

BIDDING OPENS: Wed, Apr 6, 2022

BIDDING CLOSES: Fri, Apr 8, 2022

UPDATED MARCH 27, 2022 - See pages 3 & 10



F1

109279 Range Road 180 Plan 9721044 Lot 1
Home, Shop, Storage ...13.29 acres

Sale Managed by:

TEAM
AUCTIONS
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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: 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	30 May 2022
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, gas stove, dishwasher, washer, natural gas dryer, air compressor in shop.
Excluded Goods	Picnic table
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.• Real Property Report will not be provided.• Fences may or may not be on property lines

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

Contract must be signed by successful bidder upon bidding closing

teamauctions.com

109279 Range Road 180



13.29 acres with an attractive 4 bed 2 bath bungalow, 38x48 insulated shop, 30x80 open faced machine storage pole shed, landscaped yard, pastures, & garden plots. Located east and south of High Level.

THE HOME:

4 bedroom (2 on main floor + 2 in basement) 2 bath bungalow. This home was built approximately 1975 and was moved onto this property and put on a new basement approximately 30 years ago.

- Kitchen - Tile floor, oak cabinets, pantry on kitchen side of built in china cabinet stainless steel fridge, gas stove, dishwasher.
- Dining Room is bright with large windows facing south and facing east. Tile floor. Built in corner china cabinet.
- Living room - Spacious living room with west facing window, hardwood flooring. Current owners use a portion of this large space as an office.
- Main floor has primary bedroom with hardwood flooring and a second bedroom with lino flooring. There have been no renovations in either of these two rooms. ***The ceiling in primary bedroom and the north walls of both bedrooms show damage caused by moisture. This damage was there when the sellers purchased home. They have since installed metal roofing and new log siding.***
- Main bathroom - tile floor, oak vanity, soaker tub. Mirrors above vanity and on opposite wall—even a mirror at level for the kids to use. Note shower has been installed but needs shower head.
- Basement features family room, 2 bedrooms, 3 piece bath, laundry room (washer & natural gas dryer), cold room, and mechanical room with furnace & hot water heater. Basement has tile floor with mesh floor heat (3 thermostats) .
- Basement construction - concrete footings and concrete floor. Treated wood walls.
- New in 2003: Vinyl windows, tile & hardwood floors
- New in 2019: Metal roof, siding and wrap around deck.
- Yard: Attractive landscaped yard with flower bed and garden spots. Garden shed.

THE SHOP- 38'x 48'

- radiant tube heater & overhead heater, office space in mezzanine. Water system is located in north west corner of shop. The 2 overhead doors (14x14 insulated (R16) doors) with chain lifts and the shop exterior were redone in 2020. Floor drain. Concrete floor. Compressor is included.

POLE SHED - 30'x 80'

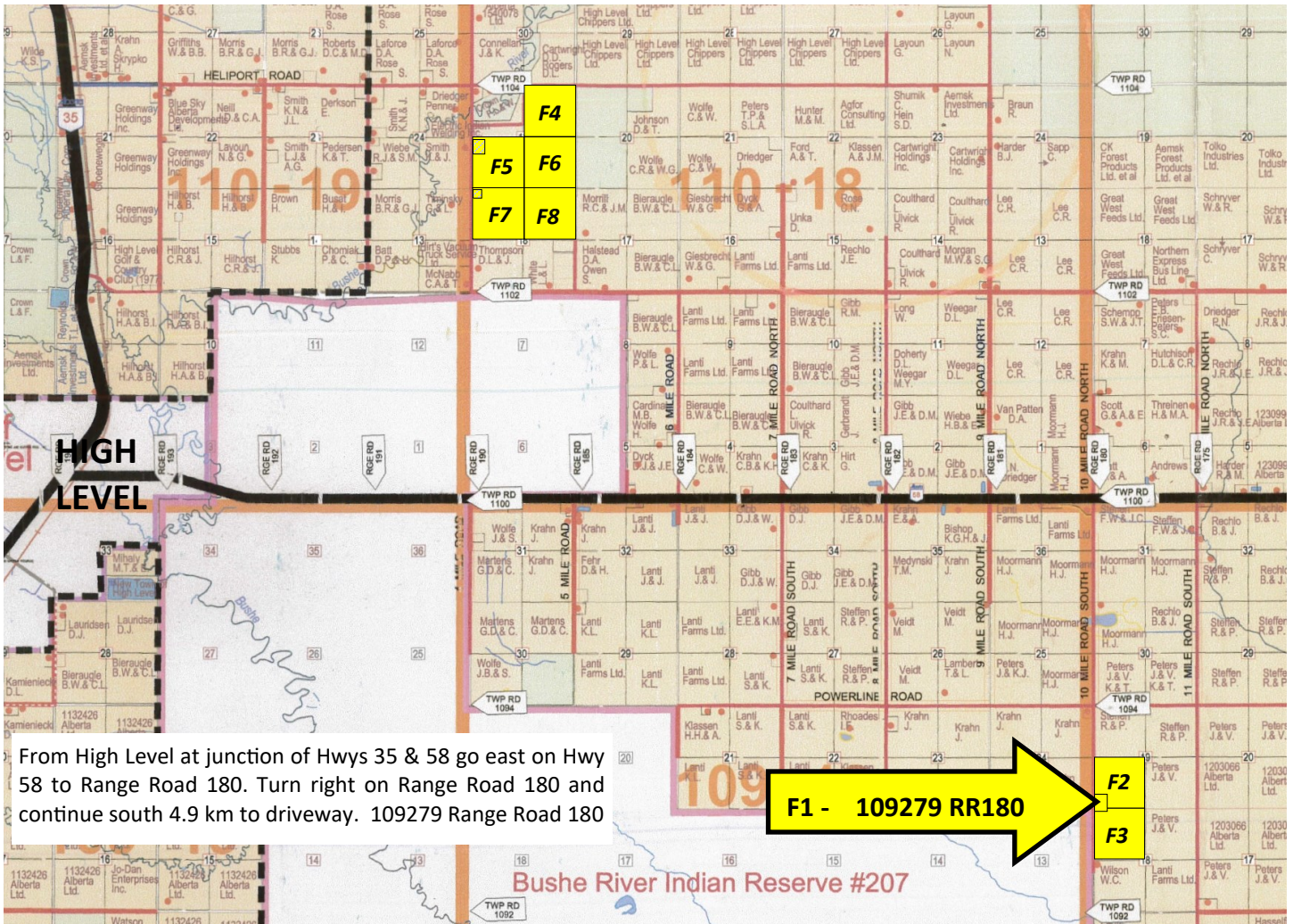
- Metal roof, open faced, and open on west end facing shop.
- Dirt floor, power from shop.

