

BIDDING OPENS: Tues Oct 17, 2023

BIDDING CLOSES: Thurs Oct 19, 2023



PARCEL 1 **7222 Twp Rd 500 SW3-50-7-W5 149.83 acres**
*Winding Creek, 2 bedroom cabin, Farm Land,
Bordering hamlet of Rocky Rapids, Minutes to Drayton Valley*

Sale Managed by:

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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

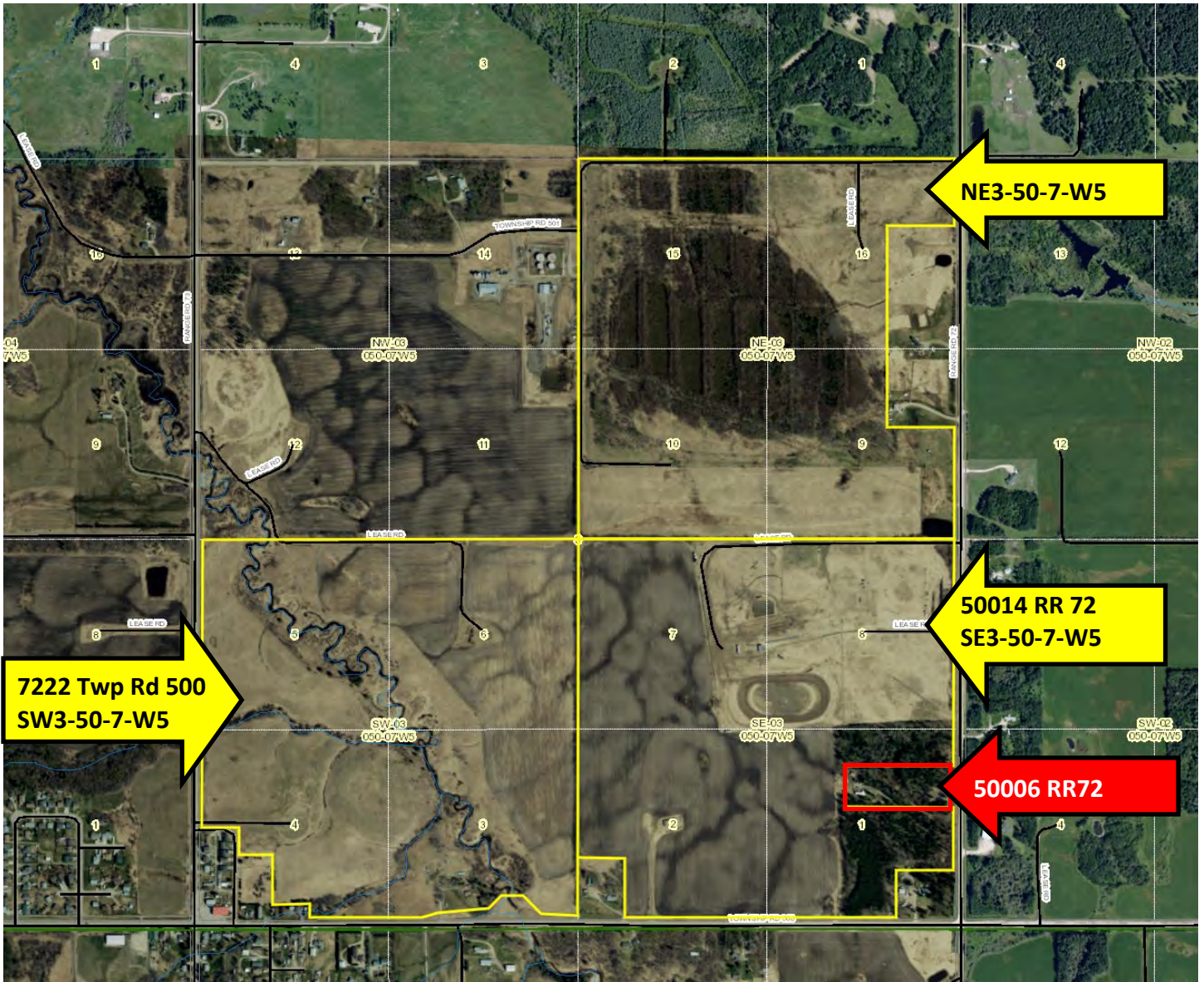
Completion Day	Cabin is currently rented on monthly lease. Buyer can take possession December 1, 2023 if buyer wants to assume the rental agreement. If Buyer is unable or is unwilling to assume the rental agreement, possession will be January 26, 2024.
Deposit	\$ 20,000 (non-refundable) bank draft or 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, Propane stove, washer & dryer
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.Fences may or may not be on property linesThe seller will contribute up to \$ 500 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. This title insurance policy to also be used to ensure that this transaction closes on completion date.Surface lease revenue will be assigned to the buyer and adjusted as of completion day for any rents paid in advance

