

# FOR SALE BY TENDER



## 55219 Range Road 93, Wildwood area 3 bedroom, 2 bath mfg home, 12+/- acre lot

### Directions to Property 55219 RR93

From Junction of Hwy 22/Hwy 16 west of Entwistle, go north 13.3 km on Hwy 22 to Twp Rd 550, then west 7.8± km to curve in road. Turn off paved road onto gravel road TWP Rd 550. Road angles to north & west. Continue to RR 92, then north 2.6 kms on RR92 to Twp Rd 552. Then west 1.8 km on Twp Rd 552 to RR93. North 1 km to Property

### HIGHLIGHTS OF SALE BY TENDER TERMS

- Tenders must be accompanied by a bank draft for 10% of the amount tendered payable to **Moore's Agri-Trade Ltd.** Bank draft will be returned to bidder if their tender is not accepted
- Seller reserves the right to accept or reject any or all tenders regardless of the number of tenders received. All qualified tenders will be accepted or rejected by the Seller within 5 business days of tender closing date.
- Successful bidder pays balance to their lawyer on or before December 14, 2018
- Property sells as-is with no warranty or guarantee of any kind.
- Tender closes November 25, 2018

**TENDER CLOSING NOVEMBER 25, 2018**

Call 780-388-3759 for Tender BID Package  
or to schedule appointment to view



Yellow line - approximate property line



### OPEN HOUSE

Saturday Nov 10

11 am to 2 pm

Can't make the open house ?  
call Moore's Agri-Trade Ltd  
for appt to view.

**Moore's Realty.ca**



Moore's Agri-Trade Ltd  
Alder Flats, AB  
780-202-0140





Bright & spacious kitchen - double skylights provide loads of natural light



Living room - vaulted ceiling, laminate flooring



Main 4 pce bath

<b>Home</b>	1216 sq ft 3 bedroom SRI mfg home built in 2008. Bright & spacious kitchen with dual skylights, living room with vaulted ceiling & laminate flooring, master bedroom with walk-in closet and 4 piece bath with jetted tub/shower unit, Two additional bedrooms and 4 piece main bath off front entry and living room Vinyl siding, asphalt shingles., vinyl skirting. Foundation: concrete pilings 10+ feet (rebar reinforced). Deck is not attached to home (free floating). On pressure treated 6x6 posts piled in below frost line.
<b>Goods Included</b>	Stove, dishwasher, reverse osmosis unit (under kitchen sink) , 2 ceiling fans, hood fan, storage shed with leantos, wellhouse, livestock shelter, dog house, fire pit ring
<b>Goods Excluded</b>	Washer & Dryer, black water trough.
<b>Services</b>	Power (underground) from main pole, natural gas, septic tank and discharge, drilled well . Water well is in insulated well house. Livestock waterer (50 head) located in pasture with livestock shelter.
<b>Fences</b>	Fenced on west and south boundary. There is fenced paddock to west of house yard. There is no fence on the east and north of property.



Fenced paddock