

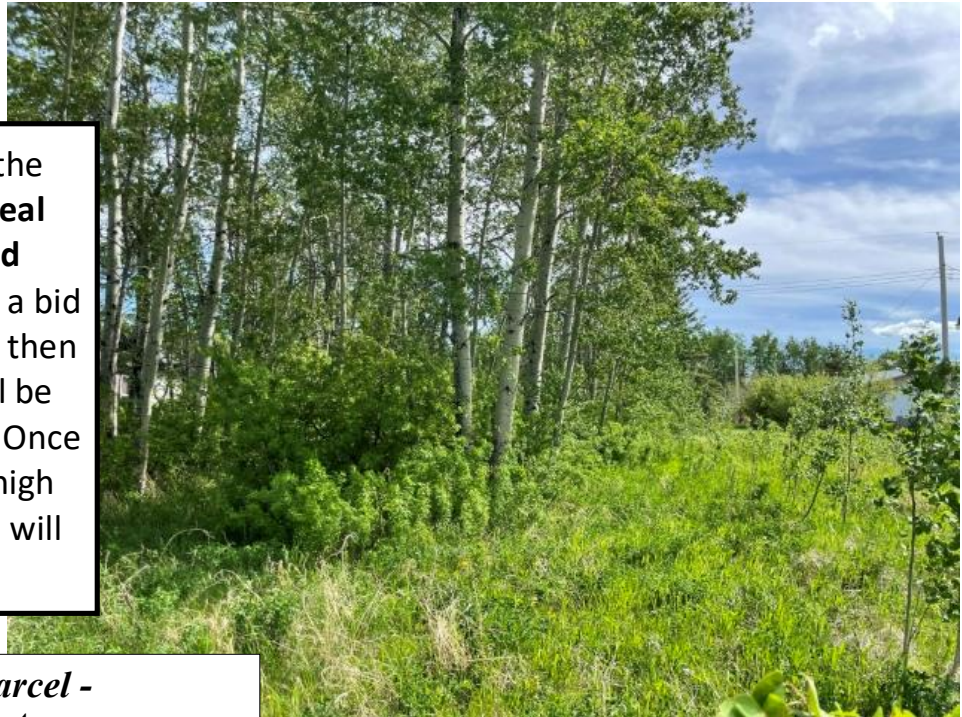
# ***UNRESERVED REAL ESTATE AUCTION***

*Selling for HANS MARTI Estate By Timed Auction  
June 22 to June 24, 2021*

**SALE LOT  
M10**

*Plan 272KS  
Blk 7 Lot 21*

*4931 49 Ave  
Plan 272KS Blk 7 Lot 21 120' x 50'*



**CLOSING TIMES** of the Hans Marti Estate **Real Estate Lots** are tied **together**. At closing, if a bid is received on any lot, then a time extension will be applied to all the lots. Once the times close the high bidder on each piece will be the winner.

*Also selling adjacent parcel -  
Sale Lot M9 - 4935 49 Ave  
Plan 272KS Blk 7 Lot 20 120' x 50'*

SALE MANAGED BY

**TEAM  
AUCTIONS**

Head Office - Drayton Valley, AB  
780-542-4337  
Fairview Office 780-834-6888

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 are available - call 780-898-0729)*

|                         |   |
|-------------------------|---|
| <b>Completion Day</b>   | July 23, 2021   |
| <b>Deposit</b>          | <b>Non-refundable deposit (\$5,000)</b> by bank draft or approved payment payable to Moore's Agri-Trade Ltd. This deposit is payable by successful bidder at close of bidding. Cash NOT accepted.   |
| <b>Conditions</b>       | There are no Buyer or Seller Conditions.  |
| <b>Goods Included</b>   | Land only.  |
| <b>Additional Terms</b> | <ul style="list-style-type: none"> <li>• The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.</li> <li>• Real Property Report will not be provided.</li> </ul> |

