

TEAM AUCTIONS

Sekura Auctions Since 1966

ROYAL LEPAGE®

Wildrose Real Estate

INDEPENDENTLY OWNED AND OPERATED

**160± Off-Grid Acres
with Lodge, Home,
Shop & Outbuildings**

Yellowhead County, AB

*This property is selling at online
timed real estate auction. Visit
teamauctions.com for all property
details.*





160± OFF-GRID ACRES WITH LODGE, HOME, SHOP AND OUTBUILDINGS

Yellowhead County, AB

Discover the ultimate “end of the road” sanctuary at Moonlight Valley Wilderness Lodge.

Nestled on 160± acres of private boreal forest and completely surrounded by pristine crown land, this off-grid estate offers a rare blend of absolute seclusion and master craftsmanship. The property ensures unparalleled privacy while only located one hour north of Edson.



The heart of the estate is a magnificent log lodge, historically operated as a high-end hunting and fishing destination. It features guest suites with private ensuites and Jacuzzis, alongside a spacious great room offering panoramic wilderness views. The site is masterfully engineered for self-sufficiency with a high-capacity solar power system and professional-grade off-grid heating.



The grounds include a separate main residence, staff quarters, and additional cabins, making it ideal for a boutique resort, corporate retreat, or a legacy family compound. Outdoor enthusiasts will enjoy on-site hiking and quad trails with direct access to world-class snowmobiling networks.



Whether you are seeking a turnkey commercial venture or a private escape from the modern world, Moonlight Valley delivers an unmatched wilderness lifestyle.

Visit teamauctions.com to view all property details and to register for the auction.

Questions about our auction process or registration?

Rod McLennan: 587-998-2095

Questions about the property?

Merrell Dickie: 403-559-8377



MARK YOUR CALENDAR

These parcels will sell at a Online Real Estate Auction.



Auction Dates:

- Bidding Opens - 10 AM June 2 (MT)
- Bids Start Closing - 10 AM Jun 4 (MT)



Buy-It-Now:

An unconditional buy it now option will be offered until May 21st. Contact us for details.



Viewings*:

- Apr 18th - 11 AM to 2 PM
- May 23rd - 11 AM to 2 PM

* An RSVP is required to attend the open house. We will send you the exact directions once your attendance is confirmed.

HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

Cookies help us deliver our services. By using our services, you agree to our use of cookies.

DISMISS

[Learn more.](#)

MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots' closing time.

GROUP LOTTING

- Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

Note: Each lot within the group can be sold at a different price and/or to a different buyer

TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

JUMP THE BID

Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

 WINNING	LOT 1001 Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK Bidding CA\$51,000 (Max: CA\$55,000)	<input type="button" value="EDIT BID"/> - Or - <input type="button" value="JUMP THE BID"/>
 OUTBID	LOT 1002 Parcel 2: +/-159.83 acres - NW 7-15-7 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK You Bid CA\$235,000	<input type="button" value="PLACE BID"/> Current Bid CA\$236,000
 OUTBID	LOT 1003 Parcel 3: +/-159.9 acres - NW 12-15-8 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK You Bid CA\$320,000	<input type="button" value="PLACE BID"/> Current Bid CA\$320,000



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Real Estate Office

587-464-2125



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