SERVICES:

- Power, Natural Gas, Phone Line, Sewer - 2 compartment tank with open discharge, Water well

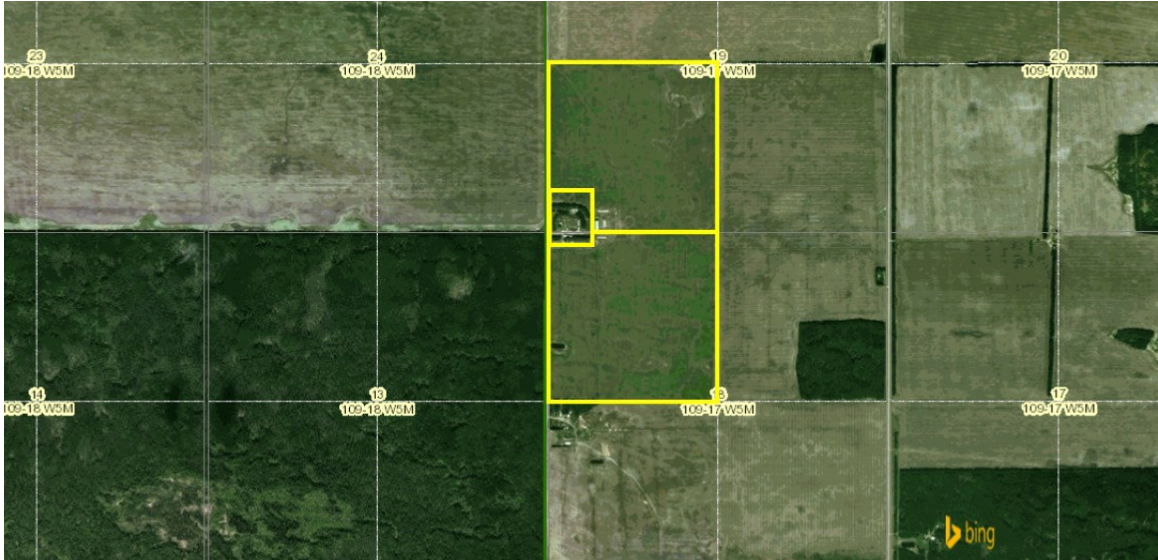
Municipality	Mackenzie County
Legal Description	PLAN 9721044 LOT 1
Land Size	13.29 acres
Land Use Zoning	Agricultural District 1
Property Taxes	\$1,975.70(2021)
Deposit	\$20,000
Possession	30 May 2022

Location



Lot Number	Quarter	Section	Township	Range	W of Meridian	Acres
F1	PLAN 9721044 LOT 1 109279 RR180 Located on SW19/NW18-109-17-W5					13.29
F2	SW	19	109	17	5	149.77
F3	NW	18	109	17	5	156.95
F4	NE	19	110	18	5	156.34
F5	SW	19	110	18	5	148.07
F6	SE	19	110	18	5	160
F7	NW	18	110	18	5	153.03
F8	NE	18	110	18	5	159

