

BIDDING OPENS: Sat June 24, 2023

BIDDING CLOSES: Tues June 27, 2023

UPDATED Additional Term of Sale

Updated on
June 5 2023



28157 Township Road 485

9.74 acres, home, attached garage, sheds

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
780-542-4337
780-834-6888 - Fairview Office

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: 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 – SEE NEXT PAGE

Highlights of Purchase Contract

HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day **July 17, 2023**

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, stove, dishwasher, washer, dryer, water softener, 4 ceiling fans, hood fan, window coverings, firepit, sheds and all items remaining on property on Completion Day

Excluded Goods

Conditions There are no Buyer Conditions.

Additional Terms Buyer acknowledges and accepts:

- ⇒ The Property sells as-is with no warranties of any kind whatsoever & 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.
- ⇒ The Seller has the legal right to sell the property.
- ⇒ The Seller is not a non-resident of Canada for purposes of Income Tax Act (Canada)
- ⇒ A Real Property Report will not be provided.
- ⇒ Approximately 7 acres is rented & has been seeded for the 2023 crop season. Renter will have access to harvest the crop until Nov 30, 2023. Buyer will not receive any portion of the crop rent.
- ⇒ Property is not perimeter fenced.
- ⇒ All items remaining on the property on Completion Day will become the responsibility of the buyers.
- ⇒ Any applicable GST on sale of this property is not included in the purchase (bid) price.
- ⇒ With respect to any applicable GST payable if the buyer is:
 - (a) not a GST registrant under the Excise Tax Act (Canada), then the buyer shall remit the applicable GST to the seller's lawyer on or before the Completion Day. The seller shall remit the GST to the Receiver General as required by law, and will indemnify and save the buyer harmless from and against all costs and expenses (including legal fees on a solicitor/client full indemnity basis) that the buyer may incur or become subject to as a result of the seller's failure to remit GST pursuant to this clause; or
 - (b) a GST registrant under the Excise Tax Act (Canada), then the buyer will provide the seller with proof and details of the buyer's GST registration before the Completion Day. The buyer will assume the liability for all GST payable pursuant to the Excise Tax Act (Canada) accruing in respect of this transaction and will indemnify and save the seller harmless from and against all costs and expenses (including legal fees on a solicitor/client full indemnity basis) that the seller may incur or become subject to as a result of the buyer failing to comply with its obligations pursuant to this clause.

UPDATED TERM ⇒ **There are moisture issues in foundation and those moisture issues have caused issues in other areas of the home & that the all moisture issues are the total responsibility of the buyer.**

