

BIDDING OPENS: Tues, Aug 17, 2021

BIDDING CLOSES: Thurs, Aug 19, 2021



517 4th Ave Manning, AB
Plan 082 8604 Block 13 Lot 37

Located in Manning Newest Subdivision - Approximate 100 -
Power, municipal water & sewer hookups on property
Natural gas is at back property line

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

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

Real Estate Services by:

5016 50 Ave (Box 756)
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.**

NOTE TO BIDDERS

- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.
- There is NO internet bidding fee on this auction

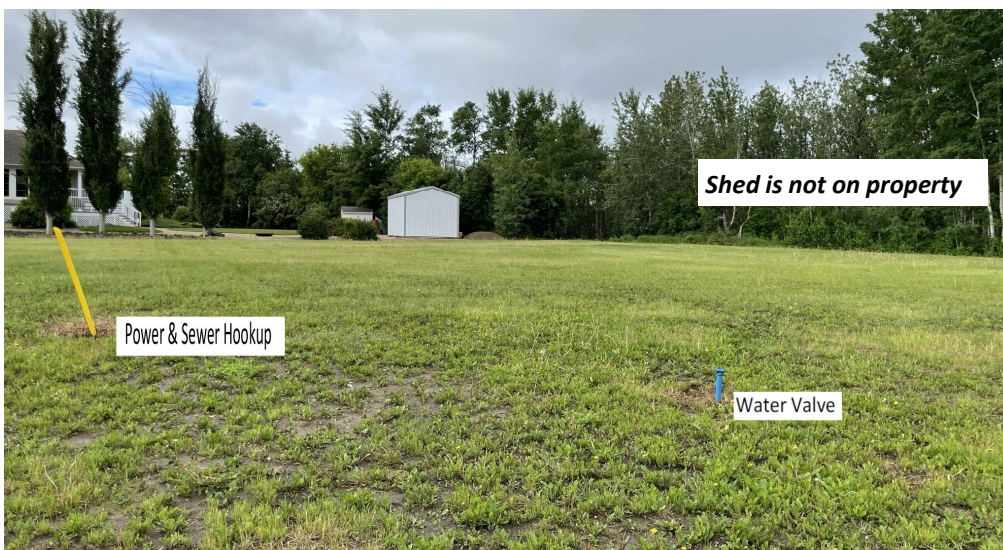
HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	3 September, 2021
Deposit	\$ 5,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none">The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise..Real Property Report will not be provided.

Copy of Purchase Contract is available - call 780-898-0729

Contract must be signed by successful bidder upon bidding closing

517 4th Ave



Located in Manning's Newest Subdivision, this 30.36 meter x 36.91 meter lot with power, water, sewer hookups on property & natural gas is at back property line. A treed ravine lies to west of the property.

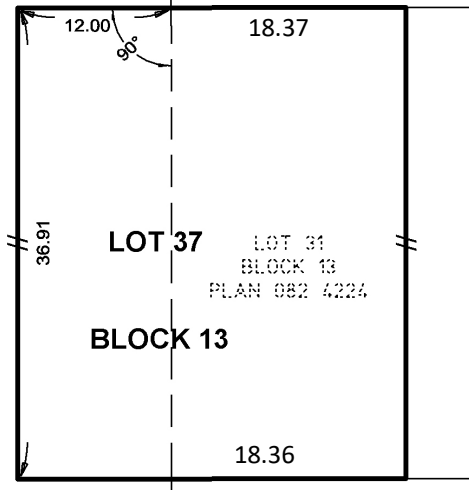
Municipality	Manning
Legal Description	Plan 0828604 Blk 13 Lot 37
Land Size	30.36 meters x 36.91 meters 0.27 ± acres
Land Use Zoning	R1
Property Taxes	\$604.94(2021)
Deposit	\$5,000
Possession	3 Sep 2021
Services	<ul style="list-style-type: none"> • Power, Municipal Water & Sewer hookups on property • Natural Gas at back property line



Location



- DIRECTIONS: On Highway 35 from Manning - north side of river - turn west onto 2 Ave (Patricia Ford corner). Follow 2 Ave to 4th St. Turn right onto 4 St and go north to the first street going west, then turn left & follow road to the end. 517 4th Ave is on the south side of street across from the farthest west home on north side of street. Sign on Property..



