

TH_{TARGET}RSBY TARGET

Lone Wolf Mechanical Fundraiser for FCSS Youth Subsidy From Patti Skarpinsky

On Saturday, August 29th, Lone Wolf Mechanical held a BBQ, Car Show and Silent Auction for FCSS. JL Hart Roofing also held a Texas Mickey Raffle. The total raised by JL Hart Roofing was \$430 and Lone Wolf Mechanical raised \$2570 for a total of \$3000 towards the FCSS Youth Subsidy Program!

Special thanks to Lone Wolf Mechanical owners, Jim and Sabrina, for all the planning and advertising and hard work. Your generosity is commendable. Thank you also for all the free burgers, hot dogs and pop. Thank you to JL Hart Roofing for running the raffle! Thanks to previous owner Art Burnett and my FCSS volunteers. Marcia and Gary Mielke, Carol Rempel, Cathy Kuzio, Tracy Musson and Neil...Thank you to all the staff at Lone Wolf Mechanical. And anyone I missed. The money raised is going to The Youth Activities Fund.

Thank you for your FCSS support over the past 7 years. This fundraising event started with Art's Service and Repair and now Lone Wolf Mechanical has continued to support us.

What a great community Thorsby is. I am feeling very blessed by the ongoing support for the Thorsby FCSS programs. It was a fantastic day!



Above: JL HART ROOFING supports FCSS and Youth Subsidy. Winner of Texas Mickey was Linda Gregor. Donated by Justin and Lisa Radmore from JL HART Roofing. Thanks for all the raffle tickets you sold and for son Spencer....Raising a total of \$430. Below top: Sabrina and Jim Meyer, generous owners of Lone Wolf Mechanical. Below bottom: Patti Skarpinsky (middle) with a couple of her wonderful volunteers!



The CLASSIFIEDS

WANTED

Wanted to Buy - Will buy your old lead batteries for recycling. Also **Free removal** of scrap vehicles. We pay cash for both! 1.403.396.8629 (3-8)

HELP WANTED

Part Time Cook and P/T Waitress Wanted - Big Tee Golf Resort. Call or stop at restaurant and ask for Tammy. 780.696.3883 (1-1kr)

Sunnybrook Cafe is seeking new team members. Must be able to do shift work; days, evenings and weekends. Experience preferred but willing to train the right person. Please drop off resume at the Cafe. (1-1kr)

FOR SALE

J-G Greenhouse has fresh vegetables - beets, cabbage, carrots, garlic, onions, and potatoes for you. Phone: 780-848-2857 or 780-915-1211 (1-1)

Cuisinart Ceramic Small Space 2 Burner Gas BBQ - Like new, used 3x, purchased last fall for \$550 - asking \$275. Includes all tools. Call Steve. 780.312.5775 (1-2)

GARAGE SALES

HUGE!!! MOVING/GARAGE SALE - Antique's, collectables, tools, etc. SEPT. 5 & 6 (9-5 PM) #1070 Sundance Estates (616X and RR14) (2-2)

GARAGE SALE: Sept. 4 & 5 from 9 am - 7 pm. 2 new garage door assemblies (railing, springs, accessories), 2 bundles of vinyl siding, jackall, tires, tools, ramp, books, ornaments, antiques, etc...5233 - 54 St. Thorsby (2-2)

FOR RENT RESIDENTIAL

Cozy 2 bedroom house, suitable for seniors or someone needing easy access. Small detached garage. Available October 1. Rent \$1150.

780.848.2628 or 780.221.9030 (1-2)

2 Bedroom Apartment for rent in Thorsby. Available immediately on Hankin Street, next to the Village Office. All utilities except power included. No smoking or pets allowed. Please call: 780-789-2210 or 780-446-1596 (1-1kr)

FOR RENT COMMERCIAL

Building for rent in Breton - \$500/mth plus utilities. Call 780.696.3551 (4-4kr)

SERVICES

For Hire: 6' rough cut mower on track skid steer loader for hire. Brush cutting, fence clearing, opening fields. Cuts from grass up to 3" dia trees. Call Clayton at 780.975.5408 (1-1kr)

BUILDERS/RENOVATIONS

Custom Built Epoxy Countertops and Interior Renovations - are you looking to update your countertops, renovate your home or need home repairs - call Greg Sharman @ 780.898.3866 or visit www.gregsharman.com or www.counter.gregsharman.com (1-1kr)



