



Kenneth A. Poffenroth

Accredited Land Consultant

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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

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).

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



734042 Range Road 32 Teepee Creek, AB TOH 0G0

Agri-Business Active A2111271 W: 6 R: 3 T: 73 S: 27 Q: NE **DOM:** 0 **LP:** \$395,000.00 **PD:** \$395,000.00

OSE S&J RIVA. 1281310 34. LTD MINI MIN 1281310 REEK NE-27-73-03-6 - 13.89 Ac J & A ADMINISTR 733 ALBERTA B G&E MAN PODULSK G & N LTD

Trans Type: For Sale **LP/Acre:** \$28,437.73

City: Teepee Creek

Business Type: Tax Amt/Yr: \$2,787.00/2023

Bldg Type:Lot Sz Acre:13.89Lse Rate Com:Lot SqFt:605,048County:Grande Prairie No. 1,Addl Parcels:No

County of

Subdivision: NONE RMS SQFT: Sewer: LP/SF:

Nearest Twn:

RULOTTE

CREEK

Possession: Other/See Remarks/Possession will be 30 days or such other dat

Exclusn/SRR: No/No

LINC#: <u>0039194865</u>

Legal Desc: Pt-NE-27-73-03-W6M

Legal Pin: 222-1540 **Bik:** 1 **Lot:** 1

Zoning: Agricultural **Tax Roll:**

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

Recent Change: 02/29/2024: NEW

Baths Total

Total FI SF:

Year Built:

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.

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	———— Property Information —		
Fencing: 911 Address: Utilities: HOA Incl:		Road Frontage: HOA/Sched:	
Goods Exclude: N/A			
Access Feat:			
Goods Include: N/A			
	Agri Business —		
Water Supply:		Soil Type:	
Acres Cleared:	Contracts:	Reg Watr Rghts:	
Acres Cultivatd:	Well Depth:		
Acres Fenced:	Lease SubLse:		
Acres Freehold:	Lease Type:		
Acres LseHold:	Lse Incentives:	Lac On Cost SE:	
Acres Pasture:	Lse Term Rmn:	Lse Op Cost SF:	
Lse Op Cost Inc:		Lease SqMtr:	
Major Use : Hobby Farm			
	Residential Buildings		
Beds Total:	Style of Home:	Foundation:	

Information deemed reliable, but not guaranteed. Copyright © 2024, Pillar 9, all rights reserved. RESIDENTIAL LISTINGS AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS). Printed on February 29 2024

Basement:

Outbuild Desc:

Outbuildings:

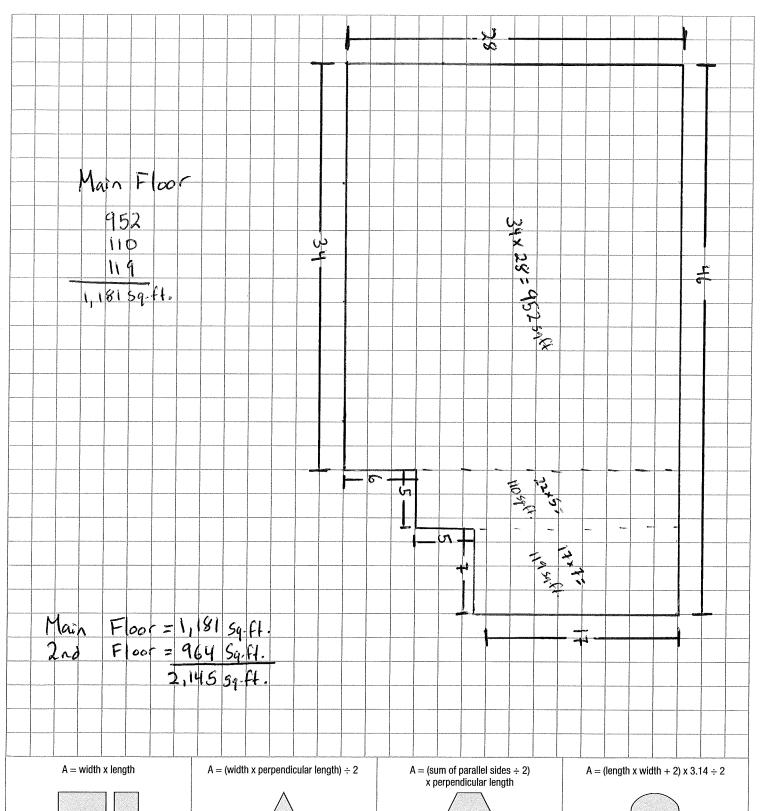
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WORKSHEET: RMS SKETCH & CALCULATIONS Date: February 21, 2024

Address: 734042 RR 32. Owner: Mitchell - Court of Kings Beach.

