

BIDDING OPENS: Sat. April 22, 2023

BIDDING CLOSES: Tues. April 25, 2023



Plan 0727611 Block 1 Lot 9
2.77 acres - Zoned Country Residential Restricted
Ready for Your Development

Sale Managed by:

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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 - SEE NEXT PAGE

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

Contract must be signed by successful bidder upon the close of bidding.

Plan 0727611 Block 1 Lot 9

HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day **May 26, 2023**

Deposit **\$ 10,000 (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

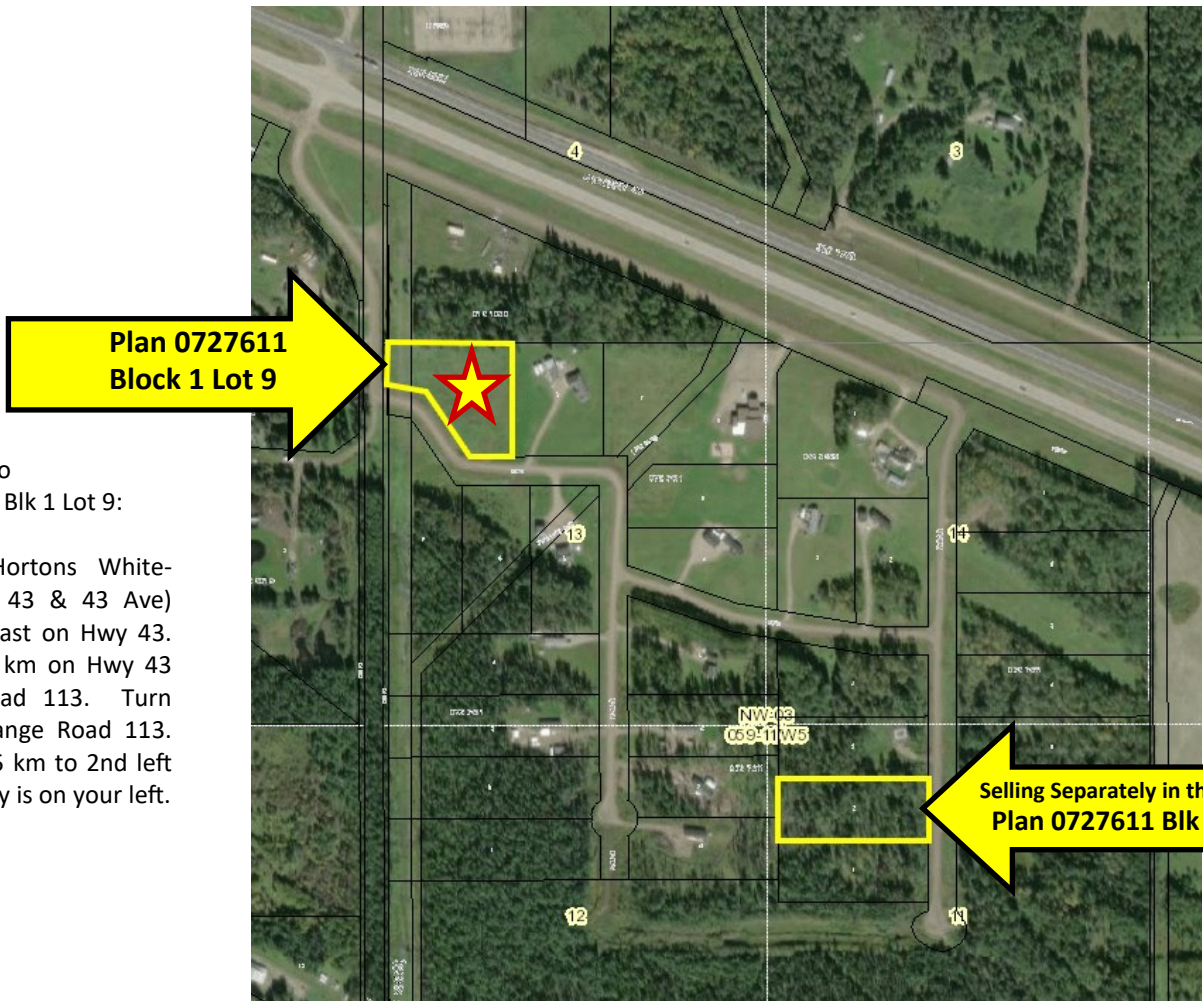
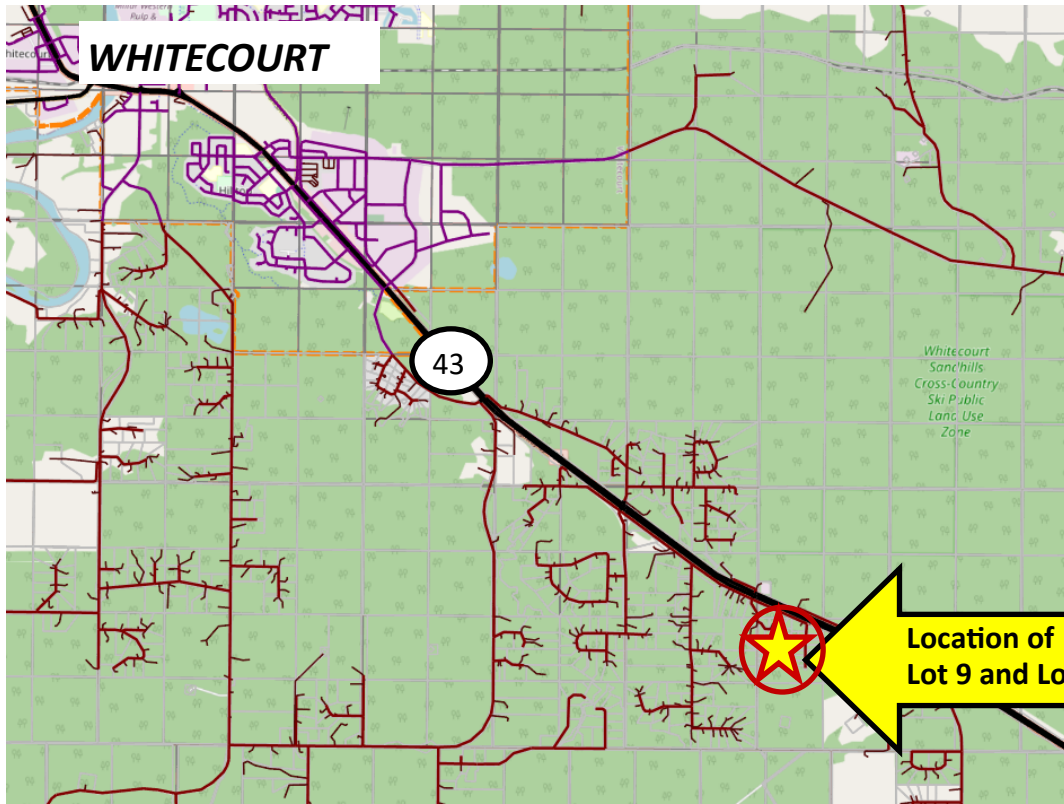
- The Property sells as-is with no warranties of any kind whatsoever & specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
- The Seller has the legal right to sell the property. The Seller is not a non-resident of Canada for purposes of Income Tax Act (Canada).
- A Real Property Report will not be provided.
- The purchase price is the bid price plus GST. GST is the responsibility of the Buyer. With respect to GST payable if the buyer is:
 - (a) not a GST registrant under the Excise Tax Act (Canada), then the buyer shall remit the applicable GST to the seller's lawyer on or before the Completion Day. The seller shall remit the GST to the Receiver General as required by law, and will indemnify and save the buyer harmless from and against all costs and expenses (including legal fees on a solicitor/client full indemnity basis) that the buyer may incur or become subject to as a result of the seller's failure to remit GST pursuant to this clause; or
 - (b) a GST registrant under the Excise Tax Act (Canada), then the buyer will provide the seller with proof and details of the buyer's GST registration before the Completion Day. The buyer will assume the liability for all GST payable pursuant to the Excise Tax Act (Canada) accruing in respect of this transaction and will indemnify and save the seller harmless from and against all costs and expenses (including legal fees on a solicitor/client full indemnity basis) that the seller may incur or become subject to as a result of the buyer failing to comply with its obligations pursuant to this clause.

