

**BIDDING OPENS:** Tues Aug 23, 2022

**BIDDING CLOSES:** Thurs Aug 25, 2022



***233 Moore Drive***  
***Red Earth Creek, MD of Opportunity***  
***2.59 acre lot - Highway exposure - zoned Highway Commercial District***

Sale Managed by:



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

Real Estate Services by:

Moore's Agri-Trade Ltd  
Breton, AB  
780-898-0729



# 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.
- Internet Bidding Fees: 5% up to a max of \$1,500 per item
- If you are the successful bidder, to meet the obligations set by the federal government, you will be asked to verify your identification. You will also need to provide us with your lawyer info to complete the real estate transaction.

## **HIGHLIGHTS OF PURCHASE CONTRACT**

Completion Day	December 23, 2022—see Additional Terms below
Deposit	\$ 5,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd <b>due from successful bidder upon close of bidding / signing of purchase contract.</b> Cash and virtual currency will not be accepted.
Included Goods	N/A
Excluded Goods	N/A
Conditions	There are no Buyer or Seller Conditions.
Additional Terms	<ul style="list-style-type: none"><li>The Property sells as-is with no warranties of any kind whatsoever &amp; 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.</li><li>Real Property Report will not be provided.</li><li>Both Buyer &amp; Seller acknowledges &amp; accepts that there are delays at Land Title Office &amp; that this real estate transaction may take up to 4 months to close - 23 December, 2022. Both Buyer &amp; Seller agree to the earliest closing date possible. If the Buyer wishes to close earlier, prior to completion at land title office, then it is the Buyer's responsibility to secure title insurance policy at Buyer's expense.</li></ul>



# 233 Moore Drive, Red Earth Creek



Municipal Address	233 Moore Drive
Municipality	MD of Opportunity
Community	Red Earth Creek
Legal Description	Plan 8922919 Lot 17A
Lot Size	2.54 acres
Land Use Zoning	CH - Highway Commercial District
Property Taxes	\$507.00
Deposit	\$5,000
Possession	December 23, 2022*

*2.59 acre lot with highway exposure along Bicentennial Hwy (Hwy 88) in Red Earth Creek. It is zoned Highway Commercial District*