County of Grande Prairie

Property Level: Main Level Agent: J. Warkentin / K. Poffen roth.



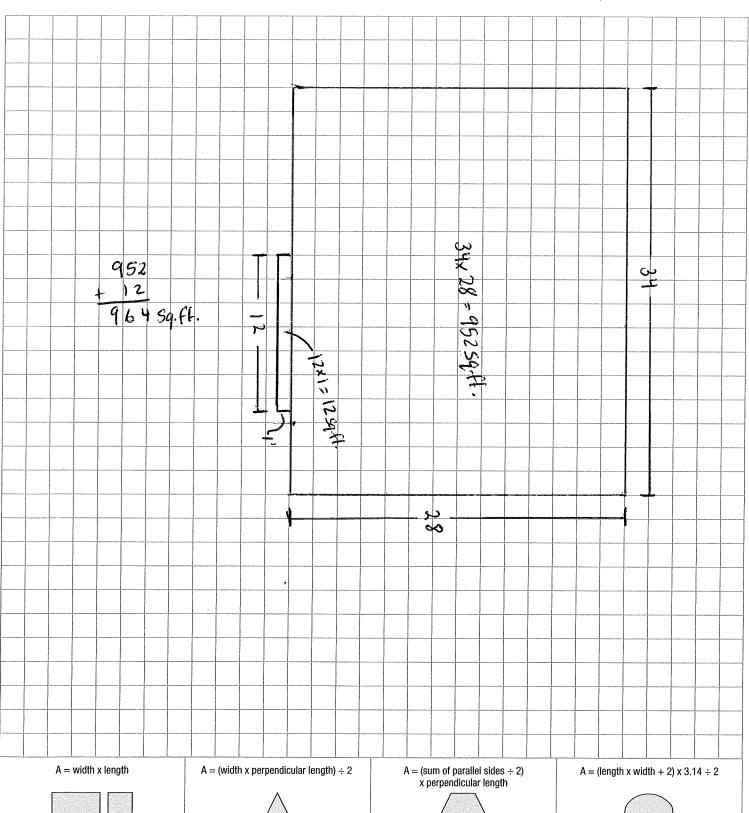
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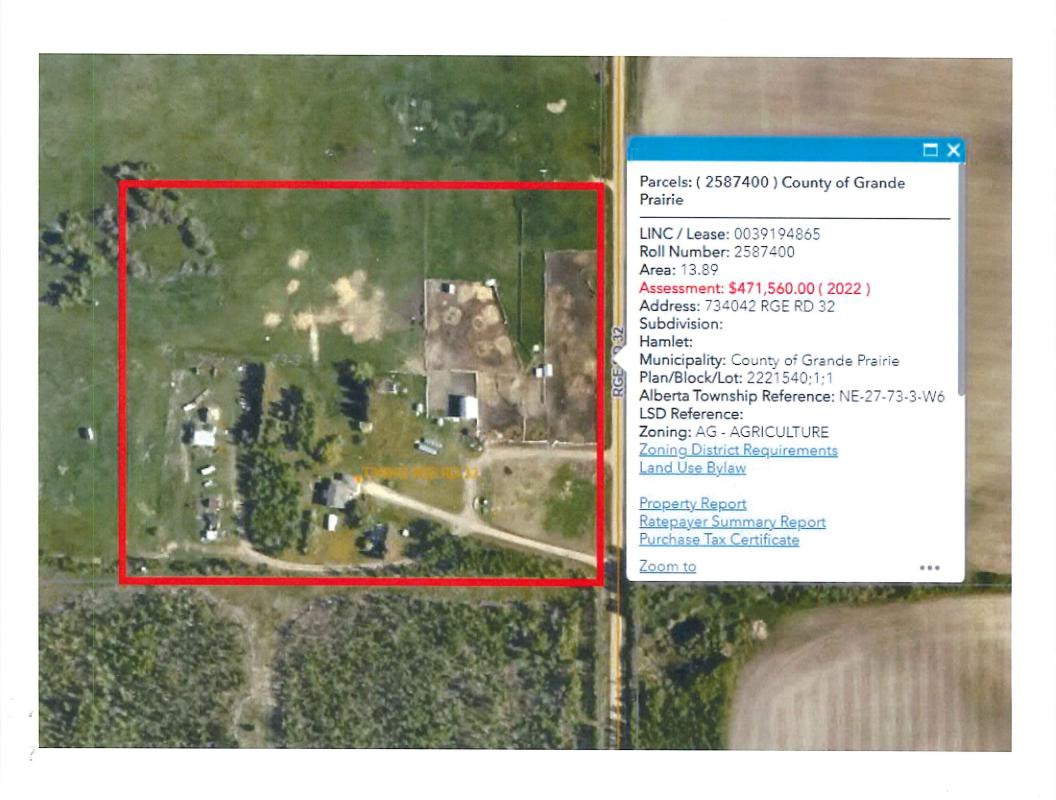
WORKSHEET: RMS SKETCH & CALCULATIONS Date: February 21, 2024

