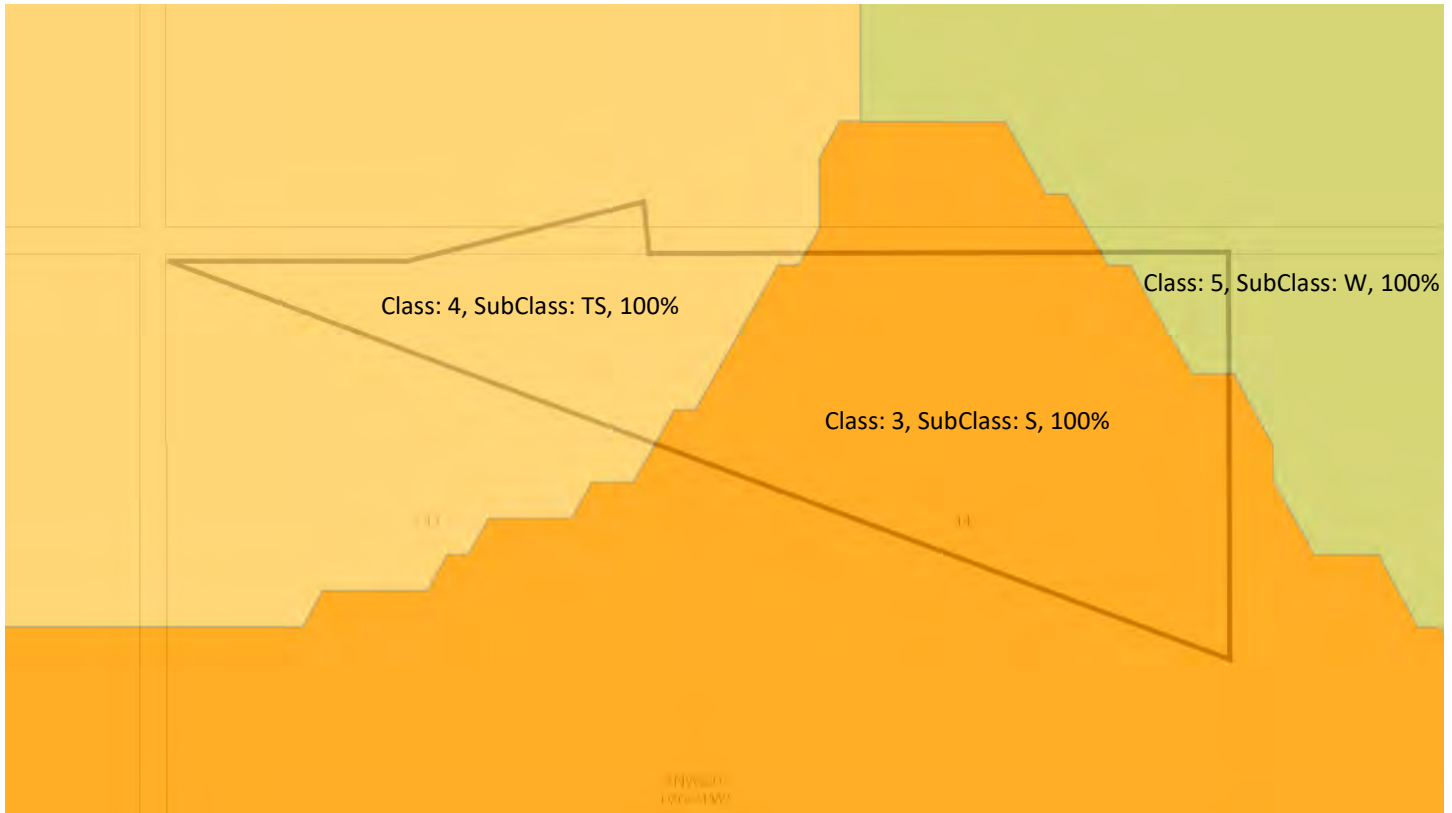


TABLE OF AREAS	
Area from Lot 2 Block 1 =	0.316 ha
Area from N.W. 1/4 Sec. 20-70-24-5 =	12.23 ha
Total =	12.55 ha

PLAN
SCALE = 1:5000

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).