THORSBY MINOR HOCKEY ASSOCIATION REGISTRATION DEADLINE

Friday, September 11th

ATTENTION

First Year Initiation Players
Pay ONLY \$99 for the season



REGISTER ONLINE :

www.thorsbyminorhockey.com

or EMAIL :

dtsaarela@gmail.com



GERALD SOROKA, MP
Yellowhead

GERALD.SOROKA.C1@PARL.GC.CA
GERALDSOROKAMP.CA • 780-723-6068

Community funding available

for recreation, athletic and cultural groups



Leduc County is committed to providing funding to the region through various arts, cultural and recreation grants. Grants available for 2021 include the following:

Recreation and sport grants

Community recreation committees distribute grant funding to local recreation and athletic groups on behalf of Leduc County. Groups who received grant funding in 2019 included community halls, minor sports teams and those hosting community special events. These grants are available for groups that serve the New Sarepta, Calmar, Thorsby and Warburg region. *Groups are encouraged to contact Leduc County in advance of submitting their applications to determine eligibility.*

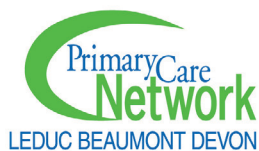
Arts and cultural grants

Arts and cultural grants support arts and culture programs and events. Eligible activities include visual arts, media arts, performing arts, literacy arts, multicultural and heritage arts and educational arts.

Application deadline: **Wednesday, Sept. 30**

For more information or to submit an application, please visit our website at leduc-county.com/grants.

Alternatively, please contact Andrea Oneski, community development coordinator, at **780-770-9264** or recgrants@leduc-county.com.



Thorsby Nurse Practitioner-Led Clinic now open!
Currently accepting new patients who do not have a family doctor or would like a provider closer to home.



Nurse Practitioners (NPs), like family doctors, can:

- Examine patients
- Diagnose health conditions
- Order and interpret screening & diagnostic tests
- Treat and manage acute and chronic illness
- Prescribe medications/medication review
- Refer to specialists & other health care providers

Operating out of the Thorsby Public Health Centre. All services by appointment only; walk-ins and house calls cannot be accommodated. For more information or to make an appointment, call 825-320-3000.

THANK YOU

**YOUR KINDNESS IS APPRECIATED.
YOUR GENEROSITY IS HELPFUL.
YOUR EFFORT IS SIGNIFICANT.
THE POSITIVE IMPACT OF YOUR ACTIONS IS MEANINGFUL.**

Thorsby FCSS would like to send their appreciation to the following businesses...

**Genesee Mine, Prairie Mines & Royalty ULC
for the donation of \$2000
to the Thorsby Christmas Elves.
Thank you to all their employees.
The ongoing support is what helps
keep this program going.**

**A big thank you to
Nia Blanchette of Celtic Knot Massage in Thorsby
She raised \$403 from selling hand sanitizer!
Nia donated the money to the
Thorsby Youth Activity Fund**



HARVEST TRUCK & MACHINERY CONSIGNMENT AUCTION

TIMBERLIND AUCTIONS Online Timed Auction

Starting to Bid: Fri, Sept 4th @ 12:00 NOON

Starting to Closing: Wed, Sept 9th @ 6:00 PM

Directions: From the Buck Creek Service Station on Hwy#22, 1 km East on SH#616 or from Breton on Hwy#20, 24 km West on SH#616
Terms: Cash/Approved Cheque/Debit/Visa/Mastercard GST will apply where applicable



" Online Timed Auction"

VIEWING FOR BUYERS:

Thurs, Sept 3rd - Wed, Sept 9th

From 9:00 AM until 6:00 PM

We ask that you abide by the guidelines set forth by Alberta Health Services

to View full Listing & Pictures, please go to:

www.timberlindauctions.hibid.com

**If you are not familiar with internet auctions,
you can view the items at our yard and leave an absentee
bid at the office.**

SELLING:

Tractors & Machinery

Tubing & Pipe

Big Trucks & Flat Deck Trailers

Bison Live In Horse Trailer

Livestock Panels

Shelters, Buildings & Party Tents

Holiday Trailers & Motorhomes

Cars, Vans & Collector Cars

Lawn & Garden Equipment/Trees

Lumber

Register Online Now at:

www.timberlindauctions.hibid.com

TIMBERLIND AUCTIONS

Box 100 Buck Creek, Alberta T0C 0S0
Ph. (780)542-7323
Auctioneer: ROBERT LIND License #312993



Visit our website at www.timberlindauctions.com



MICHAEL JACOB
780-991-1008
 michaelj@mikeshomesltd.com

Community Events Page

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 – Quality Workmanship

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UPCOMING SPECIAL EVENTS

To add your community group event email media@community39.com or text to 780.887.0077. Events will be placed in order of date until event is over.