Aerial Photo



Survey

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N.E. 1/4 Sec. 28-91-23 W.5M.

ALBERTA LAND SURVEYOR:
ROSS O. METCALFE
Prepared in accordance with Section 66(1)(b) of the Land Titles Act.

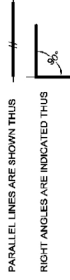


LAND TITLES

PLAN No 082 8604

ENTERED AND REGISTERED
ON October 20, 2008
INSTRUMENT No 082 459 289
B. McGunigal
A. D. REGISTRAR
N.A.L.R.D.

LEGEND:
DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.
ALL DISTANCES ARE TO THE CENTRE OF THE LINE UNLESS OTHERWISE STATED.
CONTAINING WITHIN: Lot 51 Block 13 Plan 082 4224 - 0.0668 ha
TOTAL - 0.112 ha



NO FIELD INSPECTION WAS CARRIED OUT, AND BOUNDARIES HAVE NOT BEEN ESTABLISHED OR MARKED ON THE GROUND.

ABBREVIATIONS

- N.S.E.W. - North, South, East and West
- Sec. - Section
- Twp. - Township
- M. - Meridian
- Pl. - Plan
- Co. - County
- Cert. T. - Certificate of Title
- M.R. - Municipal Reserve

SUBDIVISION APPROVING AUTHORITY:
MACKENZIE MUNICIPAL SERVICES AGENCY

FILE No.: 08MK035

REGISTERED OWNER(S): DBR VENTURES LTD.

DESCRIPTIVE PLAN SHOWING
SUBDIVISION
OF PART OF
N.E. 1/4 Sec. 28 Twp. 91 Rge. 23 W. 5M.
AND CONSOLIDATION WITH
Lot 31 Block 13 Plan 082 4224

TOWN OF MANNING

SCALE - 1:500

Checked by: ROM

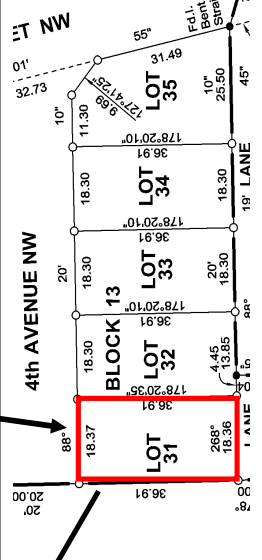
Drawn by: VFP

MIDWEST SURVEYS INC.

ROSS O. METCALFE, A.L.S.

PEACE RIVER PHONE: 786-654-1000 FAX: 786-654-1076

Dwg. No.: FW-0236-08-DP



Town of Manning Land Use Bylaw - R1

SECTION 59. RESTRICTED RESIDENTIAL DISTRICT (R-1)

(1) Purpose:

The purpose of the Restricted Residential District is to provide for low-density residential development in the form of single-detached dwellings.

(2) Uses:

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

a) Permitted Uses:

Dwelling Unit, Garage Suite
Dwelling Unit, Garden Suite
Dwelling Unit, Secondary Suite
Dwelling Unit, Single-Detached
Home-Based Business Level 1
Recreation Area, Outdoor
Residential Support Home Type 1

b) Discretionary Uses:

Accessory Building, Structure and/or Use
Bed and Breakfast
Campground
Child Care Facility
Group Care Facility
Home-Based Business Level 2
Sign

Bylaw 838-16
2016/10/12

(3) Site Provisions

In addition and subject to regulations contained in Part 2: Land Use Provisions being Division 1 and 2, the following regulations shall apply to every development in the R-1 District:

(a) Minimum Requirements:

- i. Site Area: 510.9 square metres (5,500 square feet).
- ii. Front Yard Setback: 7.6 metres (25 feet).
- iii. Interior Side Yard Setback: 1.5 metres (5 feet).
- iv. Exterior Side Yard Setback: 3.0 metres (10 feet).
- v. Rear Yard Setback:

Town of Manning Land Use Bylaw - R1

Principal Building: 7.6 metres (25 feet)

Accessory Buildings: 0.6 metres (2 feet)

vi. Floor Area: 83.6 square metres (900 square feet)

(b) Maximum Requirements:

i. Site Coverage: 40%

ii. Building Height:

Principal Building: 2 stories or 10.6 metres (35 feet), whichever is greater.

Accessory Buildings: 4.2 metres (14 feet)

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