



Kenneth A. Poffenroth

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\$395,000 | 13.89 Acres | Acreage
Teepee Creek, AB

Court-order sale – Teepee Creek, Alberta: 13.89 +/- Ac to be sold AS IS. The property is located approximately 26 miles NE of Grande Prairie, or 4 +/- miles SE of Teepee Creek, Alberta on Range Rd 32. There is a (4) bedroom 2-storey home c/w an attached garage. There is also a barn / old shop facility and misc. livestock facilities as part of the buildings and improvements. Only permanently attached fixtures are included in the judicial listing of this property. General site services appear to 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 #:	17725
Price:	\$395,000
Farm Type:	Acreage
Acreage (Total):	13.89
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 – 13.89 Ac
Acreage (Total):	13.89

Additional Listing Remarks

Property Taxes:	(Taxes for 2023 are reported to be \$ 2,787 +/- +/- payable to Grande Prairie County).
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How to View

How to View:	Court instructions are such that a 24-hour notice is required prior to any viewing. Do not access the property without permission text or call requests to Jeff at 780-296-5333
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734042 Range Road 32 Teepee Creek, AB T0H 0G0

Agri-Business
Active

A2111271

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

LP: \$395,000.00
OP: \$395,000.00



Trans Type: For Sale
City: Teepee Creek
Business Type:
Bldg Type:
Lse Rate Com:
County: Grande Prairie No. 1, County of
Subdivision: NONE
Sewer:
Nearest Twn:
Possession: Other/See Remarks/Possession will be 30 days or such other dat
LINC#: [0039194865](#)
Legal Desc: Pt-NE-27-73-03-W6M
Legal Pin: 222-1540 **Blk:** 1 **Lot:** 1

LP/Acre: \$28,437.73
Tax Amt/Yr: \$2,787.00/2023
Lot Sz Acre: 13.89
Lot SqFt: 605,048
Add Parcels: No
RMS SQFT:
LP/SF:

Zoning: Agricultural
Title to Lnd: Fee Simple
Reports: None
Restrictions: None Known

Tax Roll:
Exclus/SRR: No/No

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

Public Remarks: Court-order sale – Teepee Creek, Alberta: 13.89 +/- Ac to be sold AS IS. The property is located approximately 26 miles NE of Grande Prairie, or 4 +/- miles SE of Teepee Creek, Alberta on Range Rd 32. There is a (4) bedroom 2-storey home c/w an attached garage. There is also a barn / old shop facility and misc. livestock facilities as part of the buildings and improvements. Only permanently attached fixtures are included in the judicial listing of this property. General site services appear to 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 1/2 mile on Range Road 32. The property is on the west side of the Twp Rd.

Property Information

Fencing:
911 Address:
Utilities:
HOA Incl:
Goods Exclude: N/A
Access Feat:
Goods Include: N/A

Road Frontage:
HOA/Sched:

Agri Business

Water Supply:
Acres Cleared:
Acres Cultivatd:
Acres Fenced:
Acres Freehold:
Acres LseHold:
Acres Pasture:
Lse Op Cost Inc:
Major Use : Hobby Farm

Contracts:
Well Depth:
Lease SubLse:
Lease Type:
Lse Incentives:
Lse Term Rmn:

Soil Type:
Reg Watr Rghts:

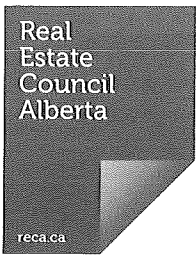
Lse Op Cost SF:
Lease SqMtr:

Residential Buildings

Beds Total:
Baths Total:
Total FI SF:
Year Built:

Style of Home:
Basement:
Outbuild Desc:
Outbuildings:

Foundation:



WORKSHEET: RMS SKETCH & CALCULATIONS

Date: February 21, 2024

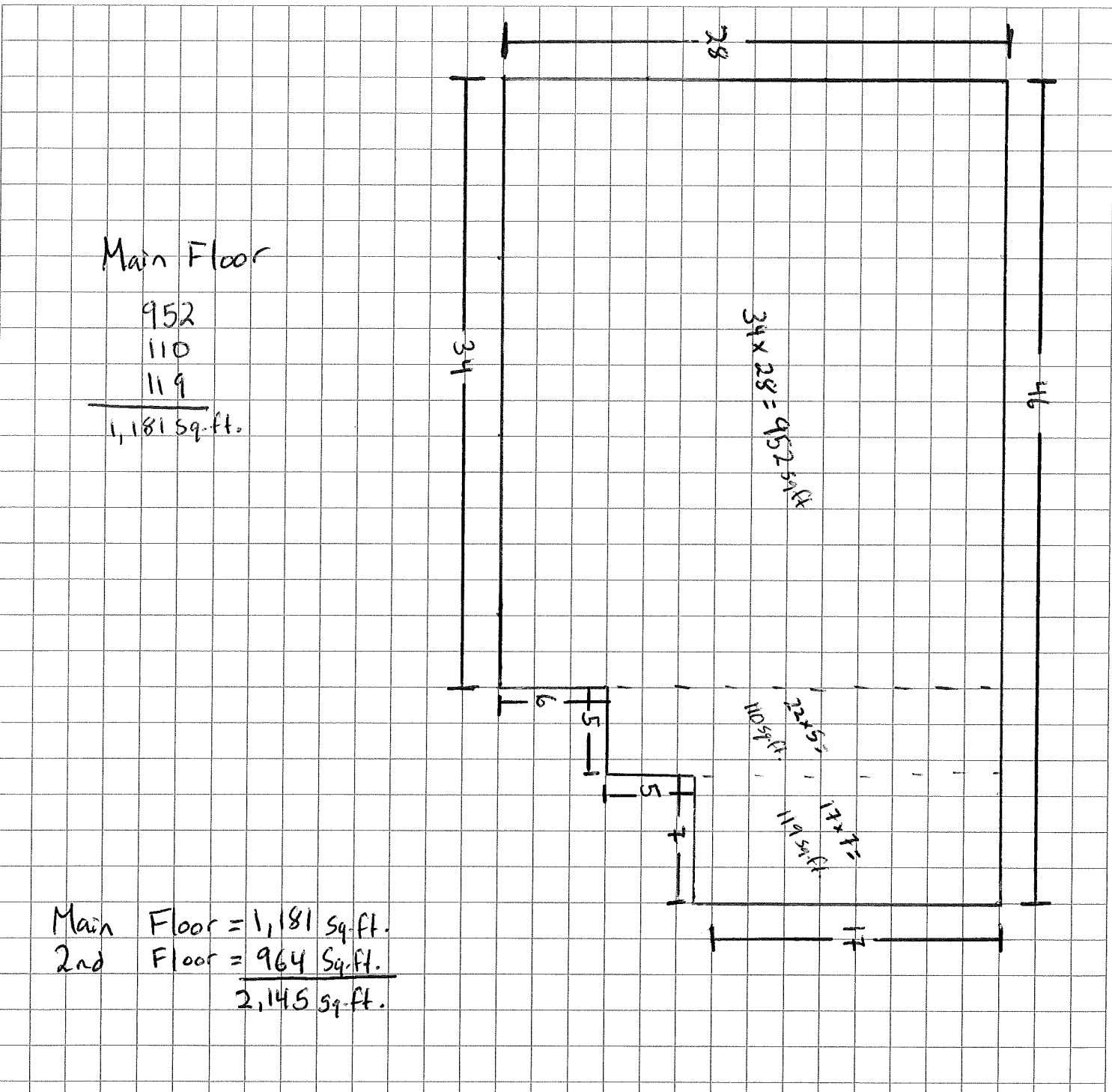
Address: 734042 RR 32.