PROGRAMS & REGULAR EVENTS

ROYAL CANADIAN LEGION #246 - MULHURST -
 Regular Tues. Night Family Bingo's - 7pm. **MEAT BINGO:**
 Sept. 15th - 7pm. **Legion Meeting:** Sept. 14th - 7pm. Seeking
 new members in the community. 780-935-6281

Thorsby Bingo HAS RESUMED- Bingo is held
 every Thursday evening at the Senior's Centre. Regular Bingo
 starts at 7:15 p.m. Early Bird is at 7:00 p.m. Loonie Pots and
 Progressive Bingos.

Follow Thorsby Library on Facebook to learn the latest
 news. Visit us to renew your library card at <https://thorsbymunicipallibrary.ab.ca/copy-of-form>

TOPS (Take Off Pounds Sensibly) at Thorsby Seniors
 Cente - Mondays, weigh in at 9:00 to 9:15 am, meetings 9:15
 - 9:45 am, for more info call Jane 780-789-37891 or Elaine
 780-221-3939

POSTPONED - Thorsby Crib Nights - Need new
 players! Crib Nights at the Arctic Spas Rec Centre are held
 every Wednesday at 6 pm. Everyone is welcome!

**POSTPONED - Friday Night Crib at the Thorsby
 Senior's Centre** - Every Friday night at 7 p.m. All ages wel-
 come!!!

Mulhurst Bay Seniors - Our weekly Floor Curling
 started on Oct. 16/19 at 1:00 p.m. at the Legion Hall in Mul-
 hurst. For more info please contact me: Eileen MacDonald
 (Secretary) at 780-389-3333.

**CANCELLED - Thorsby Senior's Soup & Sand-
 wich Day** at the Senior's Centre is on the second Wednesday
 of every month. Five dollars will buy you a bowl of soup, a
 sandwich, a coffee, tea, or juice. Enjoy all this between 11:30-
 1:30 pm. Birthday Party follows at 1:30 pm. Everyone Wel-
 come!

MARKETS / THRIFT SHOPS (NON PROFIT)

**Winfield Public Market: These Markets have
 temporarily been POSTPONED.** Winfield Hall from 11
 am - 2 pm. Call or text Carla 780-621-1285 for more

info. Follow us on Facebook for up to the minute details!

Thorsby Senior's Thrift Store is OPEN! Thursdays
 and Fridays from 10 am - 3 pm. Clearance 50% off. COVID-19
 regulations apply when shopping. Thank you to our donators!
PLEASE NOTE: We can no longer accept baby accesso-
ries, ie. cribs, strollers, car seats

Treasures Thrift Shop -IS NOW OPEN! (With
 restrictions) Please see signs at the store for everyone's
 safety. Wednesdays from 10 am - 4 pm. Donations will only
 be accepted during store hours, please ensure your donations
 are clean. 5112 - 53 Street Warburg.

COMMUNITY SUPPORT SERVICES

**Does drinking affect your personal life in any
 way?** Have friends or family expressed concerns towards
 your drinking habits? Have you ever tried to quit drinking, but
 could not manage to do so? AA can help! 5203 -54th Avenue
 Thorsby New Life Christian Church (every) Monday 8:00pm
 780-270-7903

Thorsby Bylaw Enforcement - For concerns or in-
 quires email bylaw@thorsby.ca or call 780.789.3935 Ext. 21

Foot Care Nurse will be in Thorsby on the 1st Wed-
 nesday of every month. Please call Irene at 780-789-3176 to
 make an appointment or for information.

Bus Transportation To Leduc - The 1st and 3rd
 Thursday of each month. Departs from the Thorsby Rec
 Center. Approx. 9:30 am, cost of \$7, call to reserve a seat:
 780-848-7717.

Community Events Sign is Now Free to Non-Profit Or-
 ganizations on a first come, first served basis for a period of
 one week, or less. To have your event placed on the sign call,
 780-789-4041.

WORSHIP

Community United Church - all worship services,
 meetings and gatherings are suspended until further notice.
 For updates contact the church office at 780-848-2227.

New Life Christian Fellowship - Worship Services
 Sunday - 10:30 am, Ladies Fellowship and Prayer Friday -
 9:30 am. 780-789-3020.

Our Lady of Victory Mass Time is 9:00 am. and any-
 one wishing to attend Mass must register first with Guy Giroux
 at 780-940-2751. There will also be Wednesday morning Mass
 at 11:00 a.m. Again registration is recommended by calling
 Guy Giroux.



