

**BIDDING OPENS: Tues Jun 14, 2022**

**BIDDING CLOSES: Thurs Jun 16, 2022**

UPDATED MAY 20 3D Tour of home available - updated info

Call for appt to view



***6515 Twp Rd 590 - 107.07 acres***

*Home with walkout basement, heated shop with 3 phase power, large storage bldgs.*

*On the shore of Romeo Lake, Pastureland*

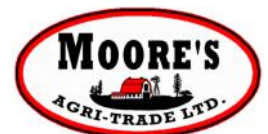
Sale Managed by:

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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: 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**

<b>Completion Day</b>	<b>15 July 2022 - See Additional Terms below</b>
<b>Deposit</b>	<b>\$ 20,000 (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.
<b>Included Goods</b>	.2 fridges, stove, microhood, dishwasher, washer & dryer, 2 wood stoves, compressor, welder, overhead door motor & heater (both not installed), wagon (lawn ornament), fluent alarm equipment. Metal Gates mounted on posts , 1500 bu grain bin
<b>Excluded Goods</b>	Portable panels
<b>Conditions</b>	There are no Buyer Conditions.
<b>Additional Terms</b>	<ul style="list-style-type: none"><li>-The Property sells as-is with no warranties of any kind whatsoever. &amp; 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.</li><li>• Real Property Report will NOT be provided.</li><li>• Fences may or may not be on property lines</li><li>• To ensure that this transaction closes on July 15, 2022 the seller will contribute up to \$350 towards the cost of a Title Insurance Policy.</li></ul>

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

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

**teamauctions.com**

# Location



Municipal Address	6515 Twp Rd 590
Municipality	Lac Ste Anne County
Legal Description	Plan 972 0356 Lot 1
Land Size	107.07 acres
Land Use Zoning	AG2
Property Taxes	\$2,490.48
Deposit	\$20,000
Possession	15 July 2022

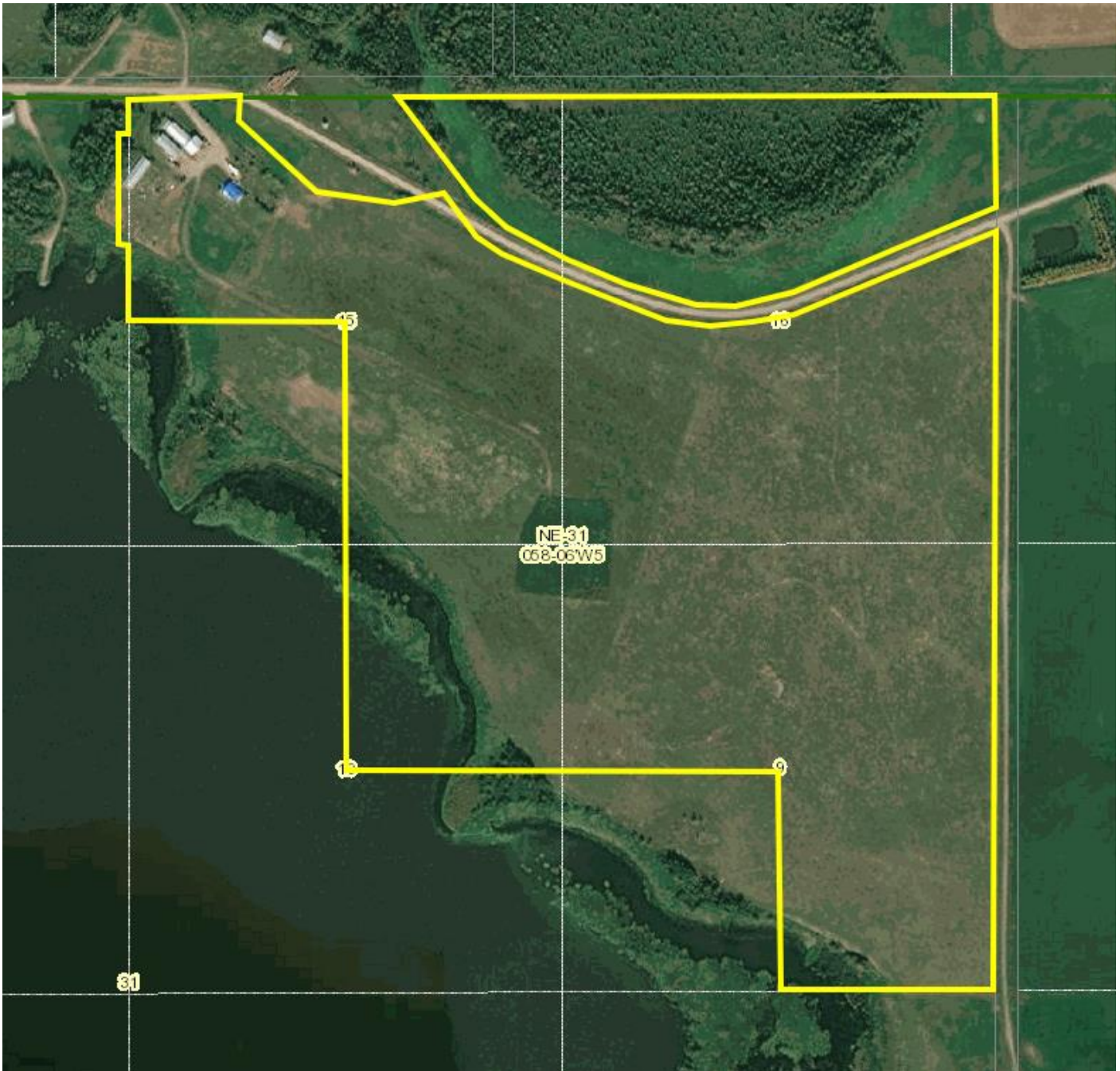
## DIRECTIONS:

From Junction Hwy 43 & Hwy 757 (Sangudo), go north 12.8 km on Hwy 757, turn right onto Hwy 18, then go 6.2 km to Twp Rd 590. Turn right (east) onto Twp Rd 590 and go 0.7 km. Property will be on your right.

# AERIAL



UPDATE: There are pockets of gravel in the east pasture.  
Owner says that he was digging for fill approximately 20 years ago and was still hitting gravel at 10 feet.



# 6515 Twp Rd 590



[Click this link to View 3D TOUR OF HOME](#)

## THE HOME:

- 1455 sq ft bungalow with concrete walkout basement. Built 1991
  - 4 bedroom (2 on main, 2 in basement). One of the bedrooms on the main floor was originally part of the living room.
  - 3 bathrooms - half bath in laundry room, 3 piece bath with large counter on main floor, & in basement is 3 piece bath with shower and has a door on each end.
  - Laundry room with half bath is plumbed for shower stall. Natural gas dryer. There is a set of cupboards with counter and sink. Attic access is in this room.
  - Kitchen has power to island, plywood cabinets, tiled backsplash
  - Wood windows and patio doors
  - Wood stove on each level.
- UPDATE: Wood windows were aluminium capped on outside approximately 15 years ago.  
There are natural gas hookups for BBQ on back deck, lower deck and balcony and the shop
- Basement underwent renos approximately 15 years ago. Vinyl planking through most of the basement. 3 piece bathroom (shower ) has slate tile floor.
  - Hot water on demand & high efficiency furnace were installed 3 years ago.
  - Ceiling tile in bathroom have water stain - believed to have been caused by condensation on air intake pipe.
  - Water system & furnace are in closet in the bathroom
  - There is one vinyl window in basement - the rest are wood,
  - Family room with walkout through patio doors to access the lower deck that is wired for a future hot tub.

## SERVICES:

Water well - there is no well driller report available  
Sewer - tank & field for the home and holding tank for the shop.

Natural Gas

Power - shop has 3 phase power. Underground power to shop and home. Underground power from home to well & water trough. Above ground power from shop to large storage buildings



Sewer - tank & field (home)



Water Well

# 6515 Twp Rd 590



# 6515 Twp Rd 590



Kitchen Island with power



Kitchen Pantry

# 6515 Twp Rd 590



Dining Room



Cozy living room with wood stove





# 6515 Twp Rd 590



Primary bedroom - this room was originally part of the livingroom. A large picture window gives a great view over the lake.



3 piece bath on main floor



2nd bedroom on main floor

# 6515 Twp Rd 590



Country sized entry



Horse shoe coat hooks



Laundry / bath just off entry



Plumbed for shower

# 6515 Twp Rd 590



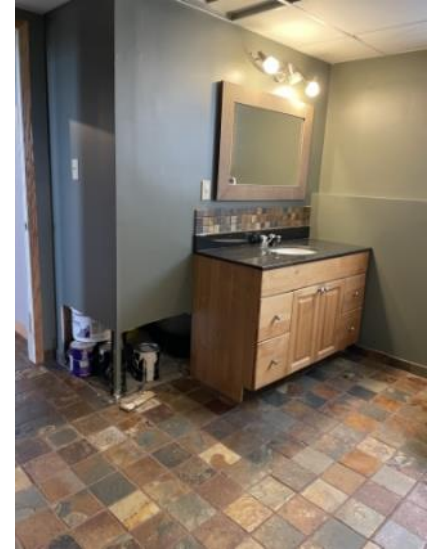
Large Family Room  
In basement  
Garden doors to patio  
and lower deck.



