

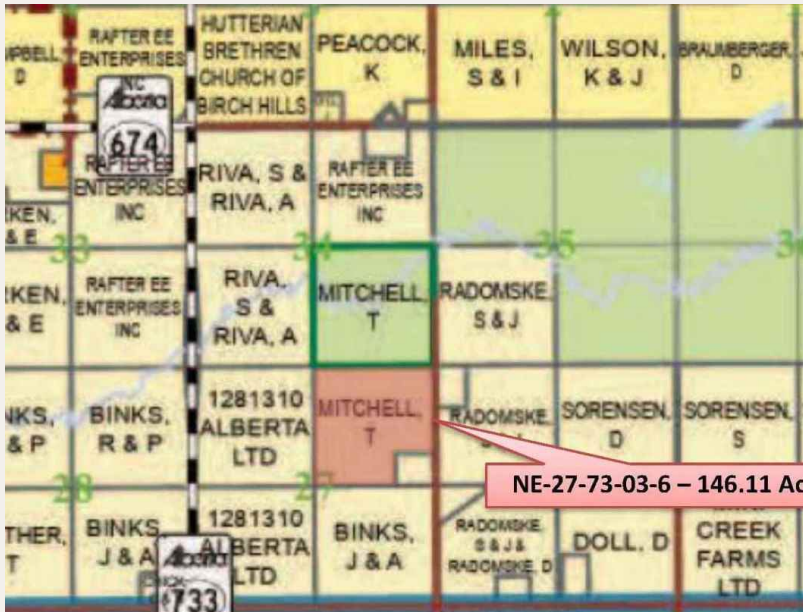


Kenneth A. Poffenroth

Accredited Land Consultant

RE/MAX real estate central alberta
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Lacombe, AB

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\$343,000 | 146.11 Acres | Bare land
Teepee Creek, AB

Court-order sale – Teepee Creek, Alberta: 146.11 +/- Ac to be sold AS IS. The property is located approximately 26 miles NE of Grande Prairie, or 4 +/- miles west of Teepee Creek, Alberta on Range Rd 32. This is essentially bare land. Only permanently attached fixtures, if any, are included in the judicial listing of this property. General site services do not appear to be present. If, and when, more information becomes available, the listing will be updated accordingly. More listing details will be available on the realtor website.

Listing Details

Property Id #:	17724
Price:	\$343,000
Farm Type:	Bare land
Acreage (Total):	146.11
Municipality / County:	Grande Prairie
Province:	Alberta
Postal Code:	T0H 0G0

Property & Land Remarks

Directions:	From the intersection at Hwy 43 and Hwy 2 just north of Grande Prairie, travel approx. 16.0 miles east to Hwy 43; north approx. 8 miles on Hwy 733; east 1 mile on Twp Rd 734 then north mile on Range Road 32. The property is on the west side of the Twp Rd.
Property Legal Description:	Pt-NE-27-73-04-W6M – 146.11 Ac
Acreage (Total):	146.11

Additional Listing Remarks

Property Taxes:	(Taxes for 2023 are reported to be \$ 207.00 +/- +/- payable to Grande Prairie County).
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How to View

How to View:	This is essentially bare land and as such does not require a viewing appointment. Do not access the property without permission text or call requests to Jeff at 780-296-5333
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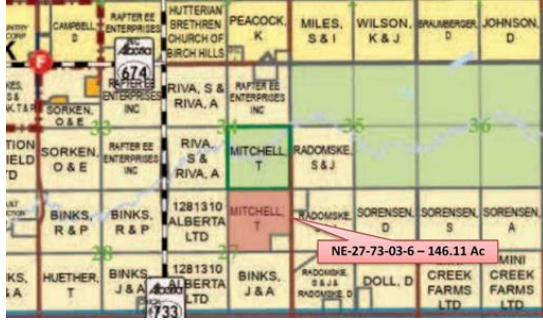
On Range Road 32 Teepee Creek, AB T0H 0G0

Land
Active

A2111259

W: 6 R: 3 T: 73 S: 27 Q: NE **DOM:** 0
PD:

LP: \$343,000.00
OP: \$343,000.00



Class: Commercial Land **LP/Acre:** \$2,347.55
County: Grande Prairie No. 1, County of
City: Teepee Creek **Type:**
Levels: NONE **District:**
Subdivision: NONE **Tax Amt/Yr:** \$207.00/2023
Possession: Other/See Remarks/Possession will be 30 days or such other date as determined by the court.
LINC#: [0039194858](#)
Outbuildings:
Rd Frontage:
Zoning: Agricultural **Lot Size:** 146.11 Ac
Legal Desc: NE-27-73-03-W6M
Legal Pln: 1 **Blk:** 1 **Lot:** 1

Title to Lnd: Fee Simple **Ownership:**
Exclusion: No **SRR:** No
Sewer/Septic: **Condo:** No
Disclosure:
Reports: None
Restrictions: None Known

Recent Change: **02/29/2024 : NEW**

Public Remarks: Court-order sale – Teepee Creek, Alberta: 146.11 +/- Ac to be sold AS IS. The property is located approximately 26 miles NE of Grande Prairie, or 4 +/- miles west of Teepee Creek, Alberta on Range Rd 32. This is essentially bare land. Only permanently attached fixtures, if any, are included in the judicial listing of this property. General site services do not appear to be present. If, and when, more information becomes available, the listing will be updated accordingly. More listing details will be available on the realtor website.

Directions: From the intersection at Hwy 43 and Hwy 2 just north of Grande Prairie, travel approx. 16.0 miles east to Hwy 43; north approx. 8 miles on Hwy 733; east 1 mile on Twp Rd 734 then north ½ mile on Range Road 32. The property is on the west side of the Twp Rd.

Property Information

Fencing: None
911 Addr:
Dist to Trans:
Irrigation Eqp:
Road Access:
Lot Dim:
Front Exp:
Water GPM:
Depth of Well:
Reg Wtr Rgt:
Bus Service:
Elem School:
Jr/Mid Schl:
High School:
Amenities:
Exterior Feat:
Utilities:
Access Feat:
Goods Include: N/A
Goods Exclude: N/A

Water Supply:
Parcels:
Dist to School:
Farm Eqp Inc:
Front Length:
Lot Depth: M'
Local Imprv:
Acres Cleared:
Acres Irrigat:
Acres Fenced:
Acres Cultivtd:
Acres Pasture:
Acres Lsehd:
Acres Treed:
Total Acres: 146.11

NE-27-73-03-W6M – 146.11 Ac (Civic address: On Range Road 32 in Grande Prairie County)

1. All offers must be submitted to the Listing Brokerage – REMAX real estate central alberta

Agent, Kenneth Poffenroth A.L.C. (Accredited Land Consultant)

