



Selling for Robert (Bob) Battrick of Colinton, AB

3 Parcels of Real Estate – 473.11 +/- Title Acres

Parcel 1—NE 25-63-22-W4th—634068 HWY 827

158.01 +/- Acres

1328+/- sq ft home hillside walk out home, 3 bedrooms on main level, 1-4 pce bath, 24x32 metal clad shop (no floor), 24x56 concrete form barn with interior stalls, cattle pens & auto waterer, natural gas, power, bored water well, surface discharge septic system, approx. 20+/- cult acres, approx. 50 acres of pasture with large dug out, remainder treed and yard site, Hwy 827 access, taxes \$1070.91.



24x32 Metal Clad Shop



24x56 Concrete Form Barn

OPEN HOUSE DATES:

May 31, 4-6PM & June 10 11-2PM

Sale managed by Team Auctions & Brandi Wolff—Royal LePage Town & Country Realty

Brandi Wolff: (780)349-0764 bwolff@royallepage.ca



Parcel 2— NW 30-63-21-W4th 158.99 +/- acres Taxes—\$246.78

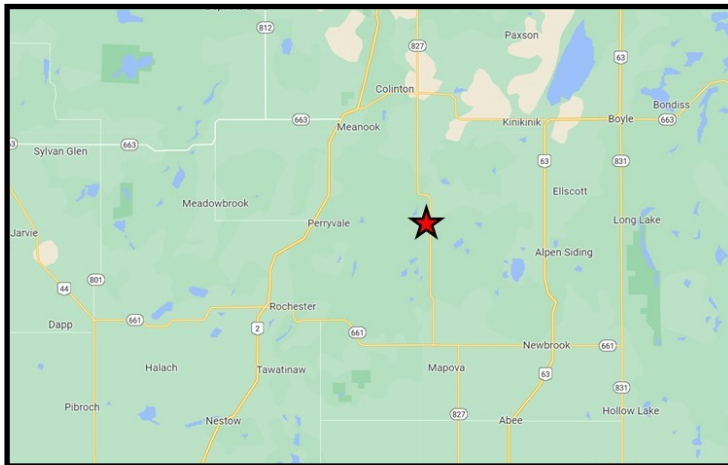
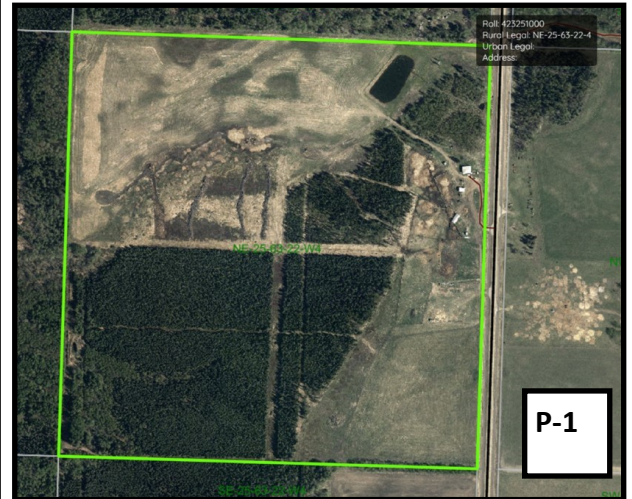
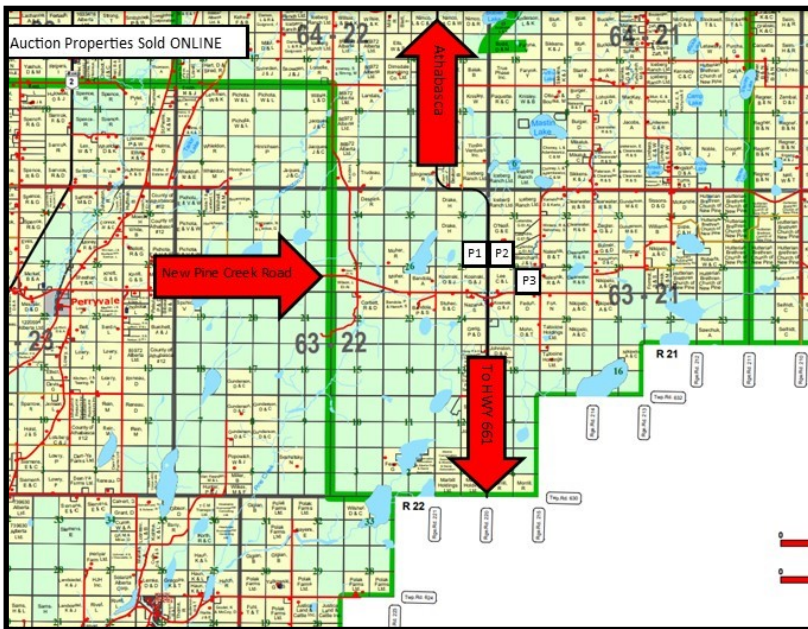
Cross fenced with mixture of pasture, hay land, & bale/equipment storage area. Property has two dugouts, has two highway accesses, power on west side, as well as currently connected to B-3 to transfer cattle.



