

Unreserved Public Real Estate Auction



Moose Horn Lodge - Margaret Sunkel 4 Parcels of Real Estate – Little Bear Lake, SK Lodge, Store & Campground and 3 Cabins

Will be sold to the highest bidder
April 9, 2018
Saskatoon Auction Site

RM of Lower Fishing Lake Resource District

Property Highlights

Moose Horn Lodge & campground is a lakefront revenue producing paradise in the heart of Saskatchewan's north. It features everything from sandy beaches, crystal clear water, excellent scenery to fishing, ATV trails and more. Anglers can enjoy the variety of Lake Trout, Northern Pike, Walleye, Perch & Whitefish.

In past years, the Moose Horn Lodge has been operated from mid-May to mid-September, however could be operated all year around. Moose Horn Lodge is an excellent opportunity for anyone who enjoys the northern outdoors. It is ideal for semi-retired folks who travel south in the winter months but love to be at the lake in the summer months, and best of all – earning revenue. Moose Horn Lodge requires little overhead and limited staff to operate. The current owner operates the business individually with minimal help. With the high percentage of returning “seasonal site” users each year, this property is a ready-made revenue producing paradise just waiting for a new owner to enjoy.



Directions to Property

From **Smeaton, SK** go 104 km (65.6 miles) North on paved Hwy #106 Hanson Lake Road, then 1.3 km (.8 miles) West on grid.

Property may be viewed by appointment

For more information:

Margaret Sunkel – Owner
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Ritchie Bros. Territory Manager – Brendan Kramer
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Ritchie Bros. Real Estate – Broker – Ed Truelove
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Brokerage: Ritchie Bros. Real Estate Services Ltd.



Lakeview to Southwest

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Parcel 1 – Campground



Parcel 1 – Lodge



Parcel 1 – Lodge

**Parcel 1 – Blk/Par E Plan No 90PA05444 Ext 1
Lodge/Store/Restrooms/Showers/Playground/Campground/Docks**

- ▶ 0.79± acres, ISC Surface Parcel #203111941

Property Details:

- ▶ Four season
- ▶ 200 amp power source (underground)
- ▶ Heat Source: Propane furnace/Wood fireplace/Electric
- ▶ 1000 gallon propane tank included (250PSI)
- ▶ A/C: Electric, window mounted
- ▶ Water: Well, 6 in., 110± ft deep (well shack included)
- ▶ Septic: 2500± gallon tank (underground)
- ▶ Waste Disposal: Collected twice per month by Northern Municipal Services (included in taxes)
- ▶ Road Maintenance: Department of Highways (included in taxes)
- ▶ Store & Gas Station: Grocery & Fishing supply (Inventory not included- tackle, supplies, vendor supplied coolers/ freezers, fuel, and propane), 1998 Prairie Steel 3999L fuel tank w/ pump, meter, vent
- ▶ Lodge: 850± sq ft, 1 bedroom, 1 bathroom, loft over living room, kitchen has an office and utility room off of it, attached to store
- ▶ 4 – Seasonal RV sites - Fully serviced (Power/Water/Septic) on titled property
- ▶ Public Showers / Bathrooms / Shop / Garage – Two 3 piece bathrooms (shower/sink/toilet), two 2 piece bathrooms (sink/toilet), utility room/ workshop, storage garage (wood/ maintenance equip/vehicle/dock decking/etc)
- ▶ Upper Bathroom / Shower / Laundry (Buyer will need to plumb propane to this building as it has shared propane service from cabin #10)
- ▶ Filleting station / storage shed: Serviced with power & water
- ▶ Playground area & equipment
- ▶ Rental equipment: 3 canoes, 3 paddle boats
- ▶ 90± ft aluminum framed dock c/w wheels & cedar decking (5)16 ft sections– Crown lease \$57.00/year
- ▶ Wood frame dock - Crown lease \$21/ year
- ▶ Upper trailer parking lot – Crown lease \$110/year
- ▶ Lot size: 0.79± Acres (Irregular)
- ▶ 2017 Taxes: \$3,950.00

Campground Details:

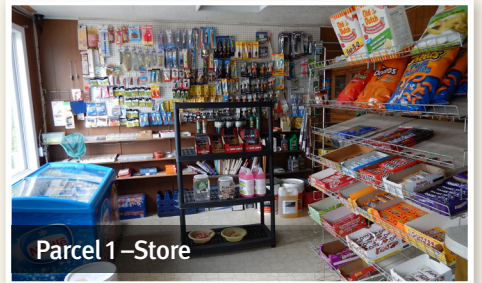
- ▶ Long term 33 year Crown Lease (\$795± per year)
- ▶ 34 Seasonal RV sites – 30 amp power service (underground)
- ▶ 5 Daily rental sites – 30 amp power
- ▶ 2 – 200 amp power services (at road entrances)
- ▶ Undeveloped area for potentially 5 more sites
- ▶ Water source: Well - 6 inch, 110± ft deep (large supply)
- ▶ 2017 Taxes: \$381.75



Parcel 1- Four Seasonal RV Sites



Parcel 1 – Store/Lodge



Parcel 1 –Store



Parcel 1 – Playground

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Parcel 2 – 0.14± Title Acres (Irregular)
Lot 6 Blk/Par 1 Plan No 102190722 – Cabin #11

- ▶ Includes 10± ft of lakefront
- ▶ Four season
- ▶ 744± sq ft – 3 bedroom (sleeps 6)
- ▶ Power: 100 amp service (underground), individually metered
- ▶ Heat Source: Propane furnace (Propane tank not included)
- ▶ NO propane tank included (was shared with cabin #10)
- ▶ Septic: 1000 gallon tank (underground)
- ▶ Improvements: 2017 – new metal clad roofing, new vinyl siding & new windows
- ▶ Included: refrigerator, stove, microwave, dishwasher, furniture, beds, bedding, cookware, TV, BBQ
- ▶ 2017 Taxes: \$330.96
- ▶ Rental - \$150/night
- ▶ Water: Currently supplied to cabins in parcels 2,3,4 by the Moose Horn Lodge well. NO water supply included with the purchase of parcels 2,3,4 if the Lodge is sold to a separate buyer. In such a situation a sand point or well would be required at the expense of the buyer(s) of parcels 2,3,4. Buyer(s) of parcels 2,3,4 will have access to Moose Horn Lodge water supply until July 1, 2018.



Parcel 2 – Cabin #11



Parcel 2 – Cabin #11



Parcel 2 – Cabin #11

Parcel 3 – 0.13± Title Acres (Irregular)
Lot 7 Blk/Par 1 Plan No 102190722 – Cabin #10

- ▶ Four season
- ▶ 778± sq ft – 3 bedroom (sleeps 6)
- ▶ Power: 100 amp service (underground), individually metered
- ▶ Heat Source: Propane furnace
- ▶ 1000 gallon propane tank included (250PSI)
- ▶ Septic: 1000 gallon tank (underground)
- ▶ Improvements: 2017 – new metal clad roofing, new vinyl siding & two new windows
- ▶ Included: refrigerator, stove, microwave, dishwasher, furniture, beds, bedding, cookware, TV, BBQ
- ▶ 2017 Taxes: \$307.20
- ▶ Rental - \$150/night
- ▶ Water: Currently supplied to cabins in parcels 2,3,4 by the Moose Horn Lodge well. NO water supply included with the purchase of parcels 2,3,4 if the Lodge is sold to a separate buyer. In such a situation a sand point or well would be required at the expense of the buyer(s) of parcels 2,3,4. Buyer(s) of parcels 2,3,4 will have access to Moose Horn Lodge water supply until July 1, 2018.



