

LALONDE ACREAGE AUCTION

Located near Medicine Hat – Cypress County

Saturday June 22, 2024

11:00AM ~ Machinery, Shop Tools, Misc,
1:00PM – ACREAGE for sale by AUCTION



OPEN HOUSES:
June 5, 2024 7:00PM – 9:00PM
June 16, 2024 2:00PM – 4:00PM
Happy Father's Day

ADDRESS: 12017B Range Road 60

LIST PRICE: \$669,900.00

MLS# A2133513

LOT SIZE: 10.3 Acres M/L

LEGAL: Plan 8010978 Block 1

BASEMENT: Unfinished crawlspace, concrete floor

STYLE: Bungalow

SIZE: 1985.71 sq. ft.

EXTERIOR: Vinyl siding, metal roof

FENCE: some fencing

AGE: 1983 (recently updated)

HEATING: Forced Air/Natural Gas

TAXES: \$3041.35 (2024)

LANDSCAPED: Near house, small shed, patio, pond

ZONING: Current zoning (A1-IDP) see section 5.1 of Cypress County Land Use Bylaw for a list of permitted and discretionary uses.

HOME: This approximately 1985 square foot bungalow has a very clean, elegant feel. It has had substantial updates including PVC windows and custom closets as well as kitchen, flooring, bathroom, and painting. The property benefits from an abundance of trees and a private pond. Access by a paved road to a long-graveled driveway. 3 bedrooms, plus a den! 3 bathrooms (5-piece main bathroom as well as a 5 piece ensuite, a 2-piece in the entry). A dining room, living room, walk-out deck, and main floor laundry can all be found in his unique home. Two 350 gallon water tanks in basement, currently supply water for house. Previously toilets and washing were accommodated by well water (not potable). Water coop or Domestic SMRID in the area but negotiations would be required. Wood frame, wood foundation (crawlspace where utilities are located). Home Includes: BI Vacuum and attachments, garage opener, fridge, counter top range, built-in oven, dishwasher, microwave, garburator, washer, dryer, sump pump, compressor in shop, water tank and system.

SHOP: Property includes a 34' x 38' shop building

- Wood frame, concrete floor
- Vinyl exterior
- Asphalt shingle roof
- 2 piece bathroom
- FA Furnace
- Water for shop comes from a well (not potable)
- Air compressor
- Hot water tank
- Fluorescent lighting
- 120/220 Amp service
- 1 Tower Pivot is also included but is NOT CURRENTLY IN USE (AS IS)

Visit perlich.com for full details and Auction Sale Package!

10% Deposit, cash or cheque, on Sale Day and balance due before possession (within 30 days)

Subject only to Seller acceptance, **SO PROPER FINANCING IS ADVISED.**

This property sells on an **AS IS WHERE IS BASIS**

For complete details, terms and conditions, go to

www.perlich.com

Attached to and forms part of
Listing Agreement #PERMAY1524
RESIDENTIAL AUCTION TERMS AND CONDITIONS
THE PROPERTY IS BEING OFFERED ON AN AS IS, WHERE IS BASIS

FINANCIAL TERMS:

10% Deposit by cheque on sale day. Balance on, or before, possession day. Should the buyer fail to comply with the terms set forth in the offer, the deposit shall be forfeited as liquidated damages and the agreement contained in the offer shall be null and void at the seller's option. The deposit is payable to, and will be held in the trust account, of Perlich Real Estate Ltd. Interest, if any, will accrue to the seller until closing.

ALL OFFERS WILL BE WITHOUT BUYER'S CONDITIONS, PROPER FINANCING IS ADVISED.

BIDDING PROCEDURE:

This property will be offered as a single parcel in Canadian Dollars. The final bid will be considered an offer to purchase. The purchaser will be required to sign a written offer to purchase immediately at the close of bidding at which time all parties will enter into a normal real estate transaction. The Alberta Real estate Association standard form of offer to purchase will be used, a copy of which is available on request.

THE SUCCESSFUL BID AS ESTABLISHED BY THE AUCTIONEER WILL BE SUBJECT TO ACCEPTANCE OR REJECTION AFTER REVIEW BY SELLER

POSSESSION:

Possession of the property will be given on or before July 22, 2024 (30 days) subject to the purchaser paying cash to close. All adjustments will be calculated at the date of possession.

ANNOUNCEMENTS:

All announcements from the auction stand at sale time will take precedence.

CONCLUSION:

Buyer and seller agree to appoint independent lawyers to facilitate closing. The buyer represents and warrants that prior to completion, it is not an "ineligible person" or a foreign controlled corporation and is eligible to purchase "controlled land" as those terms are defined in the Foreign Ownership of Land Regulations.

The sale will only convey the surface rights of the land and will be subject to the usual mines and minerals reservations in favor of the Crown.

GST:

You must determine whether the sale of the property is subject to GST by getting independent advice. You acknowledge that neither we nor our representatives are giving an opinion about GST applying to the sale of the property and you agree that we and our representatives will not be responsible for the payment of GST.

AGENCY DISCLOSURE:

Perlich Real Estate Ltd. agrees to provide services to the seller and buyer in a Transaction Brokerage relationship and encourages any buyer to obtain independent legal advice.