

BIDDING OPENS: Tues Oct 17, 2023

BIDDING CLOSSES: Thurs Oct 19, 2023



PARCEL 4

50006 Range Road 72

4.99 acres, 3 bedroom manufactured home, storage shed

Investment as rental property or your first home

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
780-542-4337
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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: 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

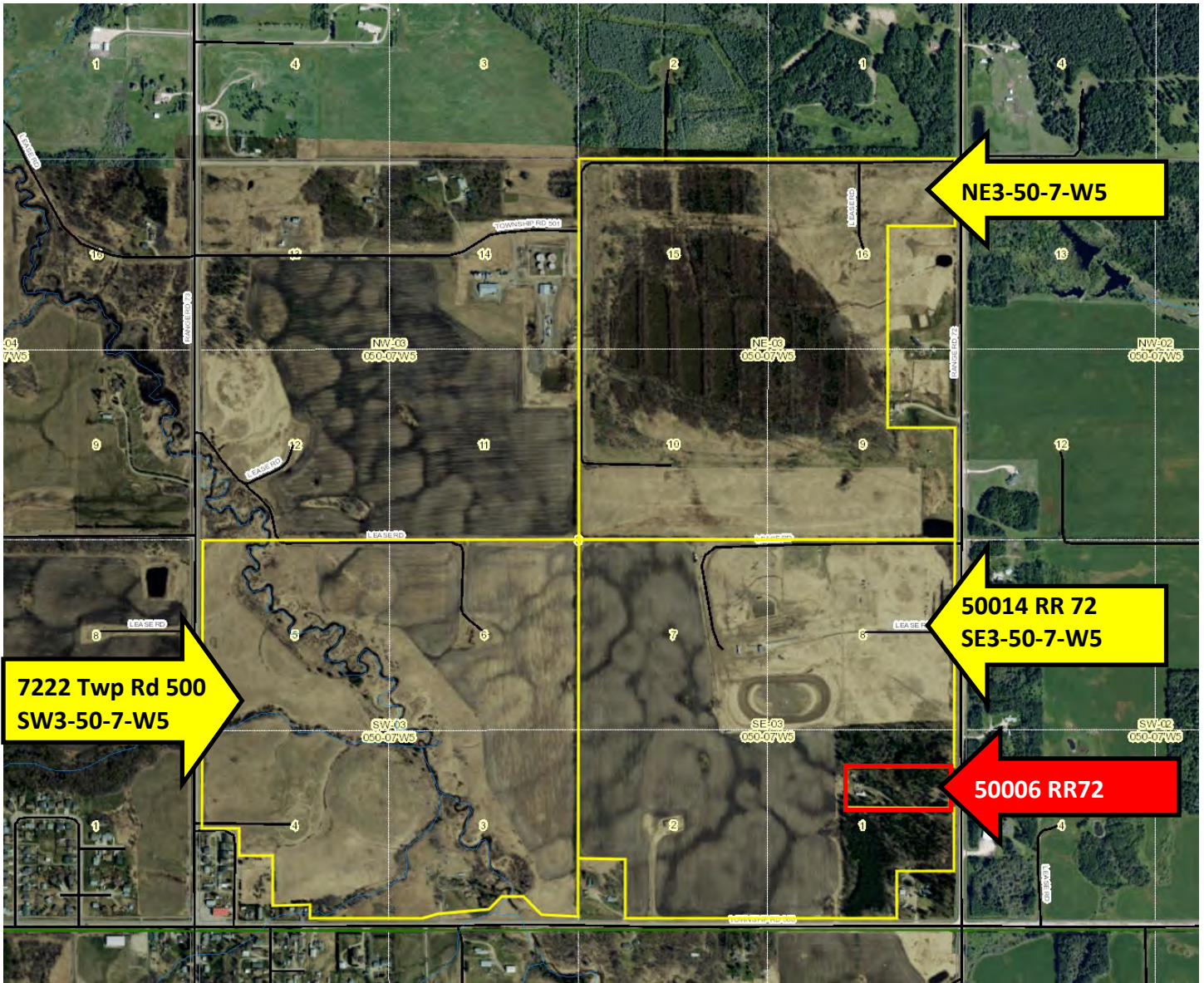
Completion Day	Home is currently rented until April 30, 2024. Buyer can take possession November 1, 2023 if buyer wants to assume the rental agreement. If Buyer is unable or does not want to assume the rental agreement possession will be May 10, 2024.
Deposit	\$ 10,000 (non-refundable) bank draft or 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, electric stove dishwasher, washer & dryer.
Excluded Goods	Microwave belongs to tenants
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.Fences may or may not be on property linesThe seller will contribute up to \$250 towards the cost of a Title Insurance Policy for the benefit of the buyer and the buyer's lender (if financing is obtained). The policy is to be secured by the buyer. A Real Property Report will not be provided.