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

Contract must be signed by successful bidder upon bidding closing

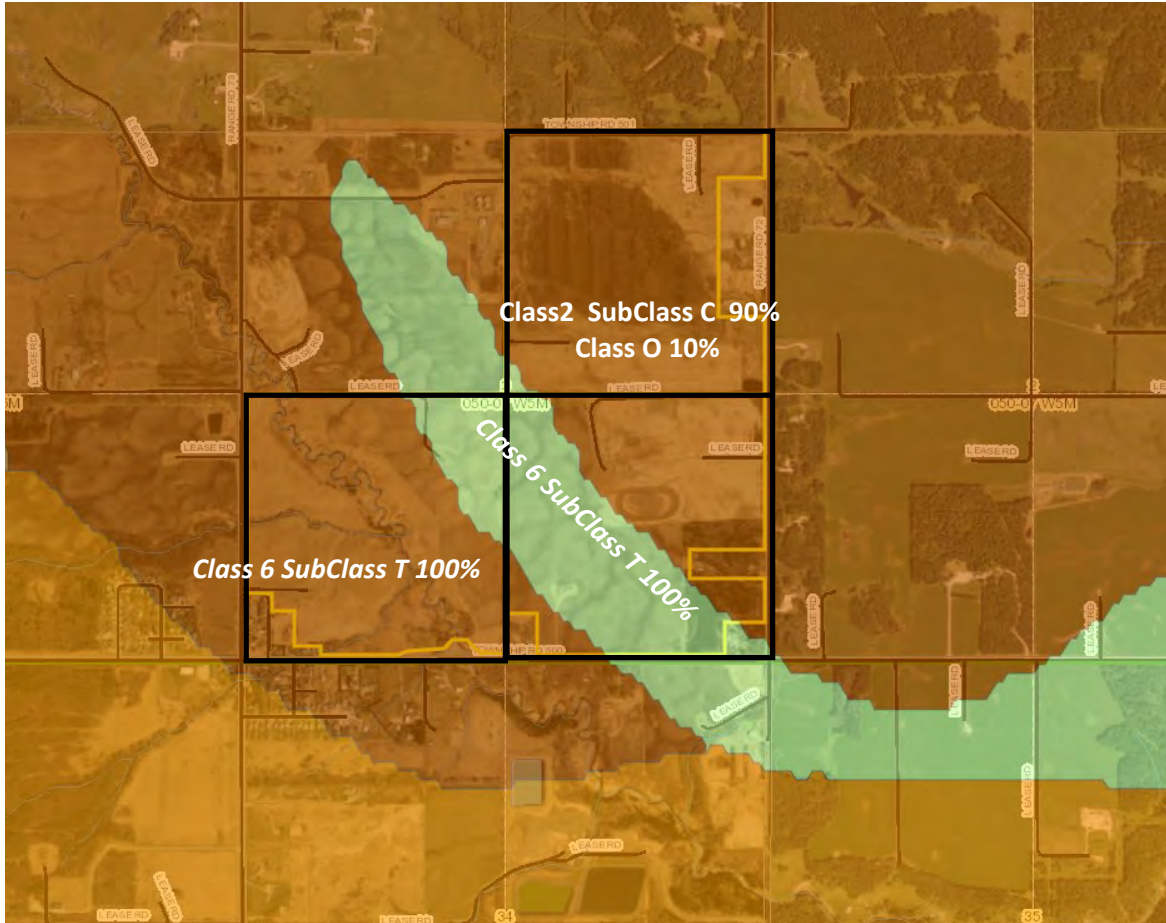
teamauctions.com

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	\$1,100	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	\$1,300	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