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

Contract must be signed by successful bidder upon bidding closing

| BASIC INFO | <i>This Property</i> | Selling Separately |
|-------------------|--|--------------------------------|
| Legal Description | <i>Plan 0727611 Block 1 Lot 9</i> | Plan 0727611 Block 3 Lot 2 |
| Municipality | <i>Woodlands County</i> | Woodlands County |
| Land Size | <i>2.77 acres</i> | 2.55 acres |
| Land Use Zoning | <i>Country Residential Restricted</i> | Country Residential Restricted |
| Property Taxes | <i>\$ 508.74</i> | \$488.08 |
| Deposit | <i>\$10,000</i> | \$10,000 |
| Possession | <i>26 May 2023</i> | 26 May 2023 |

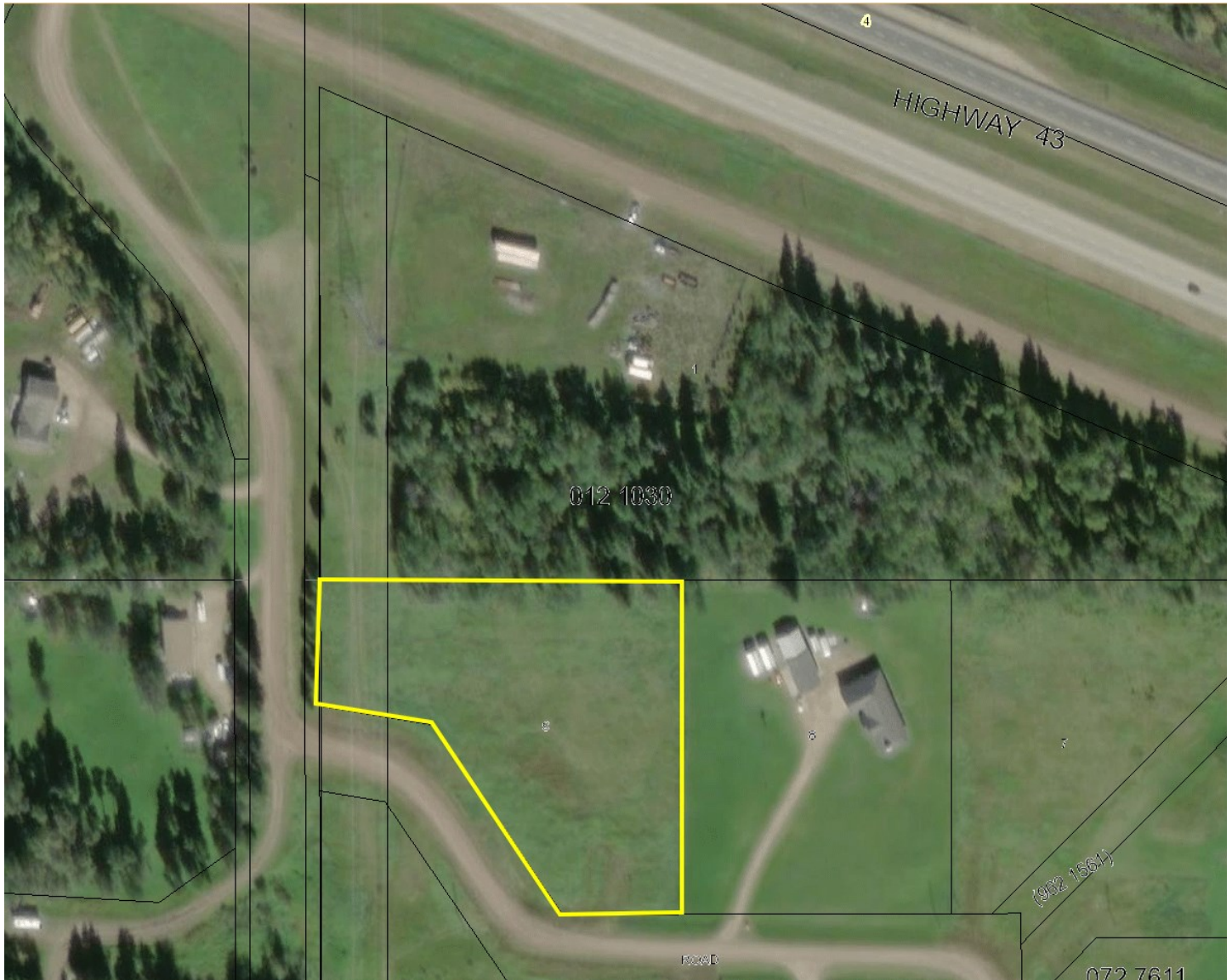
Location



DIRECTIONS to
Plan 0727611 Blk 1 Lot 9:

From Tim Hortons Whitecourt (Hwy 43 & 43 Ave) head south east on Hwy 43. Continue 8.3 km on Hwy 43 to Range Road 113. Turn right onto Range Road 113. Continue 0.35 km to 2nd left turn. Property is on your left.

AERIAL & LOT DIMENSIONS - BLOCK 1 LOT 9



2.77 acre parcel located in subdivision just east of Whitecourt. This gently sloping open corner lot could be the setting of your dream walkout basement home. Just a short distance off Hwy 43 and minutes to Whitecourt.