***Contract must be signed & deposit paid by successful bidder upon bidding closing***

SALE MANAGED BY

**TEAM  
AUCTIONS**

Head Office - Drayton Valley, AB  
780-542-4337

REAL ESTATE SERVICES BY

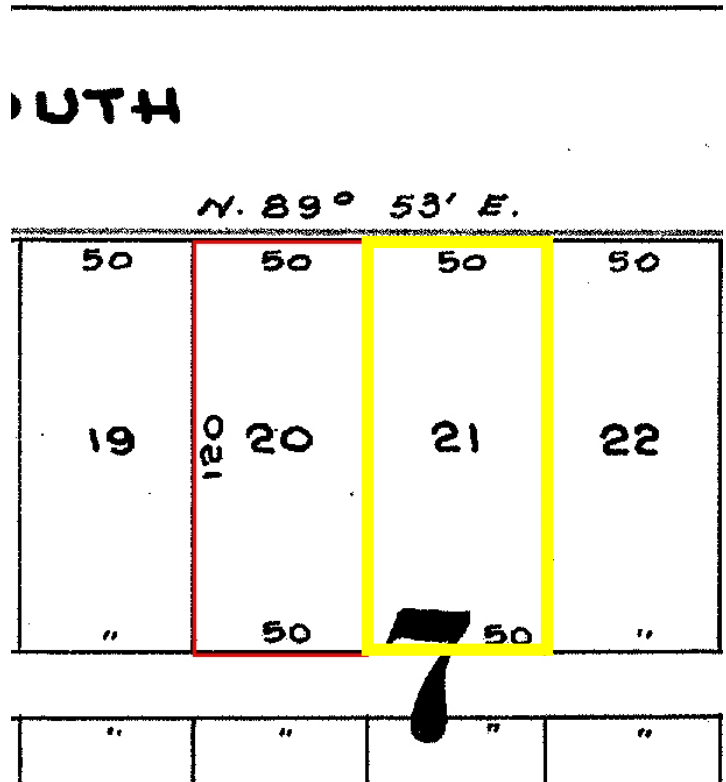


Moore's Agri-Trade Ltd  
Breton, AB  
780-696-2249

# UNDEVELOPED LOT in Woking, AB



Located just 55 km north of Grande Prairie, Woking is a small hamlet in the municipality of Saddle Hills County. It has a park, community hall, modern fire hall, General Store, and Woking School 780-774-3932 (kindergarten to Grade 8.)



| <b>SALE LOT M10</b> |                         |
|---------------------|-------------------------|
| Municipal Address   | 4931 49 Ave, Woking     |
| Municipality        | Saddle Hill County      |
| Legal Description   | Plan 272KS Blk 7 Lot 21 |
| Land Size           | 120' x 50'              |
| Land Use Zoning     | HR1 (see attached)      |
| Property Taxes      | \$99.18 (2020)          |
| Deposit             | \$5,000                 |
| Possession          | 23 July 2021            |

**Services:**

- Woking has municipal water & sewer. Installation onto property would be required There is a water valve on this lot.
- Gas Installation info call Atco Gas 780-539-2400
- It is believed that this lot does not have a driveway.

**Municipal Planning & Development - Saddle Hills County 780-864-3760**

**Bidders are advised to call to ensure that your plan for property will be allowed.**

# UNDEVELOPED LOT in Woking, AB

| Municipal Address     | Municipality           | Legal Description       | Land Size  | Property Taxes | Deposit | Possession   |
|-----------------------|------------------------|-------------------------|------------|----------------|---------|--------------|
| 4931 49 Ave<br>Woking | Saddle Hills<br>County | Plan 272KS Blk 7 Lot 21 | 120' x 50' | \$99.18 (2020) | \$5,000 | 23 July 2021 |



Water valve located east of the driveway for adjacent lot



**SALE LOT**  
**M10**  
*Plan 272KS*  
*Blk 7 Lot 21*



This high pressure gas line sign is stuck into a plastic pipe in the ground in the middle of the trees on this lot. AER does not show any high pressure gas lines in the immediate area of these lots.



