

UNRESERVED REAL ESTATE AUCTION

*Online Auction
Sep 17-21 2020*



**4820 - 49 Avenue
Breton**

*Plan 6246ET Block 7 Lots 13
45' x 120' lot*

*Selling at
Online Auction
Sept 17 - 21, 2020
at
TEAMAuctions.com*

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB
780-542-4337
Northern Office - Fairview, AB 780-927-4060

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd
Breton, AB
780-696-2249

HIGHLIGHTS OF REAL ESTATE AUCTION TERMS

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Real Estate Brokerage (Moore's Agri-Trade Ltd) acts only as agent of the seller and not as agent of the Buyer. 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. **NO WARRANTY:** The Buyer shall accept the Property as-is where-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.
4. It is the **RESPONSIBILITY OF ALL BIDDERS** to review all information provided, including *"Property Information Package"* from the Real Estate Brokerage and the terms of this auction. All information provided is meant as a guide only. *Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage prior to bidding.*
5. **GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
6. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
7. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. **Note: These contracts will not be subject to any buyer's conditions.**

****TEAM SEKURA AUCTION MAIN SALE TERMS ALSO APPLY.**

HIGHLIGHTS OF PURCHASE CONTRACT

(Copy of Purchase Contract with title included is available - call 780-898-0729)

Completion Day	21 October 2020
Deposit	\$ 2,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd upon acceptance of bid and signing of contract
Conditions	This will be an UNCONDITIONAL contract - There are no Buyer or Seller Conditions.
Additional Terms	<p>Buyer acknowledges & accepts</p> <ul style="list-style-type: none"> • The property sells as is with no warranties of any kind whatsoever • Real Property Report will not be provided • Seller and Buyer willing to close at a mutually agreed earlier date if possible.

Contract must be signed by successful bidder at close of bidding.

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB
780-542-4337
Fairview Office 780-834-7072

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd
Breton, AB
780-696-2249



4820 49 Ave, Breton
is
Selling to Highest Bidder
by
UNRESERVED Auction
Sept 17-21, 2020
Online at
TEAMAuctions.com

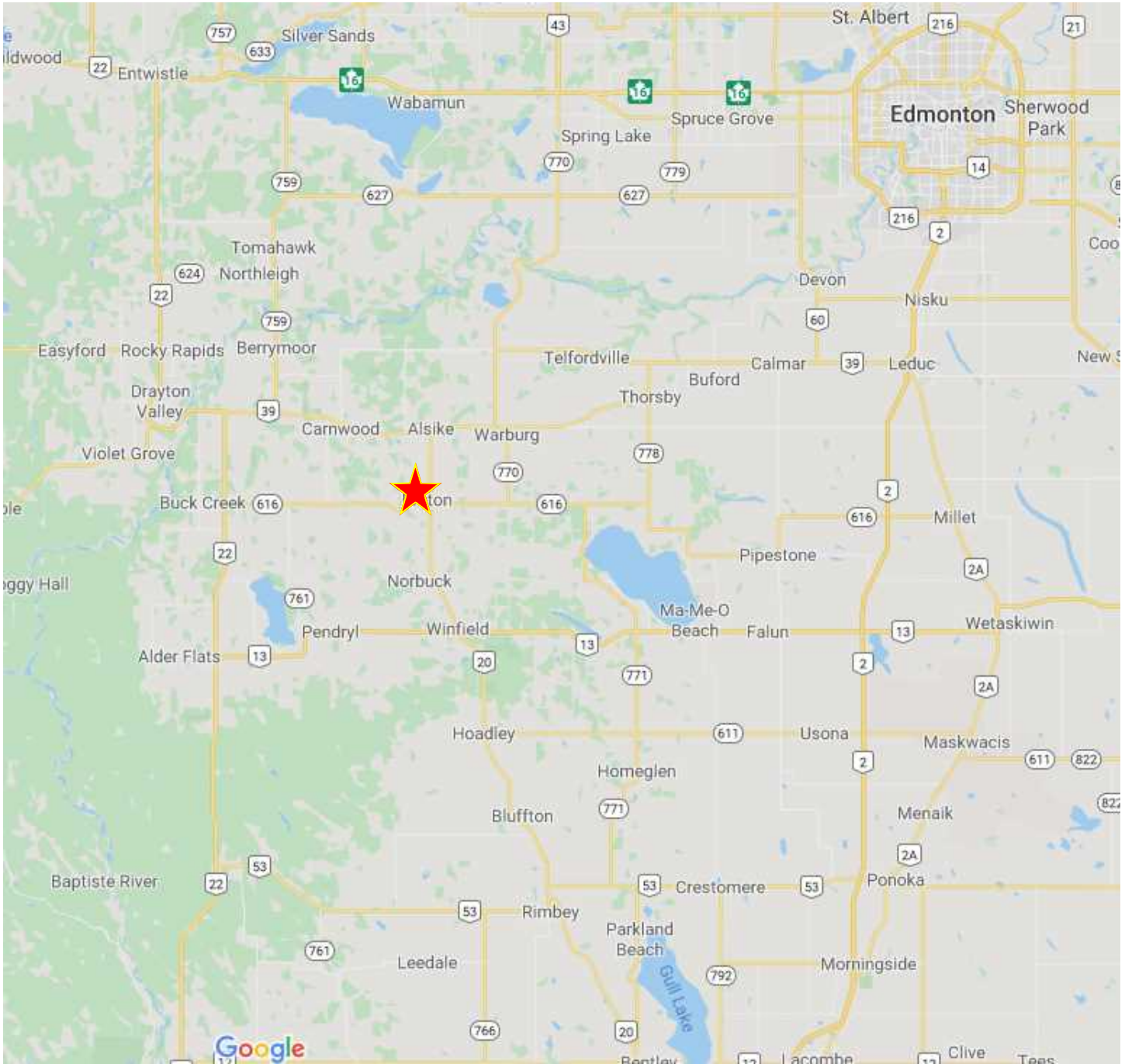
Don't miss this opportunity to purchase a 45' x 120' bare lot in developed area in the friendly village of Breton. Located across from the Breton High School, within walking distance of the elementary school and playground, the municipal library, grocery stores, hardware store, ATB branch, pharmacy, medical clinic, dental clinic, dentist, insurance offices, vehicle registry, hair salons and the soon to be new community centre. RCMP have a local detachment in the village.