Zoned Country Residential Restricted which states that no livestock or farm animals of any type (horses, cattle, pigs, goats, etc.) shall be allowed. Country Residential Restricted also lists water sources but Seller has letter from the County stating that each lot can have its own individual water well. Power and natural gas are on property. Section of Land Use Bylaw for County Residential Restricted & letter from County regarding water well is included in this pdf.

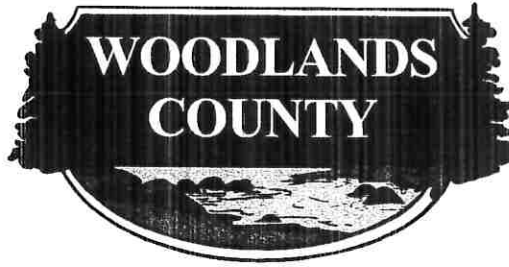


Property Photos - BLOCK 1 LOT 9



Municipal Office

Box 60, #1 Woodlands Lane
Whitecourt, AB T7S 1N3
Telephone: (780) 778-8400
Facsimile: (780) 778-8402
Toll Free: 1-888-870-6315
E-mail: admin@woodlands.ab.ca
Website: www.woodlands.ab.ca



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Telephone: (780) 584-3866
Facsimile: (780) 584-3988
Toll Free: 1-866-584-3866
E-mail: ftadmin@woodlands.ab.ca
Website: www.woodlands.ab.ca

February 10, 2023

Jim Robison
Box 1345
Whitecourt, AB
T7S 1P2

Dear Jim:

RE: SUBDIVISION LOTS - NW 3-59-11-W5M, Plan 072-7611

Please be advised that the above-mentioned parcel is zoned CRR District in Woodlands County Land Use Bylaw. Enclosed is a copy that outlines permitted and discretionary uses in this district. Per your request, the pre-development assessment that was provided to Woodlands County and completed by Alta Tech Environmental Services Inc dated February 5, 2007 with respect to water table, soil classification and water availability at time of subdivision identified the following:

- concludes that wells are permitted and could have an anticipated flow rate of greater than 2gpm;
- water table depth was 9 to 12 feet;
- private sewage disposal installation percolation testing would be recommended for any actual septic design with particular attention to certain areas of the subdivision.

Trusting this information will assist your realtor in the successful sale of your properties. If you require any further information, please do not hesitate to contact the undersigned or Peter McKay, Development Officer.

Yours Truly,

A handwritten signature in black ink, appearing to read "Joan Sloatweg". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joan Sloatweg
Manager, Planning & Community Services

Enc.

SECTION 105 - CRR - COUNTRY RESIDENTIAL RESTRICTED

(1) General Purpose of District

The general purpose of this district is to provide appropriate locations for multi-lot country residential development with the restriction of limiting development to residential uses only and shall be serviced with municipal water and where possible municipal sanitary sewer services. There shall be no agricultural pursuits in this district.

(2) Uses

| Permitted Uses | S | Discretionary Uses | S |
|------------------------------|----|--|----|
| Accessory Building | 43 | Accessory Use | |
| Accessory Structures | | Day Care Facility | |
| Dwelling - Manufactured Home | 54 | Dwelling - Duplex | 53 |
| Dwelling - Modular Home | 53 | Extensive Recreational Use | |
| Dwelling - Single Detached | 53 | Institutional or Public Use | |
| Home Occupation (Minor) | 67 | Public Utility Building or Facility | |
| Park or Playground | | Secondary Suite | 75 |
| | | Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district. | |