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

Contract must be signed by successful bidder upon bidding closing

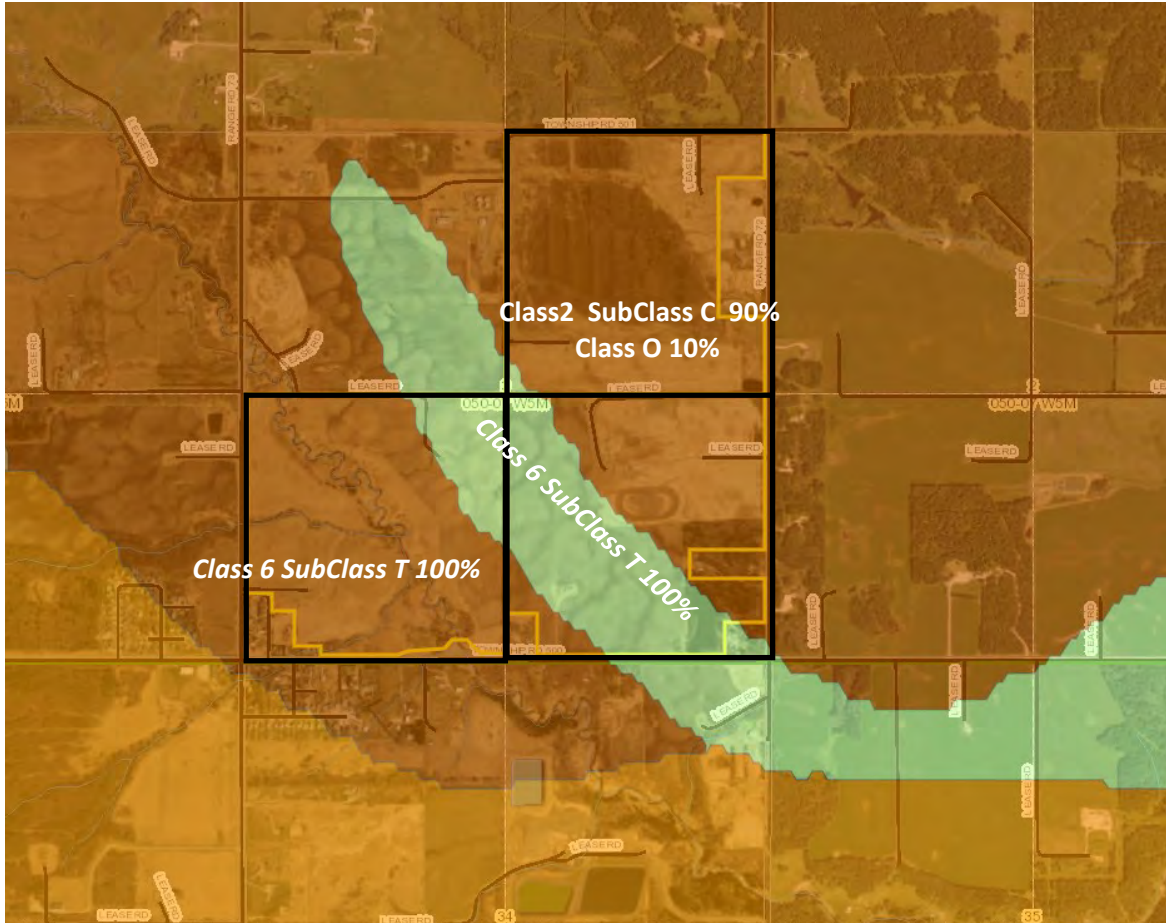
teamauctions.com

4 PROPERTIES SELLING SEPARATELY



4 PROPERTIES SELLING SEPARATELY											
Lot #	Address	Quarter	Section	Township	Range	W of Meridian	Acres	Property Taxes	Residence Rental \$	Lease Revenue	
1	7222 Twp Rd 500	SW	3	50	7	5	149.83	\$667.77	\$1,300	TBV	
2	On RR72	NE	3	50	7	5	144	\$ 52.24	NIL	TBV	
3	50014 RR72	SE	3	50	7	5	149.96	\$ 91.20	NIL	TBV	
4	50006 RR72	PLAN 0625259 Block 1 Lot 2 Located on SE3-50-7-W5 PLAN 0625259						4.99	\$984.02	\$1,100	NIL