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

Contract must be signed by successful bidder upon bidding closing

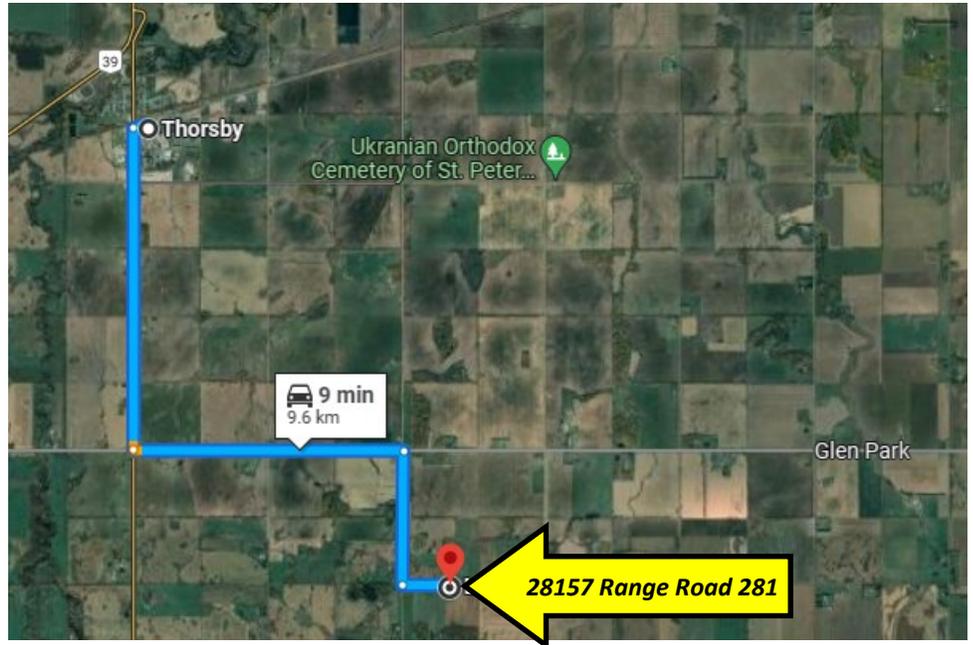
Location & Basic Info

DIRECTIONS:

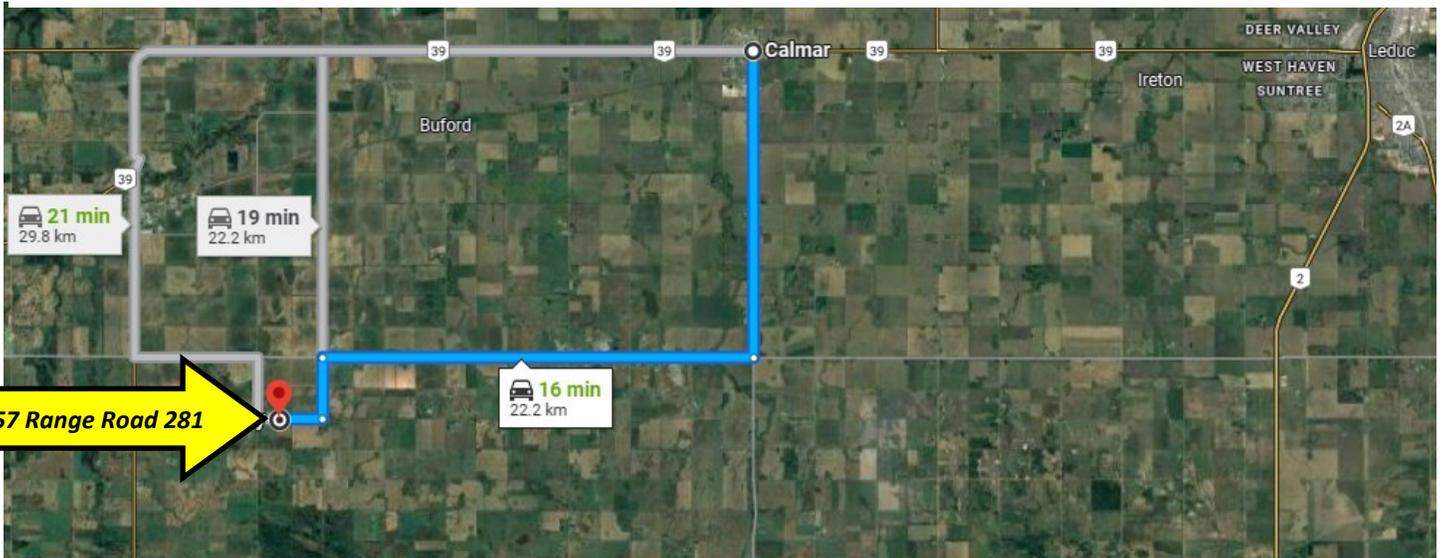
From Thorsby - junction of 50 Ave and Hwy 778 go south 3.9 km to Glen Park Rd (Twp Rd 490), then east (left) 3.3 km on Glen Park Rd to RR10, then south (right) 1.6 km to Twp Rd 485, then east (left) 0.8 km to property on your right.

Google coordinates:

53.177565, -113.993245



From Calmar - junction 50 St & Hwy 795, go south 8.1 km on Hwy 795 to Glen Park Road (Twp Rd 490), then west (right) 11.4 km to RR281, then south (left) 1.6 km to Twp Rd 485, then west (right) 1.1 km to property on your left.