Owner: Mitchell - Court of Kings Beach

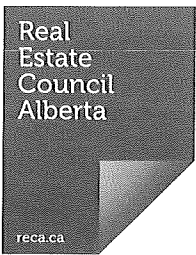
County of Grande Prairie

Property Level: Main Level

Agent: J. Warkentin / K. Poffenroth



<p>A = width x length</p> 	<p>A = (width x perpendicular length) ÷ 2</p> 	<p>A = (sum of parallel sides ÷ 2) x perpendicular length</p> 	<p>A = (length x width + 2) x 3.14 ÷ 2</p> 
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WORKSHEET: RMS SKETCH & CALCULATIONS

Date: February 21, 2024

Address: 734042 RR 32

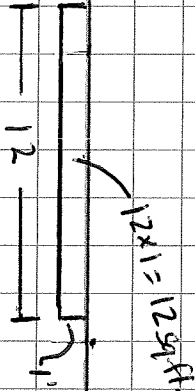
Owner: Mitchell - Court of Kings Bench

County of Grande Prairie

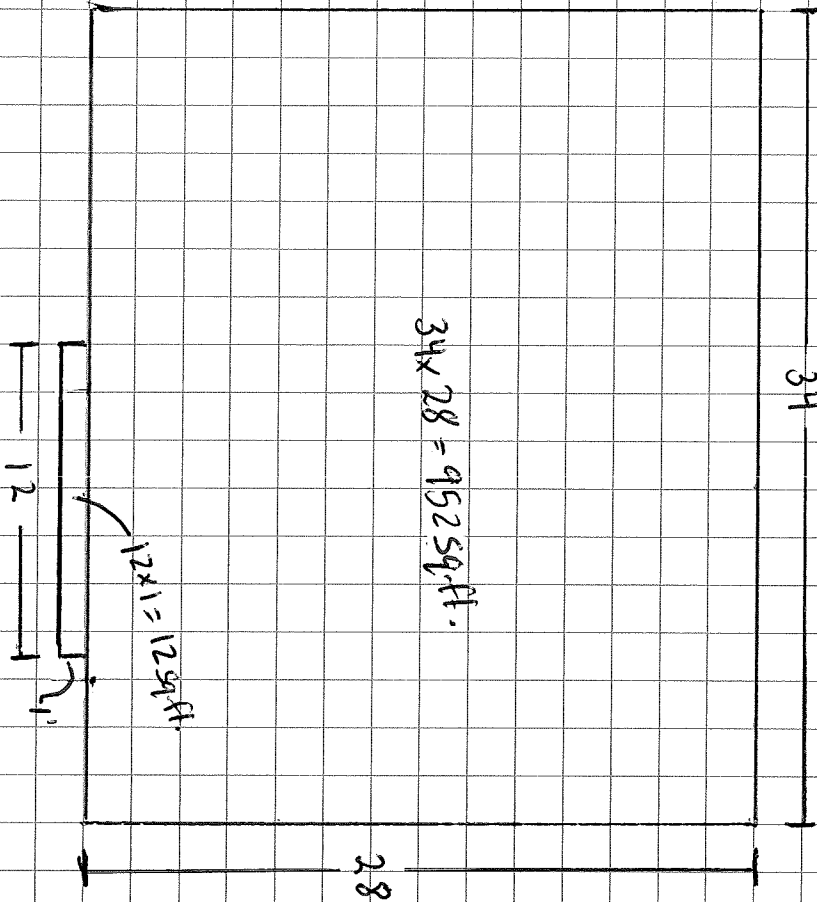
Property Level: 2nd Floor

Agent: J. Warkentin / K. Poffenroth

