

## **PROPERTY INFORMATION**



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

**TENDER CLOSES NOVEMBER 25, 2018** 



Moore's Agri-Trade Ltd Alder Flats, AB 780-388-3759



## Directions to Property 55219 RR93

From the 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

12+/- acres with home, sheds nestled against evergreens

Taxes not yet assessed as 12+/- acre parcel

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





Municipal Address	55219 Range Road 93 WILDWOOD, AB
Home	1216 sq ft 3 bedroom SRI mfg home built in 2008. Spacious & bright kitchen/dining 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.
Goods Included	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
Goods Excluded	Washer & Dryer, black water trough.
Services	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
Outbldgs	Storage shed, leant-tos, well house and livestock shelter have been painted to match home finish. New asphalt shingles.
Fences	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.



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



Main 4 pce bath



Dining Area



Laundry & mechanical room -Note Washer & Dryer not included.



Corner storage cupboard



Living room - vaulted ceiling, laminate flooring



Corner china cabinet



Master bedroom with walkin closet and 4 piece ensuite - with shower/jetted tub unit







Included: Storage shed with leantos on each side. Well house, Livestock shelter, doghouse.



Large front deck





Wide approach driveway - gravelled.





East boundary cleared, but not fenced



Included: Storage shed with leantos on each side. Well house Livestock shelter, doghouse.

