

Unreserved Public Real Estate Auction



Marcel and Janet Van Hecke

1 Parcel of Real Estate

135.48± Title Acres – **Approved Strathcona County Area Structure Plan**

4730± Sq Ft Home plus 1500± Sq Ft Second Residence

7700± Sq Ft Shop & (2) 2000± Sq Ft Shops

Will be sold to the highest bidder
October 24, 2018
 Edmonton Auction Site

AB/Strathcona County

135.48± titled acres with approved Strathcona County Area Structure Plan.

The property is located just 30 minutes from Edmonton's downtown core. It is strategically located in the County of Strathcona's Energy Heartland District on the westside of Hwy 21 and 3.2 km (2 miles) north of Sherwood Park. It is in close proximity to the Capital Region Sewage Line and treatment plant situated 2.4 km (1.5 miles) to the west. A CP rail line runs through the southeast portion of the property as does a regional waterline.

Access to Hwy 21 is by 2 existing at grade all directional intersections at the north and south ends of the property. A direct connection into the interchange at Anthony Henday Drive is now available through Township Rd 534 which borders the southside of the property and leads into Aurum Rd.

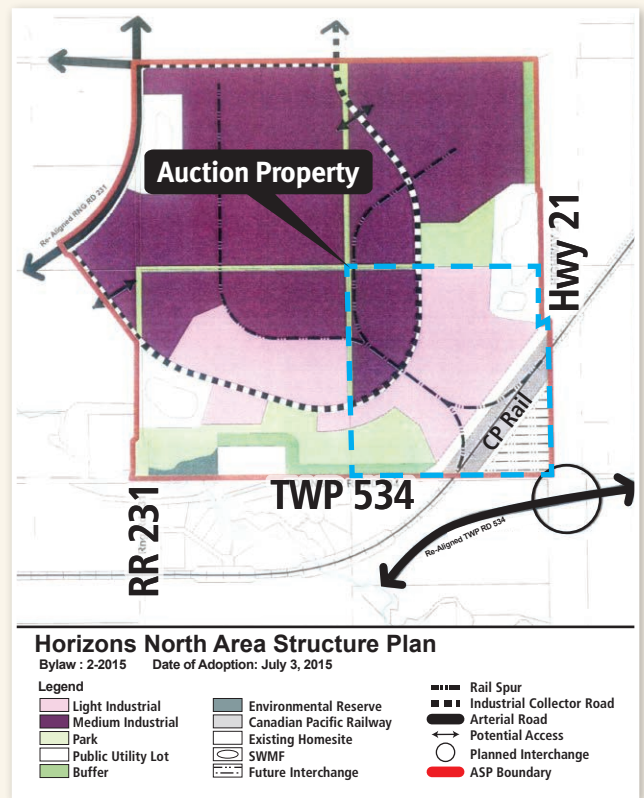
The property is well appointed with a 4730± sq ft home, 1500± sq ft second residence, 7700± sq ft shop, (2) 2000± sq ft shops, 4000± sq ft storage quonset, horse barn and small livestock barn, man-made fish-stocked lake, irrigated lawns and garden, extensive concrete and paved driveways.

Open House: September 22 & 29 – 2 to 4 pm

For more information:
 Marcel Van Hecke – Owner
 780.467.1538

Jerry Hodge – Ritchie Bros. Real Estate
 780.706.6652 | jhodge@ritchiebros.com

Brokerage: Ritchie Bros. Real Estate Services Ltd.