**Town of Thorsby
Upcoming Council Meetings**

SEPTEMBER 2020

**Tuesday 8 | Regular Council Meeting
Tuesday 15 | Committee of the Whole Meeting
Tuesday 22 | Regular Council Meeting**

OCTOBER 2020

**Tuesday 6 | Committee of the Whole Meeting
Tuesday 13 | Regular Council Meeting
Tuesday 20 | Committee of the Whole Meeting
Tuesday 27 | Regular Council Meeting**

**All meetings start at 7:00 p.m. in the
Council Chambers unless otherwise stated.**

**Modern 4-Plex For Rent
in Thorsby AB.**



**1163 square feet
Open floor plan
Comes with all appliances
One bed room w/ full ensuite
and walk in closet
Two bathrooms
\$1000 / mth**

**Please contact Brion Zutz
for all rental inquiries: 780.951.3989**

**Request for expressions of
interest to repurpose New
Sarepta Fire District Station**

Leduc County intends to repurpose the New Sarepta Fire District Station (4999 Centre St.) and is seeking expressions of interest from companies or individuals to lease the building. The property includes the following:

- office space
- meeting room
- storage rooms
- washrooms
- kitchen area
- parking lot
- workshop area with two overhead doors

The building is not available for repurposing until January 2022.

Leduc County is facilitating site visits on Sept. 10, 2020 between 10 a.m. to 2 p.m. to allow interested proponents to tour the building and ask any questions. You must pre-register for a site visit by Sept. 8, 2020 at 4:30 p.m.; register by emailing RickT@leduc-county.com

If you are interested in leasing this building, submit your proposed business plan no later than Oct. 14, 2020 at 4:30 p.m. to RickT@leduc-county.com

***Learn more and access the submission requirements at
leduc-county.com/new-sarepta-eoi***

Contact

Rick Thomas, Deputy County Manager
RickT@leduc-county.com





Community Events Page

WORSHIP

Philippian Christian Friendship Church of Canada Address 4721 48a Ave Thorsby. We are here for you. We want to see you Receive New Life. We are a church here to help you and your family, so you will be put in Christ, the Hope of Glory, so please stop by for pray or just to talk. We all need help when we come together. We help each other with each other testimonies. We all come from sin and unrighteousness and now we are born again and changed. We can help each other. So come and we can worship together and pray together. Learn together as the Lord leads. Rev. Warrick & Elaine Pollard Call 780 921 7790

ST. JOHN THE BAPTIST UKRAINIAN CATHOLIC CHURCH - No Divine Liturgy until further notice. Contact Dan @ 780-789-3698 should you require any further information.

St. Matthew's Lutheran Church weekly service can be found online at **You Tube**, search for St. Matthew Thorsby where you can watch a message from Pastor Ron, music and prayers. All activities at the church remain suspended until further notice.

SERVICES CANCELLED: Telfordville Pastoral Charge of United Church of Canada - Office: phone 780-848-2227. Join us for worship, programs, community outreach. Sunday worship times: Warburg: 1st, 3rd, 4th Sundays of each month at 10:30 AM Telfordville: 2nd Sunday of each month at 10:30 AM

Warburg Alliance Church is open. 11 a.m. worship service. For more information please phone 780-848-7577, check out our Facebook page or email us warburgalliance@gmail.com.

Warburg Seventh Day Adventist Church, Sat. Sabbath School 10 am, Main Service 11:30 am, Pastor Jason Williams 780-848-2271

COMMUNITY GROUP REGULAR MEETINGS

Thorsby Ag. Society Regular Meetings - First Wednesday of every Month, 7:00 pm, Haymaker's Arena. www.thorsbyhaymaker.com or call 780-789-3829.

CANCELLED Thorsby Senior's Supper Meetings These monthly meetings will now be held in the Senior's Centre (4812-51st Street) and are on the last Wednesday of every month at 6:00 p.m. Members are requested to bring a potluck dish. Memberships are available for \$10 from Elaine Warnock at 780.221.3939.

Thorsby & District Fish & Game Regular Meetings are held on the third Monday of each month @ 7:00 pm at Warburg Village Office Basement (entrance through the back). Please join us. Contact Bruce at 780-848-2242 for more information.

Thorsby & District Lions' Club (non-profit organization serving Thorsby & District), Meeting the 2nd and 4th Monday of the month at the Lions' Den in Community Hall Basement at 7:00 pm. For information or membership, call 780-903-1695.

The Royal Canadian Legion, Pioneer Br. 144 Thorsby is wanting more members. Our meetings are on the 3rd Tuesday of the month, except July and August, at the Fire Hall at 9:30 am. If interested, attend our meetings or give Phyllis a call at 780-789-3606.

FACILITY RENTALS

Thorsby Community Centre - For bookings call Marlene at 780-789-3734 or text 780-217-9394 or email thorsbyhistoricalsociety@gmail.com. Visit our website ttcahs.yola-site.com.

Thorsby Senior's Centre rentals. Call Cathy Kuzio 780-719-7124.

Ashland Dam Park - For reservations call Kelly @ (780) 898-9636.