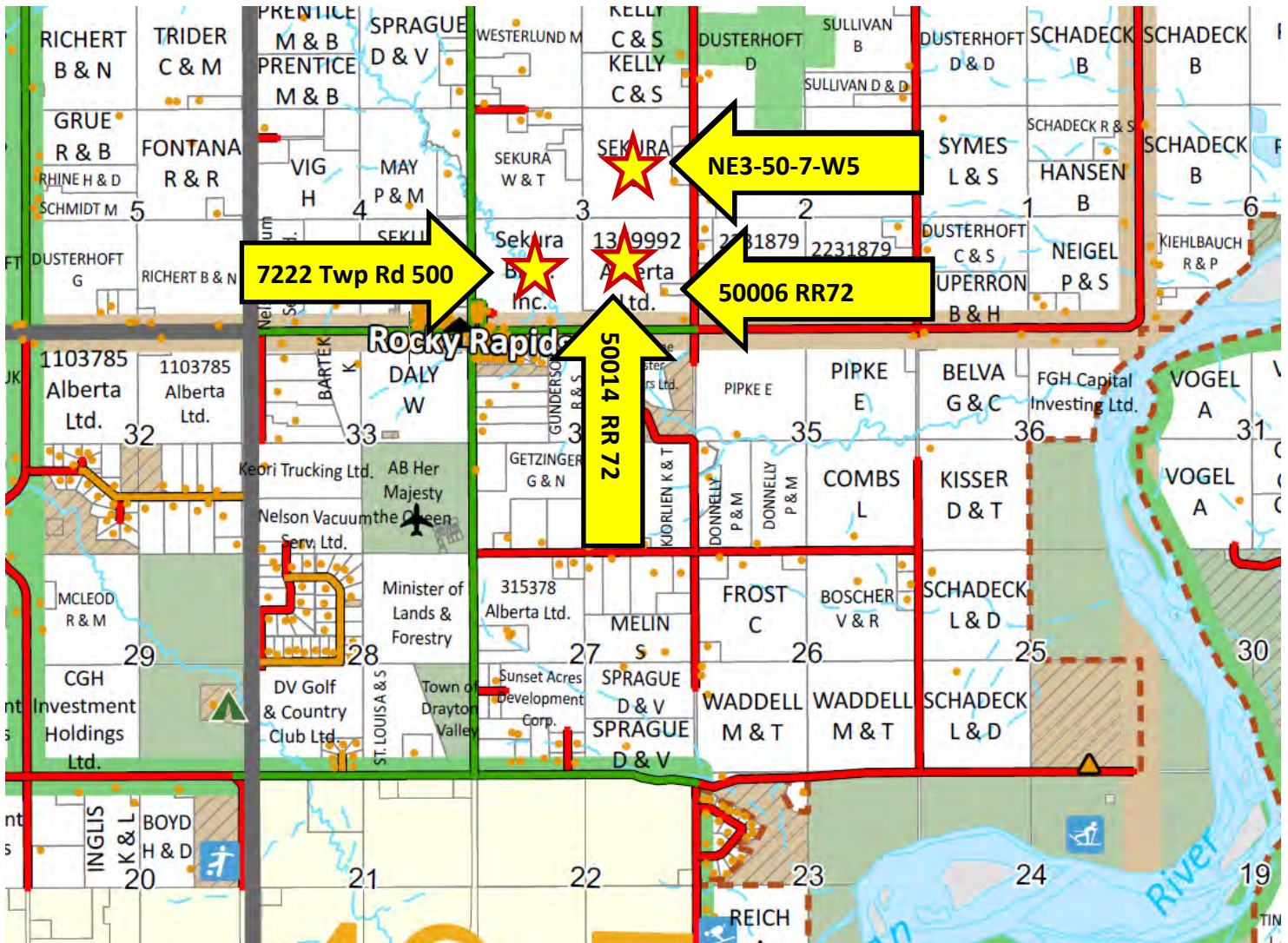
1	No significant limitations in use for crops
2	Moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Moderately severe limitations that restrict the range of crops or require special conservation practices
4	Severe limitations that restrict the range of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

7222 Twp Rd 500

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 2.1 km - just a short distance east of the Rocky Rapids Store.

