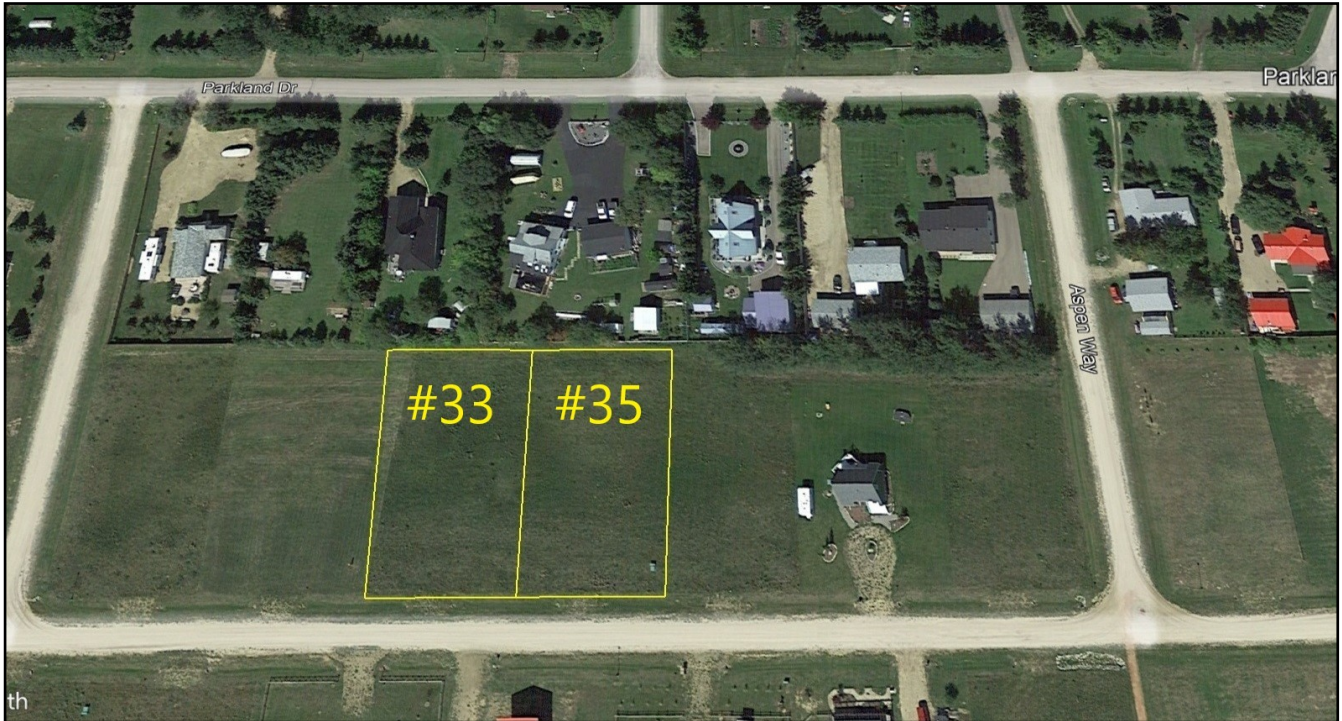


**BIDDING OPENS: September 12, 2023**

**BIDDING CLOSES: September 14, 2023**



### *#35 Aspen Lane*

*One of two adjacent parcels available for auction in the  
S.V. of Parkland Beach at Gull Lake.*

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  
780-696-2249



# 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: 10% up to a max of \$5,000 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.

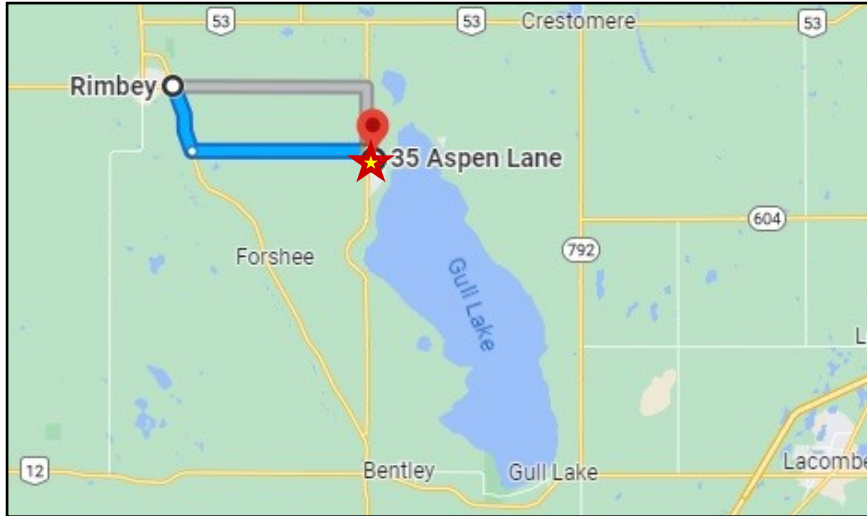
## HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	October 6, 2023
Deposit	<b>\$ 10,000.00 (non-refundable)</b> bank draft or approved payment payable to Moore's Agri-Trade Ltd <b>due from successful bidder upon close of bidding / signing of purchase contract.</b> Cash and virtual currency will not be accepted.
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none"><li>The property sells as is with no warranties of any kind whatsoever as to the condition or fitness of the property, environmental or otherwise.</li><li>No Real Property Report will be provided.</li></ul>