Included in this package are the land use bylaws for the zoning of this property. ***We suggest that you call the Village Office at 780-696-3636 to discuss your development plans for this property prior to bidding.***

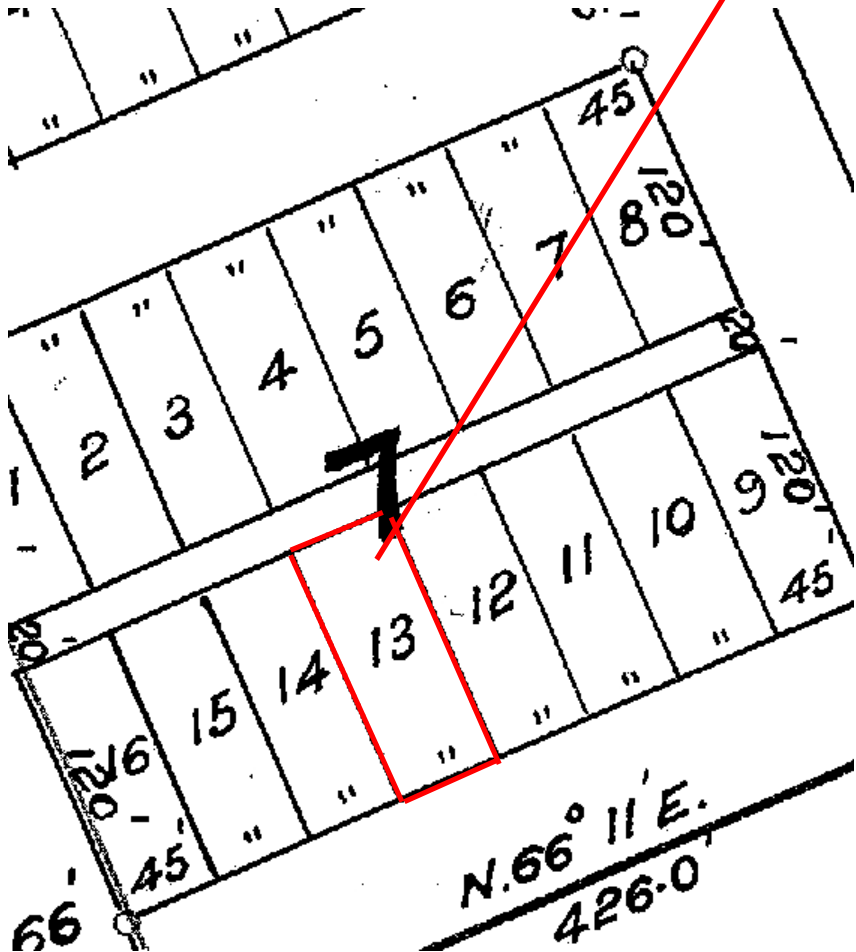


Municipal Address	4820 - 49 Avenue, Breton, AB
LEGAL	Plan 6246ET Block 7 Lot 13
Size (Approx)	Lot is 45' x 120'
Taxes (2019)	\$686
Municipality	Village of Breton
Zoning	R1-A Residential - Single Family (Class A)
Deposit	\$2,000
Possession	21 October 2020 or earlier

LOCATION



AIR PHOTO



Along front of lot



View from back lane

SURVEY

FILE 14023-1872

37/13/193