109279 Range Road 180 - 13.29 acres



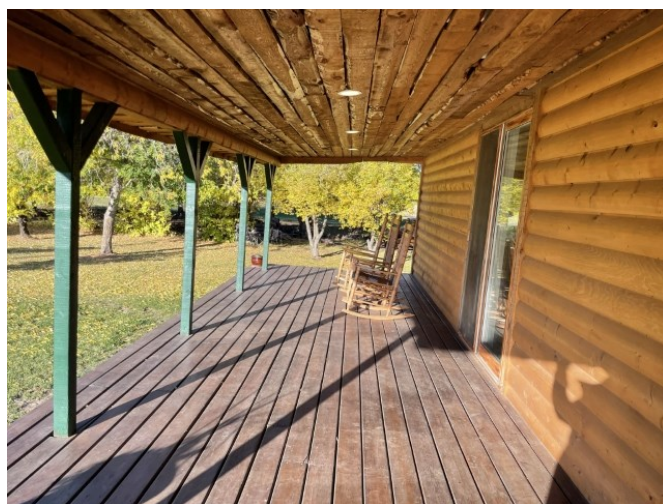
109279 Range Road 180



109279 Range Road 180



Rail road tie walk way



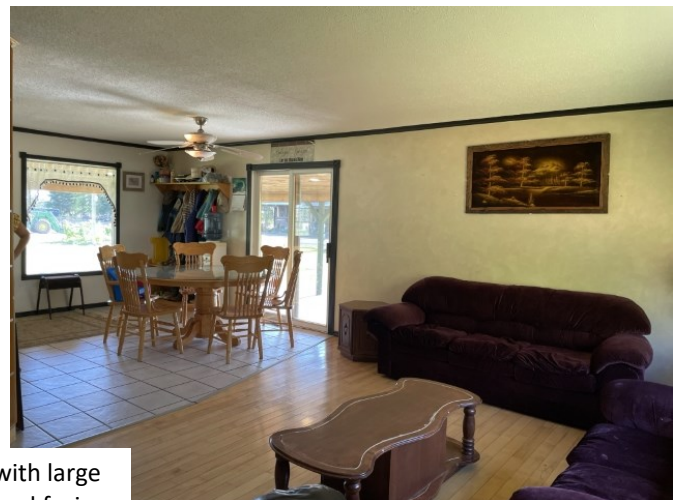
New in 2019: Metal roof, siding and wrap around deck.



109279 Range Road 180



Dining Room is bright with large windows facing south and facing east. Tile floor. Built in corner china cabinet.



109279 Range Road 180



Living room - Spacious living room with west facing window, hardwood flooring. Current owners use a portion of this large space as an office.

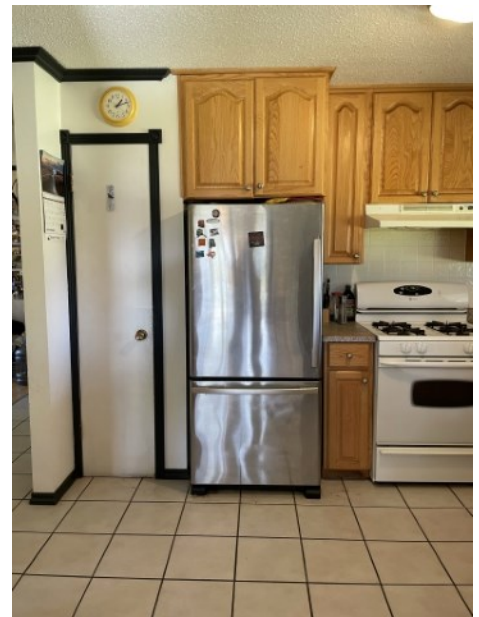


109279 Range Road 180



Kitchen - Tile floor, oak cabinets, pantry on kitchen side of built in china cabinet stainless steel fridge, gas stove, dishwasher.

Note the dishwasher was previously listed as new and unused - the current renters are using the dishwasher.



The ceiling in primary bedroom, and the outside walls of both bedrooms show damage caused by moisture. This damage was there when the sellers purchased home. They have since installed metal roofing and new log siding and new windows.



109279 Range Road 180

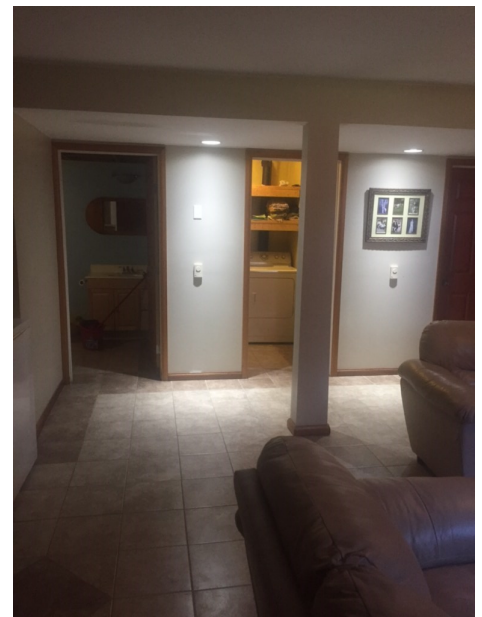


2 bedrooms on main floor. Primary bedroom has hardwood floor.