$$\begin{array}{r} 952 \\ + 12 \\ \hline 964 \text{ sq. ft.} \end{array}$$



$$34 \times 28 = 952 \text{ sq. ft.}$$



A = width x length



A = (width x perpendicular length) ÷ 2

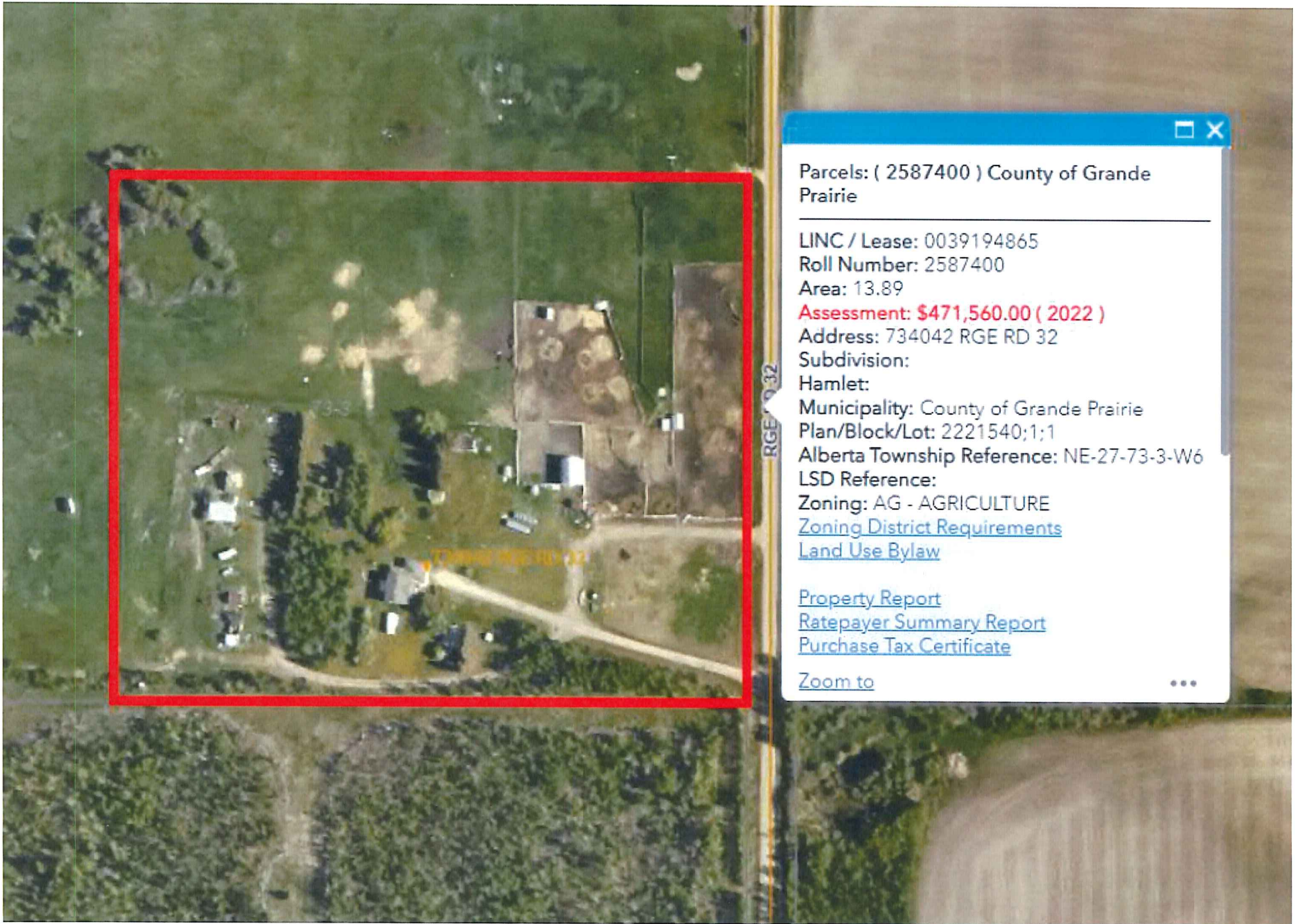


A = (sum of parallel sides ÷ 2) x perpendicular length



A = (length x width + 2) x 3.14 ÷ 2





Parcels: (2587400) County of Grande Prairie

LINC / Lease: 0039194865

Roll Number: 2587400

Area: 13.89

Assessment: \$471,560.00 (2022)

Address: 734042 RGE RD 32

Subdivision:

Hamlet:

Municipality: County of Grande Prairie

Plan/Block/Lot: 2221540;1;1

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

LSD Reference:

Zoning: AG - AGRICULTURE

[Zoning District Requirements](#)

[Land Use Bylaw](#)

[Property Report](#)

