

# Unreserved Public Real Estate Auction

East view of parcels 7 to 23 & 9 to 14

## River's Crossing Ltd. 23 Parcels of Recreational/ Residential Real Estate River's Crossing Golf Course Community – Cranbrook, BC

Will be sold to the highest bidder  
**June 13, 2018**  
Edmonton Auction Site

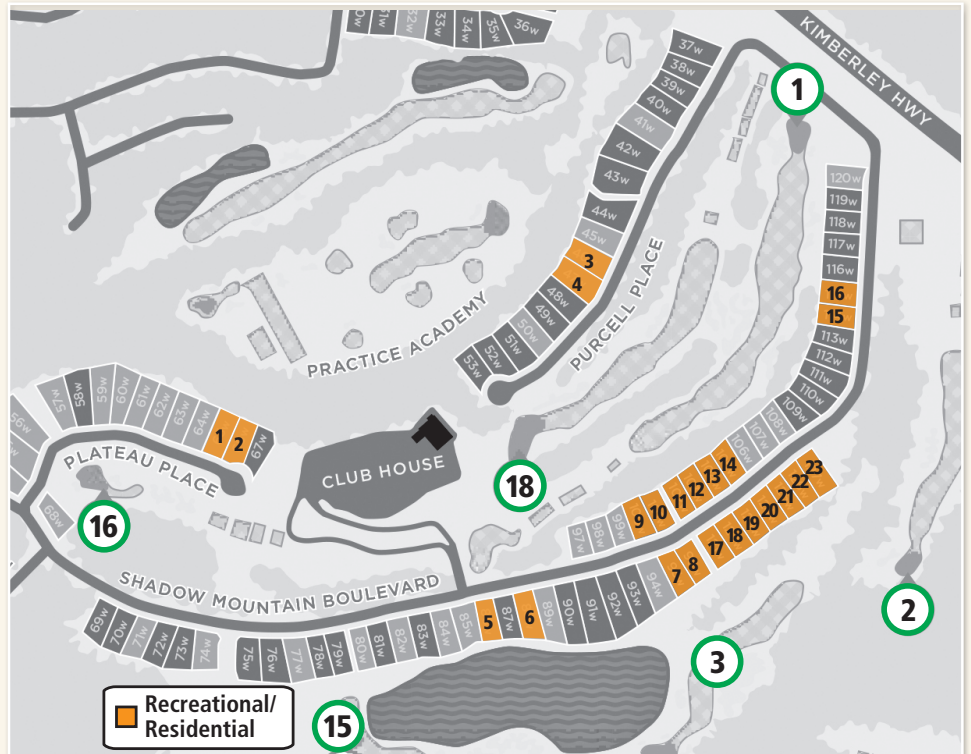
Cranbrook, BC

Ritchie Bros. Auctioneers and River's Crossing Ltd. are very excited to provide a rare opportunity to purchase 23 spectacular golf course community residential lots by completely unreserved public auction.

River's Crossing community is nestled in the pristine St. Mary's River valley in the heart of the majestic Rocky Mountains overlooking the Shadow Mountain Golf Course. These are premium lots carved out of the natural evergreen forest with full city services and paved streets.

With your dream home located in the beautiful River's Crossing community, you'll be centered in one of the finest recreational areas anywhere. Out your back door you'll have access to the 26 km Rails to Trails hiking trail, world class fly fishing on the St. Mary's River and in 15 minutes or less you can be at any one of 7 golf courses or 25 minutes to world class skiing. The Cranbrook Canadian Rockies International Airport is only 10 minutes away, as is the downtown area of the city of Cranbrook.

**Take advantage as these lots will sell completely unreserved to the highest bidders regardless of the price!**



**Property may be viewed without an appointment**

For more information:

On site in Cranbrook, BC – Matt Oberle: 780.940.7546

Bernie Kennedy: 250.417.6930

Jerry Hodge – Ritchie Bros. Real Estate: 780.706.6652 | [jhodge@ritchiebros.com](mailto:jhodge@ritchiebros.com)

Realtor® – Tom Moran PREC\*: 250.784.7090 | [tommoran@shaw.ca](mailto:tommoran@shaw.ca)

Brokerage: Re/Max Dawson Creek Realty

*Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. The information provided is a guide only.*

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Parcels 1 & 2



Parcels 3 & 4

Kootenay District, Strata Plan EPS136

- ▶ All lots have full city services and paved streets.