# 6515 Twp Rd 590



3 piece bath in basement with slate tile floor. Furnace & hot water on demand unit are located in bathroom closet



Large basement bedroom has direct access to the 3 piece bath.



2nd basement bedroom has electric panel box and access to water system

# 6515 Twp Rd 590



Access to Water system is located in the 2nd basement bedroom.



Furnace & hot water on demand unit located in the closet in the basement 3 piece bath. .

# 6515 Twp Rd 590



Back deck with access to the home main entry.



Top Balcony - enjoy the view over the lake



Bottom deck



Small patio off family room.



Bottom deck is wired for hot tub.

# 6515 Twp Rd 590

## **GOODS INCLUDED:**

Home: 2 fridges, stove, microhood, dishwasher, washer & dryer, 2 wood stoves, fluent alarm equipment (door sensor, motion sensor, water sensor & temperature sensor). Wagon (lawn ornament),

Shop: compressor, welder, overhead door motor & heater (both not installed)

Metal Gates mounted on posts, 1500 bushel grain bin



There are two wood stoves - one on each level of the home.



***An updated PDF with photos of the inside of home will be available the first part of May.***



The sellers has problem with highwater table. They were instructed to put in 3 culverts deep down (1' below footings) on the north side of home with sump pumps. They only need to use in spring. They have not had a problem since the culverts were installed. These are in addition to the existing weeping tile.

# 6515 Twp Rd 590



Metal clad exterior and interior  
3 phase power  
Approximately 22 years ago, a 30x50 addition was built on front end of the original building & a peaked roof was constructed over the existing flat roof of the original portion of shop (40x80 Aztec building).

The 30x50 addition is

- plumbed for in-floor heat (needs new boiler—lines were blown out at time of boiler break down,
- has tube heater,
- Mezzanine with 2 piece bath (toilet & shower), laundry sink outside bathroom, laundry hookups, boiler room on top level. On the main level under the mezzanine is an office. There is a separate sewer holding tank for the shop.
- Over head door has chain lift. 3 phase powered lift is included, but is not installed.
- Floor drain.

The original part of shop is plumbed with natural gas. The former overhead heater was removed as it interfered with a hoist that was in the shop at one time. The overhead heater is included, but is not installed. There are air compressor and water lines along the north wall of this section.

The floor of the 30x50 addition is higher than that of the original portion, as it was intended to built up the floor to the level of the addition with concrete.



## GOODS INCLUDED WITH SHOP:

compressor, welder, overhead door motor & heater (both not installed)



OVERHEAD HEATER  
(not installed)



MOTOR LIFT FOR OVERHEAD DOOR  
(not installed)

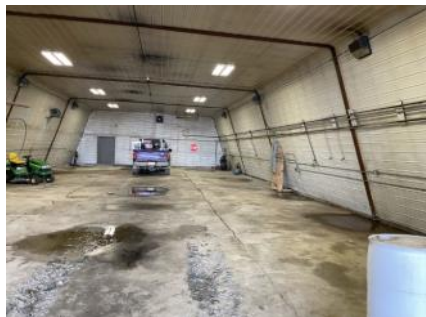




# 6515 Twp Rd 590



Mezzanine with 2 piece bath (toilet & shower), laundry sink outside bathroom, laundry hookups, boiler room on top level. On the main level under the mezzanine is an office. There is a separate sewer holding tank for the shop.



Original part of shop plumbed with natural gas. Overhead heater removed as it interfered with a hoist that was in the shop at one time. The overhead heater is included, but is not installed.

There are air compressor and water lines along the north wall of this section.



# 6515 Twp Rd 590



FORMER MULTI BIN BUILDING



Former multi bin for grain storage. The front 2 bins have been dismantled leaving the concrete floors in place. Spaces on this end have been left open for future doors. Wood frame construction, concrete floor and footings. Some of the concrete footings between bins are still in place or have smashed out. Some inside walls on bins at back of building are still intact.