Main bathroom - tile floor, oak vanity, soaker tub. Mirrors above vanity and on opposite wall—even a mirror at level for the kids to use. Note shower has been installed but needs shower head.

Basement



Basement features family room, 2 bedrooms, 3 piece bath, laundry room (washer & natural gas dryer), cold room, and mechanical room with furnace & hot water heater. Basement has tile floor with mesh floor heat (3 thermostats) .

Basement construction - concrete footings and concrete floor. Treated wood walls.

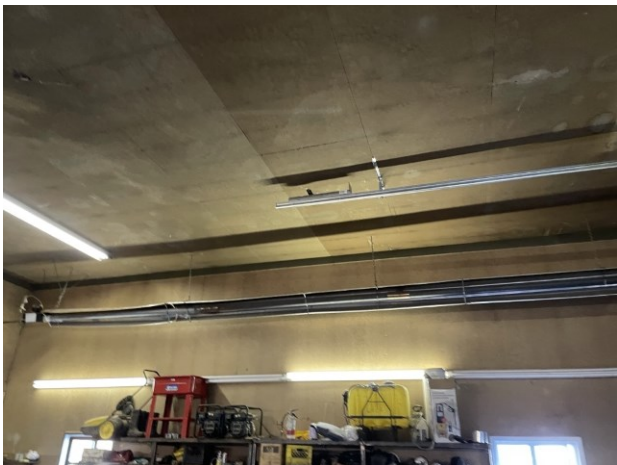
109279 Range Road 180

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- office space in mezzanine.
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- Floor drain. Concrete floor
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Water system is located in north west corner of shop.

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POLE SHED - 30'x 80'

- Located on east side of shop.
- Metal roof, open faced, and open on west end facing shop.
- Dirt floor, power from shop.



Power from shop to pole shed



Open discharge - located in north pasture



Water well is located in the south east corner of acreage. Covered with barrel.

109279 Range Road 180



Pasture north of yard site



Pasture south of yard site



Animal shelter in pasture south of yard site



Waterer in Animal shelter in pasture south of yard site

109279 Range Road 180



Berry bushes north of home



Concrete pads for former grain bins.
Swing and open faced shelter are not included.