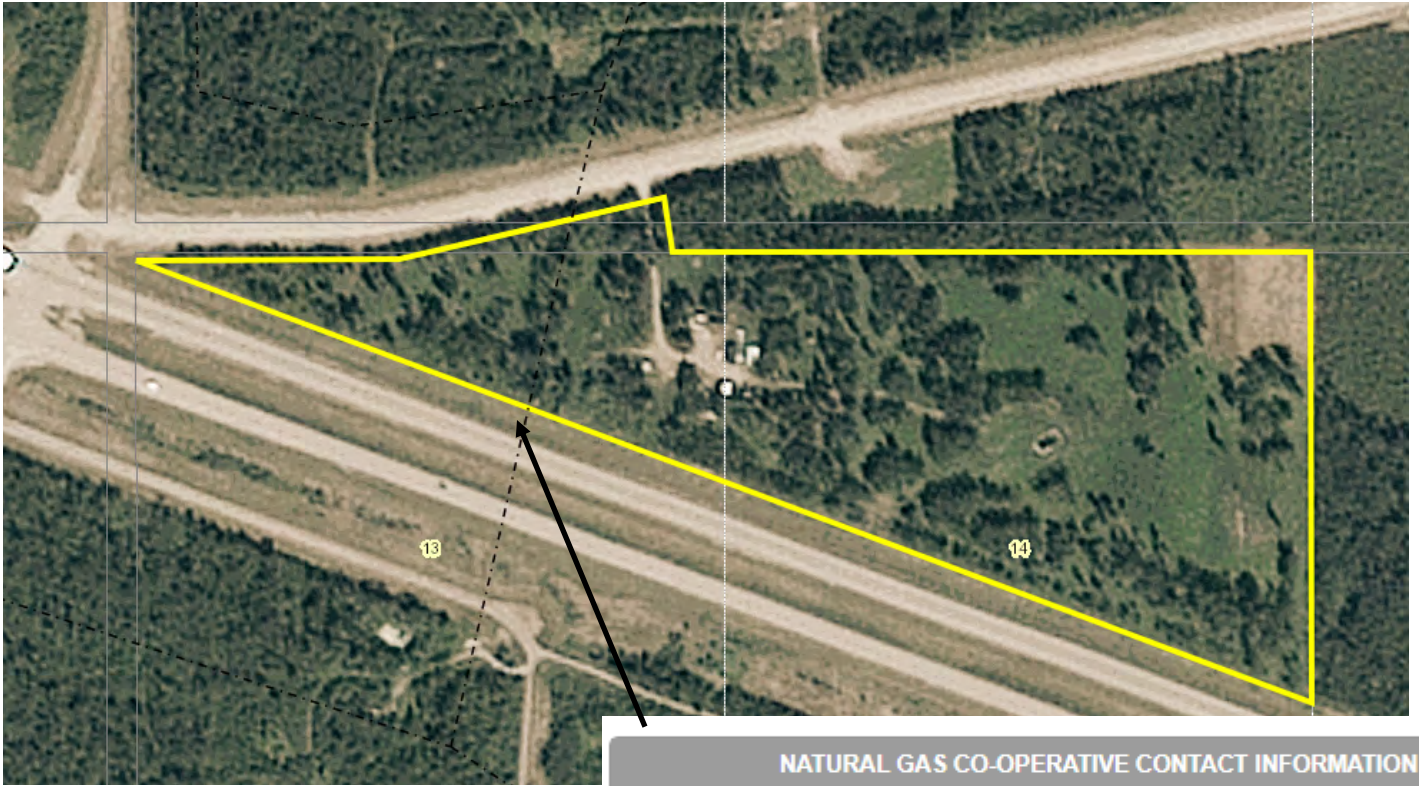
1.2 AGRICULTURAL SOIL CLASSES

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

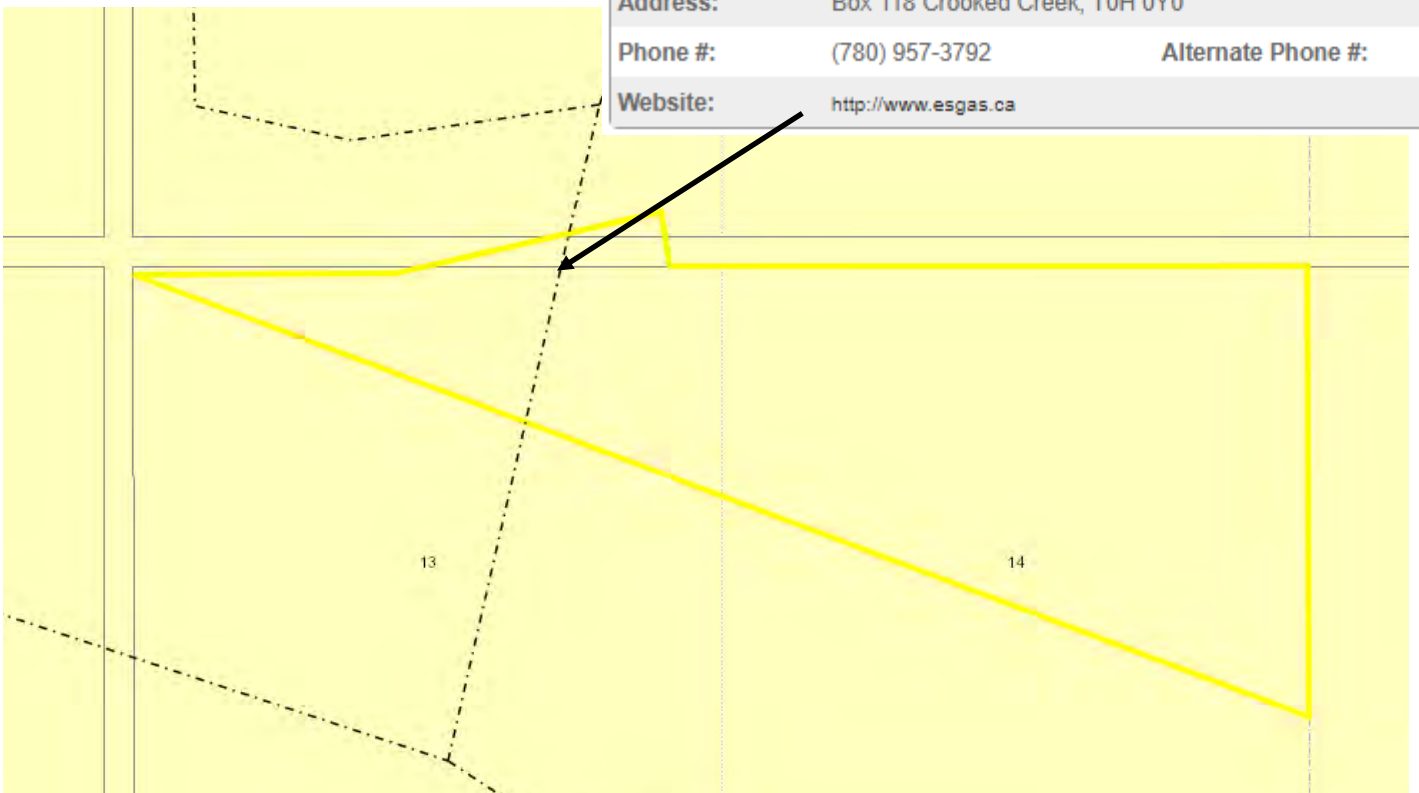
Pipeline Info



NATURAL GAS CO-OPERATIVE CONTACT INFORMATION

Data Current To January 1, 2020

Name:	East Smoky Gas Co-op Ltd.	
Address:	Box 118 Crooked Creek, T0H 0Y0	
Phone #:	(780) 957-3792	Alternate Phone #:
Website:	http://www.esgas.ca	



****Pipeline locations are approximate only and do not show actual locations of pipelines****

This plan was prepared in accordance with the Survey Act and Regulations and is published in and form without the specific written consent of Alberta Land Title.