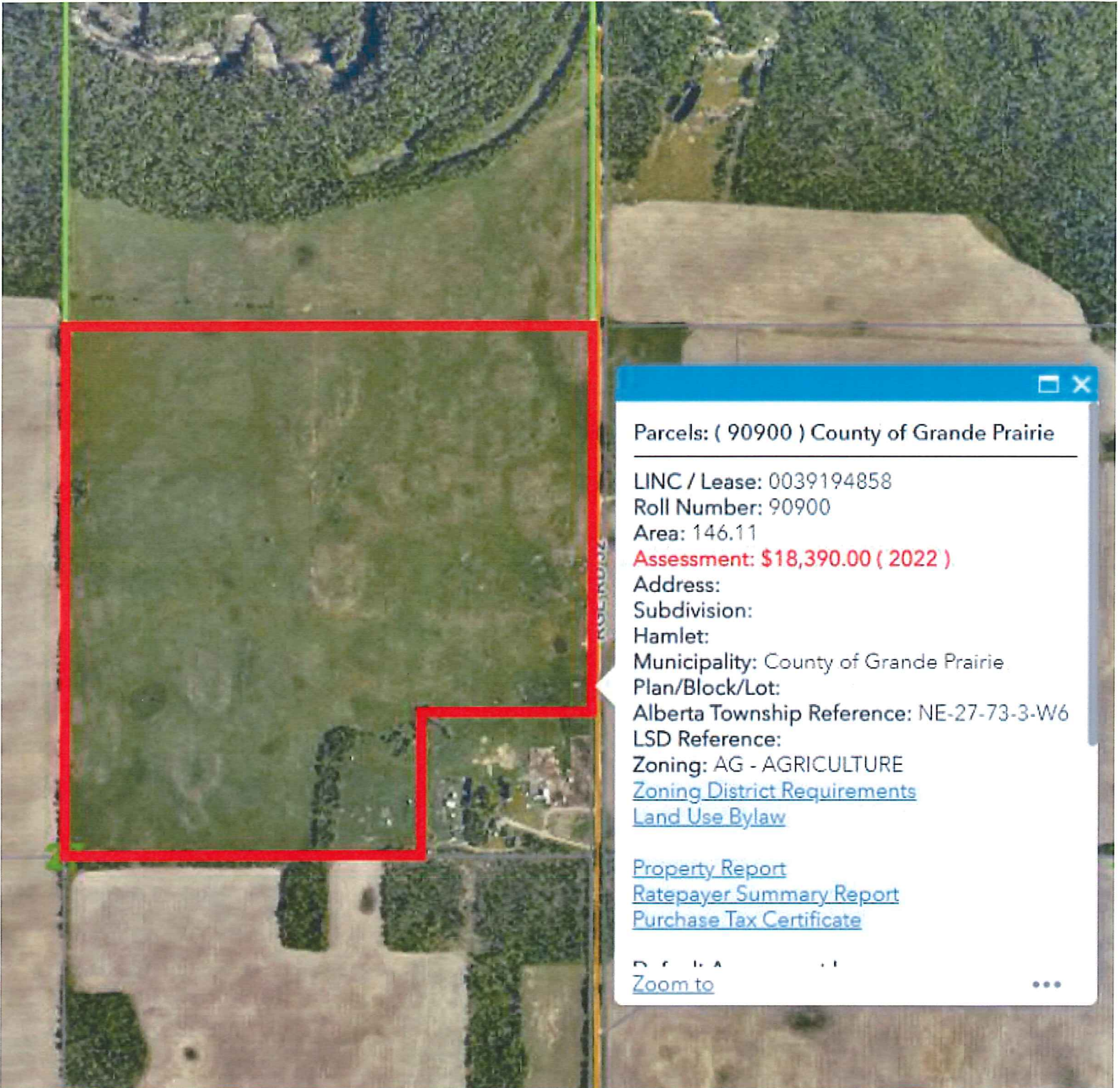
Remax real estate central alberta

101 5053 – 50th Street, Lacombe Alberta T4L 1X9

403-782-4301 (Bus) or 403-350-0971 (Cell)

kenp@remax.net – (email address)

2. The initial deposit shall be the lesser of \$ 15,000 or 4.0 % of the amount of the offer. The deposit must accompany the offer and be in the form of a “bank draft or certified funds” made payable, in trust, to REMAX real estate central alberta.
3. The offer is for “real property” or real estate. While personal property or unattached chattels may be found on the property at the time of completion, the Court does not have any authority to include such chattels in the offer to purchase and sale agreement.
4. The property will be sold “AS IS” according to the terms contained in Offer to Purchase and sale agreement. There will be no warranties or representations by the Seller or Seller’s agent(s) since the Seller is the Alberta Court of King’s Bench.
5. Buyers must complete their own buyer’s due diligence prior to submitting an offer; title to the property and any attached or unattached chattels will be taken “AS IS”, and on the basis set out in the Offer to Purchase and sale agreement provided by the Listing Agent.
6. Within 3 days of receiving a written offer, it must be presented to the Listing Brokerage. In turn, the offer will be presented to counsel for the Plaintiff who will then present it to the Plaintiff. In this circumstance the Plaintiff is Farm Credit Canada. (Please respect the ethics of the industry and do not attempt to contact counsel for the Plaintiff or any representative of the Plaintiff)
7. An offer, to be valid, must be acceptable in the view of the Plaintiff, unconditional, or have become unconditional at the time it is submitted.
8. All offers must be left open for acceptance for a minimum of 18 days from the date of the offer.
9. Conditional offers will not be presented to the court for acceptance.
10. The completion date will generally be 30 days after the court order approving the sale is granted – or such other date as the court may determine.