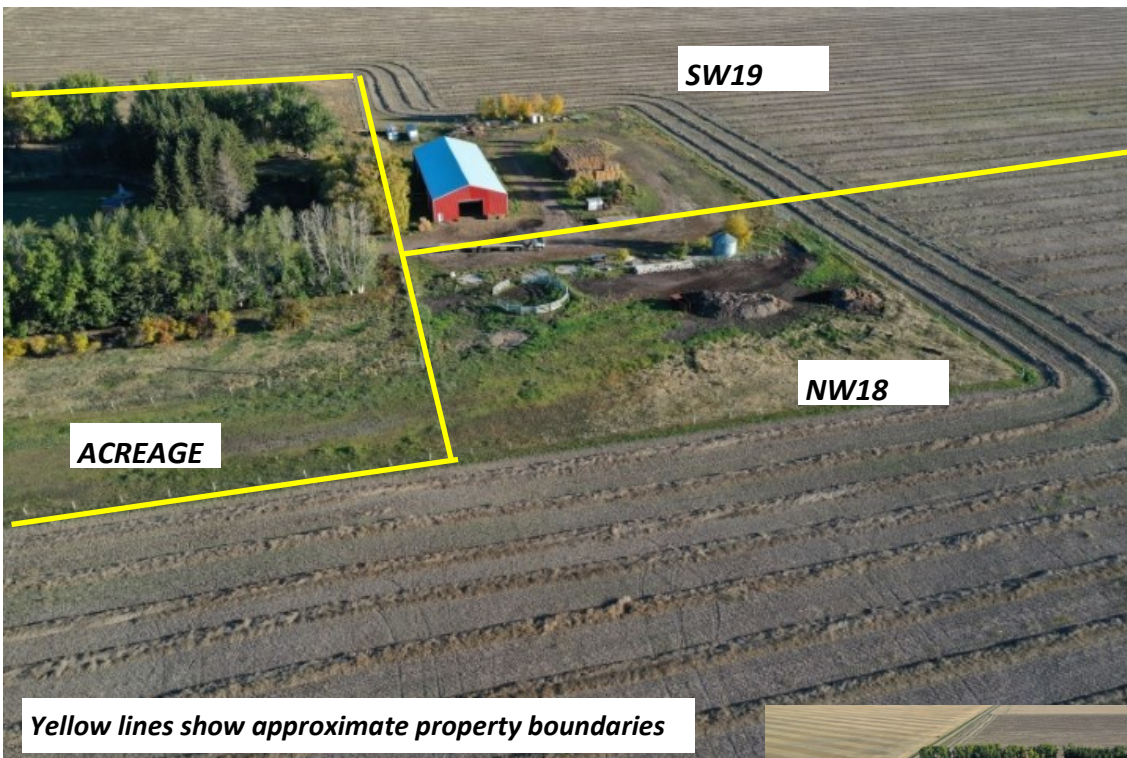


Garden spot in north east corner of yard site



Garden spot on east end of acreage

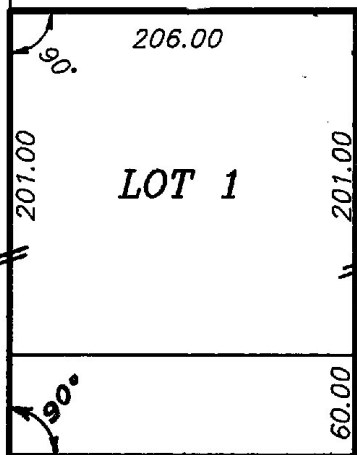
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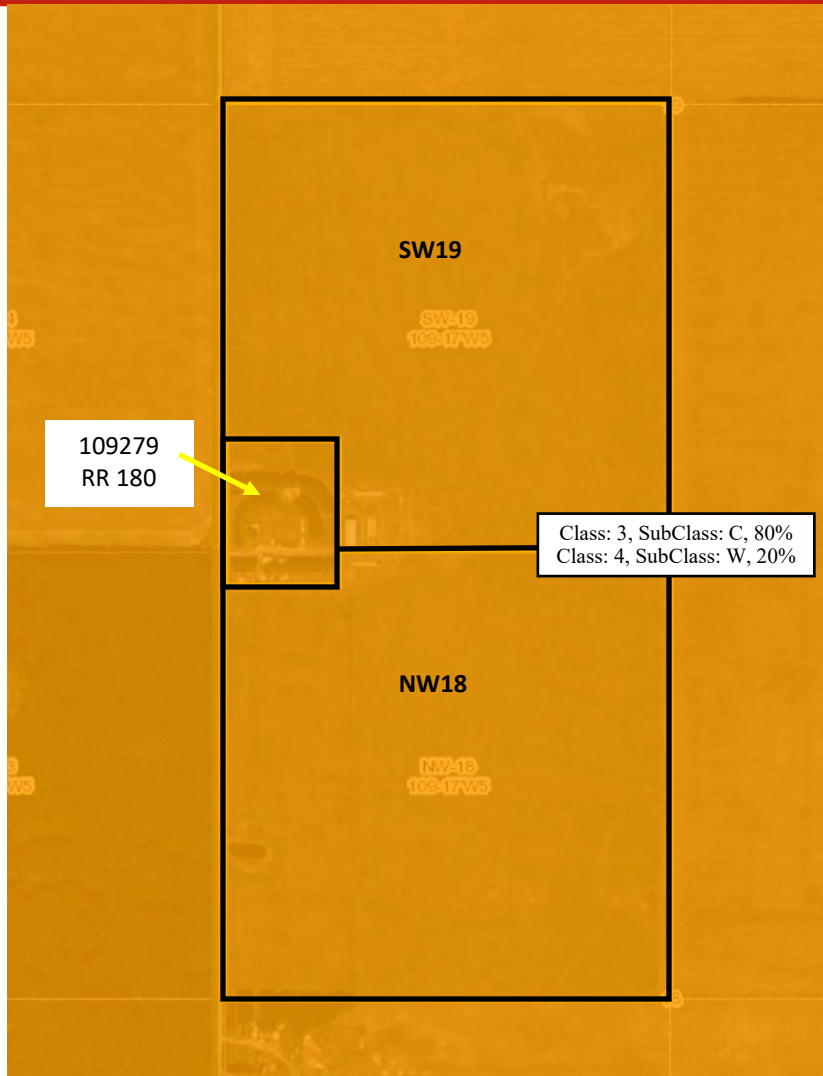
109279 Range Road 180

This plan may not be commercially re-distributed, transferred or manipulated in any form without the specific written consent of Alberta Land Titles