28157 Twp Rd 485
Plan 2122800 Blk 1 Lot 1 - 9.79 acres

Address	28157 Twp Rd 485
Municipality	Leduc County
Legal Description	Plan 2122800 Blk 1 Lot 1
Land Size	9.79 acres
Land Use Zoning	Agriculture*
Property Taxes	\$1,869.57 (2023)

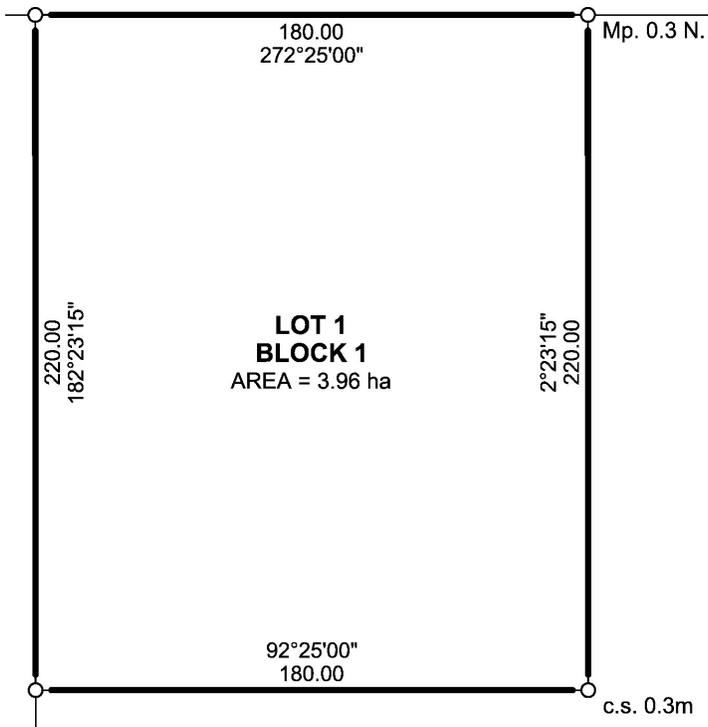
*County has indicated that to maintain the Agriculture zoning status, then some type of farming has to occur on the property. If you have questions regarding this, contact the County Assessment dept. They cannot speak to about this property specifically, but can talk about the ag statue and what is needed to maintain this status.

Basic Info

28157 Twp Rd 485
Plan 2122800 Blk 1 Lot 1 - 9.79 acres

Style	Bungalow
Year Built	1975 original part of home, 2003 addition (original age & year of addition from info received from the county)
Bedrooms	Primary bedroom and 2nd bedroom
Bathroom	4 piece - tub/shower, toilet & sink
Ensuite	4 piece - corner jetted tub, tiled shower, sink & toilet
Flooring	Laminate floor and ceramic tile
Windows	Wood and metal
Siding	Vinyl
Roof	Metal
Foundation	Crawl space
Sq Ft	1676 sq ft
Deck	22' x 20'
Garage	Attached. 30x22. Heated, lined & insulated
Updates	<p>2003 - 24' x 34' Addition with living room and primary bedroom with ensuite and walk-in closet (year of addition from info received from the county)</p> <p>2021 - Hot Water Tank Replaced - 50 US gallons</p> <ul style="list-style-type: none"> - Sump Pump - Control box on Water system <p>2023 - Batt insulation removed from exterior eaves and replaced with R50 loose fill cellulose insulation .</p> <ul style="list-style-type: none"> - Instal R50 loose fill cellulose insulation in balance of attic
Issue	<p>Moisture issue in crawlspace. This issue will become the buyer's responsibility. One quote for repair is included at the end of this pdf .</p> <p>⇒ <u>The moisture issues in crawlspace have caused issues in other areas of the home. All moisture issues are the total responsibility of the buyer.</u></p> <p><u>Due Diligence - It is strongly recommend that you view this property prior to bidding on this property</u></p>
UPDATED INFO	

AERIAL - 28157 Range Road 281



Property Photos



Electric stove with 2 ovens



Pantry with pull out shelves



Garden doors to deck.