Parcel 3— SE 30-63-21-W4th 156.11 +/- acres Taxes—\$220.23

Cross fenced with mixture of pasture on east side of creek (65 +/- acres) & hay land on west side of creek (35 +/- acres). Property has 3 gas wells that pay \$4000.00 per year. Power to north east corner of property . 7 +/- acre parcel severed by road has power going through it and access from Twp Rd. Sub-division possibilities.



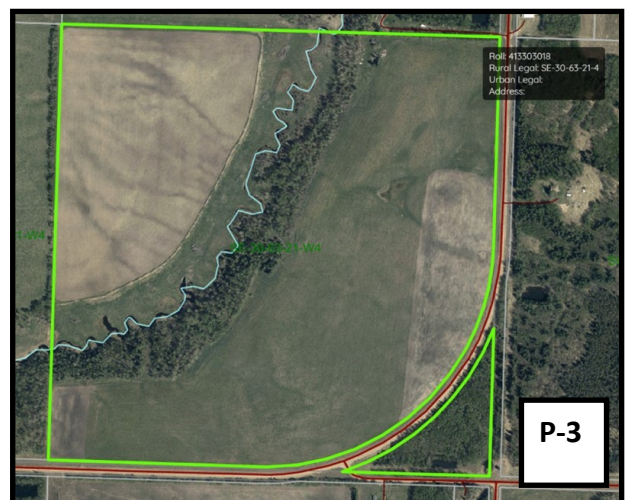


Directions to Parcel 1

From Athabasca: Travel east to highway 827. Travel south on highway 827 approx. 27 km.

From Highway 2 & Perryvale corner: Travel east from Highway 2 on New Pine Creek Road approx. 14.48 km to highway 827. Turn north and property is .80 km north .

From Highway 2 & Rochester corner: Travel east through Rochester on Highway 661 to highway junction 827 approx. 25km. Travel north approx. 16.89 km





1.**UNRESERVED:** In this auction, the seller has agreed to accept the highest bid regardless of price. Properties will sell to the highest bidder without minimum or reserve.

2.**AGENT OF THE SELLER:** Royal LePage Town & Country Realty (Real Estate Brokerage) is acting only as agent of the seller & not as an agent of the Purchaser. 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.**PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property is available for inspection prior to the auction. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract.

Note: These contracts will not be subject to any buyer's conditions.

4.**GST:** Does apply to this property. The Purchase Price (Bid price) does **not** include GST.

5.**DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to **Royal LePage Town & Country Realty (Trust)** in the form of a certified cheque, money order, bank draft, EFT, direct deposit or other approved payment as follows:

\$20,000.00 (Twenty thousand dollars) per parcel

6.**COMPLETION DAY:** Titles will be clear of encumbrances except those which are to remain on the title as shown on the Purchase Contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day (July 27 2023). Possession will be in accordance with the terms of the Purchase Contract.

7.**NO WARRANTY:** The Purchaser shall accept the Property as-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. All information provided is meant as a guide only. In accepting a buyer registration number each bidder acknowledges receipt of the "Property Information Package" provided. The Purchaser shall have satisfied himself as to the descriptions, location & condition of the property prior to bidding.

8.**RESPONSIBILITIES OF BIDDERS** It is the responsibility of all bidders to review all information provided and terms of this auction. If clarification is required, it is the bidder's responsibility to obtain clarification from Royal LePage Town & Country Realty prior to bidding.

9.**AUCTIONEER RESERVES THE RIGHT** to accept or reject any bid and in all cases of dispute the auctioneer's decision shall be final. If an auctioneer declares a property "sold" or "closes the bidding" and more than one party immediately claims to hold the high bid the auctioneer may declare who holds the high bid or re-open the bidding for further advances from the parties who held the high bid.

10.**BUYERS FURTHER AGREE** to be responsible for all charges to them including deposits on sale day, and subsequent payments as outlined in the Purchase Contract. It is understood that if any payment is not made or if any cheque given to Royal LePage Town & Country Realty as payment is not honored that the buyer will face civil and/or criminal charges.

In accepting a buyer registration number all buyers agree to be bound by the above terms as well as any other conditions communicated by the auctioneer.

SALE MANAGED BY



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INDEPENDENTLY OWNED AND OPERATED

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www.brandiwolff.ca

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