SW-19  
076-05'W6

1

4

RAILWAY AVE

HWY 677

50 STREET

49 AVE

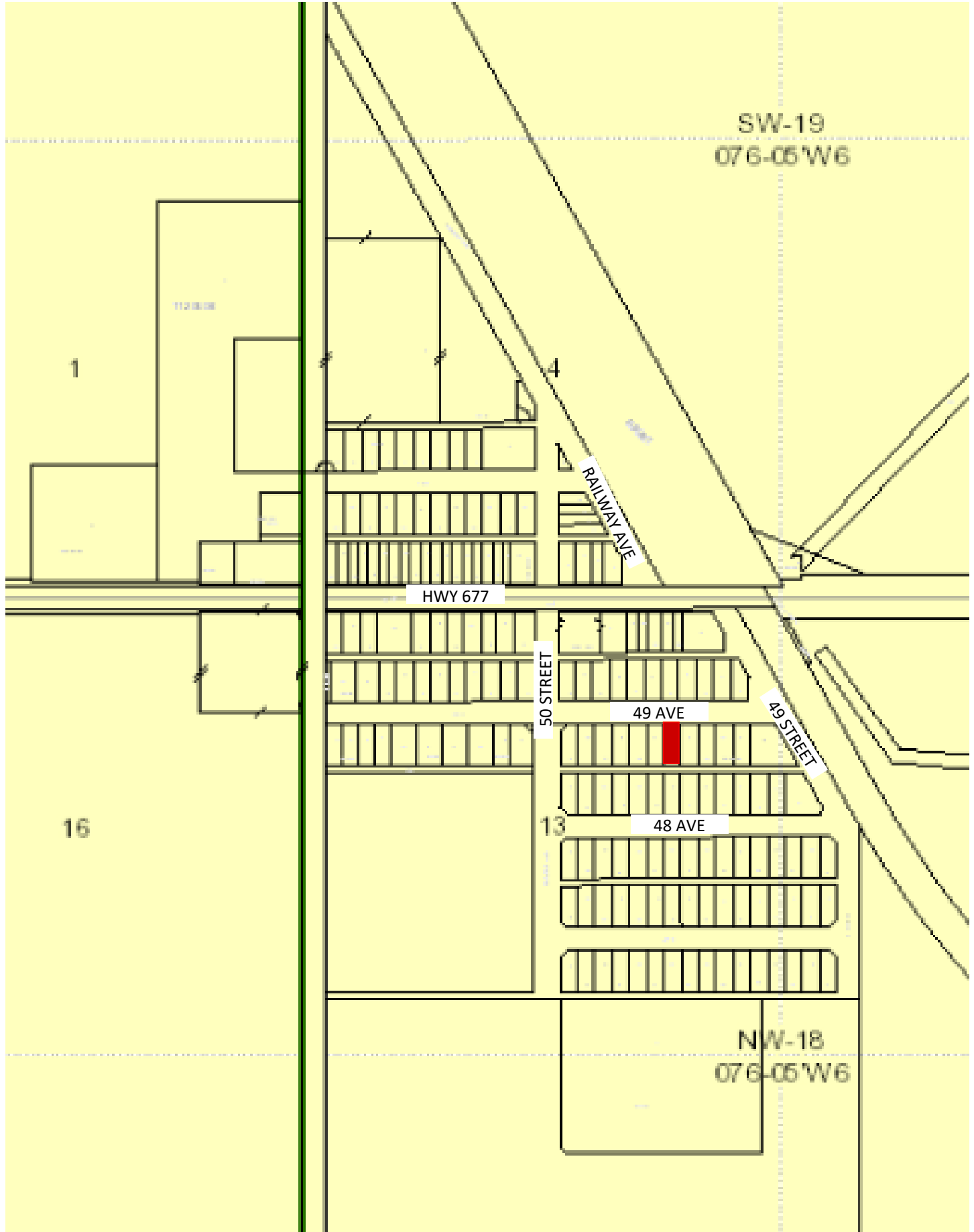
49 STREET

16

13

48 AVE

NW-18  
076-05'W6



**PLAN  
SHOWING OF SUBDIVISION  
PART OF NW 1/4 SEC. 18-T. 76-R. 5-W. 6 M.  
WOKING  
1953**

Scale 1" = 100 FT. M. LUKOMEKJ, A.L.S.