Blaze King Wood Stove in dining room



Laundry room/ utility room/ entry from garage features cupboards, laundry sink, furnace, hot water tank, pressure tank, and water softener.

Property Photos - Primary Bedroom & Ensuite



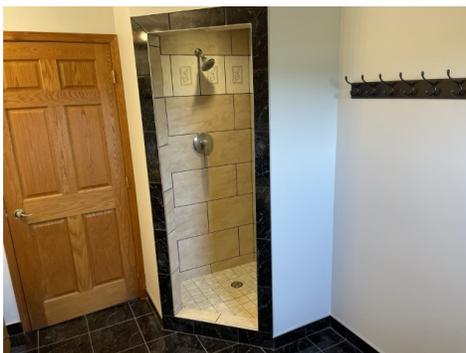
Spacious primary bedroom



Mirrored sliding door on walk-in closet.
Entry to crawlspace located in closet.



Elegance of French Doors
from living room to primary bedroom



Photos - Living Rm, 2nd Bedroom & Main Bath



Spacious Living Room



Second Bedroom



Second Bedroom Closet



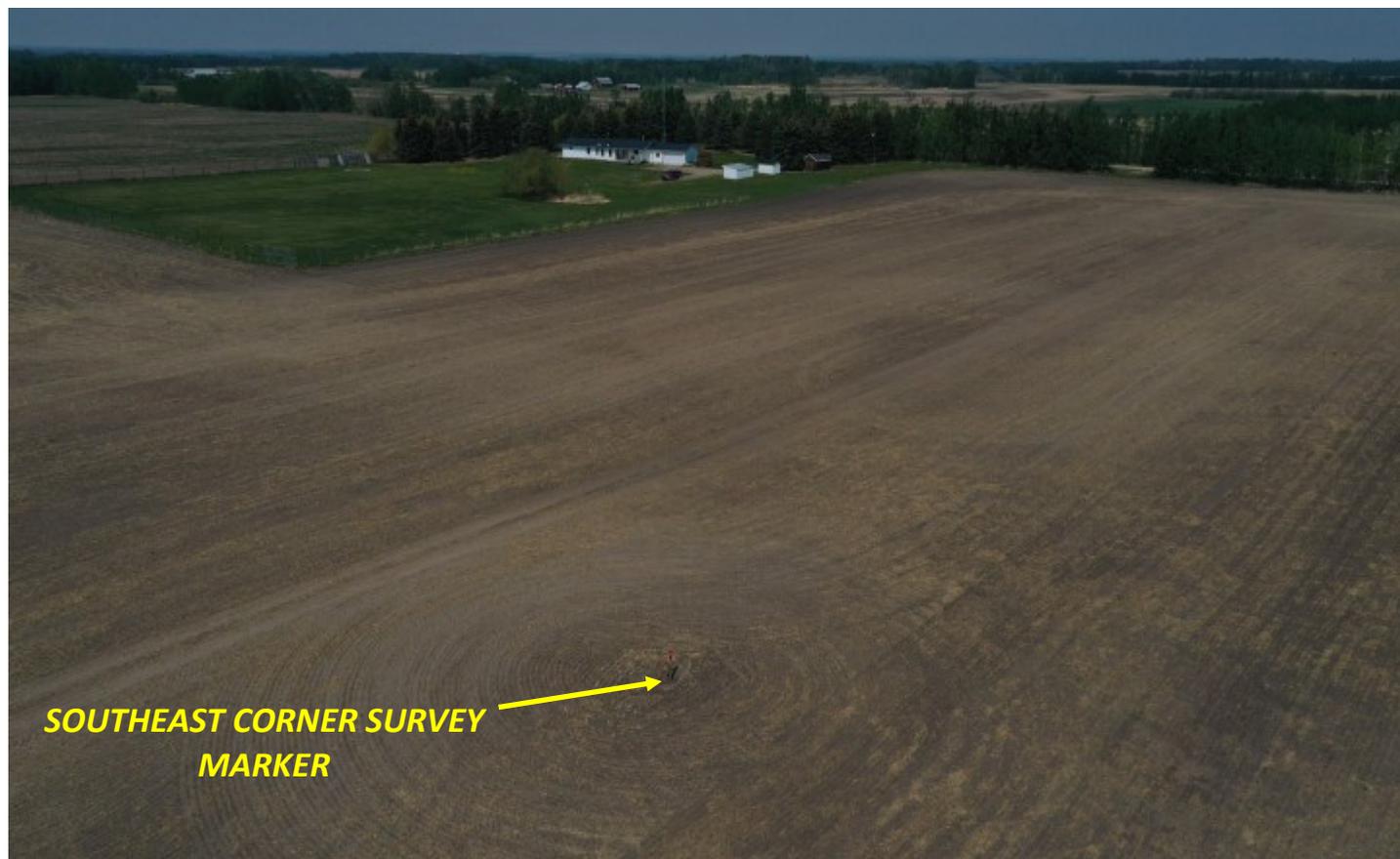
Main bath



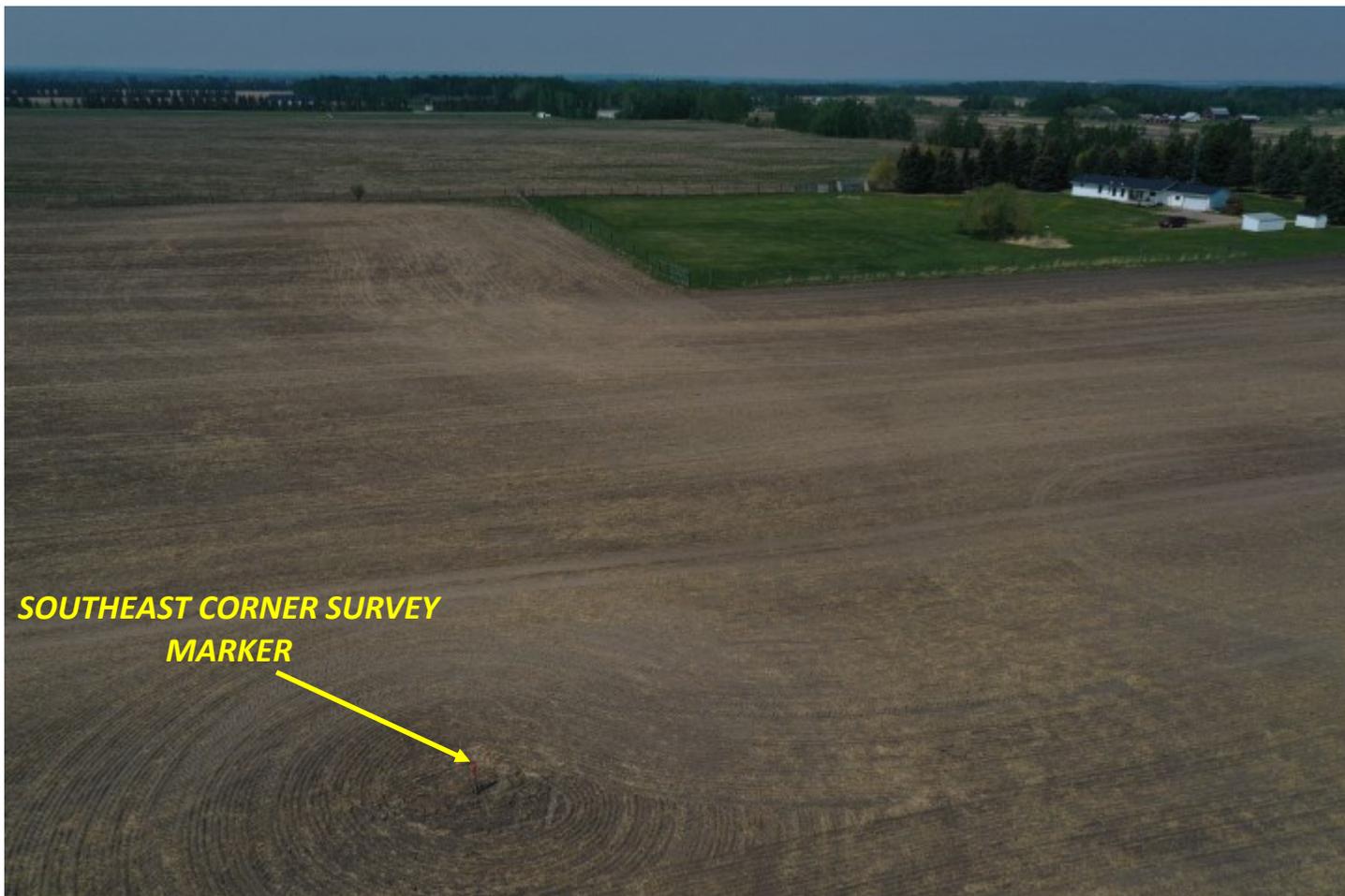
Photos - Home



Photos - from the air



Photos - from the air



Photos - from the air



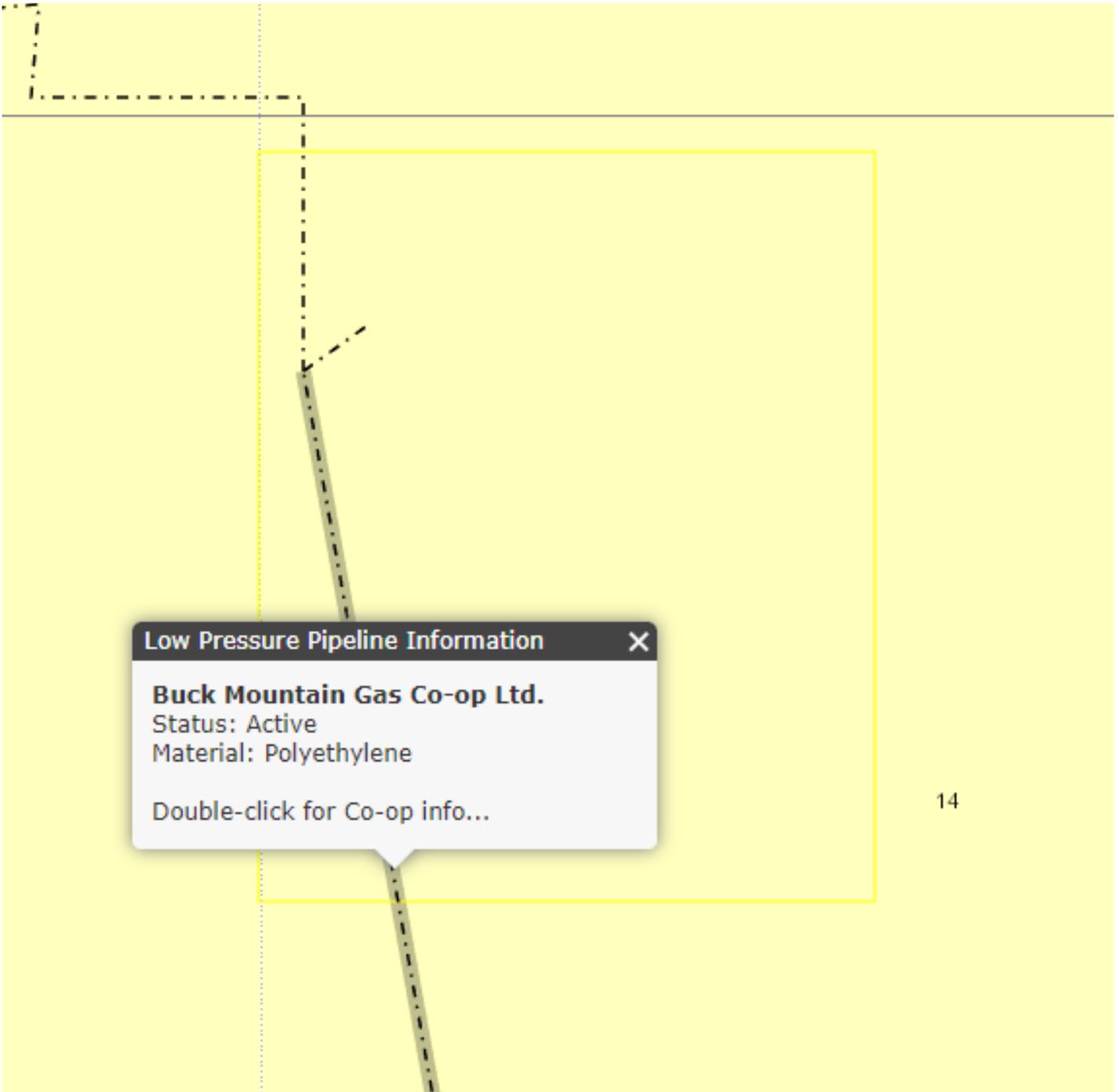