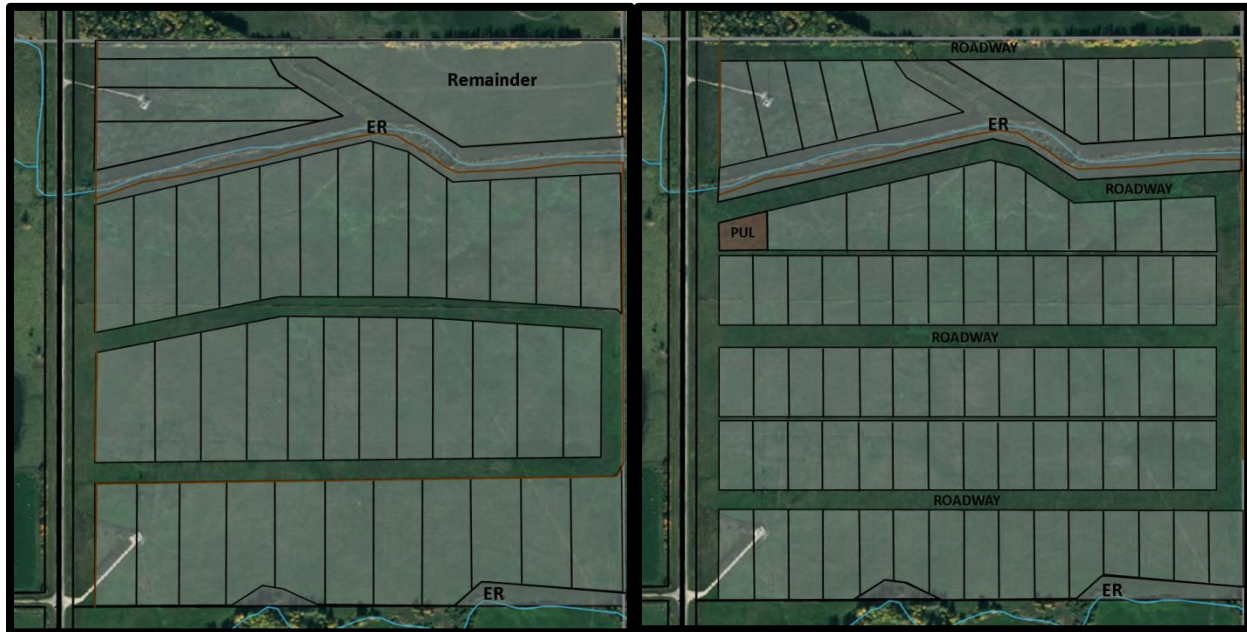
(3) Minimum Parcel Dimensions

- (a) The minimum parcel width shall be not less than 46.0 m (150.92 ft).
- (b) The parcel area shall be not less than 0.5 ha (1.24 ac) and no greater than 2.0 ha (4.94 ac).
- (c) Notwithstanding the requirement in subsection (3)(a), the Subdivision Authority may vary the minimum width requirement in consideration of physical capability of the area for construction and on-site servicing and improvements as well as compatibility with adjacent land uses.

(4) Parcel Density

A maximum residential parcel density of 80 lots per quarter-section is allowed.





**FIGURE 22 - CRR - EXAMPLE SUBDIVISION
40 Parcels (left) and 78 parcels (right)**

- (5) Minimum Setback Requirements
- (a) Minimum front yard - the minimum setback shall be 10.7 m (35.10 ft) from the front yard property line adjacent to an internal subdivision road.
 - (b) Minimum side yard - 6.0 m (19.69 ft).
 - (c) Minimum rear yard - 7.6 m (24.93 ft).
 - (d) Notwithstanding subsection 5 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-ways of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.

- (6) Keeping of Animals and Livestock

Notwithstanding Section 83 no livestock or farm animals of any type (horses, cattle, pigs, goats, etc.) shall be allowed.

(7) Utility Servicing

All development within the Country Residential Restricted District shall be serviced by:

- (a) Municipal water and sewer; or,
- (b) Freshwater cisterns and packaged wastewater disposal systems; or,
- (c) Communal water and communal wastewater disposal systems; or
- (d) A combination of (a), (b), or (c) at the discretion of the Development Authority.

(8) Other Provisions

| | |
|---|------------|
| (a) Access Requirements | Section 42 |
| (b) Accessory Buildings and Structures | Section 43 |
| (c) Communication Towers | Section 49 |
| (d) Corner and Double Fronting Parcels | Section 51 |
| (e) Country Residential Development | Section 52 |
| (f) Design, Character and Appearance of Buildings | Section 53 |
| (g) Appearance of Dwellings (Manufactured & Mobile) | Section 54 |
| (h) Development in the Vicinity of Highways | Section 56 |
| (i) Fire Smart Protection | Section 64 |
| (j) General Siting Requirements | Section 66 |
| (k) Home Occupations | Section 67 |
| (l) Housing Standards | Section 68 |
| (m) Lodging Establishment | Section 70 |
| (n) Noise Sensitive Land Uses | Section 74 |
| (o) Number of Dwelling Units on a Lot | Section 75 |
| (p) On-site and Off-site Services and Improvements | Section 76 |
| (q) Parking | Section 77 |
| (r) Projections into Yards | Section 79 |
| (s) Relocation of Permanent Buildings | Section 82 |
| (t) Residential Animal / Bird Regulations | Section 83 |
| (u) Resubdivision in Country Residential Districts | Section 84 |
| (v) Swimming Pools and Hot Tubs | Section 91 |
| (w) Urban Fringe Area | Section 93 |
| (x) Wind Energy Conversion Systems | Section 94 |

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