 37/13/193
 37/13/193

March 79
 27K 153
 11th 28
 6th 23
 5th 193

143-27-98
 11th 28
 6th 23
 5th 193

I, Harry S. Day, of the City of Edmonton, in the province of Alberta, do hereby certify that the survey herein has been made by me in accordance with the provisions of the Land Titles Act, and that the same is correct and true to the best of my knowledge and belief.

Harry S. Day
 Attest: Land Surveyor

E. J. Hollander
 A Commissioner, etc

OWNERS: PROVINCE OF ALBERTA

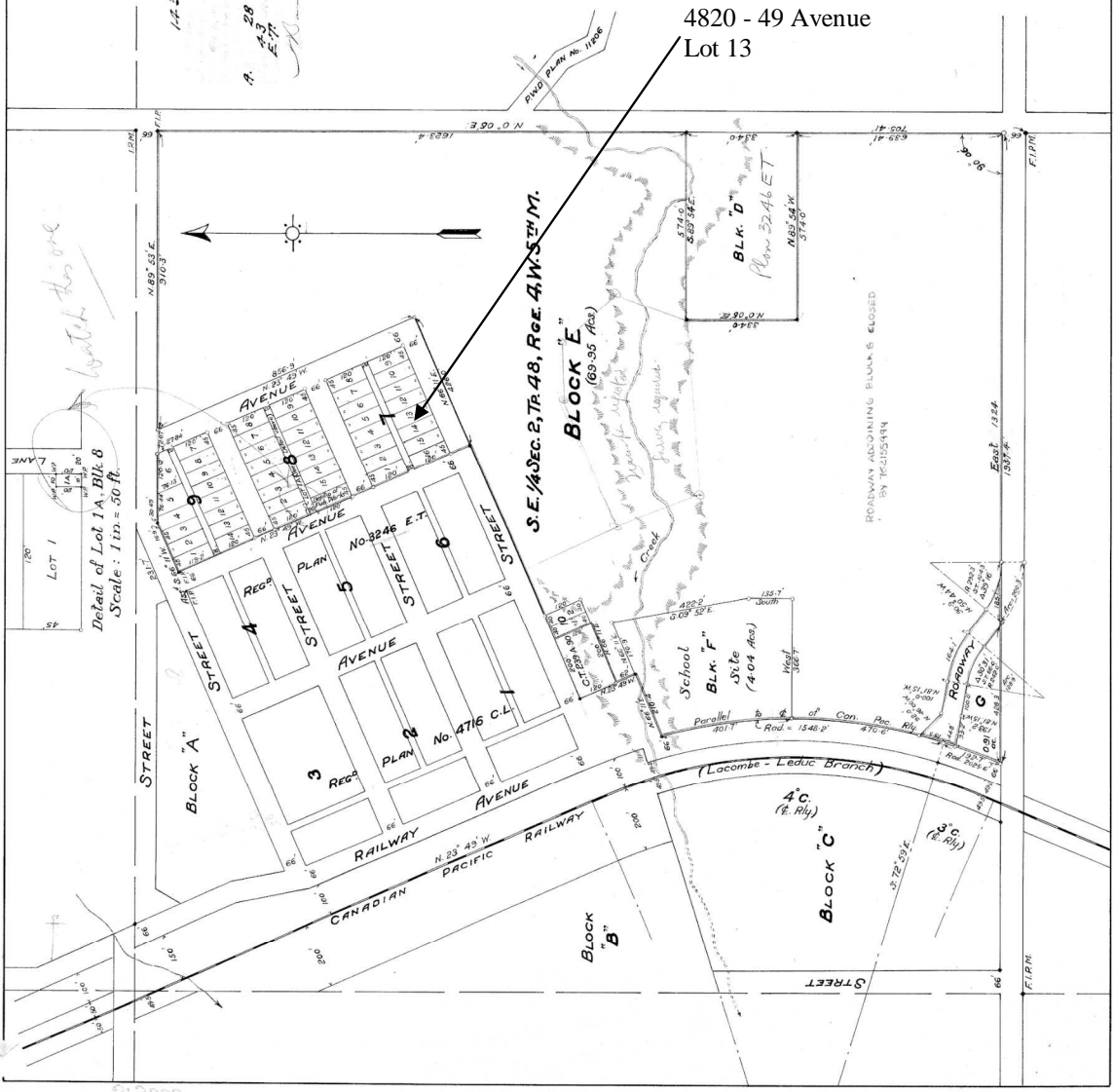
Board of Trustees of Breton School District, No. 477.
 Minister of Municipal Affairs
 Chairman
 Secretary