Parcels: (90900) County of Grande Prairie

LINC / Lease: 0039194858

Roll Number: 90900

Area: 146.11

Assessment: \$18,390.00 (2022)

Address:

Subdivision:

Hamlet:

Municipality: County of Grande Prairie

Plan/Block/Lot:

Alberta Township Reference: NE-27-73-3-W6

LSD Reference:

Zoning: AG - AGRICULTURE

[Zoning District Requirements](#)

[Land Use Bylaw](#)

[Property Report](#)

[Ratepayer Summary Report](#)

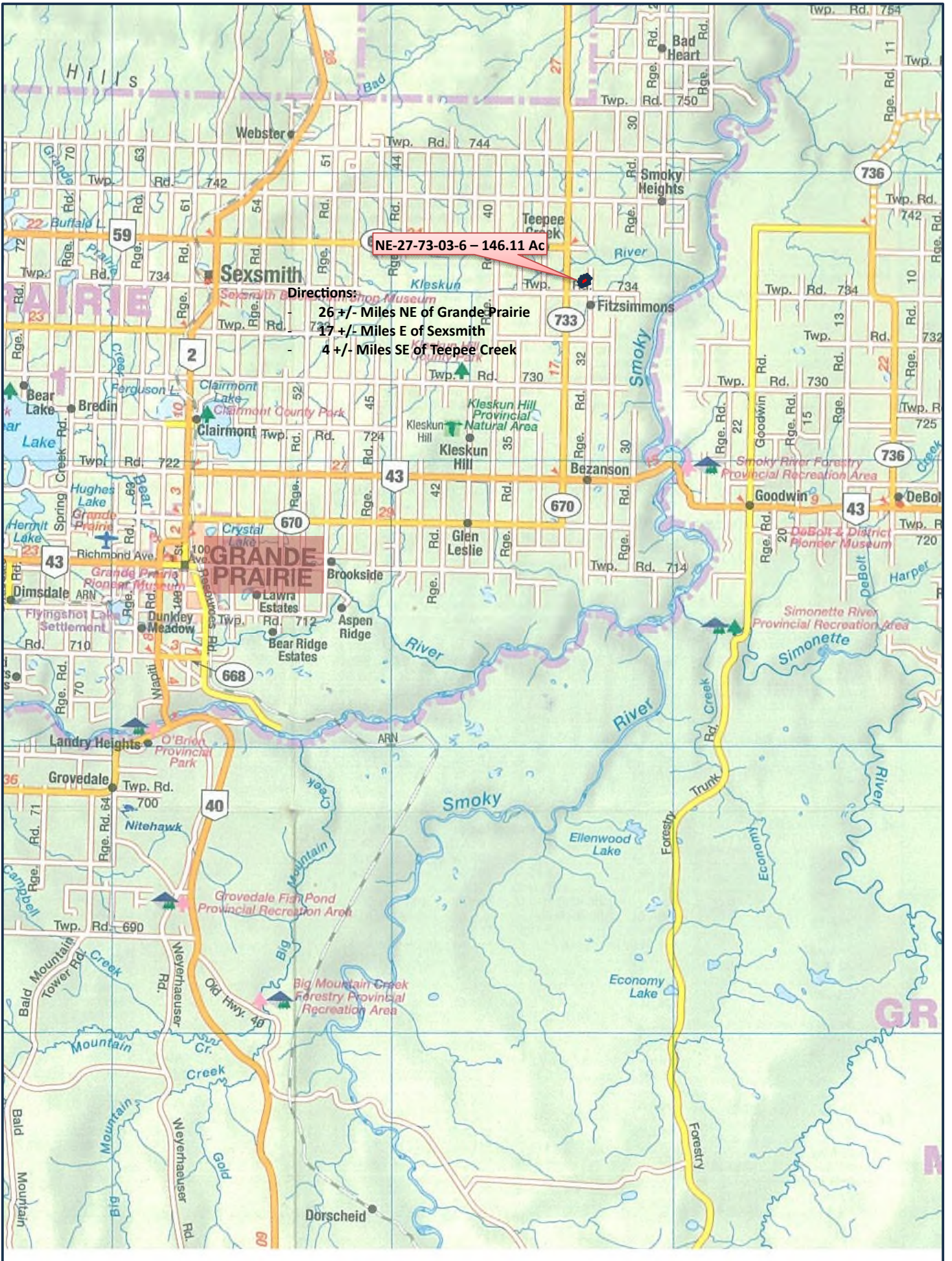
[Purchase Tax Certificate](#)