# 6515 Twp Rd 590



## FORMER BIN BUILDING

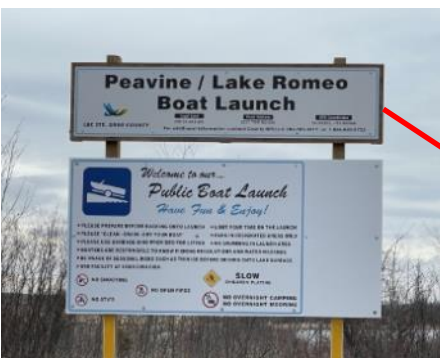
30x 100 building is also a former grain storage - has concrete floor, has large slider doors on west end, is a large open space.



# 6515 Twp Rd 590



Pictures courtesy of Mr Paul, the land owner.



Community Boat Launch

# 6515 Twp Rd 590



LAND IS SEVERED BY TWP RD 590



LAND ON NORTH SIDE OF ROAD



# 6515 Twp Rd 590

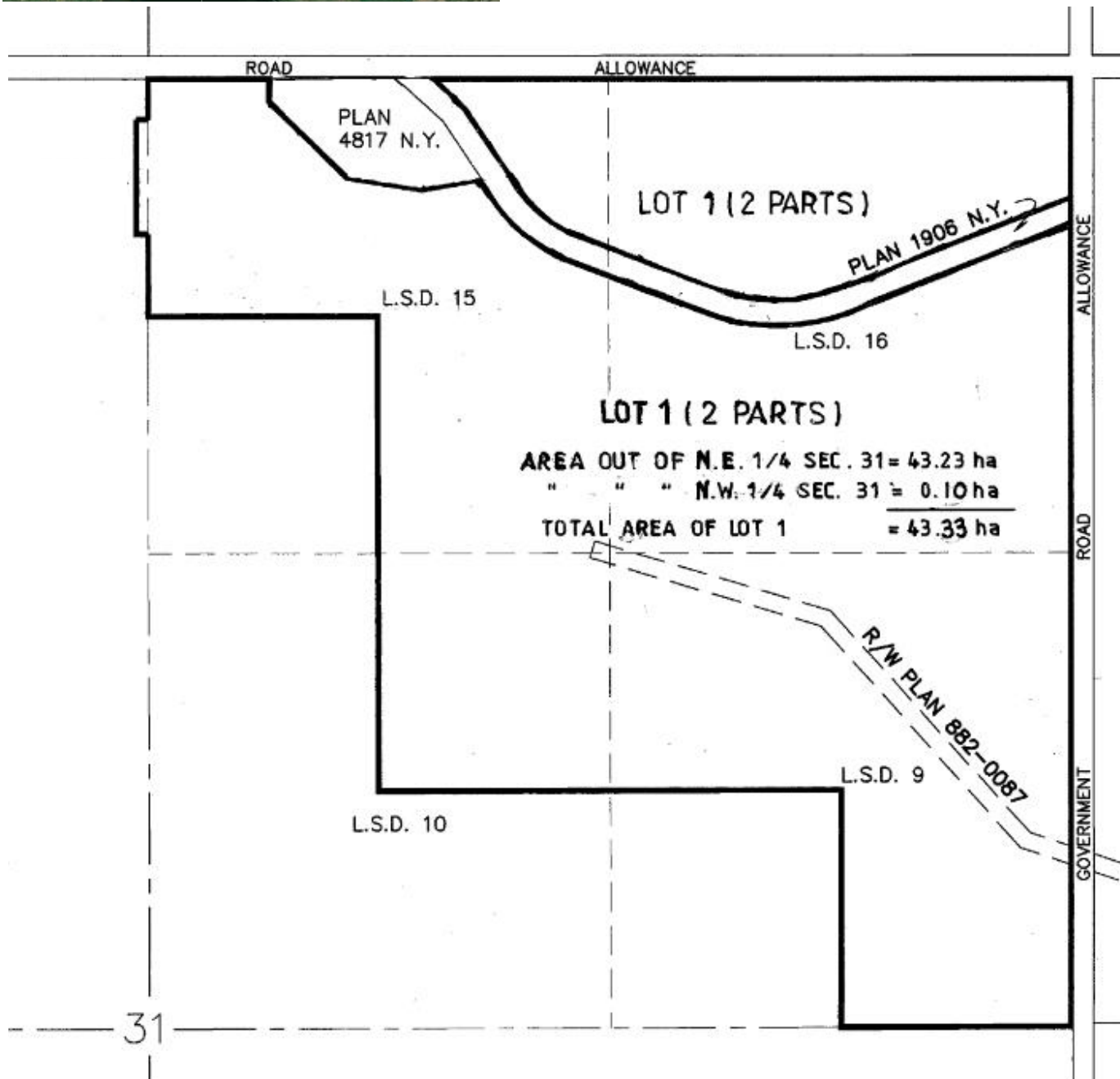


REC CERTIFIED LEASE IS FENCED - USED AS HOLDING PEN

# 6515 Twp Rd 590

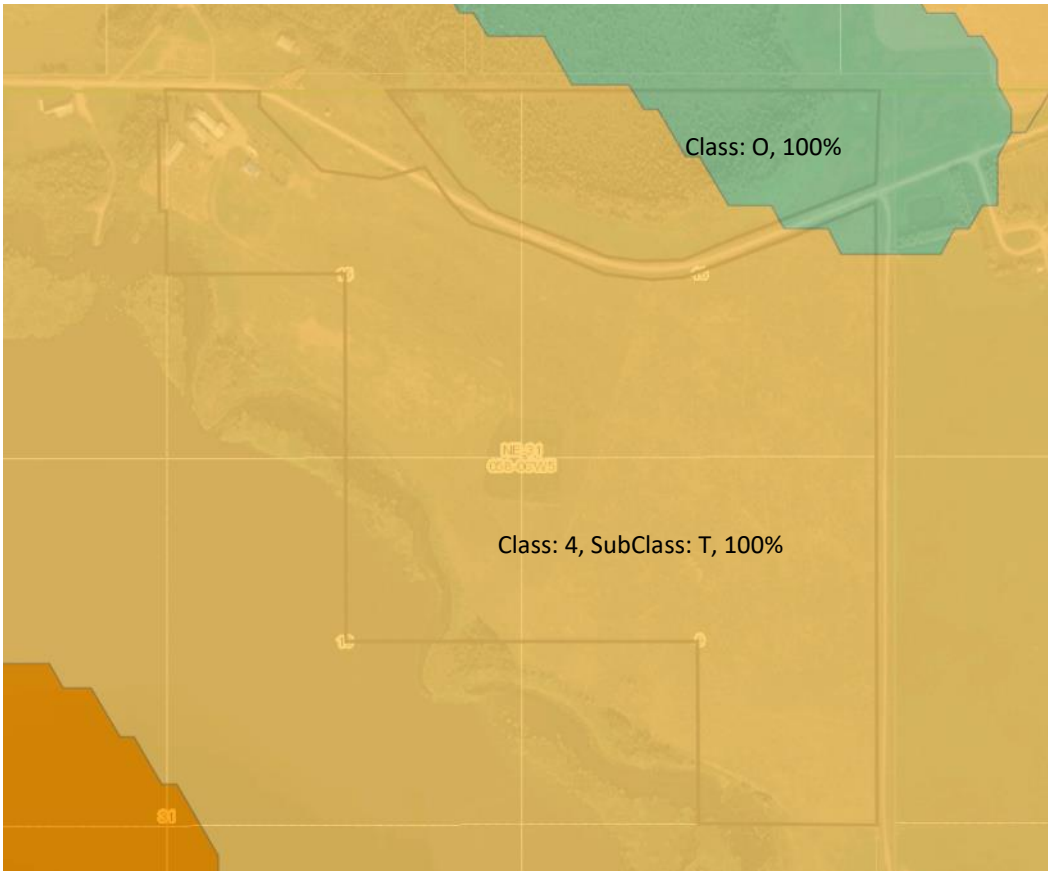


# SURVEY - Descriptive Plan





# 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

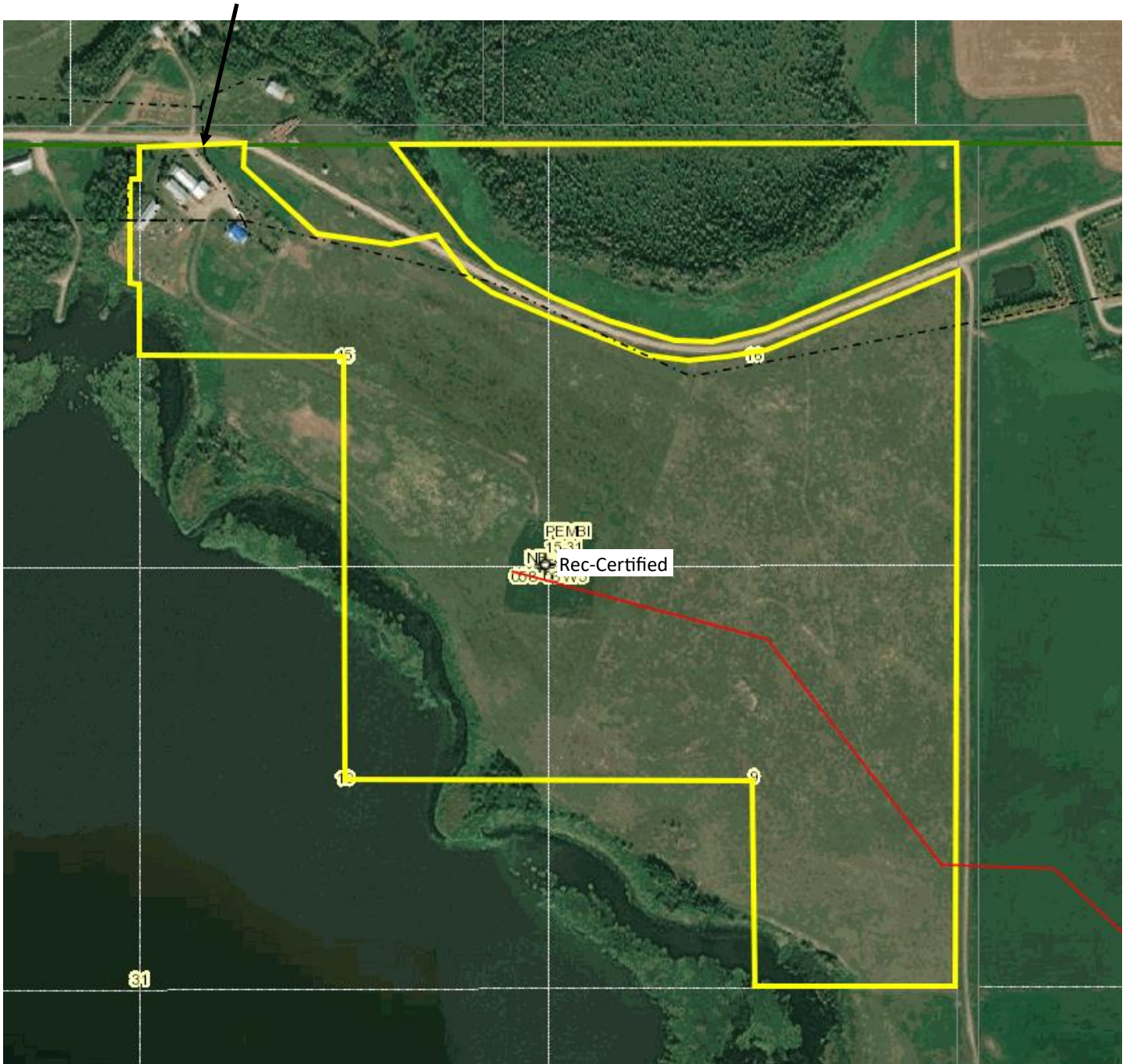
Subclass	Description