Photos - Sheds



Photos - Interior Garage



Pipeline



Quote Petra Holdings Page 1 for Moisture Issue in Crawlspace

PETRA HOLDINGS LTD

#2 4403 - 61st Ave. Leduc, AB

Bus. 780. 986 -5729 Fax 780. 986 - 5479

Contact : Jordan Howe (Project Coordinator)

Contact : Rob Howe (Project Coordinator)

Cell 780. 387 - 1713

Cell 780. 818 - 2205

jordan@petraholdings.ca

rob@petraholdings.ca

PROJECT : 2346 KEN GORA (House Insulation & Remediation)

May 25, 2023

ATTENTION : KEN GORA

PROJECT SCOPE : Repairs & Remediation in Crawl Space Area

1.0 EAST END OF ADDITION STRUCTURE

1.1 DEMOLITION

- Provision to remove existing vinyl cladding up to 4 ft. mark (3 sides)
- Provision to shore up existing exterior walls
- Provision to remove existing rim & header joists
- Provision to remove existing bottom support wood plate
- Provision to cut back existing deteriorated floor joists approx. 12" including existing floor sheathing for approx. 12"
- NOTE: Please be advised that there may be further unseen deterioration of wood products that may need to be addressed
- Disposal of all contaminated and deteriorated materials off site

1.2 EXTERIOR WALL REPAIRS

- Reframe new 2 x 6 treated 2 x 6 sill plate to support rims & joists (all sills to be anchored securely to concrete foundation)
- Reframe and extend all required floor joists
- Reframe new header and rim boards
- Remove all shoring
- Replace affected wall areas with new building paper and re-install existing vinyl cladding and trims

1.3 INTERIOR INSULATION

- Install 2" rigid insulation to interior side of rim joist and header joists
- Seal all insulation joints with exterior caulking

Quote Petra Holdings Page 2 for Moisture Issue in Crawlspace

2.0 WEST END OF EXISTING STRUCTURE

2.1 FRAMING

- Apply mold remediation spray product on all surface mold on interior wood membranes
- Install 2" rigid insulation to interior side of rim joist and header joists
- Seal all insulation joints joints with exterior caulking

TOTAL COST AMOUNT \$ 20,560.00
GST not Included

GENERAL NOTES:

- Due diligence requires all man power be protected in regards to any effects from mold handling.
- This proposal does not involve any mold testing prior or any written reports or documentation once work has be completed.

RPOBERT HOWE
PETRA HOLDINGS LTD.

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