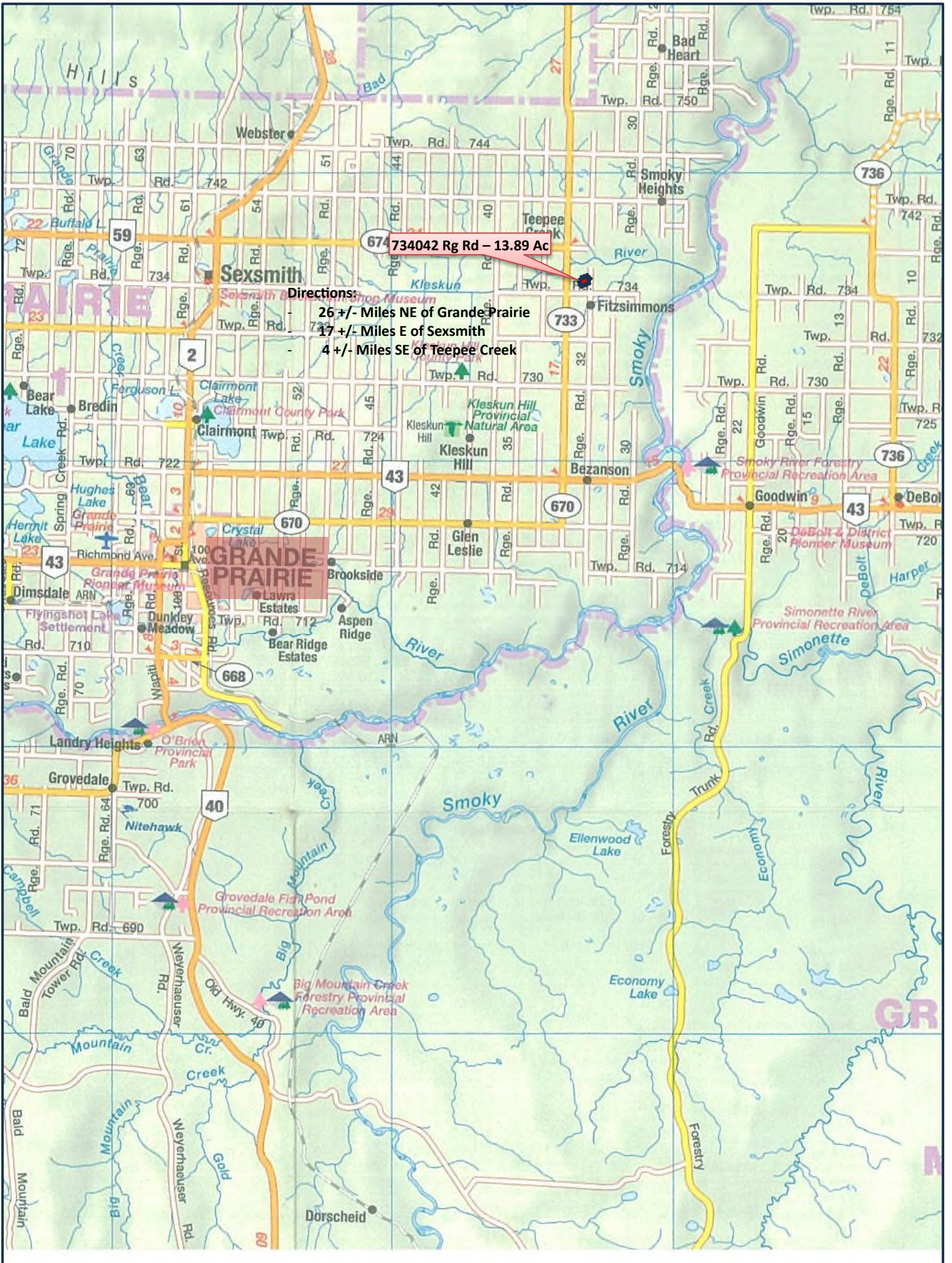
[Ratepayer Summary Report](#)

[Purchase Tax Certificate](#)

[Zoom to](#)