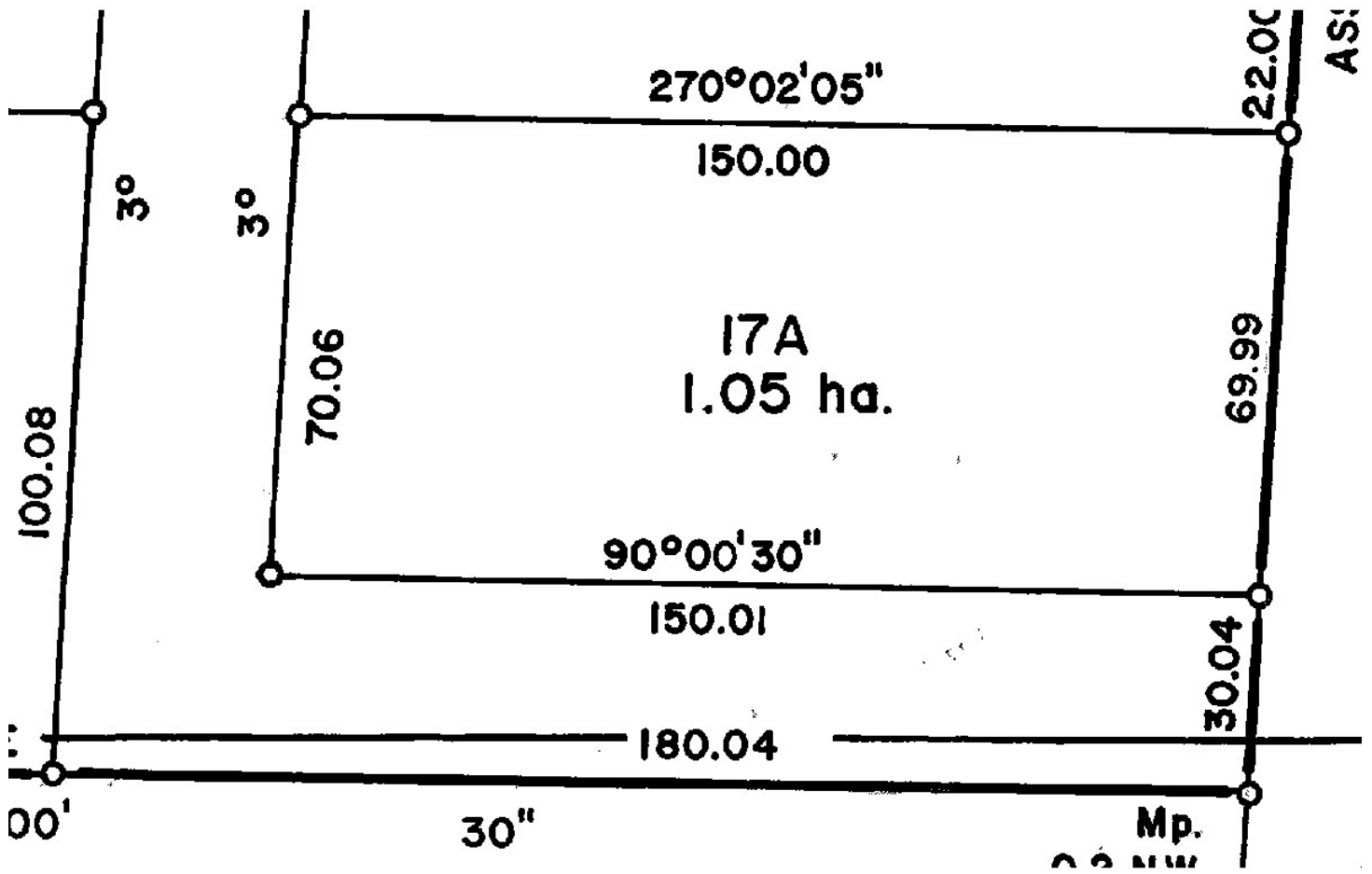
\*Both Buyer & Seller acknowledges & accepts that there are delays at Land Title Office & that this real estate transaction may take up to 4 months to close - 23 December, 2022. Both Buyer & Seller agree to the earliest closing date possible. If the Buyer wishes to close earlier, prior to completion at land title office, then it is the Buyer's responsibility to secure title insurance policy at Buyer's expense.