Camp Barvnok - For bookings, call Walter 7807172432, or Jason 7809904043, or email bookings@barvnok.com

Centre Lodge Community Centre - For bookings call Caroline 780-789-3089.

Genesee Community Hall - Rentals call Joanne Liba at 780-940-7229.

Glen Park Hall - For bookings call Mike at 780-919-1250.

Morrowdale Community Hall - For bookings call Elaine at 780-789-2104.

Mulhurst Legion #246 Hall Rentals - Call: Marie 780-361-7350

Sandholm Community Hall - For hall bookings call Doris 780-389-2381.

Strawberry Community Hall - Call Ollie at 780-789-2180.

Sunnybrook Community Hall Rentals: Contact Name: Mikayla, Phone Number: 306-307-2599, Email Address: sunnybrookcommunityhall@gmail.com

Telfordville Hall - For bookings call Tracy at 780-718-9549 after 5:00 pm.

Rundle's Mission - For hall bookings call 780-389-2422 or www.rundlesmission.org

Breton Community Center- To rent the community center please visit our website www.bretonagsociety.com, call 780-696-3561 and leave a message or email us at bretonagsociety@gmail.com

Breton Golden Age Centre Rentals - \$10 / hour with \$25.00 for use of kitchen or \$15/day. Deposit of \$50 required. **Call Pat at 780.696.2056**

Warburg Cultural Centre - For rentals of facility, wine glasses and/or tablecloths, phone Linda McLaughlin at 780.848.2916. Meetings held quarterly.

Warburg Legion Hall is available for rent at \$75.00/ full day and \$50.00/half day with a deposit of \$50.00 that is refundable upon inspection. For Hall rental, please contact Deb/Max 780 848 2923 or (780) 264 9217 or Nancy/Allan 780 848 7756.

Warburg Senior's Centre rentals. Call Nancy/Allan Gruninger 780-848-7756. \$75 per rental, \$50.00 damage deposit refundable after inspection.

Wilton Park Community Centre - For Hall Bookings or Information call Aileen at 780.850.9607.

Winfield Legion is available to rent. Rental Inquiries - Gordon 780-542-1243 or Mona 780-361-9558

MaxWell

Polaris

Christine Coulter
Maxwell Polaris
780.999.8619
Call or text for more details

LAKE LIVING



\$475,900

MLS#E4206302

Wonderful well appointed bungalow with a fully finished basement. If you have a large family or family gatherings, this is the place! (3 bedrooms up and 3 downstairs). Large open concept kitchen and living room. Ensuite bathroom has a jet-tub and a separate shower. Perennial gardens and a Gazebo. Attached double garage and also a detached garage (18 x 48 -of which 18 x 24 is a heated/insulated woodworking shop and the other half can be used for boat storage etc. Two blocks to Pigeon lake/boat launch. 5004 - 60th Ave Mulhurst Bay AB. Built in 2006



\$189,900

MLS#E4207231

Very affordable year round home just a few blocks to the lake. The home offers 3 bedrooms & 1 full bath, Basement is ready for future development. Newer shingles, furnace & hot water tank. Large yard with a deck at the back with access from the middle bedroom. With a little updating this solid bungalow could be for you. 4818 - 32 St Mulhurst Bay AB. Built in 1955

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Own Sweat**
-Lou Holtz



Trustee Message From Shawna Ofstie

Delay to ensure a successful return to school

Last March, Black Gold School Division Board of Trustees and administration found out, at the same time as the rest of Alberta, that schools were being closed immediately. We had no time to prepare, so our administrators had to scramble to shut down the entire school division in a matter of hours, and our educators had one week to change their entire way of teaching.

Recently, the school board voted to postpone the first day of classes for Black Gold students until September 8, 2020. The request for delaying the start of the school year was primarily to provide administration, staff and teachers with more time to prepare for the upcoming school year, to reduce stress and support their mental health and well-being. This additional time also has a ripple effect for our students, as it allows for a healthier and safer return to school.

While many of the decisions affecting our schools are mandated by the Alberta Government and are out of our control; however, decisions within the Board's mandate are based on supporting the educational, social and emotional wellbeing of Black Gold families.

At the time of writing this article, approximately 77 per cent of our students have chosen to return to school, 13 per cent have chosen Distance Education, 0.02 per cent have settled on Homeschooling, and 9.98 per cent are undecided. Around 50 teachers, who normally are

based in classrooms, have been re-assigned to teach distance education; however, this number could increase as the undecided students make their choices.

These new teaching assignments and class configurations require more than a couple of days of preparation. Our 32 schools are all unique, therefore we need to be mindful and respectful of the many challenges we face to provide a safe learning environment. There is no "one size fits all" solution.