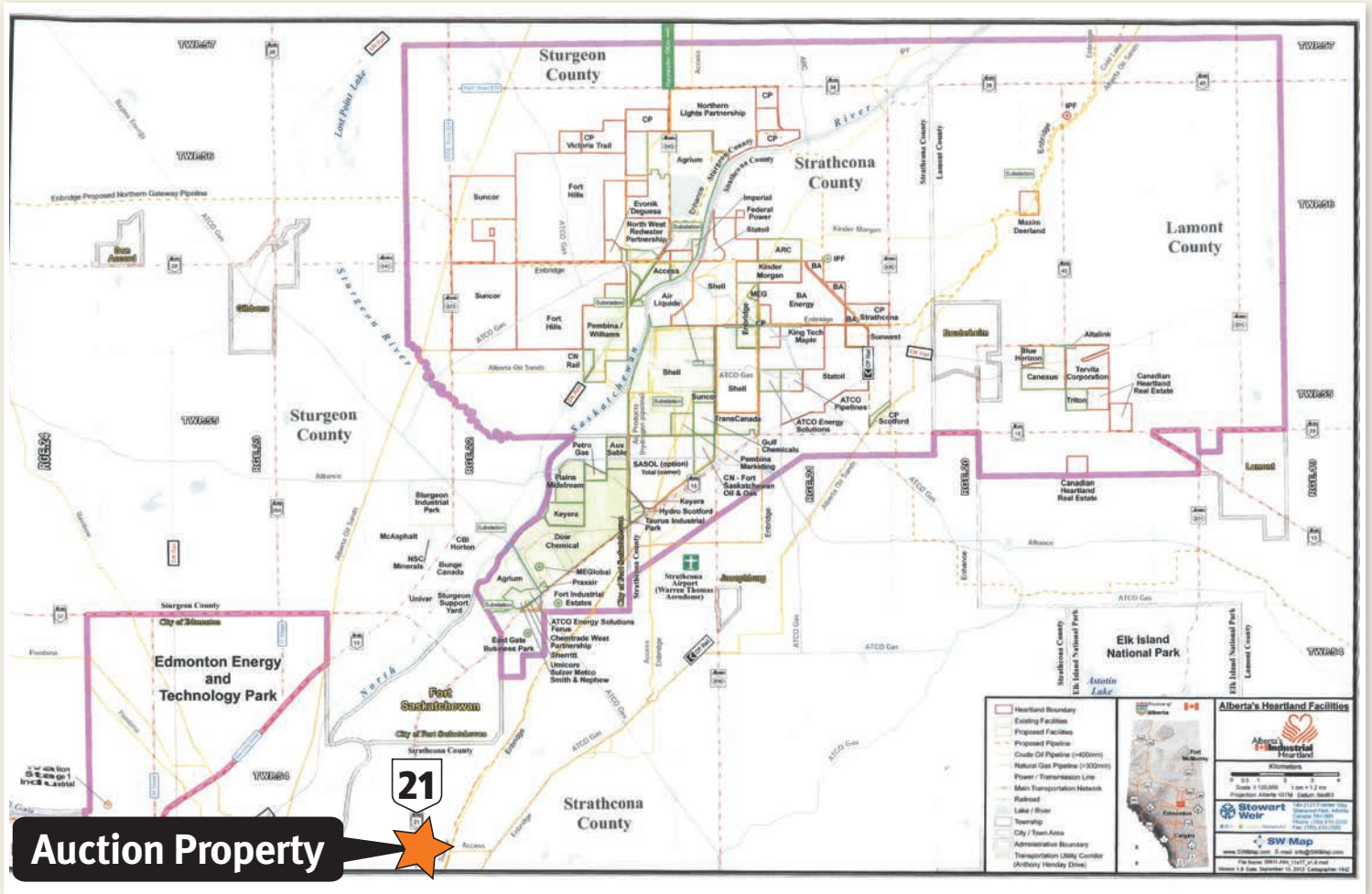
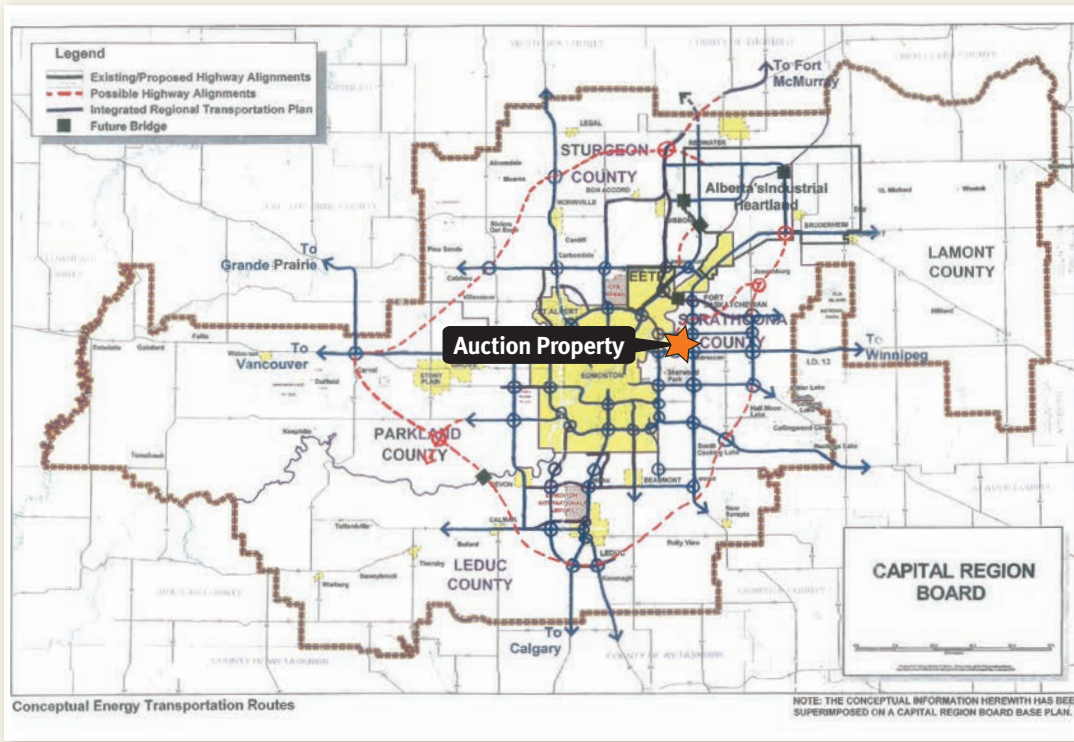


Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. The information provided is a guide only

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4730± sq ft home w/ man-made lake

Parcel 1 – 135.48± Title Acres – Home Parcel w/ an approved Strathcona County Area Structure Plan For Industrial Development

98± ac cult, 89± ac leased for grain farming, 9± ac leased for tree farm, 10± ac not being utilized, balance is yard site, 4730± sq ft home, 1500± sq ft second residence, 7700± sq ft shop, 2000± sq ft shop, 2000± sq ft quonset shop, 4000± sq ft quonset storage building, 2000± sq ft barn, 1911 built restored hip roof barn, irrigated, mature landscaping, man-made lake stocked with fish, extensive concrete parking pad, paved driveway. Taxes \$10,674.85

Home Details

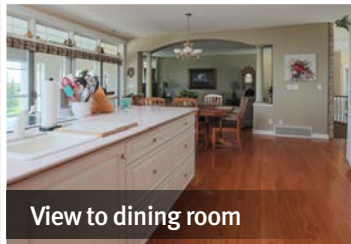
- ▶ 1995 Salvi built home
- ▶ 4730± sq ft
- ▶ 1865± sq ft main floor with 1000± sq ft 3-season enclosed balcony
- ▶ 2865± sq ft fully developed walkout basement
- ▶ Attached double garage
- ▶ Hardwood and tile flooring upstairs, carpeted basement
- ▶ F/A heat upstairs w/ in-floor heat in tiled areas
- ▶ In-floor heat in basement and garage
- ▶ 4 bedrooms – 2 upstairs and 2 downstairs
- ▶ 4 bathrooms – 3 upstairs and 1 downstairs
- ▶ Master bedroom w/ walk-in closet, ensuite w/ double showers, patio doors to balcony
- ▶ Kitchen
 - Corian countertops
 - Countertop stove
 - Double ovens
 - Microwave and dishwasher
 - Food preparation sink and double sink
- ▶ Extensive cabinetry
- ▶ Upstairs laundry
 - Front load washer & dryer
 - Sink, cabinet, folding counter

Main floor living room

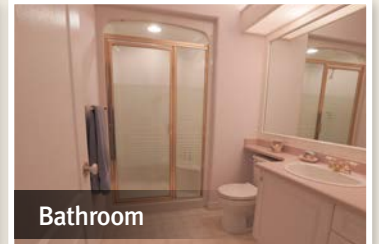
- ▶ Wood burning fireplace with natural gas starter
- ▶ Tinale stone feature wall



Kitchen



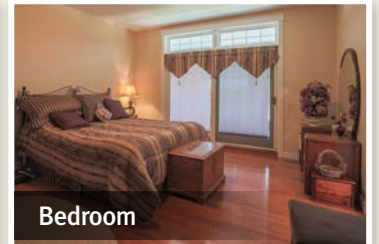
View to dining room



Bathroom



Doors to balcony



Bedroom



Living room

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4730± sq ft home w/ man-made lake

Home Details

Walkout basement

- ▶ 2 bedrooms
- ▶ Bathroom w/ steam shower
- ▶ Living room and games room
- ▶ Wet bar w/ dishwasher
- ▶ Two sided natural gas fireplace
- ▶ Storage and utilities rooms

Attached double garage

- ▶ In-floor heat
- ▶ Extensive storage shelving

Home exterior

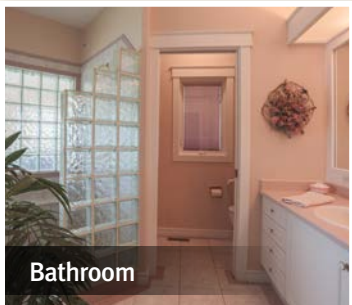
- ▶ Stucco with Tinale stone features
- ▶ 4500± sq ft concrete parking pad
- ▶ Paved driveway