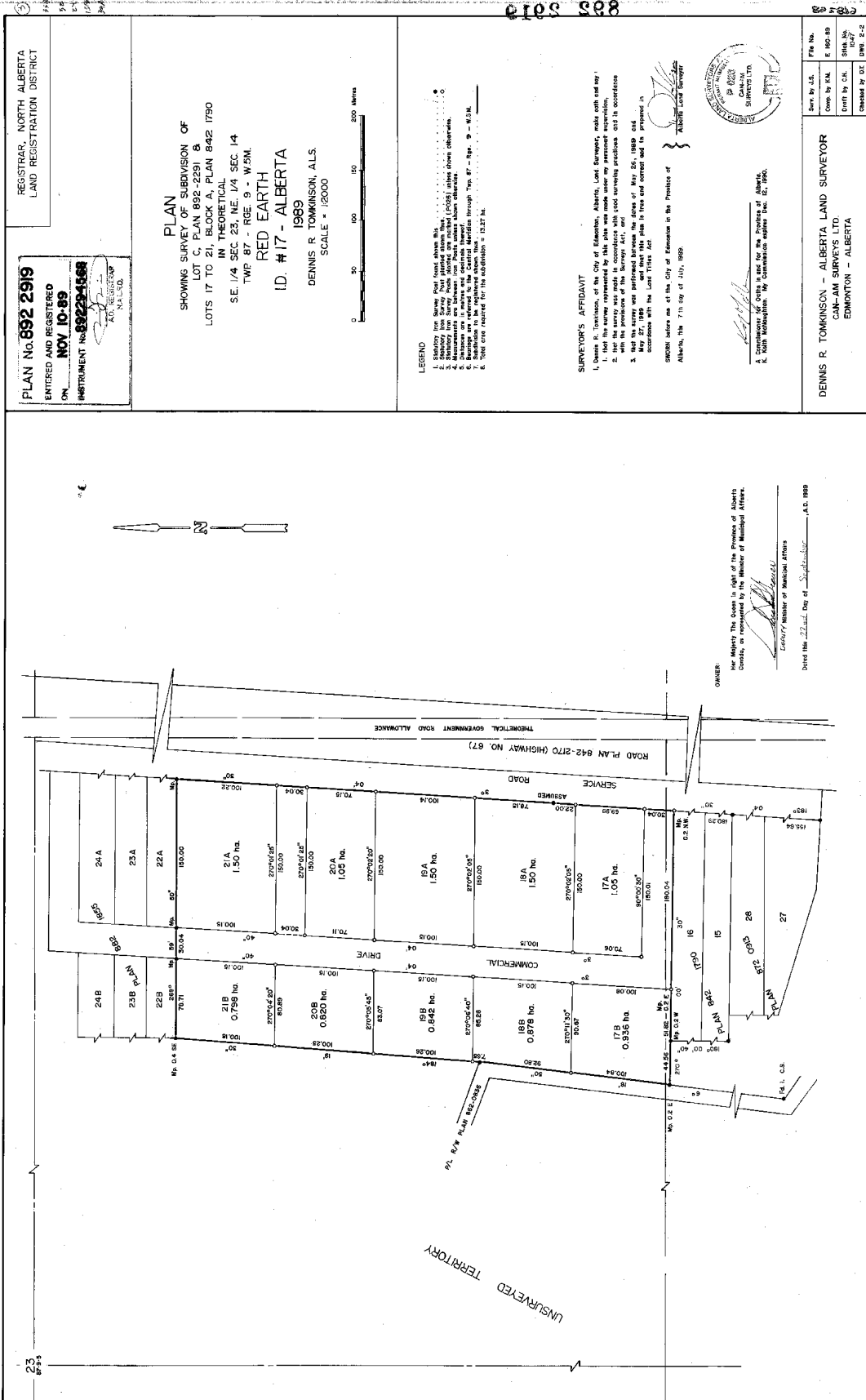
# Property Photos



# Lot Dimensions



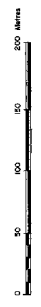
# Survey



REGISTRAR, NORTH ALBERTA  
LAND REGISTRATION DISTRICT

PLAN NO. 892 2919  
ENTERED AND REGISTERED  
ON NOV. 10-89  
INSTRUMENT NO. 892291688

PLAN  
SHOWING SURVEY OF SUBDIVISION OF  
LOTS 17 TO 21, BLOCK A, PLAN 842 1750  
IN THEORETICAL  
S.E. 1/4 SEC. 23, NE. 1/4 SEC. 14  
TWP 87 - RGE. 9 - W.5M.  
RED EARTH  
ID. #17 - ALBERTA  
1989  
DENNIS R. TOMKINSON, A.L.S.  
SCALE = 1/2000



- LEGEND
1. Survey Plan shown within the
  2. Boundary lines shown within the
  3. Measurements are taken over
  4. Bearings are referred to the
  5. All distances are in metres unless
  6. All bearings are in degrees, minutes and seconds unless

**SURVEYOR'S AFFIDAVIT**

I, Dennis R. Tomkinson, of the City of Edmonton, Alberta, Land Surveyor, make oath and say:

1. That the survey represented by this plan was made under my personal supervision,
2. with the assistance of the Surveyors Act, and
3. that the survey was performed between the areas of Plan 261, 1989 and Plan 842, 1989, in accordance with the Land Title Act.

SIGNED before me at the City of Edmonton in the Province of Alberta, this 7th day of July, 1989.