AREA TO BE REGISTERED IS AS OUTLINED IN RED, CONTAINING 49.17 ACRES

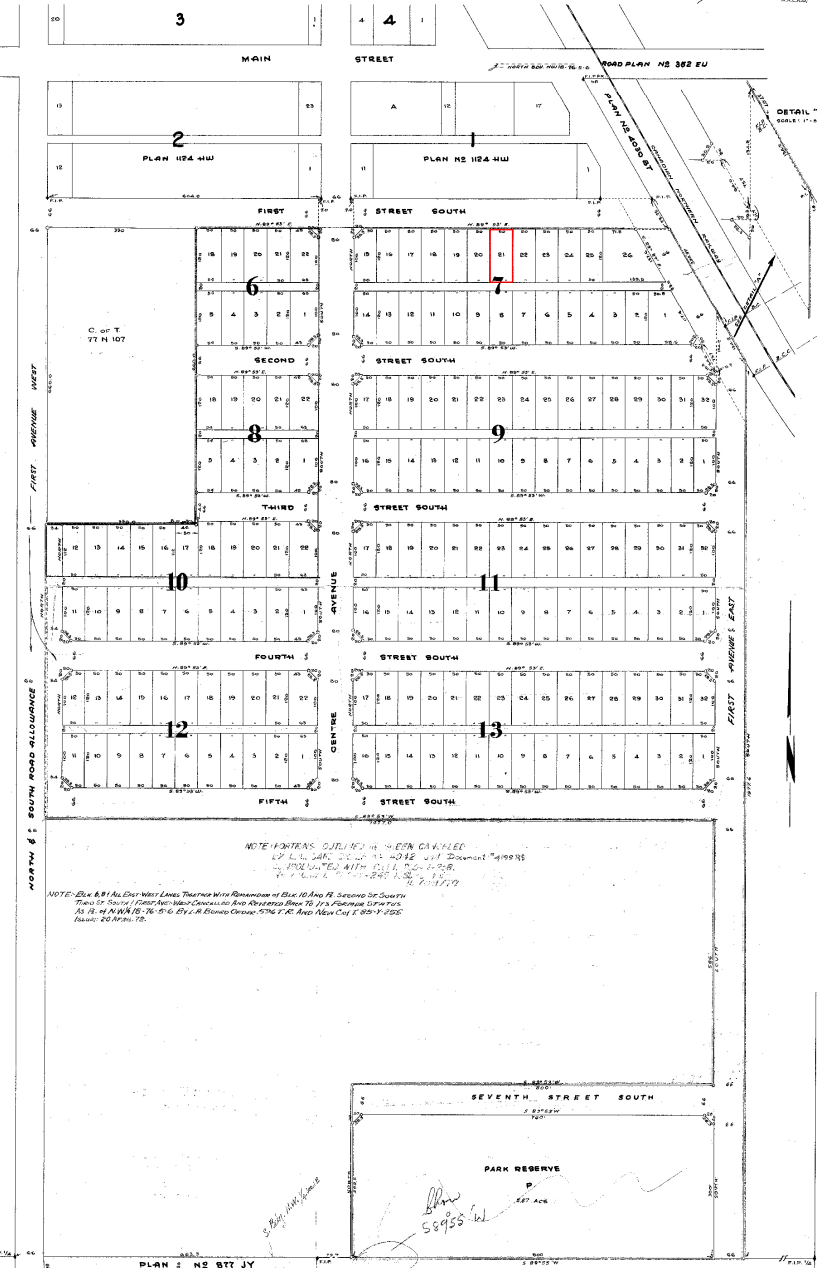
NOTE: IRON POSTS FOUND SHOWN THIS  
IRON POSTS PLANTED SHOWN THIS  
ALL MEASUREMENTS ARE IN FEET & DECIMALS OF A FOOT  
LOT CORNERS MARKED BY WOODEN POSTS 2" X 2" X 14" LONG

I, M. LUKOMEKJ, of the City of Edmonton, Alberta  
Land Surveyor, make oath and say:  
That the survey represented by this plan has been made by me in  
accordance with the provisions of the Alberta Survey Act,  
and that the survey performed by me since the date of the  
last survey of this land was made in accordance with the provisions of the Survey Act,  
and that I am a duly qualified and sworn Land Surveyor in the Province of Alberta,  
and that I am the author of this plan.

*M. Lukomekij*  
M. Lukomekij  
Land Surveyor

*[Signature]*  
Owner's Signature

*[Signature]*  
Notary Public



NOTE: 1/2 ACRES OUTLINE IN RED IS AS CALLED  
IN L.S. PLAN 1124 HW  
AND IS SUBJECT TO THE PROVISIONS OF THE  
ALBERTA SURVEY ACT AND THE SURVEY ACT,  
AND THE SURVEY ACT, 1900 AND 1905.

NOTE: 20' x 80' ALY. ON THE WEST LINE, THE AREA WITH DIMENSIONS OF 20' x 80' IS RESERVED FOR  
THE CITY OF EDMONTON AND IS SUBJECT TO THE PROVISIONS OF THE SURVEY ACT,  
AND THE SURVEY ACT, 1900 AND 1905.

APPROVED: [Signature]  
Municipal Planning Department 53330

REGISTERED: [Signature]  
Municipal Planning Department 53330

## SECTION 6 HAMLET DISTRICTS

For more info:

SADDLE HILLS COUNTY

780-864-3760

### 6.1 HAMLET RESIDENTIAL ONE (HR1) DISTRICT

#### 6.1.1 Purpose

The purpose of this Land Use District is to provide for a diversity of residential forms and other compatible uses within the hamlet of Woking.

| <i>Permitted Uses</i>   | <i>Discretionary Uses</i>   |
|---|---|
| <ul style="list-style-type: none"> <li>• <i>home based business (minor)</i></li> <li>• <i>manufactured home</i></li> <li>• <i>single detached dwelling unit</i></li> </ul>  | <ul style="list-style-type: none"> <li>• <i>child care facility</i></li> <li>• <i>duplex</i></li> <li>• <i>multi-unit dwelling</i></li> <li>• <i>secondary suite</i></li> <li>• <i>sign</i></li> <li>• <i>solar collector</i></li> <li>• Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.</li> </ul> |
| <p><i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.</p> |   |