Soil Map of the 4 Properties



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

1.2 AGRICULTURAL SOIL CLASSES

CLASS DESCRIPTION

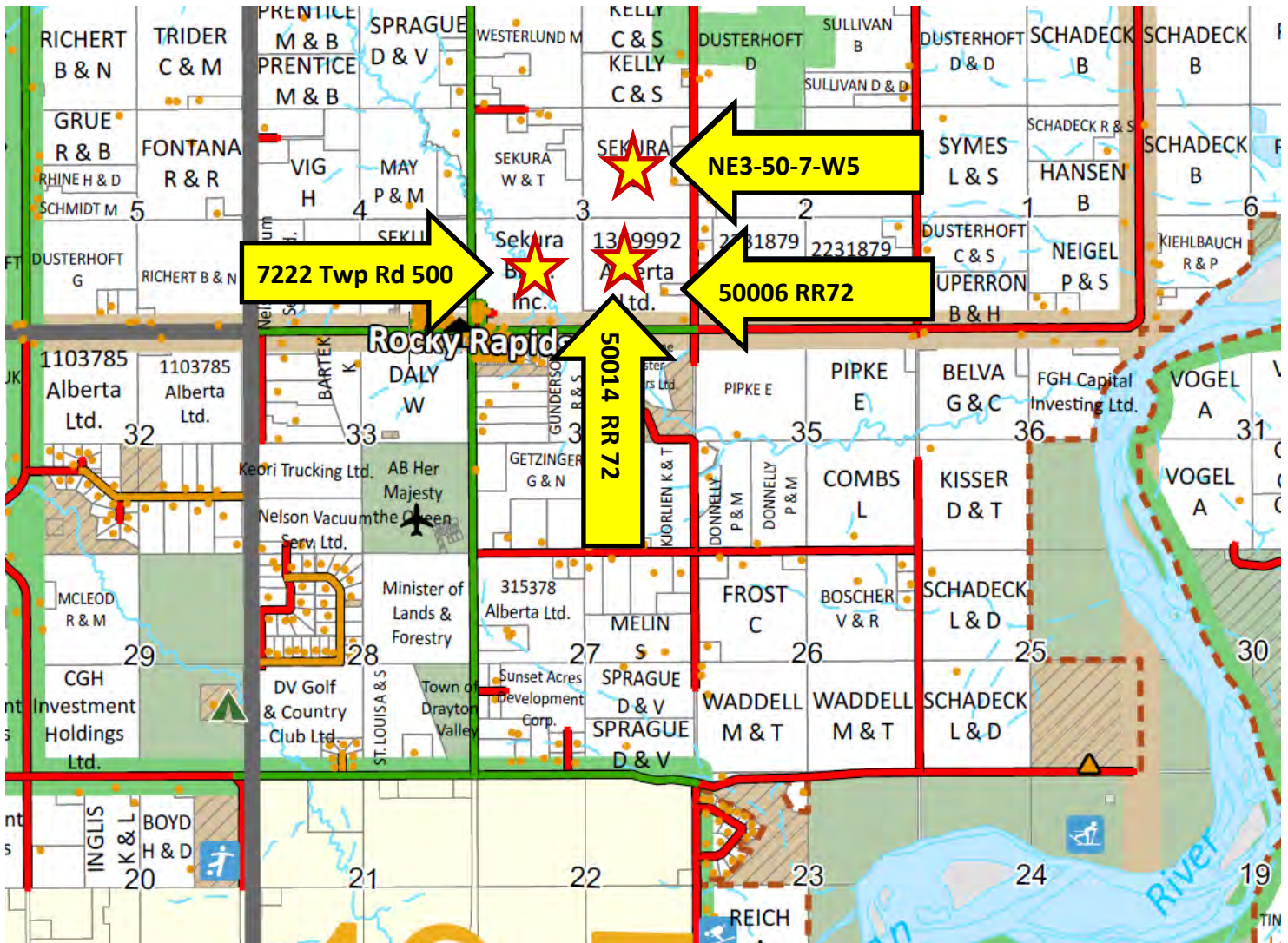
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of 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
O	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

County Map Showing the 4 Properties



DIRECTIONS:

50006 RR72

From Drayton Valley - 50 Ave & Hwy 22 (McDonalds Restaurant corner) go north 6.9 km on Hwy 22 to Twp Rd 500. Turn right and continue east 3.2 km to Range Road 72, turn left & go north 0.26 km to property on west side of road.

