

Unreserved Real Estate Auction

For The Estate of John Nickel

2 Residential Lots located in Manola, AB

Rural Barrhead County

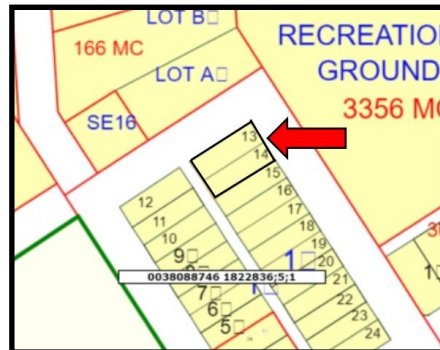
(Plan 5468CL Block 1 Lots 13&14)

Saturday August 24, 2019

Real Estate sells at 12:00PM

Held in conjunction with the Drayton Valley Consignment Sale

Which starts at 10:00AM



Property Location: 5042 49 Street Manola, AB

Auction Sale Location: 3351 50 St Suite # 101, Drayton Valley, AB T7A 0C6

SALE MANAGED BY



Town & Country Realty
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BUILD HERE

Manola has municipal water and sewer system. These lots have never been hooked up to services but can be. The current building was powered by a gas generator.

Manola is a hamlet in central Alberta within the County of Barrhead No. 11, located 6 kilometres south of Highway 18, approximately 65 kilometres northwest of St. Albert

The Town of Barrhead & County is a bustling community with many amenities including, grocery, gas, vehicle & farm dealerships, Agrena, golf course & club, curling rink, bowling alley, rodeo grounds, tennis courts, splash park, Misty Ridge Ski Hill, restaurants, hotels, hospital, K-6 Elementary School, 7-12 High School, there are many urban & rural parks, and paved walking trails that meander through the town and county along the Paddle River. The Barrhead County is home of the Thunder Lake Provincial Park which has boating, fishing, and camping. Barrhead is located approx. 120 km North West of Edmonton and has a population of approx. 4400



Corrections, highlights, and additional terms

- Land Title available for review
- Taxes (\$238.57)
- Together lots measure 75'x120'
- Purchase price does **NOT** include GST
- Off site levies would apply if splitting the two lots. The cost would be \$1200.00 per lot (total \$2400.00 for two lots)

SECTION 8.13 UR - URBAN RESIDENTIAL DISTRICT (1) General Purpose The general purpose of this District is to allow for residential and accessory uses within the Hamlets of Manola, and Neerlandia, as well as the residential communities. (2) Permitted Uses Discretionary Uses • Modular homes • Manufactured Homes (constructed on or after January 1, 1997) • Public Utility • Public Utility Building • Single family dwellings • Accessory Buildings and uses • Animal Services Facility • Bed and Breakfast Operation • Border or Lodging Home • Child Care Facility • Day homes • Duplex • Guest House • Group Homes • Home Occupation, major or minor • Manufactured Homes (constructed on or before before December 31, 1996) • Manufactured Home Park • Multi-unit dwelling • Park Models • Place of Worship • Public or Quasi-Public Use • Other similar uses as approved by the Development Authority • Sea Can • Solar Energy Conversion Systems (3) Regulations (a) No use is to be established that is, or is likely to become, obnoxious by way of noise, odour or fumes. (b) Minimum lot sizes for single family dwellings: Use Width Area Residential (unserved) 30.5 m (100 ft) 1,858.0 m² (20,000 ft²) Residential (both services) 15.2 m (50 ft) 557.4 m² (6,000 ft²) Residential (water, no sewer) 30.5 m (100 ft) 1,393.5 m² (15,000 ft²) Residential (sewer, no water) 15.2 m (50 ft) 929.0 m² (10,000 ft²) County of Barrhead Land Use Bylaw Bylaw 5-2010 139 (c) Minimum lot sizes for all other uses shall be at the discretion of the Subdivision or Development Authority (d) Minimum Floor Area: Single Family Dwellings 55.74 m² (600 ft²) Manufactured Homes 37.16 m² (400 ft²) Duplexes 92.9 m² (1,000 ft²) All other uses As required by the Development Authority. (4) Minimum Setback Requirements: Residential: Front Yard 7.5 m (24.6 ft) Rear Yard 6.0 m (19.7 ft) Side Yard 1.5 m (4.9 ft) Side Yard on Corner Side 4.5 m (14.7 ft) on Flanking Street (5) Maximum Height Requirements: The maximum allowable building height shall be 9.1 m (30 ft). (6) Accessory Buildings Regulations: (a) An accessory building shall not be used as a dwelling. (b) An accessory building shall not be located closer than 2.0 m (6.5 ft) to a principle building. (c) Water run-off from roof drains and weeping tile shall not be permitted to be connected to the municipal sanitary system.

1. **UNRESERVED:** In this auction, the seller has agreed to accept the highest bid regardless of price. Properties will sell to the highest bidder without minimum or reserve.

2. **AGENT OF THE SELLER:** Royal LePage Town & Country Realty (Real Estate Brokerage) is acting only as agent of the seller & not as an agent of the Purchaser. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.

3. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property is available for inspection prior to the auction. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract.

Note: These contracts will not be subject to any buyer's conditions.

4. **GST:** Does not apply to this property. The Purchase Price (Bid price) does **not** include GST.

5. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to **Royal LePage Town & Country Realty (Trust)** in the form of a certified cheque, money order, bank draft or other approved payment as follows:

\$1000.00 (One thousand dollars)

6. **COMPLETION DAY:** Titles will be clear of encumbrances except those which are to remain on the title as shown on the Purchase Contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day (September 24, 2018). Possession will be in accordance with the terms of the Purchase Contract.

7. **NO WARRANTY:** The Purchaser shall accept the Property as-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon. All information provided is meant as a guide only. In accepting a buyer registration number each bidder acknowledges receipt of the "Property Information Package" provided. The Purchaser shall have satisfied himself as to the descriptions, location & condition of the property prior to bidding.

8. **RESPONSIBILITIES OF BIDDERS** It is the responsibility of all bidders to review all information provided and terms of this auction. If clarification is required, it is the bidder's responsibility to obtain clarification from Royal LePage Town & Country Realty prior to bidding.

9. **AUCTIONEER RESERVES THE RIGHT** to accept or reject any bid and in all cases of dispute the auctioneer's decision shall be final. If an auctioneer declares a property "sold" or "closes the bidding" and more than one party immediately claims to hold the high bid the auctioneer may declare who holds the high bid or re-open the bidding for further advances from the parties who held the high bid.

10. **RECORDING:** Real estate auctions managed by Royal LePage Town & Country Realty in conjunction with Sekura Auctions are recorded. If it is necessary to verify any fact related to the sale a copy of the tape may be provided to the seller or a buyer.

11. **BUYERS FURTHER AGREE** to be responsible for all charges to them including deposits on sale day, and subsequent payments as outlined in the Purchase Contract. It is understood that if any payment is not made or if any cheque given to Royal LePage Town & Country Realty as payment is not honored that the buyer will face civil and/or criminal charges.

In accepting a buyer registration number all buyers agree to be bound by the above terms as well as any other conditions announced by the auctioneer.

SALE MANAGED BY



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