<p style="text-align: center;">19 109-17-W5</p> <p style="text-align: center;">SW 1/4 SEC 19-109-17-5 <small>AREA REQUIRED = 4.14 ha.</small></p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 150px; text-align: center;"> <p>206.00</p> <p>LOT 1</p> <p>201.00</p> <p>60.00</p> </div> <p style="text-align: center;">NW 1/4 SEC 18-109-17-4 <small>AREA REQUIRED = 1.24 ha.</small></p> <p style="text-align: center;">18 109-17-W5</p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>MACKENZIE MUNICIPAL SERVICES AGENCY</p> <p>Approved</p> <p>Director _____</p> <p>must be registered by _____</p> <p>file no.: _____ date _____</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">LAND TITLES</p> <p>PLAN No. 9721044</p> <p>ENTERED AND REGISTERED ON APRIL 16 '97</p> <p>INSTRUMENT No. 972 102 681</p> <p style="text-align: right;"><i>M. J. Mintz</i> A.D. REGISTRAR M.A.L.T.D.</p> </div> <p style="text-align: center;">DESCRIPTIVE PLAN SHOWING CONSOLIDATION OF PART OF NW 1/4 SEC. 18 & SW 1/4 SEC. 19, TWP. 109, RGE. 17, W. 5th MER. MUNICIPAL DISTRICT OF MACKENZIE NO. 23 ALBERTA</p> <p>SCALE 1:5000 1997 W.J. MINTZ, ALS</p> <div style="display: flex; justify-content: space-between;"> <div> <p>LEGEND :</p> <ul style="list-style-type: none"> - Distances are in metres and decimals thereof. - Lands dealt with by this plan are bounded thus containing 5.38 hectares. - Parallel lines are designated thus - Right angles are indicated thus </div> <div> <p>ABBREVIATIONS :</p> <ul style="list-style-type: none"> - ha. Indicates hectare. - Mer. Indicates Meridian. - N., E., S., & W. Indicate North, East, South & West. - Rge. Indicates Range. - Sec. Indicates Section. - Twp. Indicates Township. </div> </div> <p>NOTE : No field inspection was carried out, and boundaries have not been established on the ground.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> <p>I, MELANIE BINKS, of the Town of High Level, in the Province of Alberta make oath and say:</p> <p>I was personally present and did see ARON FRIESEN and SUSAN FRIESEN who, on the basis of the identification provided to me, I believe to be the persons named in the within instrument, duly sign the instrument;</p> <p>The instrument was signed at the Town of High Level, in the Province of Alberta and I am the subscribing witness thereto;</p> <p>I believe the persons whose signatures I witnessed are at least eighteen (18) years of age.</p> <p>SWORN before me at the Town of High Level in the Province of Alberta this 18th day of February, 1997.</p> <p><i>Joseph Thompson</i> Commissioner for Oaths in and for the Province of Alberta Joseph Thompson, 400, February 4, 2000</p> </div> <div style="width: 50%; text-align: right;"> <p>Prepared in accordance with Section 89 of the Land Titles Act. Dated this 18th day of February, 1997.</p> <p><i>W.J. Mintz</i> Alberta Land Surveyor W.J. MINTZ</p> </div> </div> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 10px;"> <div style="width: 45%;"> <p>Signed by the registered owners</p> <p><i>ARON FRIESEN</i> ARON FRIESEN</p> <p><i>SUSAN FRIESEN</i> SUSAN FRIESEN</p> </div> <div style="width: 50%; text-align: right;"> <p>In the Presence of</p> <p><i>Melanie Binks</i> WITNESS</p> </div> </div>
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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



Water Well Drilling Report

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

GIC Well ID 340202
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 2000/12/19

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		Address			Town		Province		Country		Postal Code	
FRIESEN, AARON		P.O. BOX 513 HIGH LEVEL									T0H 1Z0	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description			
	SW	19	109	17	5							
Measured from Boundary of						GPS Coordinates in Decimal Degrees (NAD 83)				Elevation		ft
ft from						Latitude 58.474743 Longitude -116.840059						
ft from						How Location Obtained				How Elevation Obtained		
						Not Verified				Not Obtained		

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

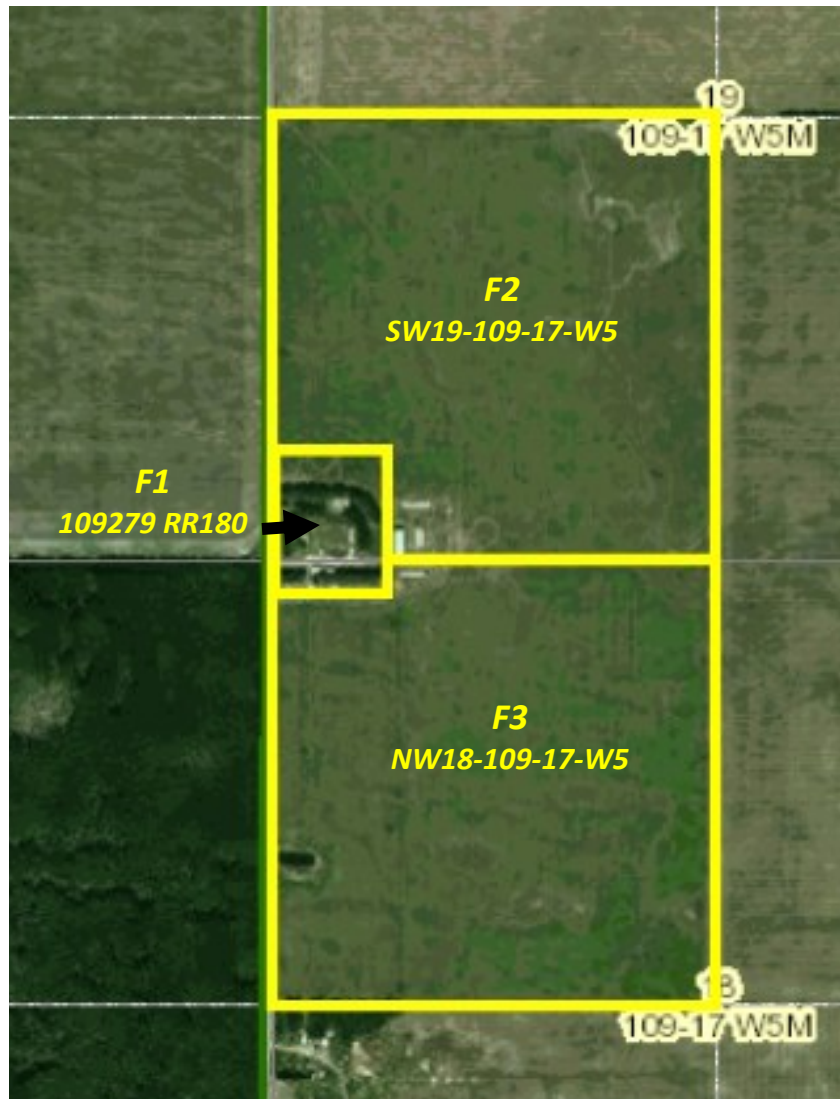
Formation Log			Measurement in Imperial	
Depth from ground level (ft)	Water Bearing	Lithology Description		
12.00		Silty Sand		
20.00		Clay		
30.00		Gray Clay		
31.00		Fine Grained Clay		
41.00		Gray Clay		
70.00		Sand		
80.00		Pea Sand & Gravel		