ADDITION TO BRETON

BEING A FURTHER SUBDIVISION OF PART OF
 S.E. 1/4 SEC. 2, TP. 48, RGE. 4, W. 5TH M.

Scale: 1 inch = 200 feet.
 PORTIONS TO BE REGISTERED OUTLINED IN ORANGE.
 TOTAL AREA TO BE REGISTERED = 85.07 Acs.

LEGEND:
 * = Found Iron Post.
 o = Existing point, planted I.P.
 o = Planted Iron Post



SECTION 13 R-1A - RESIDENTIAL - SINGLE FAMILY (CLASS A)

(1) General Purpose of District

This district is intended to accommodate Single Detached Dwellings and Detached Dwellings of modular type construction.

(2) Permitted Uses

Single Detached Dwellings
Accessory Buildings
Public Park

Discretionary Uses

Secondary Suites
Home Occupation
Utility Buildings not containing offices
Place of Worship
Show Home
Group care facility
Public Use
Dare Care Facility
New Modular Homes, but excluding
Manufactured and Mobile Homes.
Any use that is similar, in opinion of the
Development Authority, to the permitted or
discretionary uses listed.

(3) Parcel Coverage

Coverage of all buildings shall not exceed 40% of the total parcel area.

(4) Minimum Floor Area (not including attached garage)

Shall be no less than 79.0 m² (850.4 ft²). at grade

(5) Minimum Parcel Depth

Shall be no less than 34.0 m (111.5 ft).

(6) Minimum Parcel Width

(a) In the case of roadway and lane systems:

15.0 m (49.2 ft) for internal parcels.
17.0 m (55.8 ft) for corner or double fronting parcels.

(b) In the case of laneless systems:

LAND USE BYLAW CONTINUED...

Village of Breton - Land Use Bylaw No. 13-02

18.0 m (59.1 ft) for internal parcels.
20.0 m (65.6 ft) for corner or double fronting parcels.

(7) Minimum Parcel Area

This will be the product of the minimum parcel depth and the minimum parcel width.

(8) Minimum Front Yard Setback

Shall be at the discretion of the Development Authority who shall have concern for development or potential development on adjacent parcels and for the amenities of the area, but, in no case shall be permitted a setback of less than 7.0 m (23 ft). Nor shall there be permitted a setback of more than 14.0 m (45.9 ft).

(9) Minimum Side Yard Setback

- (a) Side yard setbacks to the principal building shall total at least 20% of the parcel width with a minimum parcel yard setback of 1.5 m (4.9 ft) for buildings of less than two stories, and 2.3 m (7.5 ft) for buildings of two stories or more.
- (b) Notwithstanding the above, where a parcel has vehicular access from the front only, one side yard setback must be a minimum of at least 3.2 m (10.5 ft) to accommodate a driveway for vehicular passage to the rear of the property except where an attached garage or carport is provided.

(10) Minimum Rear Yard Setback

A rear yard setback shall be provided of not less than 8.0 m (26.2 ft).

(11) Other Controls

Section 38 Building Regulations
Section 39 Yard Regulations
Section 41 Off-Street Parking and Loading Regulations
Section 42 Sign Regulations
Section 43 Home Occupations
Section 45 Objectionable Items in Yards
Section 46 Pollution Control
Section 47 Fences and Screening