734042 Rg Rd - 13.89 Ac

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

GRANDE PRAIRIE

GR













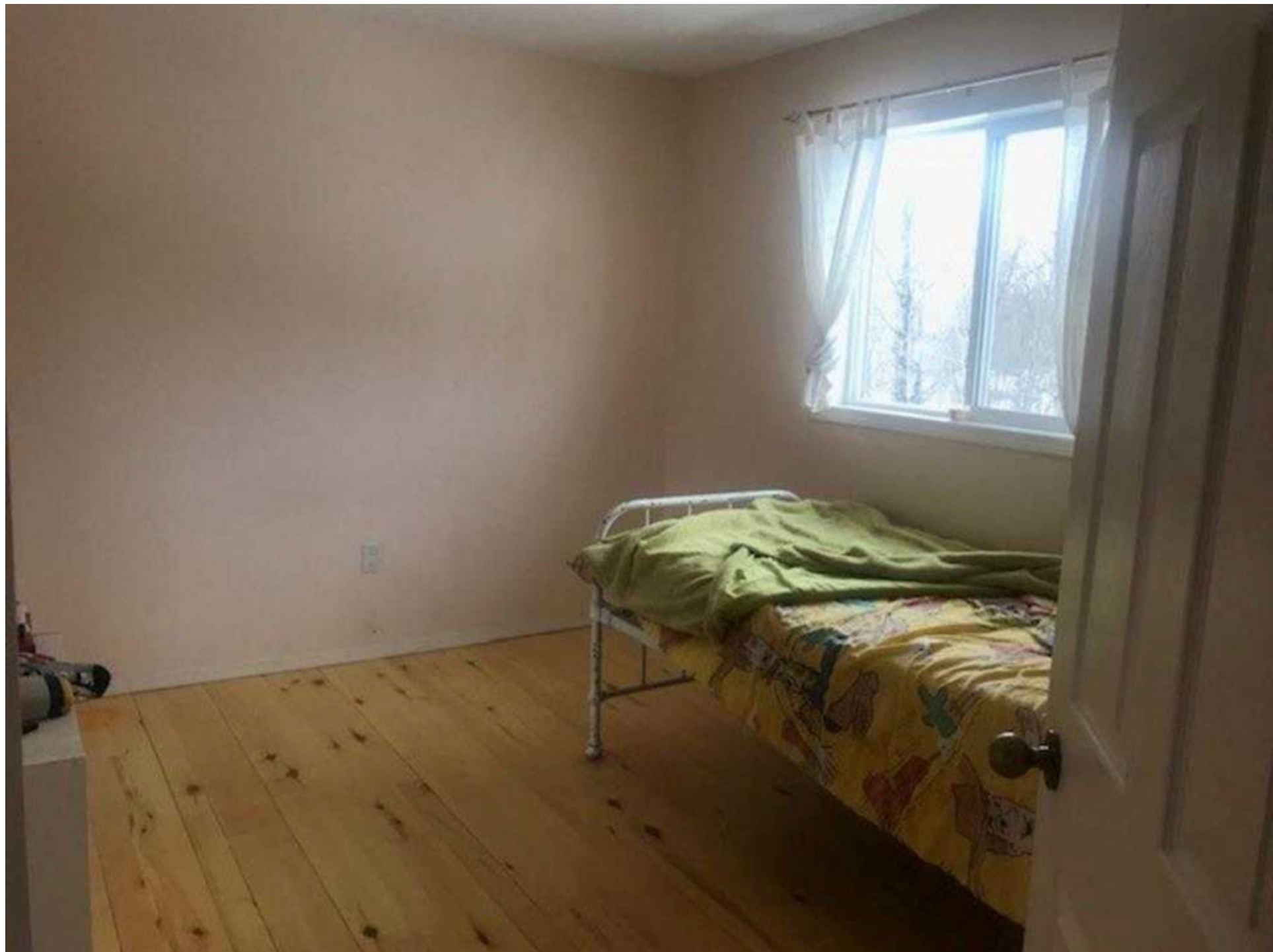






























approximate boundary lines