Address: 734042 RR32 Owner: Mitchell - Court of kings Beach

County of Grande Prairie

Property Level: 2nd Floor Agent: J. Warkentin /k. Poffen roth.





0	HOLLINGWORTH	K	HOAG, R	Lan	1 00.14	BIRCH HILLS	1140		945	WHITE, T	STOJAN, C	Branca.	No.	
ISON.	MORGAN, R	HOLLINGHORTH, 0 4 K	ISAAC, G&J	ISAAC G&J SMITH. V&J	HOAG, T&N	HUTTERIAN BRETHREN CHURCH OF BIRCH HILLS	COLLINS, A&S	HARDER, G & M	WILSON, K&J	MOLMOYLE, C & WHITE, T	JOHNSON. D	WHELPTON, D&J	QUIST, K&B	ISAAC, C
.sa ATE	EPE	ISAAC, G&J	IP COUNTRY LAND CORP	GAMPBELL: D	-	HUTTERIAN BRETHREN CHURCH OF BIRCH HILLS	PEACOCK, K	MILES, S&I	WILSON, K&J	BRAUMBERGER D	JOHNSON, D	WHELPTON, D&J	SORGEN,	HOAG, R&J
F VALVE	MORGAN,	ISAAC, G & J	HAMKES, D&S& TOMSHAK T&R	SORKEN, O & E	RAPHER ES ENTERPRISES INC	RIVA, S & RIVA, A	RAFTER EE ENTERPRISES INC		. "					Mary.
TH F WALVE CHINING LTD		NOREN.	CITATION OILFIELD LTD	SORKEN, O&E	RAFTER EE ENTERPRISES INC	RIVA. S & RIVA, A	MITCHELL, T	RADOMSKE, S & J	5	-			MAR EARMS I	ISAAC, C & ISAAC, C I
	HUTTERIAN BRETHREN CHURCH OF BIRCH HILLS	HUETHER, T	CONTROLLT	BINKS, R&P	BINKS, R&P	1281310 ALBERTA LTD	MITCHELL,	RADOMSKE. S & J	SORENSEN.	SORENSEN,	SORENSEN, A	MINI CREEK FARMS LTD	MINI CREEK FARMS LTD	WHITE, J& WHITE, T \
The second second	CITATION OILFIELD LTD	BINKS, J&A	BINKS, J&A	HUETHER, T	E78274-	1281310 ALBERTA LTD	BINKS, J&A	RAD NE-	-27-73-03-0	MINI 6 - 13.89 A	MINI REEK ARMS LTD	PETERSON, R	MINI CREEK FARMS LTD	WHITE, J& WHITE, T
TION TIELD	CONTRACTOR	ANTONIO, D&M	ANTONIO, D & M	PEEL, J		ALBERTA LTD	BIEGEL, C	MCLEOD, W&T	SORENSEN M & N	SORENSEN A	TKACHUK, G & E & PODULSKY, G & N	SORENSEN, M & N		WHITE, J & WHITE, T
TION	WILSON,	ANTONIO D & M	ANTONIO, D & M	PEEL, J	PEEL, J	PEEL J	DILLABOUGH M & KLEWER S & DILABOUGH S	RNO	FARME	WILLSON G&T	BRULOTTE M	BINKS, K&P	5	4
	CITATION OILFIELD LTD		LANGE. D&K	PEEL, J	PEEL, J	PEEL, J	PEEL, J	MINI CREEK FARMS LTD	PEEL, J	LAVERICK T&J	LAVERICK, J&J	BINKS, K&P		.ii
	BULFORD	LANGE,	COURTNEY	PEEL J	PEEL, J	PEELJ	PEELJ	PEELJ	PEEL. J	LAVERICK	LAVERICK	PODULSKY		