#### 6.1.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

|  |          |  |
|--|----------|--|
| (a) <i>Lot Area</i>                    | Minimum: | 0.05 ha (0.1 ac).  |
|  | Maximum: | 0.2 ha (0.5 ac).   |
| (b) <i>Lot Width</i>                   | Minimum: | 15.2 m (50 ft).  |
| (c) <i>Front Yard Setback</i>          | Minimum: | 7.6 m (25 ft).   |
| (d) <i>Side Yard Setback, Exterior</i> | Minimum: | 3.0 m (10 ft).   |
| (e) <i>Side Yard Setback, Interior</i> | Minimum: | 1.5 m (5 ft).*   |
| (f) <i>Rear Yard Setback</i>           | Minimum: | 7.6 m (25 ft);<br>5.8 m (19 ft) for <i>manufactured home</i> .                                       |
| (g) <i>Lot Coverage</i>                | Maximum: | 40% to a maximum <i>ground floor area</i> of 0.08 ha (0.2 ac) including <i>accessory buildings</i> . |
| (h) <i>Building Height</i>             | Maximum: | 10 m (33 ft) from average finished <i>grade</i> .  |

\*Note: Dependent on the type of construction, a greater setback may be required as per Building Code.

*SUMMARY of MARTI ESTATE PARCELS  
SELLING by UNRESERVED AUCTION*

**LOCATED IN NORTHERN SUNRISE COUNTY, AB**

| SALE LOT # | Legal Description                          | Land Size                | Property Taxes (2021) | Deposit  | Possession   | LAND LEASE (+gst) |         |         |
|------------|--|--------------------------|-----------------------|----------|--------------|-------------------|---------|---------|
|            |  |                          |                       |          |              | Acres             | \$/Acre | Total   |
| M1         | NW23-082-20-W5                             | 159 acres with home site | \$500.99              | \$10,000 | 23-Jul 2021  |                   |         |         |
| M2         | NE23-082-20-W5                             | 159 acres                | \$201.83              | \$10,000 | 23-Jul 2021* | 154±              | \$50    | \$7,700 |
| M3         | SW23-082-20-W5 159 ac                      | 318 acres                | \$213.80              | \$20,000 | 23-Jul 2021* | 157±              | \$50    | \$7,850 |
|            | SE23-082-20-W5 159 ac                      |                          | \$ 74.44              |          |              |                   |         |         |
| M4         | NW24-082-20-W5                             | 160 acres                | \$193.52              | \$10,000 | 23-Jul 2021* | 145±              | \$50    | \$7,250 |
| M5         | NE24-082-20-W5                             | 160 acres                | \$ 62.81              | \$10,000 | 23-Jul 2021  |                   |         |         |
| M6         | NW25-082-20-W5                             | 160 acres                | \$ 53.98              | \$10,000 | 23-Jul 2021  |                   |         |         |
| M7         | NW22-082-20-W5                             | 160 acres                | \$22.19               | \$10,000 | 23-Jul 2021  |                   |         |         |
| M8         | Plan 9925554 Blk 1 Lot 1<br>NE24-080-19-W5 | 80.06 acres              | \$19.07               | \$10,000 | 23-Jul 2021  |                   |         |         |

**LOCATED IN WOKING, AB**

| SALE LOT # | Legal Description       | Land Size  | Property Taxes (2020) | Deposit | Possession  | Municipal Address |
|------------|-------------------------|------------|-----------------------|---------|-------------|-------------------|
| M9         | Plan 272KS Blk 7 Lot 20 | 120' x 50' | \$ 99.18              | \$5,000 | 23-Jul 2021 | 4935 49 Ave       |
| M10        | Plan 272KS Blk 7 Lot 21 | 120' x 50' | \$ 99.18              | \$5,000 | 23-Jul 2021 | 4931 49 Ave       |



POSSESSION of

- NE23-082-20-W5
- SW 23-082-20-W5
- NW 24-082-20-W5



These properties are leased for 2021 season ending 31 Dec 2021. Lease amount will be paid to buyer on or before April 30, 2022. If spring harvest is necessary access will be extended to May 15, 2022.

- NW23-082-20-W5
- SE23-082-20-W5
- NE 24-082-20-W5
- NW25-082-20-W5



Seller is offering Tenancy at Will Agreement to allow buyer early access to land for purposes of harvesting hay crop.



**CLOSING TIMES** of the Hans Marti Estate Real Estate Lots are tied together. At closing, if a bid is received on any lot, then a time extension will be applied to all the lots. Once the times close the high bidder on each piece will be the winner.