Yield Test Summary			Measurement in Imperial	
Recommended Pump Rate			10.00 igpm	
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)		
2000/05/31	12.00	40.00		

Well Completion				Measurement in Imperial	
Total Depth Drilled	Finished Well Depth	Start Date	End Date		
80.00 ft		2000/05/30	2000/05/31		
Borehole					
Diameter (in)	From (ft)	To (ft)			
0.00	0.00	80.00			
Surface Casing (if applicable)			Well Casing/Liner		
Plastic			Plastic		
Size OD : 6.00 in			Size OD : 4.50 in		
Wall Thickness : 0.250 in			Wall Thickness : 0.125 in		
Bottom at : 34.00 ft			Top at : 20.00 ft		
			Bottom at : 70.00 ft		
Perforations					
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)	
Perforated by					
Annular Seal Bentonite Chips/Tablets					
Placed from 0.00 ft to 34.00 ft					
Amount					
Other Seals					
Type			At (ft)		
Screen Type Other					
Size OD : 5.00 in					
From (ft)	To (ft)	Slot Size (in)			
70.00	75.00	0.015			
Attachment Attached To Casing					
Top Fittings Coupler			Bottom Fittings Plug		
Pack					
Type Artificial			Grain Size 5X9		
Amount 50.00 Kilograms					

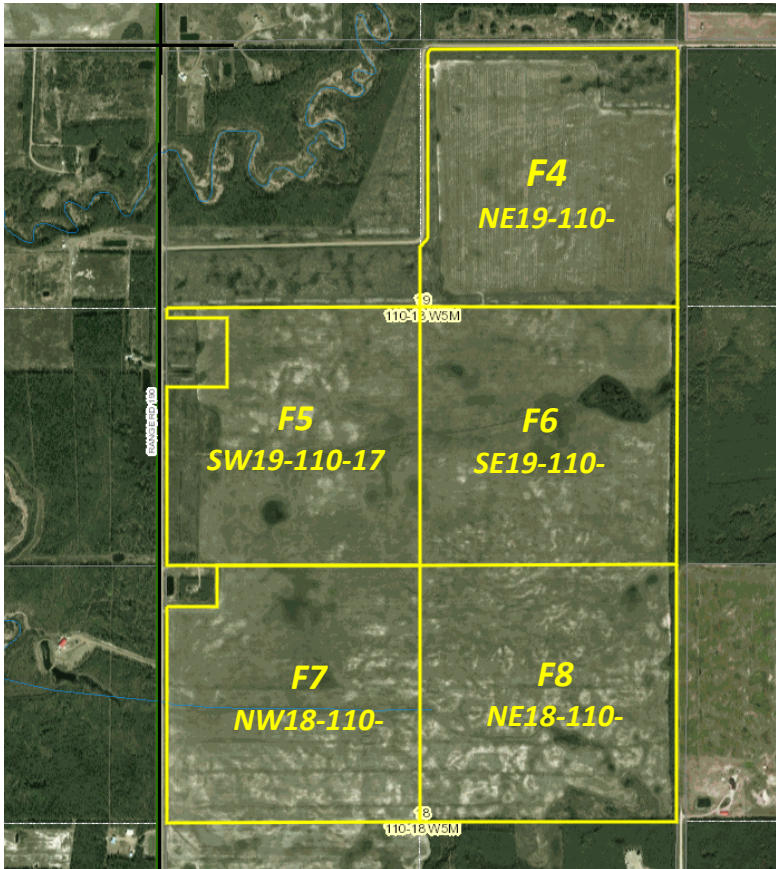
Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner Date approval holder signed
KLYMIUK WATER WELL DRILLING	