Copy of Purchase Contract is available - call 780-621-6767

**Contract must be signed by successful bidder upon bidding closing**

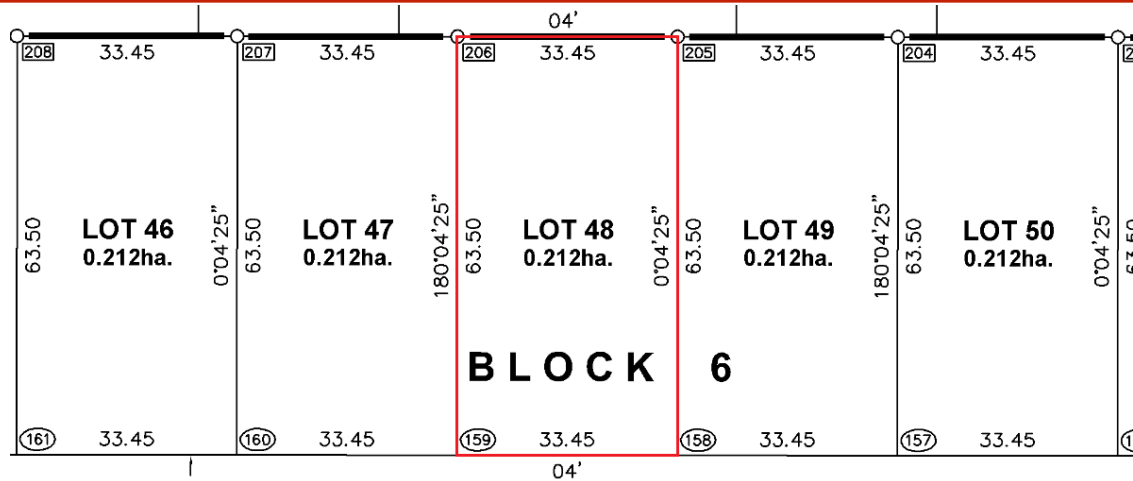
# Location



## DIRECTIONS FROM Rimbey 50 Ave./Hwy 20 Intersection

Head south on AB-20 S  
3.3 km  
Turn left onto Township Rd 422  
8.9 km  
Turn right onto AB-771 S  
350 m  
Turn left onto Parkland Dr  
150 m  
Turn right onto Aspen Link  
150 m  
Turn left onto Aspen Ln

# Survey of Plan 0927960 Block 6 Lot 48



Within walking distance to the shores of Gull Lake, this .523 acre parcel gives numerous options to enjoy all that lake living has to offer. You can park your RV or build your dream cottage/year-round home. There is no time constraint to build. Natural gas and electricity are at the lot line.

A boat launch and playground are within walking distance of the lot and the Gull Lake golf course is less than 2 km away.

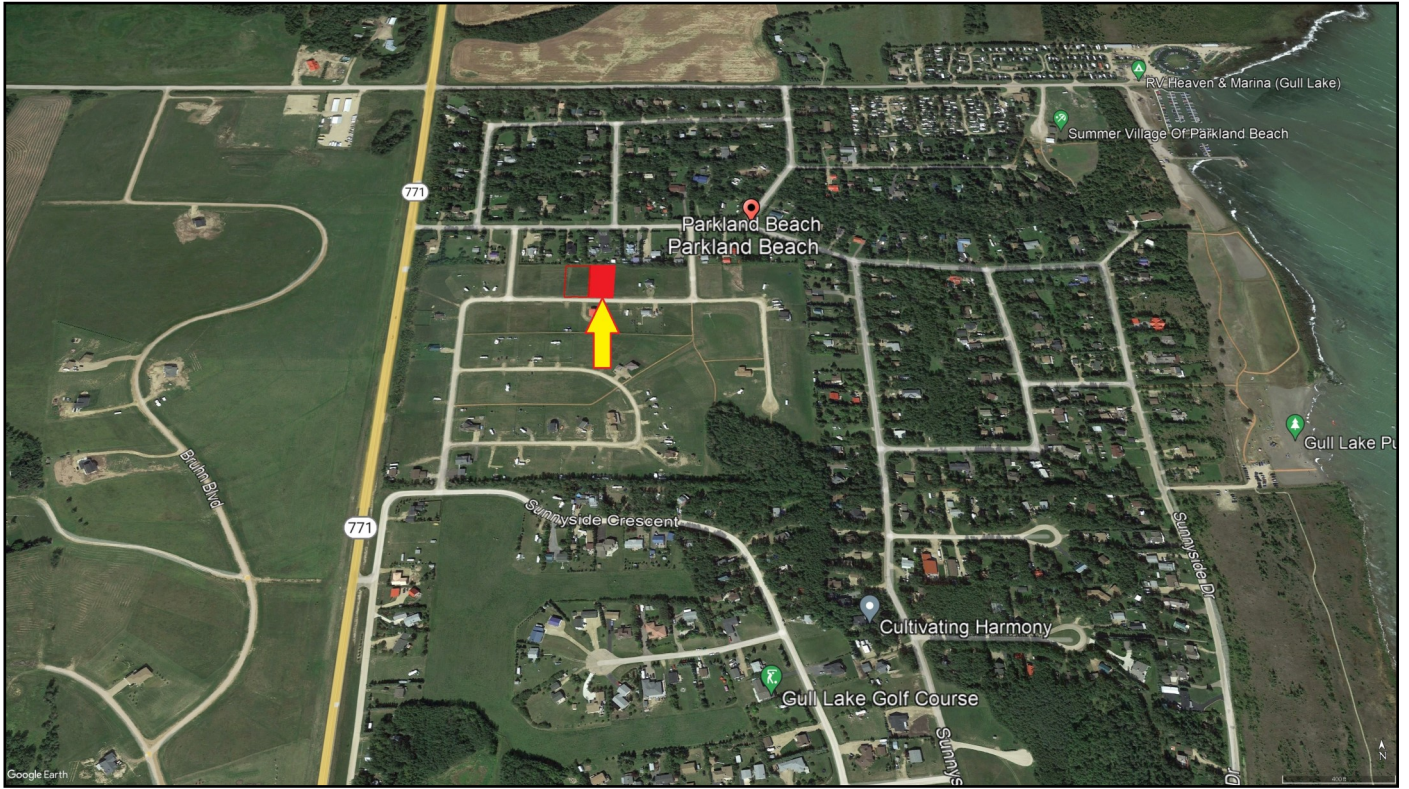
Looking for more land? The adjacent parcel, #33 Aspen Lane, will be auctioned off at the same time as #35, which gives the option of having over one acre of land to enjoy in Parkland Beach!