The health and safety of our students, teachers and staff is our top priority. Black Gold has diligently followed provincial guidelines by rearranging classrooms, removing items that cannot be easily sanitized, and finding ways to implement all of the required pandemic safety protocols in our schools.

We are grateful to our administration and all staff for their perseverance and hard work during these unprecedented times. It has not been easy navigating a new way of teaching and learning, of dealing with the pressure of short timelines as we sail into unknown waters.

Thank you for all of the positive feedback we have received since we made the decision to delay the start of school. We could have opened this week, as so many other divisions have done, but we will open stronger, and more resilient, with this much-needed delay.

Our goal is to have teachers and staff fully prepared, so when students return full-time on September 11, they are welcomed into a safe, caring and positive learning environment. We want all the wonderful things about being together again to be contagious - the best kind of contagious: a friendly smile, a word of encouragement, or a good deed.

Darcy Powlik



Office 780-986-2900 Direct 780-446-9700

www.darcypowlik.com

RESIDENTIAL

- **Thorsby - Solid 3 bedroom** - on large corner lot, single garage, fenced yard \$179,900.00
- **Thorsby - Decent 1 bedroom home on large lot**, single detached garage. ONLY \$64,900.00
- **Thorsby - 1300 sq.ft 3 bedroom bungalow** - Built in 2006, backs onto greenspace, open concept, double attached garage. \$232,900.00

FARMS & ACREAGES

- **Thorsby - Beautiful building spots** backing onto Strawberry Creek Ravine. Zoned Agricultural 7.36 acres \$132,900.00 & 142,900.00
- **Thorsby - 12 Acres on Pavement** - Gorgeous home, lots of good outbuildings with shop, solid, well maintained home. Excellent for horses. \$379,000.00
- **Sunnybrook - 7.22 Private Acres** - All services - 4 bedroom 1379 sq.ft. home with double detached garage. \$224,900.00
- **Thorsby - 14.7 Acres** - with large, absolutely gorgeous home. 4 bedrooms, full developed basement, triple detached garage. \$629,900.00
- **Sunnybrook - 22 acres** with a 2017, 1550 sq. ft. amazing bungalow built by Mikes Homes. Fully finished basement. Immaculate home. 40x60' shop, heated, power, insulated. \$729,000.00
- **Warburg - 13.66 acres** with 2015 outstanding bungalow, fully finished basement, attached garage and set in storybook private setting. Tall evergreens and creek, on pavement. \$685,000.00
- **Telfordville - 1.87 acres** of tranquility beside a running creek, private, treed, on pavement. With power, well and small home. \$147,000.00
- **Gorgeous interlock log home on 11.91 acres** - very close to North Saskatchewan River. 4 bedroom, finished basement, open concept with tons of new upgrades. Triple detached, heated garage. \$499,999.00
- **4.15 Acres beside Ashland Dam** - 4 bedroom bungalow in great shape - comes with new (2015) 32' x 50' finished shop and attached 26' x 36' detached garage. Acreage is very private and well treed. \$399,900.00
- **Warburg Area - 80 acres** with huge modern 2267 sq.ft 2 storey home. Finished basement, 26' x 28' heated 2 storey double garage with developed man cave - 2nd residence is a quaint cabin for guests & many other outbuildings. \$735,000.00

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BARRISTER & SOLICITOR

LINNÉE PETERS, B.Sc. J.D.
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Hello Again from West of the Fifth Law!

As promised, here is part two of our four-part introduction series. You can find the first part at www.w5law.ca/blog/newspaper-article-archive. Today, we'll be talking a little bit about the second of our four firm values: Being Local.

There was much debate over whether "Local" is the right word to describe what we really value, and in the end, it was a toss-up between "Local" and "Rural."

What Being Local means to us is that we want to be a part of the communities we serve. We are Rural Albertans, just like you are. We understand small-town life and its unique set of challenges and rewards. We are not outsiders with no personal investment in the community.

Admittedly, while we are just starting out, giving back financially is difficult as we have to prioritize student loans. But that doesn't mean we cannot give our time. We're actively looking for ways to volunteer in the community, whether that's sitting on the Boards of local community groups, like the Warburg Cultural Society, or volunteering as a Firefighter or Youth Worker, we value giving back to, and being a part of, our communities however we can.

We believe there is immense value and opportunity in Rural Alberta and we want to support these Rural communities, help them grow and be healthy, not only by providing a local and available option for legal services, but by participating in the many community initiatives that already exist out in the beautiful Alberta Countryside.

We look forward to getting to know you at Chili Cooking contests, local rodeos, July 1st parades and all the other small-town events that form the foundation of small-town Communities.

Thanks for reading!