Parcel	Address	Taxes	Strata Lot	District Lot	PID
1	144 Plateau Place	\$948.69	65	5267	028-126-351
2	148 Plateau Place	\$914.09	66	5267	028-126-360
3	128 Purcell Place	\$1,035.23	46	5267	028-125-045
4	124 Purcell Place	\$1,080.02	47	5267	028-125-053
5	177 Shadow Mtn. Blvd.	\$797.04	86	5267	028-126-564
6	185 Shadow Mtn. Blvd.	\$848.95	88	5267	028-126-581
7	213 Shadow Mtn. Blvd.	\$819.43	95	5267	028-126-696
8	217 Shadow Mtn. Blvd	\$794.99	96	9877	028-126-718
9	164 Shadow Mtn. Blvd.	\$777.69	100	5267	028-126-670
10	168 Shadow Mtn. Blvd.	\$765.47	101	5267	028-126-700
11	172 Shadow Mtn. Blvd	\$742.06	102	9877	028-126-726
12	176 Shadow Mtn. Blvd.	\$744.10	103	9877	028-126-734
13	180 Shadow Mtn. Blvd.	\$728.85	104	9877	028-126-742
14	184 Shadow Mtn. Blvd	\$726.79	105	9877	028-126-751
15	220 Shadow Mtn. Blvd.	\$783.80	114	9877	028-126-840
16	224 Shadow Mtn. Blvd.	\$822.48	115	9877	028-126-858
17	221 Shadow Mtn. Blvd.	\$806.19	121	9877	028-126-912
18	225 Shadow Mtn. Blvd.	\$811.29	122	9877	028-126-921
19	229 Shadow Mtn. Blvd.	\$822.48	123	9877	028-126-939
20	233 Shadow Mtn. Blvd.	\$817.38	124	9877	028-126-947
21	237 Shadow Mtn. Blvd.	\$793.97	125	9877	028-126-955
22	241 Shadow Mtn. Blvd.	\$806.19	126	9877	028-126-963
23	245 Shadow Mtn. Blvd.	\$827.58	127	9877	028-126-971

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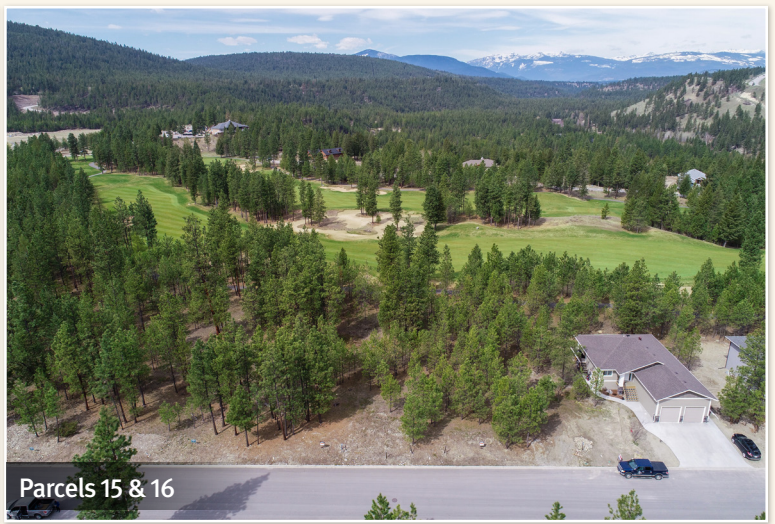
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Parcels 5 & 6