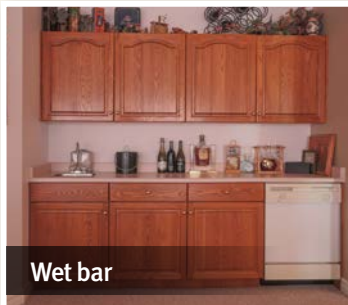
Walkout basement



Games room



Bathroom



Wet bar



Basement bedroom



Enclosed balcony

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Main Shop

Second residence

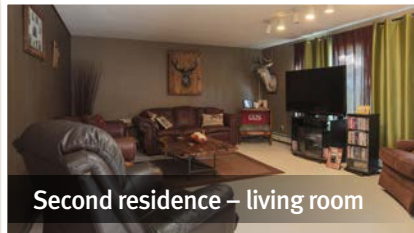
- ▶ 1500± sq ft
- ▶ Concrete slab on grade. In-floor heat
- ▶ 3 bedrooms and 1 bathroom
- ▶ Kitchen with fridge, stove and dishwasher
- ▶ Living room
- ▶ Laundry w/ washer & dryer
- ▶ Lino flooring throughout



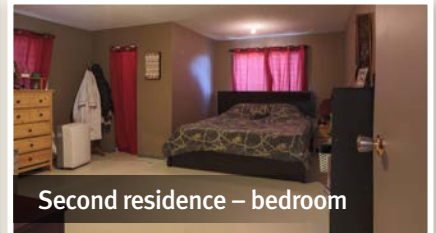
Second residence – 1500 sq ft bungalow

Main Shop

- ▶ 7700± sq ft butler building
- ▶ 70 ft x 110 ft clear span
- ▶ Steel frame, metal clad
- ▶ Insulated, concrete floor
- ▶ In-floor heat
- ▶ (4) 16 ft wide x 18 ft high overhead doors auto
- ▶ 2 man doors



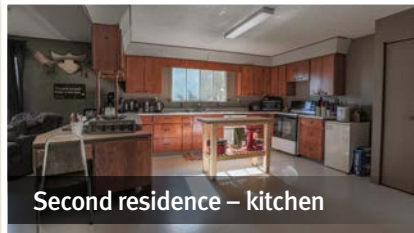
Second residence – living room



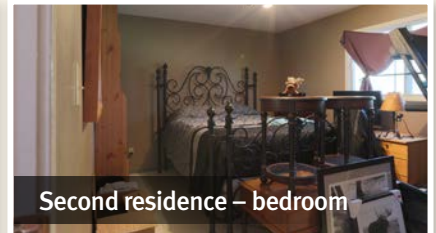
Second residence – bedroom

Maintenance Shop

- ▶ 2000± sq ft
- ▶ Hip roof, wood frame, metal clad
- ▶ 12 ft wide x 14 ft high overhead door Auto
- ▶ Insulated, concrete floor
- ▶ In-floor heat
- ▶ Parts room
- ▶ Utility room, 2 bathrooms



Second residence – kitchen



Second residence – bedroom

Quonset Shop

- ▶ 2000± sq ft
- ▶ Insulated, concrete floor
- ▶ 12 ft wide x 10 ft high overhead door
- ▶ 16 ft wide x 12 ft high barn door
- ▶ Water hydrant



Quonset storage building

Quonset Storage Building

- ▶ 4000± sq ft, 50 ft x 80 ft
- ▶ Insulated, gravel floor
- ▶ Natural gas radiant heat
- ▶ 16 ft x 16 ft overhead door auto

Hip Roof Barn

- ▶ 1911 built
- ▶ Restored
- ▶ Metal roof, metal clad

Small Livestock Barn

- ▶ 2000± sq ft, 40 ft x 50 ft
- ▶ 8 ft ceiling w/ loft
- ▶ Concrete floor



Maintenance shop



Hip roof barn

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Man-made lake

Additional Property Information

- ▶ Approved Area Structure Plan for industrial development
- ▶ Highway 21 frontage
- ▶ CP Rail Akenside rail siding (located through the Southeast corner of the property)
- ▶ Natural gas and power
- ▶ Municipal water
- ▶ Above ground discharge septic
 - Bell and siphon system
- ▶ Man-made lake
 - 2± acres
 - 45± ft deep
 - Stocked with fish
- ▶ Lawn and garden irrigation



Garden

Directions to Property

From the overpass of Hwy 16 and Hwy 21 go 4.8 km (3 miles) North on Hwy 21, then West onto the service road, then 0.8 km (0.5 miles) South into the yard site.

Municipal Address: 53432 – Hwy 21



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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.

October 3, 2018 10:52 AM