Clayton Swan and Linnée Peters

TEAM AUCTIONS

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Unreserved Timed Real Estate Auction

BIDDING OPENS:

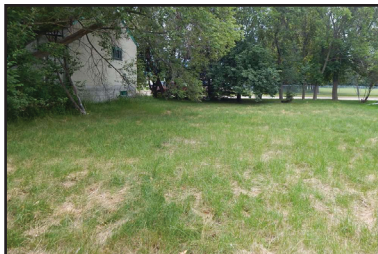
10 AM September 17, 2020

BIDS START CLOSING:

3 PM September 21, 2020

4820 - 49 Ave Breton, AB20BF0001

This item is "Unreserved" and sells to the highest bidder. Don't miss this opportunity to purchase 45' x 120' bare lot in developed area in the friendly village of Breton.



4827 Hankin St Thorsby AB20BF0007

This item is "Unreserved" and sells to the highest bidder. Call Cathy 780-898-0729 to schedule an appointment to view. Former Thorsby Theater



522 Lakeshore Drive, Buck Lake AB20BF0003

This item is "Unreserved" and sells to the highest bidder. **Open House:** September 6 12- 4 p.m. and September 14 12- 4 p.m. Due to Covid showings will be by appointment only. Turn Key Year Round Home with Lake Frontage - Buck Lake, AB



Realtor Info: Moores Agri-Trade Ltd.
Cathy or Trent 780-696-2249



Realtor Info:
Maxwell Progressive
Christine McFarland
780-361-5925

TIMED REAL ESTATE AUCTION FOR BUCK LAKE MERCANTILE 20JE

BIDDING OPENS:

10 AM Monday, October 19, 2020

BIDS START CLOSING:

5 PM Thursday, October 22, 2020



Land, Store & Fixtures, Home

Location: 701 Lakeshore Drive Buck Lake, AB
Municipal Address: 05-06-046-10 W5, Plan 0425458
Auction Contacts: Office (Drayton Valley) 780-542-4337
Corey Sekura 780-898-5600
Moores Agri-Trade Ltd. 780-696-2249



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•References Available•



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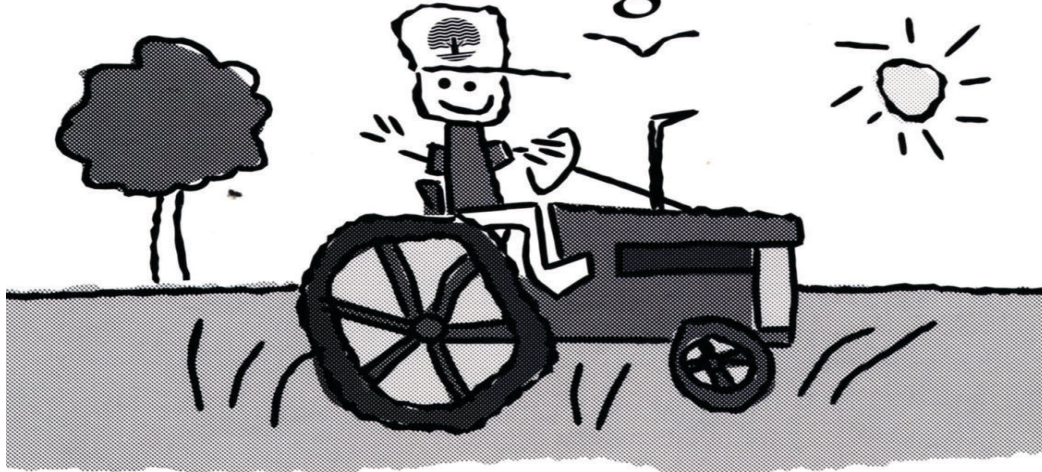
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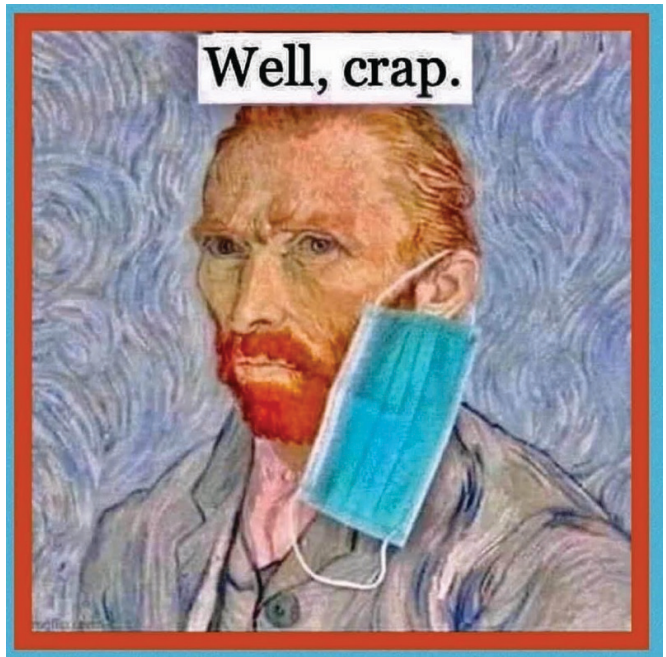


Wife: So how is the new patio coming along?