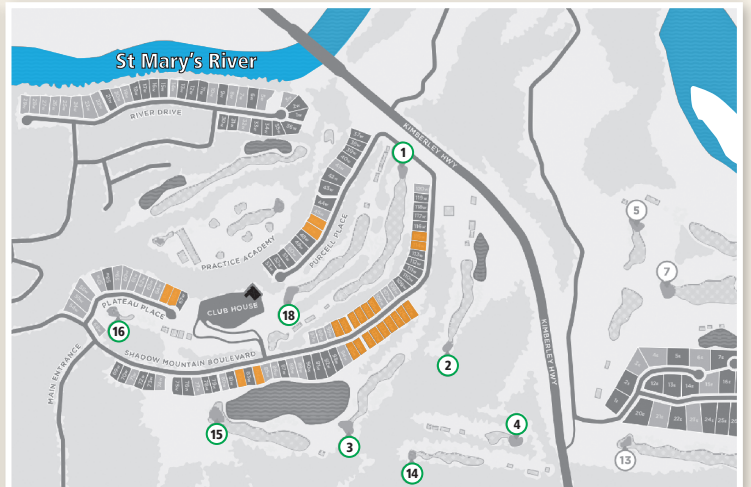
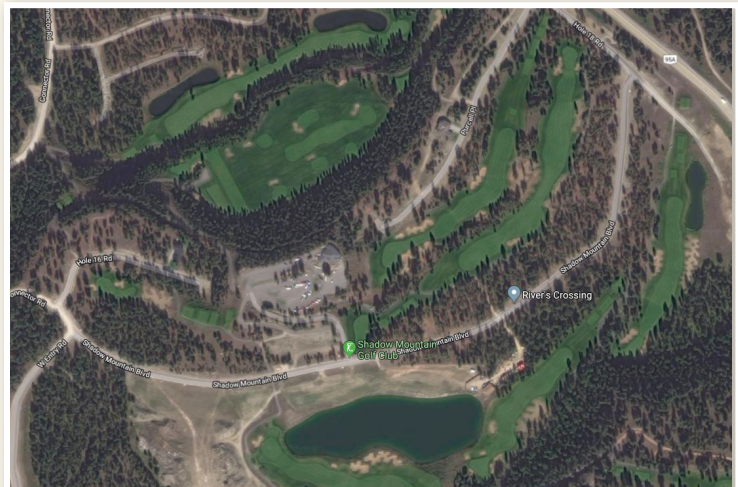


Parcels 15 & 16

**Directions to Property**

**7145 Highway 95A, Cranbrook, BC.**

From **Cranbrook, BC** at the interchange of Hwy 95 & Hwy 95A go 5.5 km (3.4 miles) Northwest to Wycliff Park Rd, then 1.7 km (1.1 miles) West to W Entry Rd, then Northeast or turn right into River's Crossing Community and the Shadow Mountain Golf Club.



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# Unreserved Real Estate Auction – Terms and Conditions

The following terms and conditions (the “Real Estate Terms”) form an integral part of the terms of the Bidder’s Terms of Bidding and Sale. The Real Estate Terms apply to all sales of real property (the “Property”), and apply only to sales of real property. Where the Real Estate Terms are applicable, the Real Estate Terms shall prevail to the extent of any conflict with the Terms of Bidding and Sale.