50006 Range Range 72 4.99 acres



50006 Range Road 72, Brazeau County

Municipal Address	50006 RR 72
Municipality	Brazeau County
Legal Description	Plan 062 5259 Block 1 Lot 2
Land Size	4.99 Acres
Land Use Zoning	Agricultural
Property Taxes	\$984.02
Deposit	\$10,000
Possession	See Comments

4.99 acres with 3 bedroom 66x16 (1056 sq ft) manufactured home. Long winding driveway through the trees provides privacy from Range Road 72.

Home is currently rented until April 30, 2024. Buyer can take possession November 1, 2023 if buyer wants to assume the rental agreement. If Buyer is unable to assume the rental agreement due to mortgage constraints, possession will be May 10, 2024.

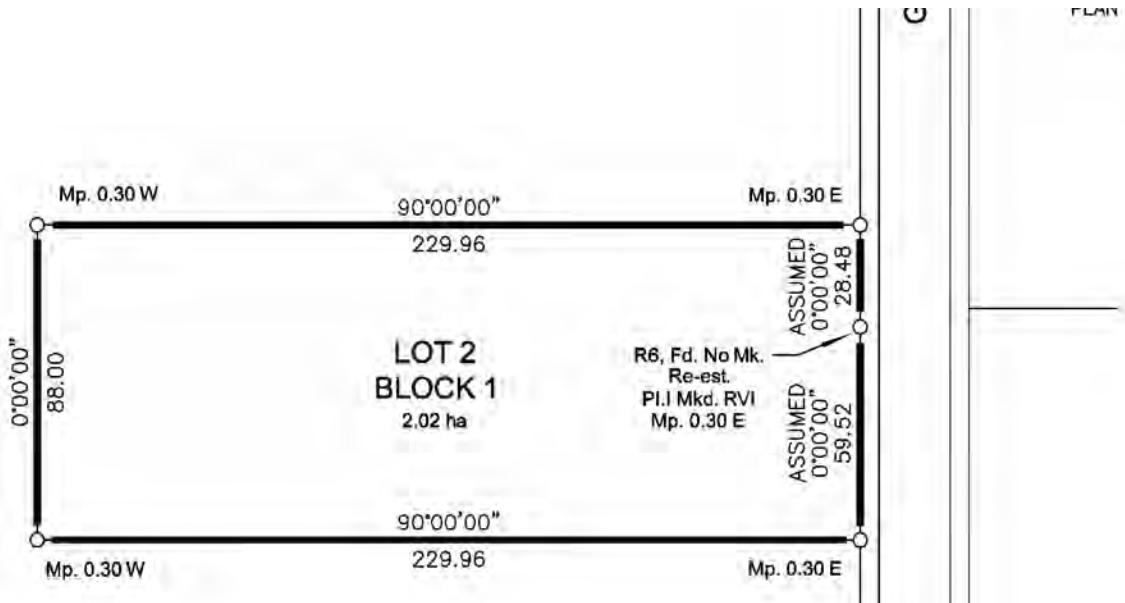
Home has new furnace (April 2023), new well pump (May 2023), Hot water tank was replaced 4 years ago. Home was freshly painted prior to renters moving in May 2023.

The floors in the galley kitchen, dining room, bathroom & 2 bedrooms have been updated with vinyl planking. The kitchen features oak cabinets. Some windows are vinyl. Others are aluminium. Bathroom has a soaker tub with newer tub surround and new toilet has been installed. The washer and dryer are located in an alcove in the hallway. Master bedroom has oak colored laminate flooring. Note one of the secondary bedrooms does not have a closet. Addition has power but is not heated and is home to the entry and a storage room. The foundation for the home is metal pilings.

Services: natural gas, water well (see included well report), power, septic is holding tank.

Manufactured home info label is not available. Info from Insurance company indicates that home was built in 1987 by Maison Homes. Serial number is unavailable.