Municipal Address	35 Aspen Lane
Municipality	S.V. of Parkland Beach
Legal Description	Plan 0927960 Block 6 Lot 48
Land Size	.523 Acres
Land Use Zoning	Residential
Property Taxes	\$1226.43
Deposit	\$10,000.00
Possession	October 6, 2023

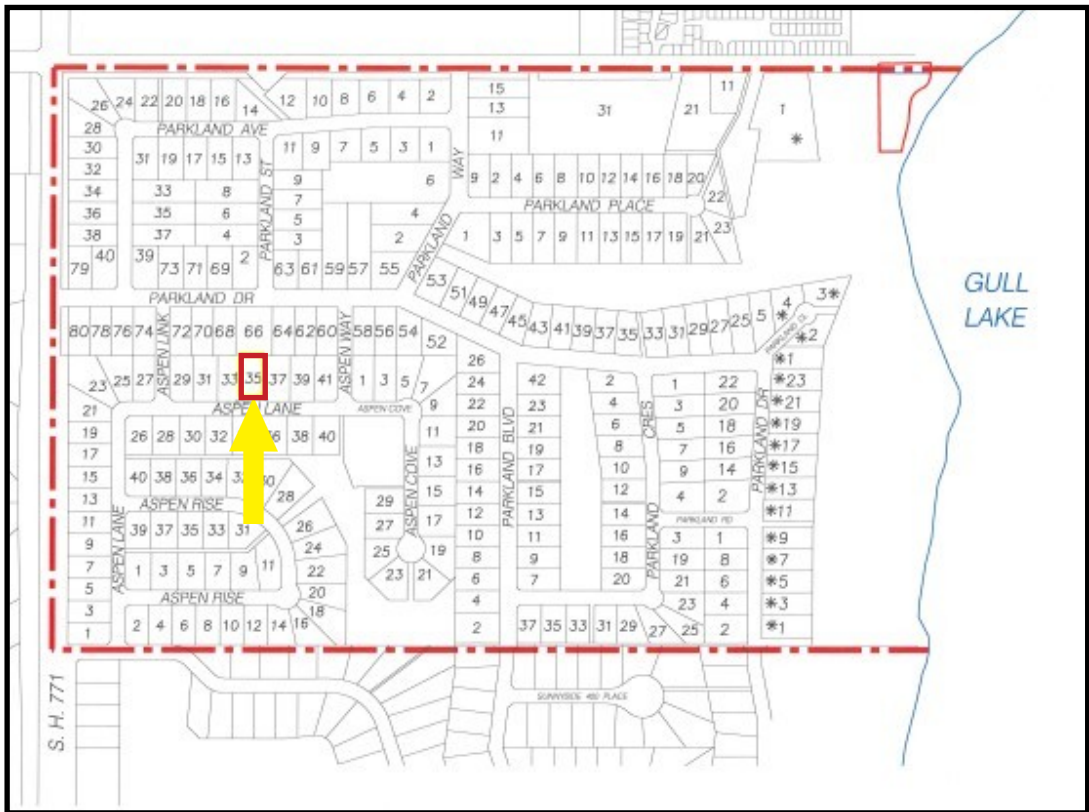
# Property Photos



# Property Photos



**Summer Village of Parkland Beach Civic Address Map**  
**35 Aspen Lane**



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