PLAN No. 192 2046
 ENTERED AND REGISTERED
 ON July 10, 2019
 INSTRUMENT No. 192 162 805
 K. M. H. HALL
 A.S. SURVEYOR
 LAND TILES OFFICE


DESCRIPTIVE PLAN
 SHOWING CONSOLIDATION OF
LOT 2, BLOCK 1 PLAN 192 2045
 AND PART OF
N.W. 1/4 SEC. 20-70-24-5
M.D. OF GREENVIEW NO. 16
 ALBERTA
 2019
 SCALE = 1:5000

LEGEND:
 Centre-Reference Point shown with
 Area to be registered by this plan bounded line
 and contains 12.35 hectares.
 Field inspection was carried out between the dates of
 January 3rd, 2018 and January 5th, 2018. Boundaries have
 not been established on the ground.
 Bearings are given and are referred to
 General Meridian 437 West, UTM projection,
 NAD 83 (CSRS) datum and are defined
 using PPS methods.
 Centroidal State Vector used = 0.999510
 Geo-Reference point: 449341.63 N,
 UTM NAD83 (CSRS) 440160.61 E,
 Centroid using PPS.

ABBREVIATIONS:
 A.L.S. Alberta Land Surveyor
 Boundary
 E.R.S. Existing Registered System
 F.I. Field Inspection
 H. Horizontal
 N. North
 P.A. Plan
 R.P. Right of Way
 S. Section
 S.S. Survey
 T. Township
 U.T.M. Universal Transverse Mercator
 W. West

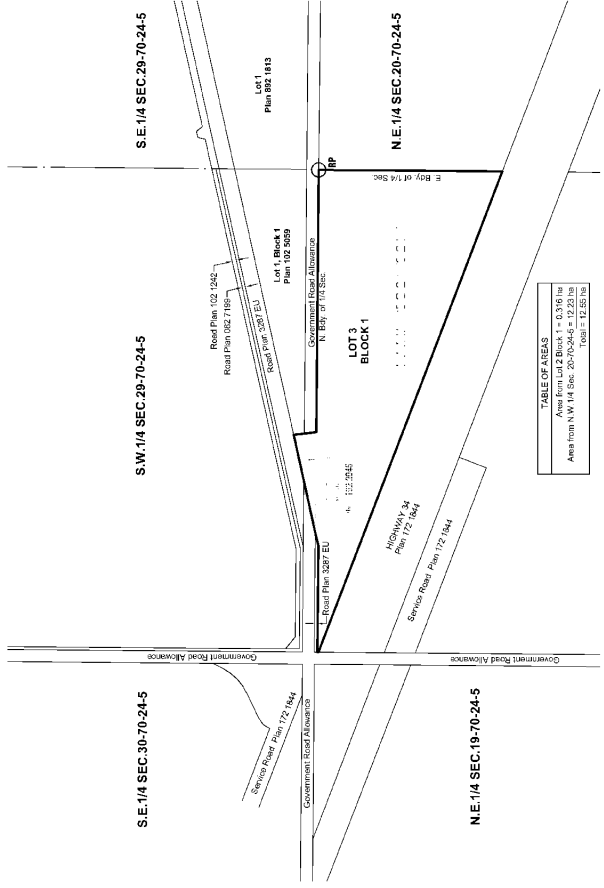
SURVEYOR :
 Chris Chasson, A.L.S.

DATE OF SIGNING:
 April 18th, 2019



OWNERS :
 FRANK R. RETZLER
 GWERDOLYN RETZLER

Initials: MM - JPS
 Plan Date: April 18, 2019
 VELOCITY GROUP
 114, 116, 115, 117th Avenue
 Calgary, Alberta T2C 2A8
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 CAD File: 180000_DE
 Office File: 180000



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