Me: ok so promise you won't get mad



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CHARACTER HOME



Cozy in Thorsby 1 bedroom with loft, wood burning stove, oversized single garage. Huge lot, fruit trees, fenced. E4175152 \$115,000

LAKEFRONT PROPERTY

6.2 treed acres in Mission beach Pigeon Lake. E4191325 \$299,000



WARBURG

Well cared for. Wood burning fireplace, parquet wood floors. 2 bed, 2 baths. Main floor laundry. Many upgrades including kitchen cabinets, bathrooms, shingles, siding, some windows, water tank, patio stone sidewalks. Optional lot next door with double garage (additional \$35,000). E4135901 \$110,000



WARBURG HUGE YARD

3 bed. 2 bath modular on a large private lot. 2007 with many renovations. AIR CONDITIONING, 2 storage sheds, fenced, large deck. RV parking. Lot lease \$280/month. E4170794 \$104,000 REDUCED \$99,000



REDUCED!

WINFIELD 3 ACRES



Private mature treed. 28x30 oversized dbl garage. 20x12' old log shop, 3 bed, 2 bath 1994 modular, covered deck, wood burning fireplace, added porch entry. New shingles E4167489 \$225,000

OWNED LOT

2009 modular, 3 bed, 2 bath, paved driveway E4042452 REDUCED \$180,000 \$150,000



REDUCED!

WARBURG

Own the lot, many upgrades, 2 bed, 1 bath, open concept, 2 sheds, apple tree. E4011044 \$99,000 REDUCED \$95,000

3 ACRES IN WARBURG

Zoned Direct Control. Great for greenhouse or warehouse type business. E4162695 \$62,000 REDUCED \$30,000



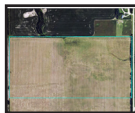
SOLD



LOT IN CALMAR

46x113' lot with back alley access across from Rec Complex. \$49,000 E4197436

SOLD



TWO 80 ACRE PARCELS

Cleared land. N half currently in hay. S half hay and pasture, Highway access. Gently sloping to South. \$429,000 each



REDUCED!

MITCHELL BEACH OASIS (FD39) Private, 3 bedroom, 2 bath, fireplace, skylights, covered deck, log, vaulted ceilings, hardwood, storage sheds, fire pit. Just move right in! E4196590 \$279,000 REDUCED \$270,000

MISSION BEACH 9.76 ACRES



Almost 10 acres for less than a lot around the lake! Treed land. Nature at it's best with the lake, provincial Park walking trails, nature conservatory all nearby. E4192851 \$89,000

SOLD

WARBURG VACANT LOTS



Residential Lot 12 \$24,000 / Lots 23-25 Your choice \$45,000
Commercial Lots 19 & 20 - \$27,000 ea.
Pie Lot In Cul de sac \$35,000 REDUCED \$29,900

THORSBY

Perfect for the semi-retired or a growing family with a large country kitchen, enclosed porch, wood burning fireplace. 4+b 3 bath, RV parking, double attached garage. E4162695 \$259,000 REDUCED \$245,000



SOLD

42 ACRES

Mix of trees and open land. Approximately 4 miles from Pigeon Lake. Great for building your dream home or weekend getaway. Lots of wildlife. Zoned Lake Watershed. Oil revenue \$3520/year. E4175719 \$189,000



10 Minutes to LEDUC

13 acres, 2300 sq.ft. 5 bedroom house, attached garage, extensive outbuildings incl. heated, serviced shops, fenced for livestock. E4190098 \$750,000



SOLD

15 ACRES

2014, 2 bedroom modular, 30x30 shop, cabin, 2 minutes to Breton E4198694 \$305,000

LOG HOME WITH 80 ACRES

Beautifully treed and pasture. 1998 has vaulted ceilings, wood burning stove, covered deck, Walkout basement, in floor heat. 40'x40' shop with 8" structural cement floor, 3 phase hoist, two 14'x14' doors, heated. E4162172 REDUCED \$649,000 \$624,900



REDUCED!

WARBURG BEAUTY

2011 bi-level, 4 bedroom, 2 bath, fully finished, hardwood floors, open concept, large lot E4200029 \$260,000



BRETON ACREAGE

6 bedroom, 3 bath large home, wood burning stove, attached garage, hip roof barn, paved driveway, 5.68 acres, fenced E4200555 \$459,000



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