[Zoom to](#)



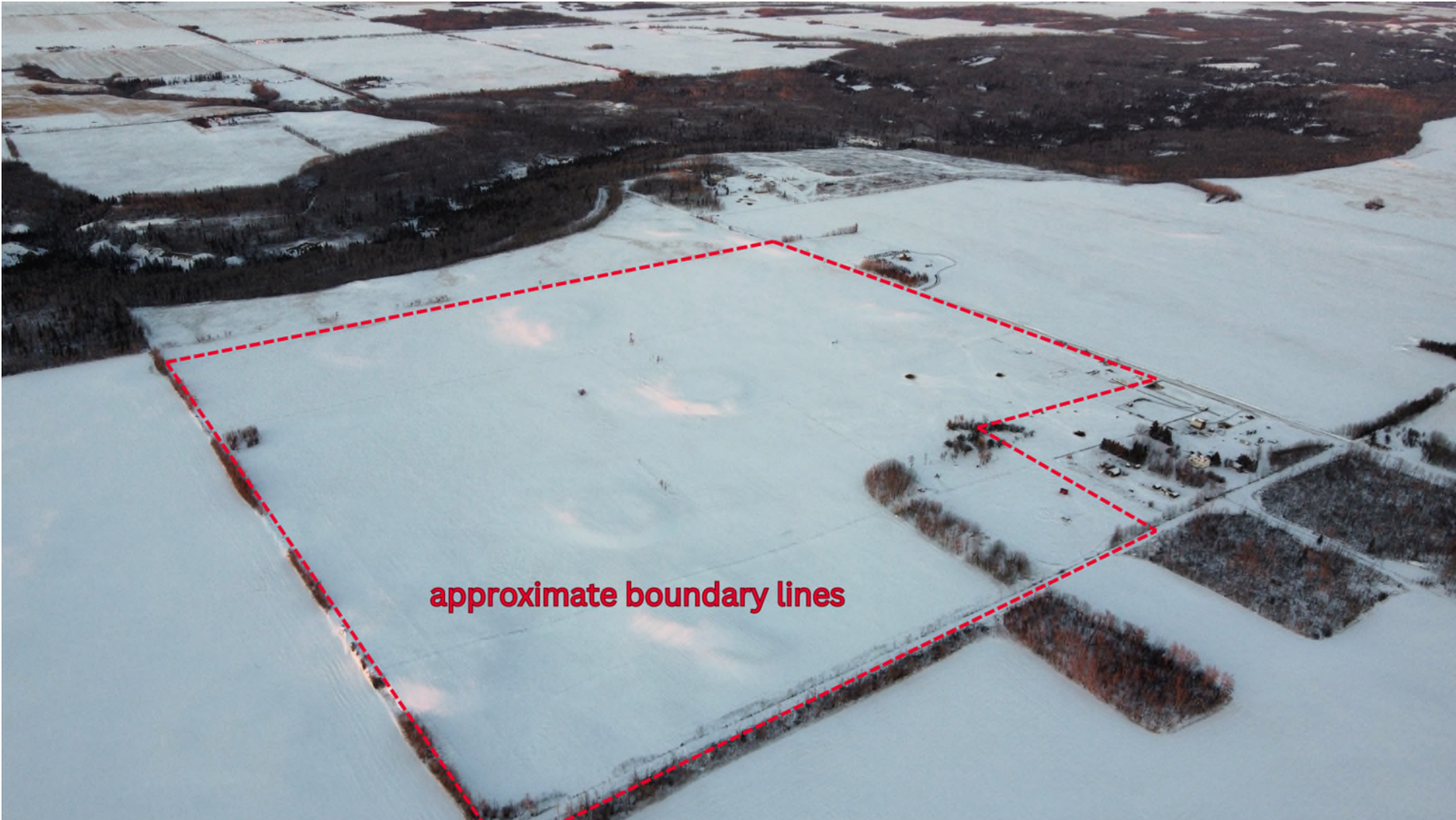


NE-27-73-03-6 - 146.11 Ac



NE-27-73-03-6 - 146.11 Ac

Directions:
26 +/- Miles NE of Grande Prairie
17 +/- Miles E of Sexsmith
4 +/- Miles SE of Teepee Creek



approximate boundary lines