Property Photos



Property Photos



Property Photos



Master bedroom



2nd and 3rd bedrooms

Property Photos



Washer and dryer located in hallway



Furnace replaced in April 2023

Property Photos





Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 366873
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1992/11/30

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location							Measurement in Imperial		
Owner Name SEKURA, COREY	Address P.O. BOX 6808 DRAYTON VALLEY		Town	Province	Country	Postal Code T0E 0M0			
Location	1/4 or LSD SE	SEC 3	TWP 50	RGE 7	W of MER 5	Lot	Block	Plan	Additional Description
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)					
_____ ft from _____				Latitude <u>53.283406</u> Longitude <u>-114.934169</u>			Elevation _____ ft		
_____ ft from _____				How Location Obtained			How Elevation Obtained		
				Map			Not Obtained		

Drilling Information	
Method of Drilling Rotary	Type of Work New Well
Proposed Well Use Domestic & Stock	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
19.00		Gray Sandy Clay	
36.00		Gray Clay & Boulders	
65.00		Gray Sandy Clay	
96.00		Gray Clay & Boulders	
126.00		Brown Loose Sand	
133.00		Gray Sandy Clay	
150.00		Gray Shale	
153.00		Gray Sandy Shale	
164.00		Brownish Gray Sandy Shale	
168.00		Brownish Gray Shale	
173.00		Brown Sand & Sandstone	
178.00		Gray Sandy Shale	
182.00		Green Shale	
193.00		Gray Sand & Shale	
196.00		Gray Sand & Sandstone	
198.00		Gray Sand	
200.00		Gray Shale	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate <u>40.00 igpm</u>			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
1992/09/29	60.00	0.00	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
200.00 ft		1992/09/29	1992/09/29	
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	200.00		
Surface Casing (if applicable)		Well Casing/Liner		
Steel		Plastic		
Size OD :	<u>5.50 in</u>	Size OD :	<u>4.50 in</u>	
Wall Thickness :	<u>0.244 in</u>	Wall Thickness :	<u>0.250 in</u>	
Bottom at :	<u>175.00 ft</u>	Top at :	<u>8.00 ft</u>	
		Bottom at :	<u>198.00 ft</u>	
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
183.00	198.00	0.250		12.00
Perforated by <u>Machine</u>				
Annular Seal Driven				
Placed from <u>0.00 ft</u> to <u>177.00 ft</u>				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : <u>0.00 in</u>				
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type _____		Grain Size _____		
Amount _____				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name MORRILL'S WATER WELL DRILLING LTD.	Copy of Well report provided to owner Date approval holder signed



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 366873
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1992/11/30

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial	
Owner Name SEKURA, COREY		Address P.O. BOX 6808 DRAYTON VALLEY			Town		Province		Country		Postal Code T0E 0M0
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	SE	3	50	7	5						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
_____ ft from _____					Latitude <u>53.283406</u>		Longitude <u>-114.934169</u>			Elevation _____ ft	
_____ ft from _____					How Location Obtained					How Elevation Obtained	
					Map					Not Obtained	

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level _____ in										
Is Artesian Flow _____					Is Flow Control Installed _____					
Rate _____ igpm					Describe _____					
Recommended Pump Rate _____ 40.00 igpm					Pump Installed Yes		Depth _____ ft			
Recommended Pump Intake Depth (From TOC) _____ 50.00 ft					Type SUB		Make GOULDS		H.P. .75	
							10G07412		Model (Output Rating) _____	
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion _____			
Gas _____					Depth _____ ft		Geophysical Log Taken _____			
Remedial Action Taken _____					Submitted to ESRD _____					
Additional Comments on Well					Sample Collected for Potability _____			Submitted to ESRD _____		
DRILLER REPORT SWL GROUND LEVEL.										

Yield Test			Taken From Ground Level	Measurement in Imperial
Test Date	Start Time	Static Water Level	Depth to water level	
1992/09/29	12:00 AM	0.00 ft		
			Pumping (ft)	Recovery (ft)
			Elapsed Time	Minutes:Sec
Method of Water Removal				
Type Air _____				
Removal Rate _____ 60.00 igpm				
Depth Withdrawn From _____ 50.00 ft				
If water removal period was < 2 hours, explain why				

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner
MORRILL'S WATER WELL DRILLING LTD.	Date approval holder signed

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