*[Signature]*  
Alberta Land Surveyor

A Commission of Oaths is in use for the Province of Alberta, R. Klein Washington, My Commission expires Dec. 31, 1990.

DENNIS R. TOMKINSON - ALBERTA LAND SURVEYOR  
CAN-AM SURVEYS LTD.  
EDMONTON - ALBERTA

Form No. E 100-89  
Drawn by H.M.  
Checked by D.T. DWG. 2-2

OWNER:  
The Mayor The Queen in Right of the Province of Alberta,  
County, as represented by the Minister of Municipal Affairs.

*[Signature]*  
Mayor of Municipal Affairs

Dated this 22nd day of September, A.S. 1989



## 9.18 CH – HIGHWAY COMMERCIAL DISTRICT

### (1) General Purpose

To provide for commercial development in hamlet areas that is intended to serve the travelling public.

### (2) Permitted Uses

- Bus depots
- Business support services establishments
- Eating and drinking establishments
- General retail establishments
- Government services
- Health services
- Hotels
- Motels
- Household repair services
- Indoor amusement establishments
- Libraries and cultural exhibits
- Office uses
- Personal service shops
- Public utilities
- Recreational uses
- Buildings and uses ancillary to permitted uses

### (3) Discretionary Uses

- Auctioneering establishments
- Automotive and equipment repair shops
- Automotive and recreational vehicle sales/rentals establishments
- Bulk fuel storage and sales
- Day care facilities
- Drive-in businesses
- Entertainment establishments

- Equipment rental establishments
- Extensive recreation
- General contractor services
- Greenhouses
- Heavy truck and equipment storage
- Industrial vehicle and equipment sales/rentals establishments
- Institutional uses
- Intensive recreation
- Light industrial uses
- Limited contractor services
- Liquor stores
- Marinas
- Motels
- Outdoor amusement establishments
- Outdoor storage
- Private clubs
- Protective and emergency services
- Public or quasi-public buildings
- Public or quasi-public uses
- Public parks
- Recreational vehicle campground
- Recreational Vehicle Campground, workcamp (maximum of 6 stalls)
- Recreational vehicle storage
- Recycling depots
- Religious assemblies
- Senior citizens' drop in centres
- Service stations
- Surveillance suite (maximum of one per lot)
- Trucking and cartage establishments
- Vehicle repair establishments
- Veterinary clinics
- Warehouse sales establishments
- Other uses which are, in the opinion of the Development Authority, similar to the above-listed permitted and discretionary uses



- Buildings and uses ancillary to discretionary uses

(4) Requirements

- (a) Minimum Lot Area – as required by the Development Authority to provide sufficient space for the facility proposed and private servicing on-site.
- (b) Minimum Yards:
  - (i) Front – 7.5 m (24.6 ft.) where a service road right-of-way exists. Where a service road right-of-way does not exist, 38.0 m (125 ft.) from the road right-of-way, or as required by the Development Authority.
  - (ii) Side – 4.5 m (14.8 ft.), or as required by the Development Authority.
  - (iii) Rear – 4.5 m (14.8 ft.), or as required by the Development Authority.
- (c) Minimum Setback from Water Bodies – 22.8 m (75 ft.), or as required by the Development Authority, from the top of the bank of the waterbody
- (d) Special Provisions:
  - (i) All parking must be provided on the lot.
  - (ii) Access and egress shall normally be provided by way of service road, or to the satisfaction of the Development Authority in consultation with Alberta Transportation, such that highway safety is not impaired when the subject site is in proximity to a highway.
  - (iii) Minimum lot area shall be determined by the capability to provide private on-site servicing, required parking area, applicable setback, and such areas of landscaping or screening as determined necessary by the Development Authority.
  - (iv) In evaluating proposals for development in this District, provision of private servicing shall be a primary consideration.
  - (v) In evaluating proposals for development in this District, a primary consideration shall be the potential negative effects of the proposed development on any nearby residential uses.

- (vi) All applications for subdivision and development must comply with any approved Area Structure Plan and Development Concept Plan affecting the lands.

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