C	Adverse Climate
D	Undesirable soil structure and/or low permeability
E	Erosion
F	Low Fertility
I	Inundation by streams or lakes
M	Moisture limitations
N	Salinity
P	Stoniness
R	Consolidated bedrock
S	Combinations of subclasses
T	Topography
W	Excess Water
X	Soils having limitations resulting from the cumulative effect of two or more adverse characteristics

# Pipelines and Surface Lease Well Info

## NATURAL GAS CO-OPERATIVE CONTACT INFORMATION

Data Current To January 1, 2020

Name:	TRL Gas Co-op Ltd.		
Address:	3349 - 34th Ave Whitecourt, T7S 1X3		
Phone #:	(780) 779-9990	Alternate Phone #:	
Website:	<a href="http://www.trfgascoop.com">http://www.trfgascoop.com</a>		



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

# Land Use Bylaw

Plan 9720356 Lot 1 located on NE31-58-6-W5 is zoned AG2.

9.2.1 The purpose of the Agricultural '2' (AG2) district is to properly manage agricultural and other land uses in the most environmentally sensitive parts of the County

[Link to Lac Ste Anne Land Use Bylaw](#)

## Regulations

9.2.2 Permitted and discretionary principal uses within the AG2 district are outlined in Table 9.2.1.

9.2.3 Permitted and discretionary accessory uses within the AG2 district are outlined in Table 9.2.2.

9.2.4 Development regulations for AG2 are outlined in Table 9.2.3. Regulations not outlined shall be subject to the discretion of the Development Authority.



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