FRIESEN PROPERTIES to F1 to F3

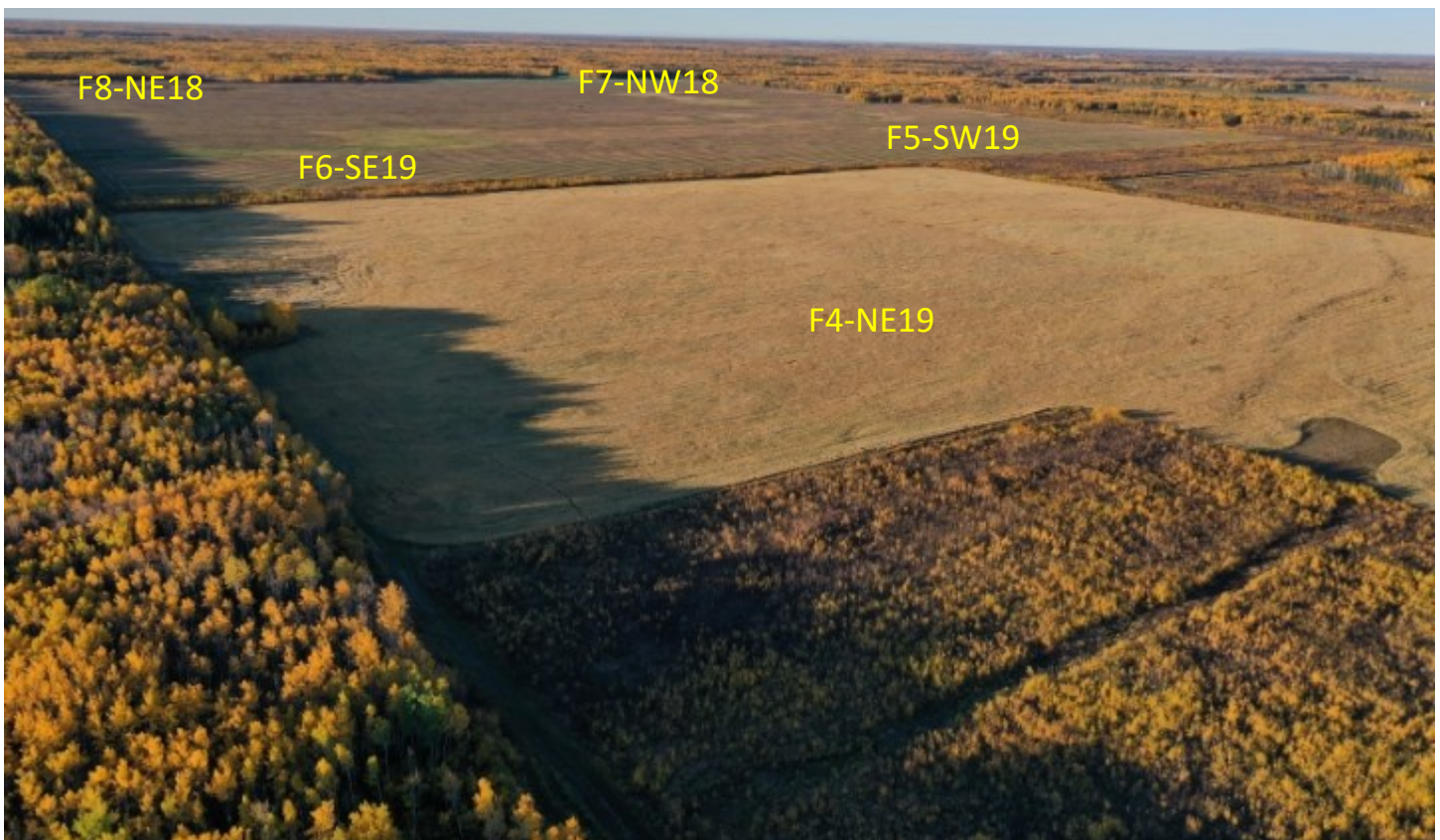


Lot Number	Quarter	Section	Township	Range	W of Meridian	Acres
F1	PLAN 9721044 LOT 1 109279 RR180 Located on SW19/NW18-109-17-W5					13.29
F2	SW	19	109	17	5	149.77
F3	NW	18	109	17	5	156.95

FRIESEN PROPERTIES F4 to F8



Lot #	Quarter	Sect	Twp	Rge	W of	Acres
F4	NE	19	110	18	5	156.34
F5	SW	19	110	18	5	148.07
F6	SE	19	110	18	5	160
F7	NW	18	110	18	5	153.03
F8	NE	18	110	18	5	159



TEAM AUCTIONS

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