Parcel 3 – Cabin #10



Parcel 3 – Cabin #10



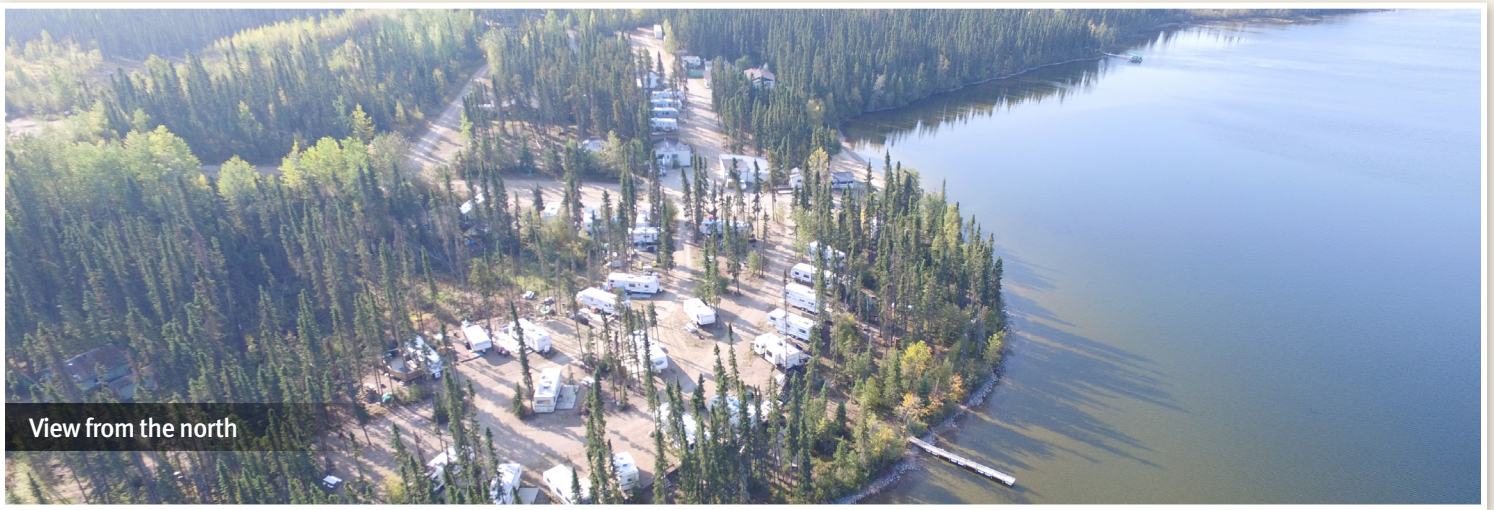
Parcel 3 – Cabin #10

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View from the north

**Parcel 4 – 0.15± Title Acres – Lot 10 Blk/Par 1 Plan No 102190722
Cabin #4**

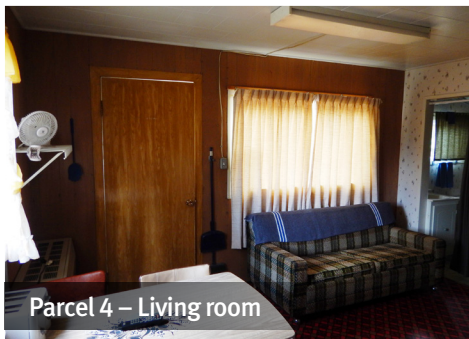
- ▶ Four season
- ▶ 320± sq ft - 2 bedroom (sleeps 4)
- ▶ Power: 100 amp service (underground), individually metered
- ▶ Heat Source: Propane furnace (Propane tank not included)
- ▶ NO propane tank included (was shared with lodge)
- ▶ Septic: 350 gallon tank (underground)
- ▶ Included: refrigerator, stove, microwave, furniture, beds, bedding, cookware, TV, BBQ
- ▶ Driveway access: Buyer's responsibility to build
- ▶ Lot size: 0.15± Acres (50± ft x 125± ft)
- ▶ 2017 Taxes: \$354.30
- ▶ Rental - \$100/night
- ▶ Water: Currently supplied to cabins in parcels 2,3,4 by the Moose Horn Lodge well. NO water supply included with the purchase of parcels 2,3,4 if the Lodge is sold to a separate buyer. In such a situation a sand point or well would be required at the expense of the buyer(s) of parcels 2,3,4. Buyer(s) of parcels 2,3,4 will have access to Moose Horn Lodge water supply until July 1, 2018.



Parcel 4 – Cabin #4



Parcel 4 – Cabin #4 – View from the deck



Parcel 4 – Living room



Parcel 4 – Kitchen



Parcel 4 – Bedroom

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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.

March 28, 2018 4:17 PM