- 1. DEFINITIONS.** In these Real Estate Terms, the “Seller” shall refer to the consignor of the Property and the “Buyer” shall refer to the bidder offering the highest bid accepted by the Auctioneer for the Property. Each capitalized term used herein but not otherwise defined shall have the meaning ascribed to such term in the Terms of Bidding and Sale.
- 2. UNRESERVED AUCTION.** The Property shall be sold to the highest bidder regardless of price at unreserved public auction. The sale shall not be subject to any minimum bid or reserve price.
- 3. CASH SALE.** This is a cash sale and is not contingent on the Buyer’s ability to obtain financing.
- 4. AGREEMENT OF PURCHASE AND SALE.** The Buyer shall execute an Agreement of Purchase and Sale, in the form provided by the Auctioneer, without modification, immediately after being declared the high bidder.
- 5. AGENT OF SELLER.** The Auctioneer (and any appointed real estate agent, where applicable) is acting as an agent of the Seller only, and not as an agent of the Buyer or as a dual agent. The Buyer may be required to sign an Agency Agreement acknowledging that they are aware they are not receiving any representation.
- 6. COMPLETION BY LEGAL REPRESENTATIVE.** Completion and closing of all real estate transactions will be handled by legal representatives appointed by the Seller and Buyer, acting on behalf of the Seller and Buyer, respectively. All deposit, earnest and purchase monies in respect of the Property shall be paid to and deposited in trust with the legal representative for the Seller.
- 7. DEPOSIT.** Immediately after being declared the high bidder, the Buyer shall submit a non-refundable deposit in trust to the legal representative for the Seller in the amount of 25% of the Purchase Price (the “Deposit”). The Auctioneer may, in its sole discretion, accept a Deposit of 10% of the Purchase Price if provided with an unconditional letter of financing from a lending institution acceptable to the Auctioneer. The balance of the Purchase Price shall be paid at or before closing.
- 8. TRANSACTION FEE.** Immediately after being declared the high bidder, the Buyer shall pay the applicable transaction fee, if any, to the Auctioneer.
- 9. TAXES.** Any and all applicable Federal, Provincial or State taxes (including property transfer tax, if applicable) must be paid by the Buyer in addition to the Purchase Price, at or before closing. Any and all applicable property taxes shall be paid at or before closing by the Seller and Buyer pro-rata based on the date of closing.
- 10. CLOSING.** Closing will take place on the date that is 30 days after the date of the auction, or such other date as may be mutually agreed by the parties. The Buyer and Seller shall each be responsible for their own legal fees. Land title registration fees and applicable transfer fees shall be paid by the Buyer at or before closing. All necessary adjustments will be based on the agreed upon closing date.
- 11. NON-PERFORMANCE.** Any failure by the Buyer to complete the purchase of the Property will result in the Deposit and any further interest in the Property being forfeited.
- 12. POSSESSION.** The Buyer will receive vacant possession on the date of closing.
- 13. AS-IS SALE.** The Buyer shall accept the Property “AS-IS”, “WHERE-IS”, and “WITH ALL FAULTS” as of the closing date and the Buyer specifically agrees that neither the Seller nor the Auctioneer make any representations or warranties of any kind whatsoever, expressed or implied, to the Buyer as to the value, condition or fitness of the Property, environmental or otherwise, or any part thereof or improvements thereon. All descriptions, measurements and acreage provided by the Seller and the Auctioneer are to be used as a guide only. The Buyer acknowledges and agrees that it is the Buyer’s sole responsibility to make such legal, factual and other inquiries, inspections and investigations as the Buyer considers necessary prior to bidding on the Property, and Buyer hereby warrants and represents that he shall have satisfied himself as to the location and condition of the Property, and all descriptions with respect thereto, prior to bidding, and that he has had the opportunity to do so. In certain circumstances the Seller will complete and provide a Property Condition Disclosure Statement. If a Property Condition Disclosure Statement is available, the Bidder may view such information.
- 14. PROPERTY BOUNDARIES.** The Buyer will satisfy itself as to all property boundaries. If a dispute arises, verification of said boundaries will be at the Buyer’s expense.
- 15. NO MINES OR MINERALS.** Mines and minerals are not included and shall not be conveyed with the Property unless otherwise expressly provided.
- 16. PERSONAL PROPERTY.** No personal property shall be conveyed with the Property unless specifically included in the purchase agreement.
- 17. NO ASSIGNMENT.** The Buyer shall not assign his bid or obligation to purchase the Property to a third party without the prior written approval of the Auctioneer.
- 18. FOREIGN OWNERSHIP RESTRICTIONS/TAXATION.** Certain Canadian provinces impose foreign ownership restrictions or additional taxation on the purchase of real property by non-Canadian citizens and non-qualified Canadian organizations. THE BUYER ACKNOWLEDGES THAT IT IS THE BUYER’S SOLE RESPONSIBILITY TO MAKE ANY NECESSARY ENQUIRIES, INCLUDING, WITHOUT LIMITATION, CONSULTING WITH LEGAL ADVISORS, PRIOR TO BIDDING TO ENSURE THE BUYER IS LEGALLY ELIGIBLE TO PURCHASE THE PROPERTY.
- 19. ADDITIONAL DOCUMENTS.** As a condition of closing, the Buyer may be required to sign certain disclosure documents as may be required by the applicable governing bodies.

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May 8, 2018 1:41 PM

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