7222 Twp Rd 500 SW3-50-7-W5 149.83 acres



Municipal Address	7222 Twp Rd 500
Municipality	Brazeau County
Legal Description	SW3-50-7-W5
Land Size	149.83 acres
Land Use Zoning	Urban Reserve
Property Taxes	\$ 667.77
Deposit	\$20,000
Possession	See Comments on next page

7222 Twp Rd 500 SW3-50-7-W5 149.83 acres



**149.83 acres - 2 bedroom cabin - winding creek
surface lease revenue
bordering hamlet of Rocky Rapids
minutes north of Drayton Valley**

Municipal Address	7222 Twp Rd 500
Municipality	Brazeau County
Legal Description	SW3-50-7-W5
Land Size	149.83 acres
Land Use Zoning	Urban Reserve
Property Taxes	\$ 667.77
Deposit	\$20,000
Possession	See Comments

Located just minutes north of Drayton Valley, bordering the hamlet of Rocky Rapids, the property enjoys the benefits of both rural and urban living. The property's 149.83 acres offers ample space for various activities, including farming, ranching, or simply enjoying the tranquility of nature - a unique opportunity for individuals seeking a peaceful and picturesque retreat. Its natural beauty, convenient location, and potential for recreational activities make it an attractive investment. The fertile soil and abundant water supply from the winding creek create favorable conditions for agricultural endeavors.

The 2-bedroom cabin provides a cozy retreat, while the winding creek adds to the picturesque charm. Additionally, the property's proximity to the hamlet of Rocky Rapids and Drayton Valley ensures easy access to essential amenities and services, ensuring that residents can enjoy the tranquility of rural living without sacrificing the convenience of urban facilities.

Cabin is currently rented on monthly lease. Buyer can take possession December 1, 2023 if buyer wants to assume the rental agreement. If Buyer is unable or is unwilling to assume the rental agreement, possession will be January 26, 2024.

Cabin was built in 1960s but underwent major renovations last year including electrical and plumbing. Propane stove, fridge, washer & dryer, propane tank included. Laminate flooring through most of the home. Propane furnace new in Feb 2023. On crawlspace.

Services: Sewer - open discharge, propane (tank is included), power, well. Info on Water well report is not available.

Tenancy Agreement:

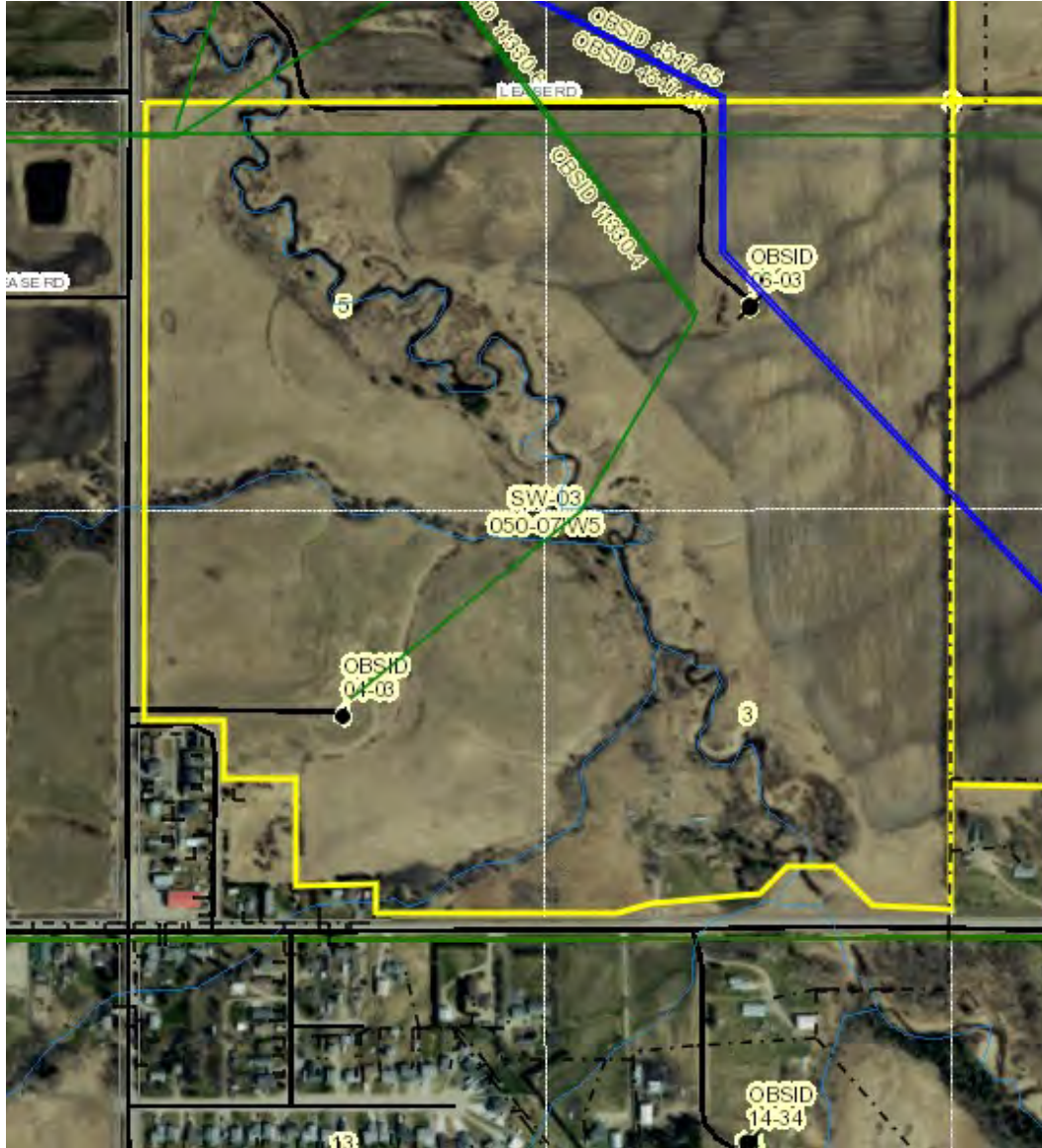
Month to Month lease

\$1100 monthly rent payable on 1st day of month.

If buyer does not want renter in place, then 90 days notice will be given to renter on Oct 19, 2023.

Possession will then be January 26, 2023

Pipelines and Surface Lease Well Info



REVENUE FROM SURFACE LEASES -

Quarter	Section	Twp	Range	W of	Annual Payment	Lease Date	File #	Company
SW	3	50	7	5	Being Verified			Obsidian
SW	3	50	7	5	Being Verified			Obsidian

Be assigned to the buyer and adjusted as of completion day for any rents paid in advance

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

Property Photos - SW 3-50-7-W5



Property Photos - SW 3-50-7-W5



Property Photos - SW 3-50-7-W5



Property Photos - SW 3-50-7-W5



Property Photos - SW 3-50-7-W5



Photos taken by seller prior to renters taking possession.



13.4 UR - Urban Reserve

Purpose

13.4.1 The purpose of the Urban Reserve District is to identify land which in the future will probably be converted to urban use, but which can be used for agricultural purposes. An Area Structure Plan (ASP) approved by council must be prepared before the land will be considered for reclassification to another use.



District Characteristics

13.4.2 The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

Permitted Uses Discretionary Uses

Park

Uses may be allowed at the discretion of the Municipal Planning Commission which are compatible with the long-term plans for the land as set out in the Municipal Development Plan and any Area Structure Plan for the land.

Public Utility Facility

Special Regulations

- 13.4.3 No more than one dwelling unit shall be established on a lot.
- 13.4.4 All development standards, including minimum requirements and maximum limits, shall be at the discretion of the Development Authority as set out in the long term plans.

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